Southwest Florida
Regional Planning

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BOARD MEETING AGENDA

MEETING NOTICE

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.

September 15, 2011

9:00am – 11:30am

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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 Ms. Deborah Kooi at the Southwest Florida Regional Planning Council 48 hours prior to the meeting by calling (239) 338-2550 #210; if you are hearing or speech impaired call (800) 955-8770 Voice/(800) 955-8771 TDD. Or email dkooi@swfrpc.org.

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BOARD MEETING AGENDA

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NEXT SWFRPC MEETING DATE: October 20, 2011

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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.

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

DCA - Department of Community Affairs

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

FAW - 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

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

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 Plans

USDA - US Department of Agriculture

WMD - Water Management District (SFWMD and SWFWMD)

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MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
JULY 21, 2011 MEETING

The meeting of the **Southwest Florida Regional Planning Council** was held on **July 21, 2011** at the Southwest Florida Regional Planning Council – 1st Floor Conference Room at 1926 Victoria Avenue in Fort Myers, Florida. **Acting Chair Karson Turner** called the meeting to order at **9:01 a.m. Commissioner Butch Jones** led an invocation and led the Pledge of Allegiance. Administrative Staff Specialist Nichole Gwinnett conducted the roll call.

MEMBERS PRESENT

Charlotte County: Councilwoman Rachel Keesling, Ms. Andrea Messina, Mr. Michael Grant

Collier County: Commissioner Jim Coletta, Commissioner Donna Fiala, Councilwoman Teresa Heitmann, Mr. Bob Mulhere, Ms. Pat Carroll

Glades County: Commissioner Kenneth "Butch" Jones

Hendry County: Commissioner Karson Turner, Mr. Melvin Karau

Lee County: Councilman Marty McClain for Mayor John Sullivan, Commissioner Brian Bigelow, Councilwoman Martha Simons, Councilman Forrest Banks, Vice Mayor Mick Denham, Commissioner Frank Mann, Councilman Joe Kosinski, Ms. Laura Holquist

Sarasota County: Commissioner Christine Robinson, Commissioner Tom Jones, Commissioner Carolyn Mason, Councilman Kit McKeon, Mr. Felipe Colón, Mr. George Mazzarantani

Ex-Officio Members: Mr. Johnny Limbaugh – FDOT, Mr. Phil Flood – SFWMD, Ms. Dianne Davies – SWFWMD

MEMBERS ABSENT

Charlotte County: Commissioner Tricia Duffy, Commissioner Robert Skidmore

Collier County: None

Glades County: Commissioner Paul Beck, Councilwoman Pat Lucas

Hendry County: Commissioner Tristan Chapman, Commissioner Joseph Miller, Commissioner Daniel Akin

Lee County: Mr. Paul Pass

Sarasota County: None

<u>Ex-Officio Membership:</u> Mr. Jon Iglehart – FDEP, Ms. Tammie Nemecek – EDC of Collier County

INTRODUCTIONS

Acting Chair Turner introduced the Council's newest member: Councilman Joe Kosinski from the Town of Fort Myers Beach. He also recognized Mr. Matt Spielman with U.S. Representative Connie Mack's Office and Mr. Mike Brennan with U.S. Senator Marco Rubio's Office.

AGENDA

Acting Chair Turner announced that those individuals who wished to give public comment to fill out the public comment sheet and hand them in and once they are all handed in then public comments will be taken.

Acting Chair Turner stated that he would like a motion to accept the agenda; however, prior to that there needs to be an amendment to the agenda under Agenda Item #4(a). He explained that he would like to take Agenda Item #4(a)6 Executive Committee Report and move it to become Agenda Item #4(a).

Ms. Messina moved and Mr. Mazzarantani seconded to approve the amended agenda. The motion carried unanimously.

AGENDA ITEM #2
MINUTES OF THE JUNE 16, 2011 AND JUNE 30, 2011 MEETINGS

Commissioner Mason moved and Councilman Banks seconded to approve the minutes of the June 16, 2011 and June 30, 2011 meetings. The motion carried unanimously.

AGENDA ITEM #3
CONSENT AGENDA

Councilman Banks moved and Commissioner Mason seconded to approve the consent agenda as presented: Agenda Item #3(a) Intergovernmental Coordination and Review; Agenda Item #3(b) Financial Statement for June 30, 2011 & Grant Activity Status Sheet; Agenda Item #3(c) SWFRPC/SWF LEPC Sponsored Hazardous Materials Awareness Training; and Agenda Item #3(d) Florida Emergency Planning and Community Right-To-Know Act (EPCRA Title III) Contractual Agreement. The motion carried unanimously.

AGENDA ITEM #4(a) (formerly 4(a)6)
Executive Committee Report

Acting Chair Turner gave the Executive Committee Report from its meeting held on the morning of July 21st and explained that the Committee's recommendation was to appoint him as Chair and also to appoint Councilwoman Heitmann as Vice Chair for the remainder of 2011.

> **Mr. Mazzarantani moved and Commissioner Butch Jones seconded to accept the Committee's recommendation to appoint Commissioner Turner as Chair and Councilwoman Heitmann as Vice Chair of the SWFRPC.**

Councilwoman Simons suggested opening it up for other possible nominations before taking official action.

Acting Chair Turner agreed and opened it up to nominations for Chair and Vice Chair. No other nominations were named at this time.

> **The motion carried unanimously.**

Chair Turner noted that the Committee also made a recommendation to appoint Commissioner Tom Jones as Secretary and Mr. Bob Mulhere as Treasurer.

Chair Turner opened it up for any other nominations for both the Secretary and Treasurer positions. No other nominations were made at this time.

> **Commissioner Coletta moved and Commissioner Mason seconded to accept the Committee's recommendation of appointing Commissioner Tom Jones as the Council's Secretary and Mr. Bob Mulhere as Treasurer. The motion carried unanimously.**

Chair Turner congratulated both Mr. Mulhere and Commissioner Tom Jones on their new positions. He then continued with the Council's vote of no confidence on the Council's Executive Director, Mr. Ken Heatherington. He then thanked Mr. Heatherington for being so receptive to all of the past discussions and has been very pleasant to work with throughout the process.

Chair Turner explained that both he and Mr. Heatherington had a discussion and feels that they have come to a common ground regarding his departure. The Executive Committee had decided that it would best if by July 31st that Mr. Heatherington would be out of office and his separation would be final from the Council. Mr. Heatherington agreed to that and he feels comfortable that an agreement was reached on middle ground for the betterment of both the Council and Mr. Heatherington also to move forward with appointing an Interim Executive Director.

Commissioner Mann asked Chair Turner to announce the buyout details for the record.

2. In lieu of 45 days notice of non-renewal required by Section 4. SEVERANCE, of the EMPLOYMENT CONTRACT, the COUNCIL, agrees to pay KEN HEATHERINGTON the amount of fourteen thousand three hundred thirty eight dollars and fifty-six cents **($14,338.56)** for the work days that comprise the 45 days from August 1 through Sept.

13, 2011, subject to appropriate and required tax withholding. In no way does this mean that KEN HEATHERINGTON should consider himself employed at the COUNCIL during this period. KEN HEATHERINGTON may use this time to search for another job or pursue other interests. Both parties agree that these funds will be disbursed no later than August 31, 2011.

3. Pursuant to COUNCIL policy and Section 3. COMPENSATION, of the EMPLOYMENT CONTRACT, the COUNCIL agrees to pay KEN HEATHERINGTON eight thousand nine hundred sixty one dollars and sixty cents (**$8,961.60)** for 160 hours of unused scheduled leave. Both parties agree that these funds will be disbursed no later than August 31, 2011.

4. Pursuant to COUNCIL policy and Section 3. COMPENSATION, of the EMPLOYMENT CONTRACT, the COUNCIL agrees to pay KEN HEATHERINGTON three hundred twenty dollars and fifty cents (**$320.50)** for one-half of his AICP annual dues for 2011.

5. **SEVERANCE PAY**: In consideration for non-renewal of the EMPLOYMENT CONTRACT by KEN HEATHERINGTON, the COUNCIL agrees to the following SEVERANCE PAY:

Compensation, 20 weeks	$44,808.00
Unused Unscheduled Leave, 140 hours	$7,841.40
Health Insurance, 12 months	$6,978.24
Retirement, 14 months	$7,021.14
TOTAL SEVERANCE PAY:	**$66,648.78**

The total SEVERANCE PAY mutually agreed to by the COUNCIL and KEN HEATHERINGTON is sixty six thousand six hundred forty-eight dollars and seventy-eight cents (**$66,648.78)**.

KEN HEATHERINGTON understands and agrees that the payments made by the COUNCIL described under SEVERANCE PAY represents compensation and that, therefore, the COUNCIL will withhold from the gross amount of this payment all taxes and other appropriate deductions that it would normally withhold from the earnings of KEN HEATHERINGTON, and that he will report the gross amounts of those payments to governmental agencies as earnings of the individual to whom net payment is made as done in the past.

Councilwoman Simons asked if during the meeting between Chair Turner and Mr. Heatherington SB88 was discussed. Legal Counsel Donley explained that since Mr. Heatherington was under contract he is not subject to SB88.

Councilman Banks asked if Mr. Heatherington is eligible to collect unemployment. Legal Counsel Donley explained that unemployment was not addressed within Mr. Heatherington's release agreement. Mr. Heatherington is still going to be meeting with his attorney which will probably be

a clause that will come up and is a clause that is usually used in separation agreements which the employer will not protest an application for unemployment compensation. There is nothing stating that Mr. Heatherington would apply for unemployment compensation, but at this point the agreement doesn't bar him from applying. Her concern about putting a clause in barring him from being able to collect unemployment or stating that the Council would litigate, is that the costs involved might be more than what the Council would be willing to pay. Since one could argue that the manner which this all came about there is a legal argument that Mr. Heatherington's resignation was actually a forced resignation; because if he had not resigned he would have been fired, so he is resigning instead.

Councilman Banks asked how much would it cost for unemployment. Ms. Doyle explained that maximum is $1,200 per month for 23 weeks and the Council is currently paid up on their premiums.

Commissioner Bigelow explained that Lee County has had recent experience with the departure of its county manager who filed for unemployment. He then stated that it is his personal and professional experience that in this case with Mr. Heatherington, that since he submitted his resignation letter that when you terminate yourself from your employer you forego that benefit. Secondly, the State determines whether or not Mr. Heatherington would be eligible for unemployment.

Chair Turner stated that he believes that the unemployment system is broken. He has had employees steal money from him and he had proved it to the State and they still received unemployment compensation. So he believes that Mr. Heatherington has the right to apply for unemployment if he wishes to do so.

> **Ms. Holquist moved and Councilman Banks seconded to accept the Committee's recommendation to approve the Separation Agreement for Executive Director, Mr. Kenneth Heatherington. The motion carried unanimously.**

Chair Turner stated that the Committee had made a recommendation to appoint Ms. Liz Donley as the Council's Interim Executive Director for the remainder of the calendar year.

> **Mr. Grant moved and Councilman Banks moved to accept the Committee's recommendation to appoint Ms. Liz Donley as the Council's Interim Executive Director for the remainder of the calendar year.**

Chair Turner stated that as the Chair of the Council he is not in favor of bringing an outside person into the Council at this time to be our Interim Executive Director. He feels that with the work that the Executive Committee, FY2012 Budget Committee and Ms. Donley have done over the last few weeks, he feels that the Council is moving forward in a very positive direction.

Councilwoman Simons stated that she feels that there are other candidates and that a process should be established (i.e., ranking process).

Councilwoman Heitmann stated that she appreciates the recommendation; however, she wanted to reiterate the Chair's comments that at this point in time we need to move quickly in order to move forward in order to find a permanent Executive Director.

Mr. Grant clarified that there is a motion on the floor and if there is someone who is opposed to the motion then vote against it. First, let's have a discussion regarding the motion and then move forward.

Commissioner Mann asked if Ms. Donley does become the Council's Interim Executive Director will she also continue to serve as the Council's Legal Counsel. Chair Turner replied actually she would have three titles: SWFRPC Interim Executive Director, SWFRPC Legal Counsel, and CHNEP Deputy Director. Commissioner Mann asked if she would be receiving the same salary. Chair Turner replied no, there would be an increase in her salary. He explained that there have been preliminary discussions.

Commissioner Tom Jones stated he hoped that Ms. Donley would be involved in the search of the new Executive Director unless she was planning on applying for the position. Ms. Donley stated that she was not planning on applying for the position.

Ms. Holquist stated to Chair Turner that she felt that it was important to bring those members who haven't been in involved in the meetings over the last couple of weeks on the Council's new direction up-to-date and why the Committee feels it is important to have an Interim Executive Director hired within temporarily so we can get the new direction identified. Also get an idea of what the key competencies should be under the new direction. The Committee is looking at identifying the new direction and moving it forward by the end of the fall. Then identify the key competencies and hire a new Executive Director by the end of December.

> **Councilman Banks moved and Commissioner Mann seconded to call to question. The motion carried with one opposed.**
>
> **Mr. Grant moved and Councilman Banks moved to accept the Committee's recommendation to appoint Ms. Liz Donley as the Council's Interim Executive Director for the remainder of the calendar year. The motion passed with three opposed (Commissioner Bigelow, Commissioner Mason and Councilwoman Simons).**

Mr. Mulhere asked if there were any members of the public who wished to make a public comment.

Chair Turner recognized Mr. Heatherington for his years of service as the Council's Executive Director.

AGENDA ITEM #4(a)2
FY2012 Budget Committee

Chair Turner thanked Vice Mayor Denham for his efforts and leadership in the process. Vice Mayor Denham thanked Chair Turner for his comments and stated that he felt that it was a job

that needed to be done. He said that it has been interesting and hard work, but he has enjoyed it and is anxious to move forward.

Chair Turner stated that he agrees with Vice Mayor Denham that he does want to see it done properly. He then explained that there was a two pronged process, there were issues with the budget and the naming of a new director, also getting past some of the heartache and turbulent times. He emphasized that the Council is amongst turbulent times where we have had the "shot across the bow" on a number of occasions from the legislature, by the reduced in funding. There have been many discussions about DCA and how that dissolution ensued and that the RPCs could be next. This also could possibly be the RPC to step up and justify itself. He referred to the meeting when Representative Aubuchon stated that there was a time in Southwest Florida that the SWFRPC was known. He then said that the talk in Tallahassee that it has changed. Chair Turner stated that he feels that because of the actions which were taken by Mr. Heatherington and the discussions which ensued from his actions, he feels that the Council has had to refocus its efforts and we are going to really look at our existence and getting back to our core mission.

Chair Turner stated that the Committee decided that they wanted to setup a visioning process and search committee.

Vice Mayor Denham stated that at the last Council meeting there was a great concern by many of the Council members on various issues: Council's leadership, creditability, direction, and transparency. So it was decided to put together a small committee to try to correct some of those issues. He then gave an overview of the Committee's challenges. He stated that he felt that there needs to be three committees: Visioning Process, Core Competencies, and Executive Director Search. The Committee felt that it was important to consider these issues and have a discussion at both the September and October Council meetings and try to finalize it by the end of the year. What is also important is to receive complete buy-in from the Council on its future direction and it was felt that there needed to be representation from each of the counties on the committee for the new direction of the Council.

Vice Mayor Denham explained that the Committee has suggested that the Council's current mission be changed in a minor fashion "To work together across neighboring communities to consistently protect and <u>preserve</u> the unique character of our <u>environment, strengthen our economy, and improve</u> our social world for the benefit of future generations." He explained that the Committee felt that it was important for the Council to strengthen it ties with its customers (developers) and partners (cities/counties).

Ms. Holquist stated that under regional visioning, which is the second item listed under "New Direction," relates to the regions throughout the State that already have a regional vision process. Southwest Florida is probably the only region of its size that doesn't currently have one. There is myregion.org in Central Florida, which was started by the East Central RPC and the First Host Vision up in Northeast Florida, and also there is one in the Tampa Region, and many in South Florida. She explained that there was a visioning process started in Southwest Florida several years ago by former Representative Mike Davis, but unfortunately he passed on from cancer and was never able to complete the project. This is something that Southwest Florida is once again way behind the curve throughout the State in regards to creating a regional vision. She explained that her thought is to bring the key competencies into the Council and be able to incubate that in

Southwest Florida and bring together the business community, cities, counties, and educational institutions and pull together a vision of Southwest Florida.

Vice Mayor Denham stated that he feels that the vision process is a fairly lengthy and complex process. He is not sure that it will be completed before the Council is able to complete its new direction and feels that the vision process will continue for several months. Ms. Holquist stated that if the Council believes that is what it feels that it should do then it will be a several year process.

Vice Mayor Denham then moved onto the budget issue and explained that the Committee's challenge was to balance the FY2012 Budget and also what was needed to support the budget. The Committee decided that it needed a balanced budget with a surplus of $400,000 which was derived from the $250,000 loss of DCA funding, in addition, to take of the search and replacement of the Executive Director. He explained that it does require some changes in personnel, changes to staff hours, adjustments to pay, and expense reductions in order to accomplish the goal. He doesn't believe that any staff names have been put on the list at this point in time. He then referred to the organizational proposal chart slide.

Commissioner Mann asked Vice Mayor Denham to give a breakdown of the $400,000. Does it include the search for the new Executive Director and also the new Executive Director's salary? Vice Mayor Denham explained with the exception of the $250,000 from DCA, it leaves $150,000 for the search and salary of the new Executive Director.

Commissioner Mann asked what Mr. Heatherington's salary was. Ms. Doyle replied $116,000. Ms. Donley explained that Mr. Heatherington's salary was $116,000, plus a car allowance, and also 5% of his salary went into deferred compensation. Commissioner Mann asked what Mr. Heatherington's total compensation package was. Ms. Doyle replied approximately $130,000. Mr. Mulhere stated that he saw on budget approximately $140,000.

Commissioner Mann stated that it seems that the funds which are left for the Executive Director search is very generous. Vice Mayor Denham stated that $150,000 seemed to be an appropriate amount of money to him; however, it may not all be spent.

Chair Turner stated that he would like to have Ms. Donley answer Commissioner Mann's question, because he feels that there are two parts to the question. What is the possible salary for the new Executive Director and how much is appropriated for the search for the new Executive Director. Ms. Donley explained that the FY2011/12 Budget as proposed has a $400,000 surplus that is anticipating all of the known revenue that is promised to us comes in. There is always a possibility that some of those projects that are 95% certain don't come in. So there is a surplus so staff doesn't have to come back with a major budget amendment. Then the remaining money which Vice Mayor Denham was splitting up as $250,000 was the funds which needed to be held back because in the past we were possibly receiving $250,000 from DCA each year. So there was that pot of money that we were able to accumulate in the FY2011/12 Budget and then there is the other pile of money which is approximately $150,000 which would be available for the new Executive Director and the search. The $250,000 which was able to be saved, money could be taken out of there and allocated towards the search if needed. We weren't certain on how broad of a search the Council wanted to have. If the Council wanted to keep the search within the State

of Florida or go national it would change the cost of the search. Vice Mayor Denham stated that the search would also be open to internal candidates.

Vice Mayor Denham stated that nothing has been set as far the exact pay for the new Executive Director or for the search. He is hoping that will be discussed within the next few weeks. Commissioner Mann stated that he doesn't understand the bottom line numbers. If you are using $140,000 out of the $400,000, as the anticipated match on the compensation package for the new Executive Director then that leaves $260,000 which seems more than generous. He believes that it should only cost $40,000-50,000 to hire a consultant.

Vice Mayor Denham stated that on the revenue side of the budget we have been very conservative. He feels that there was some conservatism on both the revenue and cost.

Commissioner Mann stated that he commends the Committee for identifying the $400,000 under these circumstances which the Council is currently facing. It is no small challenge and the Committee has met and surpassed it. However, Lee County just recently has gone through the headhunter process and you can find a headhunter for a lot less than what is being proposed. He hopes that whatever process is used it will be as frugal as possible. Chair Turner explained to Commissioner Mann that the goal is to bring it in way under budget.

Councilwoman Simons suggested utilizing the human resources staff member within the Council to help with the search instead of hiring a headhunter. It would be up to the Council to help set the parameters. The City of Bonita Springs just went through the process of hiring a new city manager and it cost the city approximately $2,000 and received 127 applications.

Chair Turner explained that there already have been potential candidates who already have reached out to us and we are well aware of the climate of the economy. He then explained that the Executive Committee decided to set up an Executive Director Search Committee which will be discussed at the September meeting; however, he will ask for volunteers today to participate on the search committee and there needs to be representatives from the entire Southwest Florida Region. He stated that he wants Commissioner Butch Jones on the Search Committee.

Councilwoman Simons stated that it is wonderful to have a large surplus, but it is also affecting the people's lives and we are taking away from the employees and to her the most important thing is people. So she would rather see the employee's supported and find a way to do it fiscally, responsibly and conservatively.

Vice Mayor Denham stated that he doesn't believe that at any time did the Committee suggest hiring a consultant or headhunter to conduct a search. It was not indicated how it would be conducted. It will be conducted in a very conservative and frugal way. He believes that the new Executive Director salary with benefits will be in the range of $120,000. If the Council feels that the surplus amount of $400,000 is too much then it can be changed, but after studying it carefully he feels that amount is appropriate at this time.

Councilman Banks stated that he knows that the Committee worked hard because he sat in on one of the meetings and he supports everything that the Committee has done and proposes. He then stated that he agrees with the addition of the economy statement within the Council's mission

statement. Since he represents a city, the city's goals are to get the property values up and they are not going to go up unless the economy improves.

Vice Mayor Denham stated that he feels that it is appropriate to have the Council approve the Committee's proposal:

- Process
- Mission
- Key Competences
- FY2011/12 Budget
- Organizational Proposal

Vice Mayor Denham explained that it is the Council's plan and it is very important that we get a buy-in from everyone.

Mr. Karau asked that with the reduction of employees and hours it is assumed that the Council would still be able to meet the Council's new mission and goals. Chair Turner stated that it assumes that the Council will go through some growth and the Council will develop the new vision, plan, and mission as we move forward. We feel that it can be met with the proposed staff reductions. Mr. Karau then stated that the question is if there is too much money set aside then we need to keep some of the staff, but what are they going to do if we already have enough staff to accomplish our objectives. Are we talking about zero based budgeting, because that is the only way to go with the income and when you do that you can meet all of your mission and goals? So what is being discussed is keeping some of the income, but what is going to be done with it.

Chair Turner explained that movement of staff, the surplus of $400,000, and the discussions which occurred it is felt that with the proposed reductions we can meet the charge of this Council, but we have to do some reductions.

Vice Mayor Denham stated that he believes that it did have an element of zero based budgeting when it was prepared. The Committee looked at the tasks and the buildup of tasks and staff from actually ground zero, so actually it was an element of zero based budgeting. He then stated that per the Council's direction, the budget will be reviewed very carefully every month by the Budget and Finance Committee and by the Council. If there is a situation where there is more revenue coming in or not enough revenue coming in, then appropriate actions will be taken immediately as soon as we feel comfortable or uncomfortable with the results as they move forward over the course of next year.

Commissioner Butch Jones stated that he participated on the Search Committee when the Council hired Mr. Heatherington and the figure was $60,000 for a headhunter. He feels that there are a lot of qualified people within the region and he would be apprehensive to spend that amount of money considering the current budget constraints the Council is currently facing. He then suggested promoting within because it is a morale booster. He also asked that if the Council did hire within or locally would it be enough to save those four jobs that are being proposed to be laid off.

Vice Mayor Denham stated that he is very supportative of taking a hard look to see if there are any eligible candidates within the staff that has the appropriate skill set. He then said that in discussions with Ms. Donley, that as revenue and financial positions improve that we would consider taking on those staff that were on a short work week or have been laid off and bring them back on.

Mr. Grant stated that he appreciates all of the work that the Committee had done over the last couple of weeks.

> **Mr. Grant moved and Councilman Banks seconded to approve the FY2011/12 SWFRPC Budget as proposed by the FY2012 Budget Committee.**

Commissioner Bigelow asked for the names of the employees who are to be laid off and how were those staff members selected. Vice Mayor Denham explained that the Committee looked at the tasks which were necessary to the Council to undertake and the staff which were assigned to those tasks. He doesn't have the names or specific tasks, but we tried to do it in that fashion. If we didn't have certain tasks in consequence to certain funding changes, i.e., DCA, they were the head counts that were under consideration.

Ms. Donley explained that positions of responsibility were aligned revenue streams. Commissioner Bigelow asked who the planners that are being laid off. Ms. Donley replied that there are no names at this point. Commissioner Bigelow stated that leaves him of great concern because the former Executive Director made some decisions which the Council was not very happy with and now this gives the Interim Executive Director total liberty of making those decisions and in the end the Council may not be happy with.

Vice Mayor Denham explained to Commissioner Bigelow that the Committee has been looking very carefully over Ms. Donley's shoulders and she has not had the complete authority to make the changes that were proposed within the budget. They were overseen by the FY2012 Budget Committee and himself personally.

Commissioner Bigelow suggested that any staff layoffs be brought to the full Council for confirmation.

Chair Turner stated that he is personally opposed to that.

Commissioner Mason asked Chair Turner if such an action is part of the full Council's role, because she feels that it is not appropriate. Chair Turner replied no. He said that it could go before the Council's subcommittees.

Mr. Mulhere stated that in regards to the previous decisions that the former Executive Director had made had more to do with the process of making those decisions. The unilateral decision to terminate certain staff members without respect to the core mission of the Council and without any alternatives presented to the Council to that respect as it related to the budget shortfall specifically. So, there is not any question that it is not the Council's role to make the human resources decisions here as it relates to the elimination of positions. We are to set policy which we have done by setting the budget.

Commissioner Bigelow stated that he is concerned giving Ms. Donley "three hats," especially Interim Executive Director and Legal Counsel. He then suggested having the Interim Executive Director's actions, especially personnel, vetted with the Executive Committee. Secondly, for the Executive Director search that the Interim Executive Director be insulated from that search. He suggested having the HR Operations Manager answer directly to the Executive Director Search Committee Chair instead of the Interim Executive Director.

Vice Mayor Denham explained that the Council had put together a committee to carry out the tasks which have been presented. The Committee has been focusing on what the headcount should be and who was in the headcount. It is not appropriate for us to immediately start throwing names around until the correct human resource process has been gone through. Secondly, in regards to the search for a new Executive Director, it will be carried out by a Search Committee proposed and approved by the Council. So the Interim Executive Director will be part of it, but she will not control it. The Executive Committee will watch very carefully the funds that are being spent on the search, how it is being conducted, and how the search is taking place. He also stated that the HR Operations Manager will be involved in the process.

Mr. Mulhere asked if there is any public comment at this time.

Mr. Grant called to question. The motion passed with one opposed.

Mr. Grant moved and Councilman Banks seconded to approve the FY2011/12 SWFRPC Budget as proposed by the FY2012 Budget Committee. The motion carried with two opposed.

AGENDA ITEM #4(a)1
Budget & Finance Committee

Chair Turner gave the report and stated that the Committee's recommendation was to withdraw an amount not to exceed $36,000 from the Council's reserves in order to balance the current budget. However, the new amount is $10,600.

Mr. Mulhere moved and Mr. Grant seconded to approve the withdrawal of the amount not to exceed $10,600 from the Council's reserves.

Ms. Messina asked what the balance will be in the reserves after the $10,600 is withdrawn. Ms. Yell replied $634,000.

Councilman Banks clarified that keeps all staff in place until October 1st. Both Chair Turner and Ms. Donley replied that is correct. Ms. Donley noted that staff continues to work diligently on looking for new funding streams for the FY2012 budget.

The motion carried unanimously.

AGENDA ITEM #4(a)3
Estero Bay Agency on Bay Management

Mr. James Beever of staff gave the Committee's report.

Commissioner Bigelow asked Mr. Beever as he referred to the Council's proposed new Mission which states "To work together across neighboring communities to consistently protect and preserve the unique character of our environment, strengthen our economy, and improve our social world for the benefit of future generations." He asked Mr. Beever that given his knowledge on Estero Bay and its water and habitat quality, which he believes to be in serious decline. Could he support amending the Council's proposed mission to include "restore." "To work together across neighboring communities to consistently protect ~~and~~ preserve and restore the unique character of our . . . ."recognizing that Estero Bay's quality and future is in serious decline.

Mr. Beever stated that there are certainly restoration needs in our region because we have a decline in water quality and for habitat, not just in Estero Bay but also in many of our natural areas.

Chair Turner explained to Commissioner Bigelow that the Council's Mission statement is a "living" document and we are going to have plenty of vetting on all of the tasks. Commissioner Bigelow then referred to the Council's New Direction bullet points, third bullet states "Review of the MPO and NEP roles in relation to the RPC." He stated that he would hope that the ABM would also be included in that statement and in the review, so we could figure out how we might get the Council and future visioning more inline because there is a desperate need to restore Estero Bay.

Councilwoman Simons explained that ecotourism is a huge money maker these days and growth industry.

AGENDA ITEM #4(a)4
Legislative Affairs Committee

Mr. David Hutchinson of staff gave the Committee's report. He stated that the thing to do is look ahead to the next legislative session and if any member would like to participate on the Council's Legislative Committee, staff will begin to work on the Council's draft legislative priorities beginning in September. The Council failed on one of its priorities, "Support sufficient funding for both DCA and RPCs." But succeeded in the other key priorities of the Council which remained in place throughout the legislative session.

Chair Turner stated that funding trickled down for Everglades Restoration. As most of you know that there was a $200 million purchase which had occurred, this was directly correlating to Everglades Restoration. Then the Corps released some C-44 funding which handles releases out of the St. Lucie estuary which ends up "filling up the bowel" of Lake Okeechobee. Also, REACH-2 on Herbert Hoover Dike is scheduled to begin construction along with the culvert project.

AGENDA ITEM #4(a)5
Regional Watersheds Committee

Mr. James Beever of staff gave the Committee's report. He explained that the Committee decided to meet quarterly.

Chair Turner stated that he would like to see the Committee discuss the issue of the levels that Lake Okeechobee is being required to be kept at (low, middle, and high bands) and how it affects everyone. It is a big economic driver.

AGENDA ITEM #5
DIRECTOR'S COMMENTS

Ms. Donley stated that she would like to set aside her Director's Comments at this time. She then noted that there were two people who handed in Public Comment forms. Chair Turner agreed and then recognized Ms. Diana McGee from U.S. Senator Bill Nelson's Office and Ms. Leah Valenti from U.S. Congressman Tom Rooney's Office.

PUBLIC COMMENTS

Chair Turner called upon Mr. Donald Scott, Director of the Lee County MPO.

Mr. Don Scott gave a PowerPoint presentation on the Lee County MPO and its budget process.

Chair Turner stated that the final Public Comment was from Mr. Wayne Daltry. It was noted at this time that Mr. Daltry was not present at the time.

AGENDA ITEM #6
STATE AGENCIES COMMENTS/REPORTS

SFWMD – Mr. Flood stated that rainy season has begun; however, the aquifers are still low. Lake Okeechobee has just reached the 10 foot mark last week and the SFWMD is still asking people to conserve.

FDOT – Mr. Limbaugh announced that the bid was accepted for the interchange at SR80/SR27 and hopefully construction will begin within the next few months. FDOT is working with Hendry County to do a significant groundbreaking at the interchange. On the bad news side, FDOT District Secretary, Stan Cann will be leaving FDOT to go to the private sector and his last day will July 28th.

Commissioner Bigelow asked Mr. Limbaugh if FDOT has hired a new contractor for the Six Mile Cypress/Metro Parkway project. Mr. Limbaugh is still working to get a contractor on board.

AGENDA ITEM #7
COUNCIL ATTORNEY'S COMMENTS

Counsel Donley explained that there is a new opportunity available with a new law school within the region to bring in an interim law student in to help with the responsibilities and also give someone local some real time experience. She said that she will research the opportunity further before the next Council meeting and bring the information back to the Council.

Commissioner Bigelow asked Counsel Donley in regards to public comment where the Council made some decisions, set aside some sensitive feelings that he may have, because he wasn't able to express his concern on the Council's decision for the Interim Executive Director, to that extent some public comment was in-off. But the Council didn't call for public comment at all until the very end after every decision was made. So his question is, recognizing that the Council spends local, state and federal funds and we did not take public comment before taking actions without it being in emergency mode, are we alright legally. Counsel Donley replied that she will have to research that question and will have to get back to him with the answer. She explained that the Council did take public comment during the meeting, before the meeting was adjourned and the Council conducted its business as the set forth and she understands that there were some changes to agenda which made it confusing. Our normal procedure is, if you have public comment you fill out a public comment form, which we received two at today's meeting. It is unfortunate that the one person who submitted a public comment form did not stay through this point of the meeting.

Commissioner Bigelow stated that he would like to put something on the record that he was late to the meeting and he apologizes. The agenda was being amended as he was walking in, but he doesn't believe that the agenda was amended as such that public comments was removed, so we publicly advertise an agenda for this meeting, amended it, didn't remove public comment, but didn't hold public comment until the end, and to the point one of the two people which asked to be heard left before they were asked to share their comment. He said that he would like to submit that we don't know who in the audience would like to share their thoughts prior to the Council making a decision.

Chair Turner acknowledged and apologized for the error and also stated that he wouldn't deter any member of the public from making a comment. He also noted that Mr. Mulhere did ask for public comment at two different times during the meeting and no one stood up.

Mr. Mulhere recommended that when there are items of interest some people don't know that they have to fill out forms in order to speak. The problem is that you don't want to have someone speak when the item has had action already taken. You want to have their input as part of the deliberations. So in the future, you may want to as a matter of record ask if there is any public comment on any items that may have some interest. Chair Turner agreed with Mr. Mulhere's recommendation.

Commissioner Bigelow stated that if there are legal problems and our Counsel didn't advise us on it and now she is also the Interim Executive Director, he is now a little troubled. More so than he was previously, if that proves to be the case, because the question was called to hold the vote on the Interim Executive Director and he was not allowed to discuss what he wanted to discuss. Public comment was cut off in several ways.

Commissioner Mason stated that a simple solution would be to announce at the beginning of the meeting the Council's procedure for public comment. Chair Turner asked the Council if he vetted over the entire Public Comment process. The Council stated that they heard Chair Turner announce for anyone who wishes to make a public comment to fill out a public comment form. Commissioner Tom Jones stated that he had assumed that at the time that the Council arrived at the items for public comment there wasn't any forms turned in. He didn't know what the timeline was, but he did recall the Chair call for the public comment forms to be filled out and turned in.

Ms. Donley explained that there were two public comments forms turned in. One was for the Budget and Finance which was for the FY2010/2011 Budget and the second one was from Mr. Don Scott in regards to the Lee County MPO.

Commissioner Bigelow stated that if someone had a comment form and if they were going to submit it when they were called upon to make public comment as the Council opens it up typically for public comment, he doesn't believe that you have to fill a form out.

Chair Turner stated that the Council will not deny anyone the right to speak.

Mr. Flood suggested renumbering the agenda and start with the numbering of "Invocation" instead of "Agenda."

AGENDA ITEM #8
COUNCIL MEMBERS' COMMENTS

Chair Turner stated that if any member is interested in serving on the Executive Director Search Committee send your information to Ms. Nichole Gwinnett.

Chair Turner stated that if any member is interested in serving on the Regional Visioning Committee send your information to Ms. Nichole Gwinnett.

Councilwoman Heitmann announced that Mr. Mazzarantani has been appointed as the new FRCA Policy Board Vice Chair. She then explained that with the decrease in funds for the RPCs the FRCA Policy Board made a decision to add $20,000 to the FRCA dues for more intergovernmental support. It was a divided vote, but the resolution did pass.

Commissioner Coletta stated that he had met with both the Governor and Senate President and brought up the issue of having the RPCs move forward and they both looked at him with blank looks on their faces. He then stated that he would be happy to assist with Council's legislative update.

Mr. Grant apologized for calling to question so often but he just tries to keep the process moving. He didn't mean to offend anyone by doing that or not giving someone the opportunity to speak. But he feels that it is important to stress our business and stay on point and he will continue to do that.

Commissioner Tom Jones thanked the members for giving him the opportunity to serve as their Secretary.

Councilman McClain thanked the Council for the opportunity to sit in for Mayor Sullivan.

Councilman Simons stated that she would like to participate on the Legislative Committee.

Councilman Banks thanked the FY2012 Budget Committee for their efforts and stated that he had encouraged three members of the public to come to the past couple of meetings and speak and this month he encouraged them not to attend because he felt that everything was under control and in good shape until October 1st. He then told them to save their comments until then when the Council starts working on next year's budget.

Commissioner Robinson thanked everyone for their efforts and feels that a good result was reached the correct way, which was probably the most important way to be reached. It was important to her to identify some of the Council's weaknesses, which were done and we can have our eyes wide open going forward.

Chair Turner thanked Commissioner Robinson for being so passionate in regards to her remarks in the manner which she presented everything at the last meeting. Those types of things have to be vetted.

Ms. Messina stated that she is looking forward to the next several months and watching the new strategic direction come in and help define this organization. The Council has struggled with where we fit in and how we work together.

Commissioner Butch Jones stated to Chair Turner that he had really "stepped in it", but he has really done well as Chair for the last two months and he is proud of him.

Commissioner Mason stated that she agrees with Commissioner Robinson and that she feels that it is only part of our growing pains. She is grateful in the manner in which the Council conducted itself, even when we didn't agree with one another and that is the model that we should hold up and live by as we go forward.

AGENDA ITEM #10
ADJOURN

The meeting adjourned at 10:58 a.m.

_____

Commissioner Tom Jones, Secretary

The meeting was duly advertised in the July 15, 2011 issue of the FLORIDA ADMINISTRATIVE WEEKLY, Volume 37, Number 28.

Agenda Item

7

Consent Agenda 7

7

CONSENT AGENDA SUMMARY

Agenda Item #7(a) – Intergovernmental Coordination and Review

Staff reviewed five proposals through the clearinghouse review process for the months of July and August. Staff found all projects to be "Regionally Significant and Consistent" with the SWFRPC's Strategic Regional Policy Plan (SRPP).

RECOMMENDED ACTION:

- Approve the administrative action on the Clearinghouse Review items.

Agenda Item #3(b) – Financial Statements for July 30, 2011, August 31, 2011 & Grant Activity Sheets

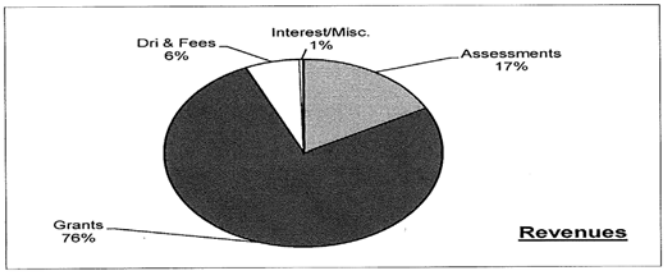
Financial Summary

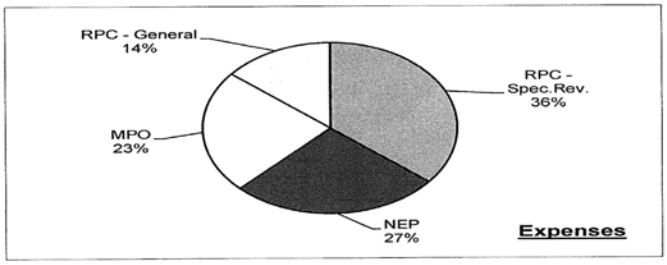
At 83.33% though the fiscal year expenses percentages are as follows:

The overall percentage of the Budget spent is	75.27%
The percentage of the RPC Budget spent is	94.34%
The percentage of the MPO Budget spent is	56.41%
The percentage of the NEP Budget spent is	69.34%

For the month ending July 31, 2011 27,070 is our YTD net loss.

Total revenues to date are: 2,718,503
Total expenses to date are: 2,691,433





Financial Summary

At 91.67% though the fiscal year expenses percentages are as follows:

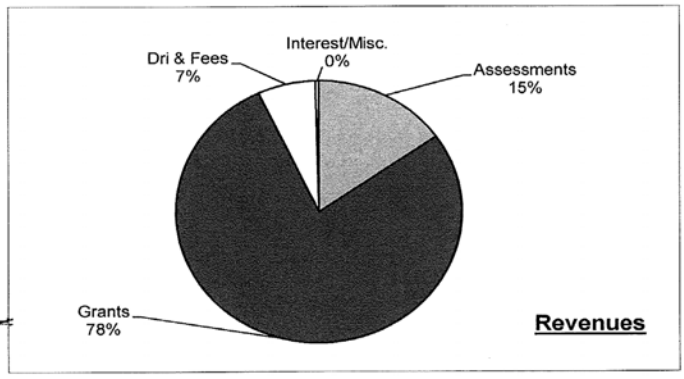
The overall percentage of the Budget spent is 86.63%

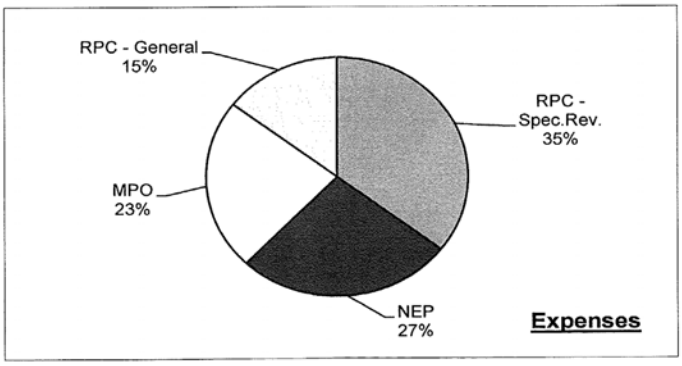
The overall percentage of the Budget revenue is 84.65%

For the month ending August 31, 2011 -71,248 is our YTD net loss.

Total revenues to date are: 3,052,298
Total expenses to date are: 3,123,546

36,092	unassigned FB
10,600	Transfer from Assigned FB - Council Approved Amendment 7/21/11
46,692	Allowable for y/e '11 use - Per Council 7/21/11
-71,248	Net loss to date
-24,557	Over Available Unassigned FB
633,400	Assigned/Committed FB
608,843	Current FB Reserves





FY2011 Budget Discussion

Regarding Net Loss of $71,248 for the month ending August 31, 2011

At the end of June 2011, a prediction was made regarding percentages of time charged to each project or job number. These percentages were based on the first nine months of the fiscal year as well as prior year activity and were made to the best of my knowledge at that time.

However, bearing in mind that the SWFRPC is approximately 78% grant driven and not tax-based as are Counties, Cities, and other municipalities, many variables come under consideration. Chief among these are the fringe and indirect rates as well as the assessments collected from our members. The majority of our grants are reimbursable meaning that we are only reimbursed for the charges to that grant and no more, creating zero income. Any overage on a grant would be reconciled at year end as a loss to our local, aka member assessments.

Since the veto of DCA funds, the assessments are the only funding stream available to staff that provides technical assistance, requirements covered by our former DCA funds, as well as unfunded projects and committees and overages as noted above.

Fringe and Indirect rates are provisional during the year with actual rates calculated at year end. An indirect cost is any cost that cannot be easily identified (or it would not be cost effective to identify) to a specific project, but identified with two or more final cost objectives. Indirect costs are those: (a) incurred for a common or joint purpose benefiting more than one cost objective, and (b) not readily assignable to the cost objectives specifically benefitted. These types of costs include:

Fringe Benefits: services or benefits provided to employees, e.g., Health Insurance, Payroll Taxes, Pension Contribution, Paid Absences, etc.

Overhead and Admin: indirect costs associated with the performance of a project, including, but not limited to, facility costs (rent, heat, electricity, insurance, etc.), office supplies, general purpose equipment, the overall management of an organization, support staff and services, costs of communicating with the public and press, audit costs, etc.

Depending on the staff charges to Local (funded by assessments) and to indirect and fringe (both provisional rates), net income or loss may change substantially from one month to the next. For example, in our predictions based on past activity, we estimated $60,261 in charges to local for unfunded staff. In July and August, the reality is that $81,500 has been charged to local, an 11.11% increase over the estimate. Leave expenses were predicted at $48,991, real time charges are $78,000, which will increase the fringe rate. And as more staff time is charged to indirect, that rate will also increase. Increases in these rates may possibly cause overages in some grants resulting in additional loss of income in assessment funds available.

With the FY11 Budget as is, we will have a net loss at year end. The $46,692 available in the Unassigned Fund Balance will not be enough to cover the total loss; we are over that amount by $24,557 at the end of August. Again while it is hard to predict the loss due to uncertainties in charges to local, fringe and indirect, I hope to have a better idea of the amount needed by the meeting of the Budget and Finance committee on September 14th. I hesitate to give a estimate at this point until I have more concrete information available.

Staff Recommendation:
Motion: Authorization to allow use of assigned fund balance to cover year end loss

RECOMMENDED ACTION:

- Approve the financial statements for July 30, 2011, August 31, 2011 and the grant activity sheets.

Agenda Item #7 (c) – Lee County Com Plan Amendments (DCA 11-1)

Request Summary:
Lee County has requested twelve (12) amendments to the Lee Plan. Council staff reviewed these requested changes and on August 1, 2011 submitted staff comments to the Florida Department of Community Affairs. Council may comment on the requests and such comments will be submitted to the State during the final adoption review of the State.

Staff Recommendation:

Based on the Council staff review of the submitted documentation, staff has found that the ten (10) of the proposed amendments had no adverse regionally significant impacts and no extra-jurisdictional impacts and four (2) of the proposed amendments to have no adverse regionally significant impacts, no extra-jurisdictional impacts, and to be procedural. In addition, Council staff has reviewed the requested amendments and found that they are consistent with the Goals, Strategies and Actions found in the Strategic Regional Policy Plan.

The Lee County Comprehensive Plan amendments summary of each request is as follows:

1. **CP 2010-04 : Villages of Pine Island Sewer Service**
   The Nordic Investment Corporation is requesting a change to the County's Future Land Use Map (FLUM) to amend Map 7 of the Lee Plan, the Future Sewer Service Areas Map, to provide sanitary sewer service to an approved multi-family residential area and two commercial properties. The subject property is a ±76.6 acre site and is located on the west side of Stringfellow Road, approximately 2.3 miles south of Pine Island Road. Council staff reviewed the request and found that the proposed development could have positive economic development on the island and while staff had some concern that this amendment could be used as a president to reduce mangrove setbacks on the island, but if the County would affirm that this is a unique situation, the subject request was found by staff to have no adverse regionally significant impacts and no extra-jurisdiction impacts.

2. **CPA 2010-05: North Olga Community Plan**
   The North Olga Community Planning Panel is requesting to amend the Lee Plan Future Land Use Map (FLUM) to incorporate the results of the Northeast Lee County Planning effort and associated North Olga planning efforts to: 1) Provide new and revised Vision, Goal, Objectives, and Policies for the Northeast Lee County Community Planning and North Olga; 2) Amend the FLUM series to include a Special Treatment Area on Map 1, Page 2 of 8 to show the Northeast Lee County Planning Community and North Olga area; 3) Amend Map 16 to rename the Alva Planning Comity to the Northeast Lee County Planning Community. Council staff reviewed this request and found that an improved plan would result and there were no adverse regionally significant impacts and no extra-jurisdiction impacts.

3. **CPA 2010-17: Alva Community Plan**
   ALVA Inc. is requesting an amendment to the Lee Plan text and Future Land Use Map (FLUM) to amend Goal 26 and subsequent provisions (the Alva Community Plan) in response to the Northeast Lee County Community Planning effort associated with the North Olga to: 1) Provide new and revised Vision, Goal, Objectives, and Policies for the Northeast Lee County Community Planning and North Olga; 2) Amend the FLUM series to include a Special Treatment Area on Map 1, Page 2 of 8 to show the Northeast Lee County Planning Community and North Olga area; 3) Amend Map 16 to rename the Alva Planning Comity to the Northeast Lee County Planning Community. Council staff reviewed this request and found that an improved plan would result and there were no adverse regionally significant impacts and no extra-jurisdiction impacts.

4. **CPA 2010-06: Pine Tar LLC.**
   Pine Tarr, LLC and Lake Jefferson, LLC have requested a text amendment to the County's Comprehensive Plan that would change Policy 14.1.5 to permit clearing of wetlands in accordance with an approved Environmental Resource Permit (ERP). The subject wetland clearing is intended to allow a Commercial Planned Development CPD) for a site 25 acres or larger. The subject property is a ±26.77 acre site and is located on the north side of Pine Island road approximately 2 miles east of Stringfellow Road. Council staff reviewed this request and found that there was the potential to produce benefits due to economic development of this project and that there were no adverse regionally significant impacts and no extra-jurisdiction impacts.

5. **CPA 2010-07: Minus Forty Technology Corporation**
   Minus Forty Technologies Corporation has requested an amendment to the Lee County Comprehensive Plan Future Land Use Map Series, Map 1, to change approximately ±15.56 acres of land currently designated Suburban on the FLUM to a new designation of Industrial Development and Conservations Lands Uplands and Conservation Lands Wetlands. The subject site is located north of Bayshore Road, directly east of the existing I-75/Bayshore Industrial Park, and south of the I-75, near to the I-75 and Bayshore Road Interchange. Council staff reviewed this request and found that there was the potential to produce benefits due to economic development of this project and that there were no adverse regionally significant impacts and no extra-jurisdiction impacts.

6. **CPA 2010-08: SW Florida International Airport Non-Aviation Development Update**
   This amendment has been submitted by the Lee County Port Authority and is requesting an amendment to the Lee Plan provisions specific to the development of the Southwest Florida International Airport (SWFIA) and Table 5(a) Southwest Florida International Airport Development Schedule to modify the development parameters allowed within the future non-aviation areas at the airport. Specifically, the applicant proposes to amend the Lee Plan Policy 1.2.7 and 47.3.4 of the Future Land Use Element (FLUE) and Table 5(a). In addition, the applicant has requested to include amendment to Policy 47.2.1 to include a requirement to re-evaluate the appropriate location(s) of the multi-modal transfer facility. Lee County staff also is requiring an amendment to the Lee Plan Policy 1.2.1. The applicant is not proposing any FLUM amendments.

   The subject site is located on the south side of Daniels road, near the old airport terminal area. The development parameters that are being applied for this request will increase the development potential of the non-aviation related land uses by the following amounts: 221,750 square feet of commercial retail, restaurant, or service uses; a 5,000 square-foot convenience store with 24 fueling pumps; 187 hotel rooms; 147,000 square feet of light manufacturing/assembly; 329,200 square feet of warehouse/distribution space; and 162,500 square feet of office uses.

   The SWFIA property comprises approximately ±6,366 acres. The impacted airport lands include a ±352 acre site, including ±300 acres north of runway 6-24 and ±52 acres with the midfield terminal area that is accessible from the main airport entrance. Council staff reviewed this request and found that there was the potential to produce benefits due to

economic development of this project and that there were no adverse regionally significant impacts and no extra-jurisdiction impacts.

7. **CPA 2010-12: Conservation Lands Update**
   The Lee County Board of County Commissioners is requesting an update to the Lee Plan's Conservation land use categories by amending Future Land Use Map Series, Map 1. Previous amendments incorrectly designated properties as "Conservation Lands." These parcels encompass approximately ±72 acres and are proposed to be removed through the proposed amendments. Council staff reviewed this request and found that there were no adverse regionally significant impacts, no extra-jurisdiction impacts, and procedure.

8. **CPA 2010-14: Mixed Use Overlay Update**
   The Lee County Board of County Commissioners is requesting an amendment to the Lee Plan Objective 4.3.1 to refer to the Land Development Code Chapter 32: Compact Communities; adopt Lee Plan Policy 4.2.7; and revise Objective 6.1 to exempt commercial development within the Mixed Use Overlay from the site location standards of Lee Plan Policy 6.1.2 when implementing the provisions of Chapter 32; Amend Lee Plan Map 1, Page 6 the Mixed Use Overlay to match the Lehigh Acres Downtown Specialized Mixed-Use Node. Council staff reviewed this request and found that there it would improve the Lee Plan and that were no adverse regionally significant impacts and no extra-jurisdiction impacts.

9. **CPA 2010-15: Captiva Island Community Plan Height Restriction Re-Evaluation**
   The Lee County Board of County Commissioners is requesting an amendment to the Lee Plan to amend Policy 13.1.2 to clarify the building and structure height regulations on Captiva Island. The proposed amendment will not affect the allowable density on the island or increase the overall population in the coastal high-hazard zone. Council staff reviewed this request and found that it would improve the Lee Plan that was no adverse regionally significant impacts and no extra-jurisdiction impacts.

10. **CPA 2010-16: Remove Duplicate Boca Grande Goal**
    The Lee County Board of County Commissioners is requesting an amendment to the Lee Plan to remove duplicate Boca Grande Goal 15 from the Lee Plan. Council staff reviewed this request and found that there were no adverse regionally significant impacts, no extra-jurisdiction impacts, and procedure.

11. **CPA 2010-19: Recreation Facilities Standards Update**
    The Lee County Board of County Commissioners is requesting amendments to the Parks, Recreation and Open Space and Capital Improvements Elements of the Lee Plan to adjust the levels of service for boat ramps, water access and community recreation centers provided by Lee County. Council staff reviewed this request and found that there it would improve the Lee Plan and that were no adverse regionally significant impacts and no extra-jurisdiction impacts.

12. **CPA 2010-21: Beach Renourishment Resource Protection**
    The Lee County Board of County Commissioners is requesting amendments to Lee Plan Policy 113.3.1 to clarify that beach re-nourishment sand sources should be identified and protected. Council staff reviewed this request and found that there it would improve the Lee Plan and that were no adverse regionally significant impacts and no extra-jurisdiction impacts.

RECOMMENDED ACTION:

- Approve staff comments. Authorize staff to forward comments to the Florida Department of Economic Opportunity, Division of Community Planning and Lee County.

Agenda Item #7(d) – Southwest Florida Hazardous Materials/Emergency Preparedness Training Update

Five courses were sponsored and coordinated by the SWFRPC and its hazardous materials committee (Southwest Florida LEPC) during the month of August. A total of 127 individuals received certificates for the training conducted.

RECOMMENDED ACTION:

- Information Item.

Agenda Item #7(e) – Hazardous Materials Emergency Preparedness (HMEP) Planning & Training Grant Contract

A contractual agreement between the SWFRPC and the Florida Division of Emergency Management to administer the regional Hazardous Material Emergency Preparedness Grant is on the agenda for the Council's consideration. The agreement provides a total of $43,777 in training and planning funds to administer the aforementioned grant program of the Southwest Florida Local Emergency Planning Committee.

RECOMMENDED ACTION:

- Approve and authorize the Chairman to execute the Hazardous Materials Emergency Preparedness Planning and Training Contractual Agreement.

Agenda Item #7(f) – Comprehensive Economic Development Strategy (CEDS) Annual Update

The CEDS includes background information on the District, as well as an action plan describing the focus of future economic development activities. The background information for the CEDS includes an analysis of the region. The CEDS blueprint was developed by the Regional Planning Council's Economic Development Strategy Committee. The attached document is the Annual Report SWFRPC must submit to EDA to describe the progress made under each of the projects described in the CEDS.

RECOMMENDED ACTION:

- Review the attached document and authorize staff to submit it to the Economic Development Administration once the 30-day comment period is over and all changes are incorporated. Submittal of this document will be September 30th.

Agenda Item #7(g) – Member Appointments and Certification for the Glades and Hendry County Joint Local Coordinating Board for the Transportation Disadvantaged

Pursuant to Chapter 427, Florida Statutes, Rule 41-2, Florida Administrative Code, and at the request of the respective counties, the Southwest Florida Regional Planning Council is the Designated Official Planning Agency (DOPA) for the Transportation Disadvantaged (TD) Program in Glades County and in Hendry County, which is now a joint service area. As the Planning Agency, the Council is responsible for the appointment of members to serve on the Local Coordinating Board.

The Planning Agency must certify the Local Coordinating Board membership each fiscal year and any time the Local Coordinating Board membership changes. Therefore, Planning Agency is requesting the SWFRPC to authorize the Chairman to endorse the LCB certification form for the Joint Glades-Hendry Local Coordinating Board.

RECOMMENDED ACTIONS:

1. Appoint to the LCB:

A. **Tim Nevarez** as the Regional Workforce Development Board representative.

B. **Gary Breakfield** as the Public Education Community alternate representative.

C. Make additional appointments that may be announced.

2. Authorize the Chairman to endorse the LCB certification form for the LCB provided in Attachment A.

Agenda Item #7(h) – Sarasota County Interstate Business Center DRI – Notice of Proposed Change

The Sarasota County Interstate Business Center (SCIBC) was approved by the County on February 22, 1994. As currently approved, the development order for SCIBC authorizes the development of 887,450 square feet of industrial park/warehousing uses, 92,560 square feet of retail/service commercial uses, 430,000 square feet of office space and 120 hotel rooms, on two parcels of land totaling approximately 252 acres. Development is to occur in one phase, ending in the year 2004. The project is located on two separate parcels located on the northeast and southeast corners of the Interstate 75/Jacaranda Boulevard interchange, east of the City of Venice, in south Sarasota County.

On January 5, 2011 a Notice of Proposed Change was submitted to extend the buildout from December 31, 2010 to December 31, 2017, by seven years. Delete 32,000 S.F. retail use and increase the industrial uses by 122,550 square feet from North Parcel resulting in 1,010,000 S.F. industrial uses. The extension and land use change affects the Facility Reservation Period and the external vehicle trip reservation from 2,106 to 1,666 new p.m. peak-hour external vehicle trips or the equivalent of 2,684 gross p.m. peak-hour trip ends. A number of other clean up amendments are proposed by Sarasota County staff to various sections of the development order and Exhibit I Biennial Traffic Monitoring Program Methodology.

The buildout extension change of less than 7 years is addressed in Chapter 380.06(19)(c). In summary, an extension of between more than 5 and less than 7 years is presumed not to be a substantial deviation. This presumption needs to be rebutted at the local public hearing by clear and convincing evidence. This issue of cumulative extensions with past extensions is not a factor because Sarasota County requires a complete transportation reanalysis in order to change the facility reservation trip levels.

The increased industrial square footage and decrease in retail falls within Chapter 380.06(19)(e)5.b. which states the following.

> b. Notwithstanding any provisions of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.0651(3)(c), (d), (e), and (f) and residential use.

The DRI meets the criteria above and thus the change is allowable. Therefore, at the very least the applicant must rebut the presumption that the proposed changes do not create a substantial deviation. The applicant has provided a revised traffic reanalysis, which provided a basis for commitments (facility reservation period and the external vehicle trip reservation from 2,106 to 1,666 new p.m. peak-hour external vehicle trips or the equivalent of 2,684 gross p.m. peak-hour trip ends) in the proposed revised development order conditions to rebut this presumption. The Florida Department of Transportation "reviewed the changes to the D.O. conditions for development and the revised DRI Traffic Monitoring Program Methodology associated with this DRI and are satisfied that the revised requirements will adequately protect the interests of the State pertaining to the impacts of this development on the acceptable operation of the I-

75/Jacaranda Blvd. interchange." The proposed D.O. language contained in the NOPC and the Sarasota County Staff Assessment is acceptable.

RECOMMENDED ACTIONS:

- Notify Sarasota County, the Florida Department of Community Affairs (DCA) and the applicant that the proposed changes do not create additional regional impacts.

- Request that Sarasota County provide a copy of any development order amendment related to the proposed changes to the Council in order to ensure that the amendment is consistent with the Notice of Proposed Change.

Agenda Item #7(i) – Palmer Ranch DRI - Master DO & Increment XVIII NOPCs

On July 5, 2011 the SWFRPC staff received a Notice of Proposed Change (NOPC) for a Master Development Order amendment and Increment XVIII DO amendment. The proposed change is to add 38.4 acres ± to the total acreage for the Palmer Ranch Master Development. The added property will be incorporated into Increment XVIII and developed as additional phases to that increment. There are 73 residential units that will not be used within currently approved Increment XVIII. These units will be used to develop the subject property. No additional units are being requested as a result of the NOPC to the MDO. The applicant's proposal to add land to Increment XVIII is presumed to create a substantial deviation under one section of the Florida Statutes. The NOPC applications for this change have rebutted the presumption of a substantial deviation by not seeking additional units and by providing an Environmental Review document that has been accepted by the county and other environment review agencies.

RECOMMENDED ACTIONS:

- Notify Sarasota County, the Florida Department of Community Affairs (DCA) and the applicant that SWFRPC staff has no objection to the change, which is not a substantial deviation and do no create additional regional impacts not previously reviewed by the regional planning council.

- Request that Sarasota County provide SWFRPC staff with copies of any development order amendments related to the proposed changes not contained in the NOPC, as well as any additional information requested of the applicant by DCA or the County.

Agenda Item #7(j) – North Point DRI - NOPC

The 102 acre North Point Lake Development of Regional Impact (DRI) is located in unincorporated south central Lee County on the northeast corner of U.S. 41 and Williams Road. The North Point DRI proposes to construct 550,000 square feet of retail, 120,000 square feet of office (maximum 60,000 square feet of medical office), 150 hotel rooms and 150 multi-family units. On February 23, 2011, the applicant's authorized agents, submitted a Notice of Proposed Change (NOPC) on behalf of Estero North Point, Ltd. (owner and developer of the DRI), and including the following proposed development order modifications.

- The applicant is proposing to extend the build out date for the DRI by three years until December 30, 2015.

- The applicant has noted in the revised Development Order that development has commenced on site due to the dedication of right-of-way for construction of Sandy Lane Extension (Via Coconut Point) and satisfaction of cash contributions for the DRI as outlined in the Developer Agreement. Sandy Lane Extension has been constructed through the DRI.

  The first buildout extension of 4 years combined with this proposed 2 year 364 day extension will be a one day less than 7 year extension. According to Chapter 380.06(19)(c): "An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years shall be presumed to create a substantial deviation". The dedication of right-of-way and construction of Sandy Lane Extension through the project is considered a form of development commencement. A traffic study was submitted demonstrating that the 3 year extension in buildout will not result in any increase in the traffic impacts of North Point. The applicant has clearly rebutted the presumption of a substantial deviation in accordance with Section 380.06(19), Florida Statutes.

RECOMMENDED ACTIONS:

- Notify Lee County, the Florida Department of Community Affairs and the applicant that the proposed changes do not create additional regional impacts, as stated in this agenda item.

- Request that the County provide SWFRPC staff with copies of any revised DO language or other materials related to any further proposed changes in order to ensure that the development order is consistent with the Notice of Proposed Change.

Agenda Item #7(k) – Lee County Gateway DRI - NOPC

In June 2011, Regional staff received an application for a Notice of Proposed Change (NOPC) for the Gateway Community DRI from Patrick Vanasse, RWA, Inc. acting as authorized agent for Paul Erhardt, WCI Communities, owner of both the Gateway Community DRI and Pelican Preserve DRI. The applicant seeks to modify the development order for the Gateway Community DRI to reflect the de-annexation of 231 acres of land from the City. The 185 ± acres of land remaining in the City from the 2004 annexation will be incorporated into the Pelican Preserve DRI. The property to be included in the Pelican Preserve DRI includes four existing golf holes that serve the Pelican Preserve community. The 185 ± acres of land is adjacent to the existing Pelican Preserve DRI and thus is a logical addition to the Pelican Preserve DRI.

The proposed amendments to the Gateway Community Development Order will not affect the type or number of uses permitted by the original approvals. The applicant proposes to modify the reporting period from an annual requirement to a biennial requirement. Copies of the application were submitted to Lee County, the City of Fort Myers, the Florida Department of Community Affairs and other appropriate review entities.

RECOMMENDED ACTIONS:

- Notify Lee County, the City of Fort Myers, the Florida Department of Community Affairs and the applicant that the proposed changes will not create additional regional impacts not previously reviewed by the SWFRPC and that Council participation at the local public hearing is not necessary, unless requested by the County for technical assistance purposes.

- Request the applicant to include an updated Map H with a current date as an attachment to the DO amendment.

- Request an updated GIS shape file of the new legal description of the Gateway Community DRI project.

- Request the establishment of an updated biennial monitoring report due date.

- Request the establishment of an updated biennial traffic monitoring report due date.

- Request that Lee County provide a copy of the development order amendment, and any related materials, to the Council in order to ensure that the development order amendment is consistent with the Notice of Proposed Change. Request Lee County staff to provide the Council a copy of the above information at the same time the information is provided to the Department of Community Affairs.

Agenda Item #7(l) – Pelican Preserve DRI - NOPC

In June 2011, Regional staff received an application for a Notice of Proposed Change (NOPC) for the Pelican Preserve DRI from Patrick Vanasse, representative of RWA, Inc. acting as authorized agent for Paul Erhardt, representative of WCI Communities, owner of the Pelican Preserve DRI. The applicant seeks to add a 185 ± acre parcel of land to the Pelican Preserve DRI boundary. The 185 ± acres of land is currently a part of the Gateway DRI. The parcel is located adjacent to the Pelican Preserve DRI in the northwest corner of the existing Gateway DRI.

The applicant is also requesting the following changes:

1. Add a 185 ± acre parcel of land to the Pelican Preserve DRI boundary.
2. Change the monitoring report requirement from annual to biennial.
3. Amend the buildout date of the DRI from 2017 to 2020.

4. Widen the existing sidewalk extending from the Pelican Preserve entrance to Colonial Boulevard an additional two (2) feet in order to make this segment eight (8) feet wide.
5. Include a land use conversion matrix.

RECOMMENDED ACTIONS:

- Notify the City of Fort Myers, Lee County, the Florida Department of Community Affairs and the applicant that the proposed changes will not create additional regional impacts not previously reviewed by the SWFRPC and that Council participation at the local public hearing is not necessary, unless requested by the City for technical assistance purposes.

- Request the applicant to include an updated Map H with a current date as an attachment to the DO amendment.
- Request an updated GIS shape file of the new legal description of the Pelican Preserve DRI project.

- Request the establishment of an updated biennial monitoring report due date.

- Request the establishment of an updated biennial traffic monitoring report due date.

- Request that the City of Fort Myers provide a copy of the development order amendment, and any related materials, to the Council in order to ensure that the development order amendment is consistent with the Notice of Proposed Change. Request the City of Fort Myers staff to provide

Agenda Item #7(m) – Sarasota Gateway DRI – Essentially Built Out Agreement

On April 15, 2011, Land Resource Strategies, LLC (Bruce Franklin, President) authorized agent for the applicant, Sarasota Gateway Associates, LTD (owner and developer of the DRI), submitted a request to enter into an Essentially Built-out Agreement (EBOA) for the Sarasota Gateway DRI.

RECOMMENDED ACTIONS:

- Notify Sarasota County that the applicant for the Sarasota Gateway DRI appears eligible to pursue an Essentially Built-out Agreement according to our interpretation of the Florida Statutes.

- Ensure that Sarasota County determines that this DRI has met all of conditions of the Development Order.

- Request that the Essentially Built-out Agreement appropriately address and mitigate for all impacts arising from the development of this project that could create regional impacts.

- Request that the Essentially Built-out Agreement appropriately address and mitigate for all impacts arising from the development of this project that could create local impacts previously identified during the review of the DRI.

- Request that Sarasota County provide a copy of the final version of the Essentially Built-out Agreement, and any related materials, to the Council in order to ensure that the final version of the Essentially Built-out Agreement is consistent with the draft Essentially Built-out Agreement. Request Sarasota County staff to provide the Council a copy of the above information at the same time the information is provided to the Department of Community Affairs.

Agenda Item #7(n) – Fountains DRI – Sufficiency Review Extension

In August 2011, Regional staff received a letter from Steven Hartsell acting as authorized agent for The Fountains DRI application. The applicant is requesting an extension to the DRI sufficiency response period. The current deadline for sufficiency responses is September 15, 2011. The requested extension, if approved, would establish the new deadline for sufficiency responses at February 17, 2012.

RECOMMENDED ACTION:

- SWFRPC staff recommends approval of this request for extension to the sufficiency response period.

Agenda Item #7(o) – Approved FY2011 Budget Amendment

The budget amendment consists of moving funds throughout expense line items.

RECOMMENDED ACTION:

- SWFRPC staff recommends approval of this amendment as recommended by both the Budget & Finance and Executive Committee.

RECOMMENDED ACTION: Approve consent agenda as presented.

Agenda Item

7a

Intergovernmental Coordination & Review

7a

7a

Project Review and Coordination Regional Clearinghouse Review

The attached report summarizes the project notifications received from various governmental and non-governmental agencies seeking federal assistance or permits for the period beginning July 1, 2011 and ending August 31, 2011.

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

Council staff reviews projects under the following four designations:

> Less Than Regionally Significant and Consistent - no further review of the project can be expected from Council.
>
> Less Than Regionally Significant and Inconsistent - Council does not find the project to be of regional importance, but notes certain concerns as part of its continued monitoring for cumulative impacts within the noted goal areas.
>
> Regionally Significant and Consistent - Project is of regional importance and appears to be consistent with Regional goals, objectives and policies.
>
> Regionally Significant and Inconsistent - Project is of regional importance and appears not to be consistent with Regional goals, objectives, and policies. Council will oppose the project as submitted, but is willing to participate in any efforts to modify the project to mitigate the concerns.

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

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

9/2011

ICR Council - 2011

SWFRPC #	Name1	Name2	Location	Project Description	Funding Agent	Funding Amount	Council Comments
2011-22	Ms. Judi Kennington-Korf	Hendry County Government	Hendry County	Florida Community Development Block Grant (CDBG) Program Disaster Recovery Enhancement Funds (DREF) Application - Hendry County - Clewiston, LaBelle, and Seminole Tribe.	HUD	$108,405.00	Less Than Regionally Significant and Consistent
2011-24	Ms. Marcy Krumbine	Collier CountyPublic Services	Collier County	Collier County Public Services Division - Florida Community Development Block Grant Program Disaster Recovery Initiative - Collier County 2008 Disaster Recovery Enhancement Fund.	HUD	$3,323,962.00	Less Than Regionally Significant and Consistent
2011-25	Ms. Erica Villafuerte	Glades County Community Services	Glades County	Glades County - Community Development Block Grant (CDBG) Program Application for 2008 DRI Disaster Recovery Enhancement Funds.	HUD	$84,664.13	Less Than Regionally Significant and Consistent
2011-26	Mr. Donald Hadsell	Sarasota Office of Housing and Community	Sarasota County	Sarasota County - Community Development Block Grant (CDBG) Program Application for 2008 DRI Disaster Recovery Enhancement Funds.	HUD	$799,024.37	Less Than Regionally Significant and Consistent
2011-28	Mrs. Penny Phillippi	Collier County CRA - Immokalee	Collier County	Collier County Community Redevelopment Agency - Immokalee - Hands-on Educational Support Services to Small Business Owners and Aspiring Entrepreneurs in the Immokalee Rural Enterprise Zone.	USDA, Rural Development	$73,396.00	Regionally Significant and Consistent

Review in Progress

SWFRPC #	First Name	Last Name	Location	Project Description	Funding Agent	Funding Amount	Council Comments
2011-14			Collier County	FDEP - Bureau of Mining and Minerals Regulation - Drilling Application for BreitBurn Florida LLC Permit No. 416AHL.			Review in Progress
2011-15			Collier County	RAI #1 for Collier Bay Entrance Channel Maintenance Dredging.			Review in Progress
2011-27			Collier County	Collier County Government & City of Marco Island - JCP File # 0305112-001-JC - Collier Bay Entrance Channel Dredging.			Review in Progress
2011-29			Collier County	City of Clewiston - FY 2011 Community Development Block Grant (CDBG) Program Housing Application for City of Clewiston.			Review in Progress
2011-31			Lee County	Lee County Transit - Discretionary Livability Funding Opportunity - Section 5309 Bus and Bus Livability Initiative Program.	FTA	$14,920,000.00	Review in Progress
2011-32			Lee County	Lee County Transit - FTA Discretionary Bus & Bus Facilities Program State of Good Repair.	FTA	$24,120,000.00	Review in Progress

SWFRPC #	First Name	Last Name	Location	Project Description	Funding Agent	Funding Amount	Council Comments
2011-33			Collier County	FDEP JCP File #: 0305112-001-JC - City of Marco Island and Collier County - Collier Bay Entrance Channel Dredging.			Review in Progress
2011-34			Lee County	Lee County Transit - Lee County Transit Development of a Public Transit Element for Lee County's Climate Change Resiliency Strategy.	DOT/FTA	$175,000.00	Review in Progress
2011-35			Lee County	Lee County Transit - Transit Investments for Greenhouse Gas and Energy Reduction.	DOT/FTA	$13,920,000.00	Review in Progress
2011-36				Lee County Transit - Clean Fuels Grant Program	DOT/FTA	$16,920,000.00	Review in Progress

Agenda Item

7b

Financial Statements for July 30, 2011, August 31, 2011 & Grant Activity Status Sheets

7b

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MONTHLY FINANCIAL CONTENTS
For the month ending July 31, 2011

	Pages
Financial Reports:	
Balance Sheet - Governmental Types and Account Groups	1
Balance Sheet - Assets, Liabilities and Capital	2
Income Statement - Combined	3
This page is a comparsion of the budget and actual for the current month as well as the year to date figures. It also includes the net income for both the month and the year to date. The last column of the report reflects the percentage spent of the budget in each expense line as well as the overall total.	
Income statement - Comparsion of current year vs. prior year	4
This page is a comparsion of the actual figures for the current month and year to date to the previous year's figures. It also includes the net income for both years.	
Explanation of Council's Financial at current month end including:	5
- Percentage of Budget Spent for RPC, MPO, and NEP	
- Net income at current month end	
- Graphs showing the distribution of revenues and expenses	
- Any other notes felt needed at this time	
Breakdown of actual expenses for the RPC, MPO, NEP including	
- percentages and any amendments requested.	
- Please note that the Budget on the Income Statement on page 3 will not reflect any amendments, if needed, until they are actually approved.	
Combined RPC/MPO/NEP	6
Actual Totals	7
RPC by Project	8
Grant Activity	
Net Income Statement with a breakdown of monthly recognized revenue	9
Overall view of all Grants (RPC-MPO-NEP)	10

At the request of our auditors, we are also including a bank reconciliation for the most recent month and a general ledger reflecting our other bank balances.

There are three CDs through Iberia Bank. They are as follows:

15 months - matures 9/7/11	$100,000	2.00%
30 months - matures 12/7/12	$300,000	2.00%
Interest earned to date	$7,999	

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
COMBINED BALANCE SHEET -
GOVERNMENTAL FUND TYPES AND ACCOUNT GROUPS
July-11

	Governmental Fund Types		Account Groups		Totals
	General Fund	Special Revenue Fund	General Fixed Assets	General Long-Term Debt	(Memorandum Only)
ASSETS AND OTHER DEBIT					
Cash and cash equivalents	$ 123,321	$ -	$ -	$ -	$ 123,321
Investments	525,828	-	-	-	525,828
Receivables - grants and contracts	-	489,855	-	-	489,855
Receivables - other	2,500	-	-	-	2,500
Due from other funds	-	(118,229)	-	-	(118,229)
Other assets	904	-	-	-	904
Property and equipment, net	-	-	1,588,012	-	1,588,012
Amount to be provided for retirement of general long-term debt	-	-	-	1,274,812	1,274,812
TOTAL ASSETS AND OTHER DEBIT	$ 652,554	$ 371,626	$ 1,588,012	$ 1,274,812	$ 3,887,003
LIABILITIES, FUND EQUITY AND OTHER CREDIT					
LIABILITIES					
Accounts payable and accrued expenses	$ 675	$ -	$ -	$ -	$ 675
Retainage payable	62,946	-	-	-	62,946
Due to other governments	-	-	-	-	-
Due to other funds	(118,229)	-	-	-	(118,229)
Deferred revenue - grants and contracts	-	371,626	-	-	371,626
Accrued compensated absences	-	-	-	107,458	107,458
Notes payable	-	-	-	1,167,355	1,167,355
TOTAL LIABILITIES	(54,608)	371,626	-	1,274,812	1,591,830
FUND EQUITY AND OTHER CREDIT					
Investment in general fixed assets	-	-	1,588,012	-	1,588,012
Fund balance					
Reserved, designated	644,000	-	-	-	644,000
Unreserved, undesignated	63,162	-	-	-	63,162
TOTAL FUND EQUITY AND OTHER CREDIT	707,162	-	1,588,012	-	2,295,173
TOTAL LIABILITIES, FUND EQUITY AND OTHER CREDIT	$ 652,554	$ 371,626	$ 1,588,012	$ 1,274,812	$ 3,887,003

SWFRPC
Balance Sheet
July 31, 2011

ASSETS

Current Assets			
Cash - Bank of America Oper.	$	123,121.48	
Cash - Iberia CDs		407,998.71	
Cash - FL Local Gov't Pool		108,331.49	
Cash - FL Gov't Pool-Fund B		9,498.11	
Petty Cash		200.00	
Accounts Receivable		280,690.92	
Accounts Receivable-Assessment		67,110.89	
Accounts Receivable-MPO		142,052.83	
Bulk Mail Prepaid Postage		903.73	
Amount t.b.p. for L.T.L.-Leave		79,125.53	
FSA Deposit		2,500.00	
Amt t.b.p. for L.T.Debt-OPEP		28,332.00	
Amount t.b.p. for L.T.Debt		1,167,354.73	
Total Current Assets			2,417,220.42
Property and Equipment			
Property, Furniture & Equip		2,029,003.19	
Accumulated Depreciation		(440,991.63)	
Total Property and Equipment			1,588,011.56
Total Assets			$ 4,005,231.98

LIABILITIES AND CAPITAL

Current Liabilities			
Retainage Payable	$	62,946.19	
Deferred Income		371,625.62	
United way Payable		169.40	
Accrued Annual Leave		79,125.53	
Long Term Debt - OPEB		28,332.00	
Long Term Debt - Bank of Am.		1,167,354.73	
ABM Cela Tega Event		200.00	
LEPC Contingency Fund		305.25	
Total Current Liabilities			1,710,058.72
Total Liabilities			1,710,058.72
Capital			
Fund Balance-Unassigned		36,091.62	
Fund Balance-Committed		644,000.00	
FB-Non-Spendable/Fixed Assets		1,588,011.56	
Net Income		27,070.08	
Total Capital			2,295,173.26
Total Liabilities & Capital			$ 4,005,231.98

SWFRPC
Income Statement
Compared with Budget
For the Ten Months Ending July 31, 2011

	Current Month Actual	Current Month	Year to Date Actual	Year to Date Budget	% Spent
Revenues					
Total Revenues	243,769.61	354,641	2,718,503.00	4,255,690	63.88
Expenses					
Salaries Expense	133,620.29	142,167	1,369,209.06	1,706,000	80.26
FICA Expense	7,357.90	10,833	81,500.98	130,000	62.69
Retirement Expense	16,826.76	15,108	141,710.54	181,300	78.16
Health Insurance Expense	1,371.88	15,000	150,679.33	180,000	83.71
Unemployment Comp. Expense	0.00	417	4,067.51	5,000	81.35
Workers Comp. Expense	(221.00)	417	3,385.00	5,000	67.70
Grant/Consulting Expense	539.00	3,333	48,812.00	40,000	122.03
NEP-Contractual	(48.95)	14,500	158,845.75	174,000	91.29
MPO-Contractual	0.00	37,667	186,701.48	452,000	41.31
Audit Services Expense	0.00	3,917	42,220.00	47,000	89.83
Travel Expense	3,464.88	6,250	29,564.05	75,000	39.42
Telephone Expense	708.66	729	10,069.32	8,750	115.08
Postage / Shipping Expense	573.10	2,333	17,162.00	28,000	61.29
Equipment Rental Expense	2,651.00	2,683	31,917.03	32,200	99.12
Insurance Expense	950.93	2,767	19,249.28	33,200	57.98
Repair/Maint. Expense	625.00	2,083	14,265.88	25,000	57.06
Printing/Reproduction Expense	18.00	7,792	76,746.28	93,500	82.08
Utilities (Elec, Water, Gar)	2,389.58	2,333	19,889.95	28,000	71.04
Advertising/Legal Notices Exp	899.36	1,088	13,628.95	13,050	104.44
Other Misc. Expense	269.85	375	1,998.07	4,500	44.40
Office Supplies Expense	1,150.39	1,542	15,644.06	18,500	84.56
Computer Related Expense	0.00	3,250	47,491.50	39,000	121.77
Publication Expense	0.00	317	2,024.28	3,800	53.27
Prof. Develop./Dues Expense	1,022.50	2,833	35,152.00	34,000	103.39
Meetings/Events Expense	428.02	4,650	53,002.51	55,800	94.99
Capital Outlay Expense	0.00	2,083	8,036.99	25,000	32.15
Capital Outlay - Building	1,999.92	833	1,999.92	10,000	20.00
Long Term Debt	10,645.92	10,667	106,459.20	128,000	83.17
Reserve for Operations Expense	0.00	56,674	0.00	680,090	0.00
Total Expenses	187,242.99	354,641	2,691,432.92	4,255,690	63.24
Net Income	$ 56,526.62	0	$ 27,070.08	$ 0	0.00

As stated when submitting Annual Budget:
Both CHNEP and MPO are multi-year budgets - Therefore total budget may appear high
For annual RPC Budget vs. Actual only - see page 9

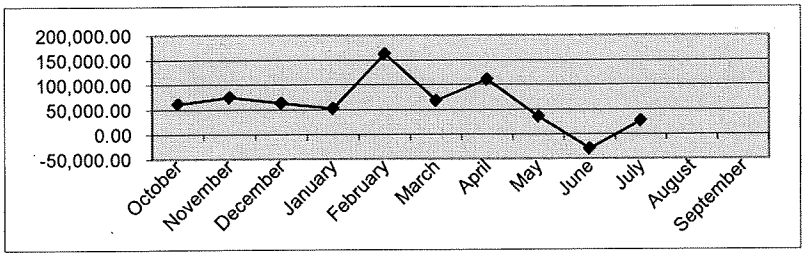
SWFRPC
Income Statement - Two Years
For the Ten Months Ending July 31, 2011

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
Total Revenues	243,769.61	419,165.10	2,718,503.00	3,056,352.87
Expenses				
Salaries Expense	133,620.29	129,578.84	1,369,209.06	1,358,876.17
FICA Expense	7,357.90	9,628.66	81,500.98	100,073.46
Retirement Expense	16,826.76	16,847.65	141,710.54	127,681.72
Health Insurance Expense	1,371.88	14,086.91	150,679.33	153,933.53
Unemployment Comp. Expe	0.00	0.00	4,067.51	3,850.00
Workers Comp. Expense	(221.00)	0.00	3,385.00	3,704.00
Grant/Consulting Expense	539.00	0.00	48,812.00	20,496.00
NEP-Contractual	(48.95)	101,795.85	158,845.75	273,899.55
MPO-Contractual	0.00	4,575.49	186,701.48	316,302.75
Audit Services Expense	0.00	0.00	42,220.00	43,116.00
Travel Expense	3,464.88	6,936.95	29,564.05	41,920.57
Telephone Expense	708.66	359.54	10,069.32	8,941.17
Postage / Shipping Expense	573.10	2,064.20	17,162.00	26,301.47
Storage Unit Rental	0.00	0.00	0.00	224.00
Equipment Rental Expense	2,651.00	1,217.30	31,917.03	27,032.25
Insurance Expense	950.93	999.34	19,249.28	23,016.92
Repair/Maint. Expense	625.00	764.00	14,265.88	15,155.96
Printing/Reproduction Expen	18.00	347.95	76,746.28	48,608.11
Utilities (Elec, Water, Gar)	2,389.58	2,196.80	19,889.95	17,587.39
Advertising/Legal Notices Ex	899.36	1,862.64	13,628.95	14,425.56
Other Misc. Expense	269.85	137.52	1,998.07	2,311.05
Office Supplies Expense	1,150.39	631.17	15,644.06	15,616.76
Computer Related Expense	0.00	1,680.00	47,491.50	28,614.52
Publication Expense	0.00	319.50	2,024.28	1,439.60
Prof. Develop./Dues Expens	1,022.50	911.00	35,152.00	34,888.23
Meetings/Events Expense	428.02	273.25	53,002.51	21,684.24
Capital Outlay Expense	0.00	0.00	8,036.99	6,070.02
Capital Outlay - Building	1,999.92	0.00	1,999.92	0.00
Long Term Debt	10,645.92	10,645.92	106,459.20	106,459.20
Total Expenses	187,242.99	307,860.48	2,691,432.92	2,842,230.20
Net Income	$ 56,526.62	$ 111,304.62	$ 27,070.08	$ 214,122.67

The next few pages are a breakdown of actual expenses for each project in Special Revenues as well as in general operations. Included in these pages, as requested, are percentages for each line item and an overall percentage spent by the RPC, NEP, and MPO.

The overall percentage of the Budget spent is	86.63%	
The percentage of the RPC Budget spent is	107.27%	(Corresponds to 107% of RPC ST/Fed/Local Grants)
The percentage of the MPO Budget spent is	64.99%	
The percentage of the NEP Budget spent is	80.92%	

For the month ending July 31, 2011 $27,070 is our net income.

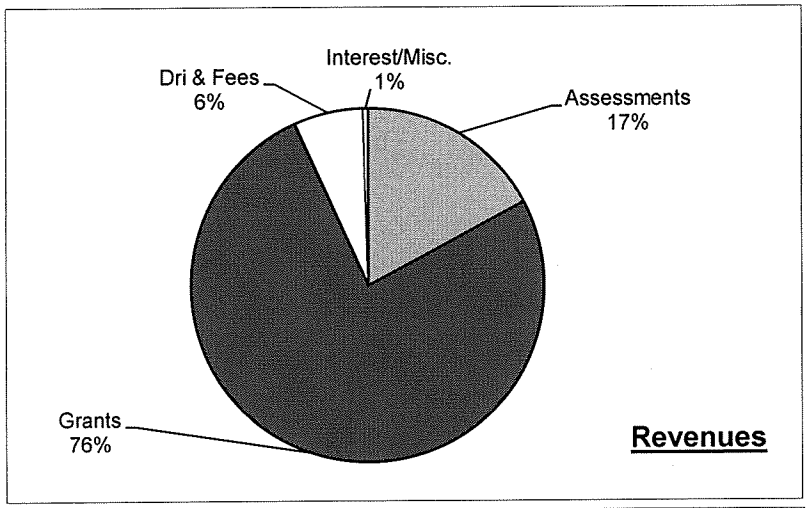


Net Income (unaudited)

As can be seen in this graph, the net income moves in quarterly cycles.

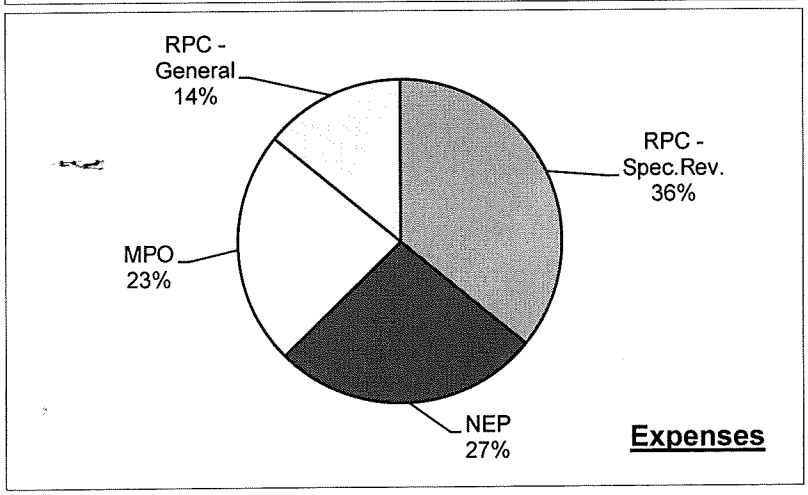
For the month ending July 31, 2011

Total Revenues	2,718,503
Total Expenses	2,691,433
Net Income	27,070



Revenues

Assessments	466,669
Grants	2,067,973
Dri & Fees	171,991
Interest/Misc.	11,870
	2,718,503



Expenses

RPC - Spec.Rev.	966,072
NEP	718,874
MPO	628,383
RPC - General	378,104
	2,691,433

RPC-MPO-NEP Combined
Budget vs. Actual
For the month ending July 31, 2011

	Combined Actual	Combined Adopted Budget	Combined Total YTD Amendments	Combined Amended Budget	Combined VARIABLE	83.33%
Revenues						
Membership Dues	466,669	466,669	0	466,669	0	100.00%
Federal/State/Local Grants	2,067,973	2,878,931	0	2,878,931	810,958	71.83%
Dri/Monitoring Fees	171,991	200,000	0	200,000	28,009	86.00%
Interest And Miscellaneous	11,870	30,000	0	30,000	18,130	39.57%
Carry Over Fund Balance		655,716	24,374	680,090		
Total Income	2,718,503	4,231,316	24,374	4,255,690	857,097	76.03%
Expenditures						
Direct:						
Salaries	1,369,209	1,706,000	0	1,706,000	336,791	80.26%
FICA	81,501	130,000	0	130,000	48,499	62.69%
Retirement	141,711	181,300	0	181,300	39,589	78.16%
Health Insurance	150,679	180,000	0	180,000	29,321	83.71%
Workers Compensation	7,453	10,000	0	10,000	2,547	74.53%
Total Personnel	1,750,552	2,207,300	0	2,207,300	456,748	79.31%
Consultant Fees	48,812	40,000	0	40,000	-8,812	122.03%
NEP Contractual	158,846	174,000	0	174,000	15,154	91.29%
MPO Contractual	186,701	452,000	0	452,000	265,299	41.31%
Audit Fees	42,220	47,000	0	47,000	4,780	89.83%
Travel	29,564	75,000	0	75,000	45,436	39.42%
Telephone	10,069	8,750	0	8,750	-1,319	115.08%
Postage	17,162	28,000	0	28,000	10,838	61.29%
Equipment Rental	31,917	32,200	0	32,200	283	99.12%
Insurance	19,249	33,200	0	33,200	13,951	57.98%
Repair/Maintenance	14,266	25,000	0	25,000	10,734	57.06%
Printing/Reproduction	76,746	93,500	0	93,500	16,754	82.08%
Utilities (Elec, Gas, Water)	19,890	28,000	0	28,000	8,110	71.04%
Advertising	13,629	13,050	0	13,050	-579	104.44%
Other Miscelleanous	1,998	4,500	0	4,500	2,502	44.40%
Office Supplies	15,644	18,500	0	18,500	2,856	84.56%
Computer Related Expenses	47,492	39,000	0	39,000	-8,492	121.77%
Publications	2,024	3,800	0	3,800	1,776	53.27%
Professional Development	35,152	34,000	0	34,000	-1,152	103.39%
Meetings/Events	53,003	55,800	0	55,800	2,797	94.99%
Capital Outlay-Operations	8,037	25,000	0	25,000	16,963	32.15%
Capital Outlay-Building	2,000	10,000	0	10,000	8,000	20.00%
Long Term Debt	106,459	128,000	0	128,000	21,541	83.17%
Allocation of Fringe/Indirect		0	0	0	0	
Reserve for Operation Expense		655,716	24,374	680,090	680,090	
Total Cash Outlays	2,691,433	4,231,316	24,374	4,255,690	1,564,257	75.27%
Net Income/(Loss)	27,070	0	0	0		

Regional Planning Council
Budget vs. Actual
For the month ending July 31, 2011

	Total RPC Special Rev.	RPC General	Total RPC Actual	MPO Actual	CHNEP Actual	Total Combined Actual
Revenues						
Membership Dues	0	466,669	466,669	0	0	466,669
Federal/State/Local Grants	720,716		720,716	628,383	718,874	2,067,973
Dri/Monitoring Fees	171,991		171,991	0	0	171,991
Interest And Miscellaneous	0	11,870	11,870	0	0	11,870
Carry Over Fund Balance	0		0	0	0	0
Total Income	892,708	478,538	1,371,246	628,383	718,874	2,718,503
Expenditures						
Direct:						
Salaries						1,369,209
FICA						81,501
Retirement						141,711
Health Insurance						150,679
Workers Compensation						7,453
Total Personnel						1,750,552
Consultant Fees	38,554	10,258	48,812	0	0	48,812
NEP Contractual	0	0	0	0	158,846	158,846
MPO Contractual	0	0	0	186,701	0	186,701
Audit Fees	0	42,220	42,220	0	0	42,220
Travel	7,492	7,900	15,392	3,409	10,763	29,564
Telephone	0	8,426	8,426	1,089	554	10,069
Postage	469	5,955	6,424	2,322	8,415	17,162
Equipment Rental	0	31,792	31,792	125	0	31,917
Insurance	0	19,249	19,249	0	0	19,249
Repair/Maintenance	0	14,266	14,266	0	0	14,266
Printing/Reproduction	7,030	1,578	8,608	723	67,415	76,746
Utilities (Elec, Gas, Water)	0	19,890	19,890	0	0	19,890
Advertising	1,306	1,264	2,570	11,011	48	13,629
Other Miscelleanous	0	893	893	360	745	1,998
Office Supplies	1,589	11,753	13,342	1,289	1,013	15,644
Computer Related Expenses	0	42,319	42,319	462	4,710	47,492
Publications	649	1,375	2,024	0	0	2,024
Professional Development	4,710	23,062	27,772	1,670	5,710	35,152
Meetings/Events	10,890	2,167	13,056	1,831	38,115	53,003
Capital Outlay-Operations	0	6,274	6,274	0	1,763	8,037
Capital Outlay-Building	0	2,000	2,000	0	0	2,000
Long Term Debt	0	106,459	106,459	0	0	106,459
Allocation of Fringe/Indirect	503,966	-968,953	-464,987	231,685	233,301	0
Reserve for Operation Expense						
Total Cash Outlays	966,072	378,104	1,344,176	628,383	718,874	2,691,433
Net Income/(Loss)			27,070			27,070

Regional Planning Council
Budget vs. Actual
For the month ending July 31, 2011

	DCA	HMEP/SQG EMERG	Economic Developmt.	Huricane Evac/Coastal Depth Analysis	TDs	DRIs/ NOPCs	Other Contracts	Total RPC Special Rev.
Revenues								
Membership Dues								0
Federal/State/Local Grants	181,948	61,646	32,227	22,500	54,934		367,461	720,716
Dri/Monitoring Fees						171,991		171,991
Interest And Miscellaneous								0
Carry Over Fund Balance								0
Total Income	181,948	61,646	32,227	22,500	54,934	171,991	367,461	892,708
Expenditures								
Direct:								
Salaries								
FICA								
Retirement								
Health Insurance								
Workers Compensation								
Total Personnel								
Consultant Fees	0	7,906	0	0	0	0	30,649	38,554
NEP Contractual	0	0	0	0	0	0	0	0
MPO Contractual	0	0	0	0	0	0	0	0
Audit Fees	0	0	0	0	0	0	0	0
Travel	936	2,267	27	0	27	0	4,236	7,492
Telephone	0	0	0	0	0	0	0	0
Postage	35	16	42	39	193	33	111	469
Equipment Rental	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0
Repair/Maintenance	0	0	0	0	0	0	0	0
Printing/Reproduction	2	43	1	0	0	2	6,981	7,030
Utilities (Elec, Gas, Water)	0	0	0	0	0	0	0	0
Advertising	69	0	0	0	1,237	0	0	1,306
Other Miscelleanous	0	0	0	0	0	0	0	0
Office Supplies	0	0	0	373	0	0	1,216	1,589
Computer Related Expenses	0	0	0	0	0	0	0	0
Publications	0	0	0	0	0	0	649	649
Professional Development	335	0	2,950	0	0	0	1,425	4,710
Meetings/Events	0	200	26	0	0	0	10,664	10,890
Capital Outlay-Operations	0	0	0	0	0	0	0	0
Capital Outlay-Building	0	0	0	0	0	0	0	0
Long Term Debt							0	
Allocation of Fringe/Indirect	103,337	18,121	56,222	16,530	30,879	97,384	181,492	503,966
Reserve for Operation Expense								
Total Cash Outlays	187,543	43,079	109,112	30,189	57,086	176,078	362,985	966,072
Net Income/(Loss)								

Southwest Florida Regional Planning Council
For the month ending July 31, 2011

Net Income/Loss Statement

	Prior Period	Amended Budget	Current Period	Current Period as % of Rev/Exp	% Change from Prior Period	% of Budget
Revenue						
DCA - GENERAL	165,603		165,603			
DCA - TITLE III	13,215		16,345			
SALT MARSH LANDS	83,906		98,244			
WETLANDS	82,818		82,818			
ECONOMIC DEVELOP.	25,815		32,227			
HMEP-PLANNING and TRAINING	52,546		52,546			
SQG	9,100		9,100			
TD GLADES/HENDRY	29,016		29,532			
TD LEE	25,079		25,402			
COASTAL DEPTH ANALYSIS	22,500		22,500			
NEFRC POs: FIN-MARC / I/O / EDWARDS / RTIC / TEP	133,549		144,749			
CLIMATE RESILIENCY	13,921		13,921			
PG EAR	20,229		20,229			
TOTAL FEDERAL/STATE/LOCAL GRANTS (RPC)	**677,298**	**728,193**	**713,216**	**26.2%**	**5.3%**	**97.9%**
DRIs/NOPCs - DRI MON.	161,134	200,000	171,991	6.3%	6.7%	86.0%
ASSESSMENTS & MISC INC. (Includes ABM)	369,795	496,669	486,038	17.9%	31.4%	97.9%
CHNEP	683,939	1,036,700	718,874	26.4%	5.1%	69.3%
MPO	582,754	1,114,038	628,383	23.1%	7.8%	56.4%
Total Revenue	**2,474,920**	**3,575,600**	**2,718,503**	**100.0%**	**9.8%**	**76.0%**
Operating Expenses (all 3 entities-RPC,MPO,NEP)						
Salaries and Fringe (all personnel)	1,591,597	2,207,300	1,750,552	65.0%	10.0%	79.3%
Consultant Fees	48,273	40,000	48,812	1.8%	1.1%	122.0%
NEP Contractual	158,895	174,000	158,846	5.9%	0.0%	91.3%
MPO Contractual	186,701	452,000	186,701	6.9%	0.0%	41.3%
Audit Fees	42,220	47,000	42,220	1.6%	0.0%	89.8%
Travel	26,099	75,000	29,564	1.1%	13.3%	39.4%
Telephone	9,361	8,750	10,069	0.4%	7.6%	115.1%
Postage	16,589	28,000	17,162	0.6%	3.5%	61.3%
Equipment Rental	29,266	32,200	31,917	1.2%	9.1%	99.1%
Insurance	18,298	33,200	19,249	0.7%	5.2%	58.0%
Repair/Maintenance	13,641	25,000	14,266	0.5%	4.6%	57.1%
Printing/Reproduction	76,728	93,500	76,746	2.9%	0.0%	82.1%
Utilities (Gas,Water, Garb.)	17,500	28,000	19,890	0.7%	13.7%	71.0%
Advertising	12,730	13,050	13,629	0.5%	7.1%	104.4%
Other Miscellaneous	1,728	4,500	1,998	0.1%	15.6%	44.4%
Office Supplies	14,494	18,500	15,644	0.6%	7.9%	84.6%
Computer Related Exps.	47,492	39,000	47,492	1.8%	0.0%	121.8%
Publications	2,024	3,800	2,024	0.1%	0.0%	53.3%
Professional Development	34,130	34,000	35,152	1.3%	3.0%	103.4%
Meetings/Events	52,574	55,800	53,003	2.0%	0.8%	95.0%
Capital Outlay-Operations	8,037	25,000	8,037	0.3%	0.0%	32.1%
Capital Outlay-Building	0	10,000	2,000	0.1%	#DIV/0!	20.0%
Long Term Debt	95,813	128,000	106,459	4.0%	11.1%	83.2%
Total Operating Expenses	**2,504,191**	**3,575,600**	**2,691,433**	**100.0%**	**7.5%**	**75.3%**
Net Income or (loss)	**-29,271**	**0**	**27,070**			

OVERALL VIEW OF ESTABLISHED ACTIVE GRANTS INCLUDING MPO AND CHNEP

Agency /	Contract #	PROJECT NAME	CDFA/ CSFA	GRANT PERIOD	FEDERAL	STATE	OTHER or MATCH	TOTAL	TOTAL SPENT	BALANCE
DCA	11-CP-03-13-00-21-087	DCA - TITLE III	52-006	7/1/10 - 6/30/11		40,909		40,909	3,130	37,779
EPA	CD95450310	SALT MARSH LANDS	66-456	10/1/09 - 6/30/12	299,725			299,725	153,440	146,285
EPA	CD96484907	WETLANDS	66-456	10/1/07 - 12/31/10	470,494			470,494	470,902	-408
		BROADBAND GRANT			308,800		77,200	386,000	133	385,867
EDA	04-83-06492 (w/match)	ECONOMIC DEVELOP.2010-12	11-300	1/1/11 - 12/31/13	26,500		11,357	37,857	32,094	5,763
DEM	11-DT-83-13-00-21-210	HMEP-PLANNING	20-703	10/1/10 - 09/30/11	18,000			18,000	16,882	1,118
DEM	11-DT-83-13-00-21-210	HMEP-TRAINING	20-703	10/1/10 - 09/30/11	34,546			34,546	15,852	18,694
Glades/Hendry		SQG	N/A	10/1/10 - 09/30/11			9,100	9,100	10,346	-1,246
TD	AQC 33	TD GLADES/HENDRY	55-002	7/1/10 - 6/30/11		35,139		35,139	516	34,623
TD	AQB 42	TD LEE	55-002	7/1/10 - 6/30/11		29,514		29,514	324	29,190
	PO # 413	COASTAL DEPTH ANALYSIS	97-039	10/1/10 - 9/30/11	22,500			22,500	24,513	-2,013
NERPC	PO # 332/410	RTIC REVIEW & TEP	97-067	NEFPC Grant			31,713	31,713	28,946	2,767
NERPC	PO # 420/334/459	FIN-MARC / I/O / EDWARDS	97-055	NEFPC Grant			127,131	127,131	107,368	19,763
LEE	PO # 204716	CLIMATE RESILIENCY	N/A	NEFPC Grant			30,000	30,000	29,045	955
	PO # 42845	PG EAR	N/A	01/10 - 12/10			28,000	28,000	22,805	5,195
	Sponsors	ABM	N/A	N/A			7,500	7,500	4,710	2,790
EPA	CE96457406-4	CHNEP	66-456	10/1/06 - 9/30/11	518,350		518,350	1,036,700	718,874	317,826
FHA/US DOT THRU FDOT	420869-1-14-01-0261 (47)	MPO	20-205	7/1/10 - 6/30/11	1,055,701		202,489	1,258,190	188,355	1,069,835
FEE BASED		DRIs/NOPCs - DRI MON.	N/A	Fiscal Year			171,991	171,991	176,078	-4,087

SWFRPC

Account Reconciliation

As of Jun 30, 2011

101000 - Cash - Bank of America Oper.

Bank Statement Date: June 30, 2011

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance				273,617.06
Add: Cash Receipts				162,262.05
Less: Cash Disbursements				(255,986.39)
Add (Less) Other				(60,875.54)
Ending GL Balance				119,017.18
Ending Bank Balance				199,465.22
Add back deposits in transit				
Total deposits in transit				
(Less) outstanding checks				
	Nov 1, 2010	42330	(51.62)	
	Feb 1, 2011	42556	(63.19)	
	Feb 1, 2011	42567	(55.18)	
	Apr 1, 2011	42675	(250.00)	
	Apr 21, 2011	42745	(18.74)	
	Apr 21, 2011	42753	(80.00)	
	Apr 29, 2011	42782	(78.32)	
	May 18, 2011	42812	(51.62)	
	May 18, 2011	42833	(582.97)	
	May 31, 2011	42857	(55.18)	
	May 31, 2011	42859	(20.47)	
	May 31, 2011	42866	(42.72)	
	Jun 16, 2011	42871	(450.00)	
	Jun 16, 2011	42881	(320.00)	
	Jun 16, 2011	42900	(3,000.00)	
	Jun 30, 2011	42911	(13,431.00)	
	Jun 30, 2011	42912	(500.68)	
	Jun 30, 2011	42913	(240.00)	
	Jun 30, 2011	42914	(1,683.00)	
	Jun 30, 2011	42915	(26.26)	
	Jun 30, 2011	42916	(63.19)	
	Jun 30, 2011	42917	(415.98)	
	Jun 30, 2011	42918	(47,942.47)	
	Jun 30, 2011	42919	(457.00)	
	Jun 30, 2011	42920	(320.00)	
	Jun 30, 2011	42921	(66.96)	
	Jun 30, 2011	42922	(350.00)	
	Jun 30, 2011	42923	(250.00)	
	Jun 30, 2011	42924	(68.53)	
	Jun 30, 2011	42925	(1,976.76)	
	Jun 30, 2011	42926	(10.68)	
	Jun 30, 2011	42927	(250.00)	
	Jun 30, 2011	42928	(48.95)	
	Jun 30, 2011	42929	(53.40)	
	Jun 30, 2011	42930	(1,691.56)	
	Jun 30, 2011	42931	(424.05)	
	Jun 30, 2011	42932	(179.78)	
	Jun 30, 2011	42933	(20.47)	
	Jun 30, 2011	42934	(39.16)	
	Jun 30, 2011	42935	(190.00)	
	Jun 30, 2011	42936	(101.65)	
	Jun 30, 2011	42937	(19.58)	
	Jun 30, 2011	42938	(236.28)	
	Jun 30, 2011	42939	(24.92)	
	Jun 30, 2011	42940	(120.64)	
	Jun 30, 2011	42941	(56.07)	
	Jun 30, 2011	42942	(462.00)	
	Jun 30, 2011	42943	(351.94)	
	Jun 30, 2011	42944	(281.53)	
	Jun 30, 2011	42945	(2,500.00)	
	Jun 30, 2011	42950	(26.00)	

SWFRPC

Account Reconciliation

As of Jun 30, 2011

101000 - Cash - Bank of America Oper.

Bank Statement Date: June 30, 2011

Filter Criteria includes: Report is printed in Detail Format.

	Jun 30, 2011	42951	(42.72)	
	Jun 30, 2011	42952	(28.48)	
	Jun 30, 2011	42953	(245.00)	
	Jun 30, 2011	42954	(131.34)	
Total outstanding checks				(80,448.04)
Add (Less) Other				
Total other				
Unreconciled difference				0.00
Ending GL Balance				119,017.18

SWFRPC

General Ledger

For the Period From Jul 1, 2011 to Jul 31, 2011

Filter Criteria includes: 1) IDs: Multiple IDs. Report order is by ID. Report is printed with shortened descriptions and in Summary By Period Format.

Account ID Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
101000	7/1/11	Beginning Balance			119,017.18
Cash - Bank of America O		Current Period Change	220,069.35	188,056.89	32,012.46
	7/31/11	Ending Balance			151,029.64
101002	7/1/11	Beginning Balance			407,998.71
Cash - Iberia CDs					
	7/31/11	Ending Balance			407,998.71
101006	7/1/11	Beginning Balance			107,950.72
Cash - FL Local Gov't Pool		Current Period Change	380.77		380.77
	7/31/11	Ending Balance			108,331.49
101006B	7/1/11	Beginning Balance			10,117.37
Cash - FL Gov't Pool-Fund		Current Period Change		619.26	-619.26
	7/31/11	Ending Balance			9,498.11

FY2011 Budget Discussion

Regarding Net Loss of $71,248 for the month ending August 31, 2011

At the end of June 2011, a prediction was made regarding percentages of time charged to each project or job number. These percentages were based on the first nine months of the fiscal year as well as prior year activity and were made to the best of my knowledge at that time.

However, bearing in mind that the SWFRPC is approximately 78% grant driven and not tax-based as are Counties, Cities, and other municipalities, many variables come under consideration. Chief among these are the fringe and indirect rates as well as the assessments collected from our members. The majority of our grants are reimbursable meaning that we are only reimbursed for the charges to that grant and no more, creating zero income. Any overage on a grant would be reconciled at year end as a loss to our local, aka member assessments.

Since the veto of DCA funds, the assessments are the only funding stream available to staff that provides technical assistance, requirements covered by our former DCA funds, as well as unfunded projects and committees and overages as noted above.

Fringe and Indirect rates are provisional during the year with actual rates calculated at year end. An indirect cost is any cost that cannot be easily identified (or it would not be cost effective to identify) to a specific project, but identified with two or more final cost objectives. Indirect costs are those: (a) incurred for a common or joint purpose benefiting more than one cost objective, and (b) not readily assignable to the cost objectives specifically benefitted. These types of costs include:

Fringe Benefits: services or benefits provided to employees, e.g., Health Insurance, Payroll Taxes, Pension Contribution, Paid Absences, etc.

Overhead and Admin: indirect costs associated with the performance of a project, including, but not limited to, facility costs (rent, heat, electricity, insurance, etc.), office supplies, general purpose equipment, the overall management of an organization, support staff and services, costs of communicating with the public and press, audit costs, etc.

Depending on the staff charges to Local (funded by assessments) and to indirect and fringe (both provisional rates), net income or loss may change substantially from one month to the next. For example, in our predictions based on past activity, we estimated $60,261 in charges to local for unfunded staff. In July and August, the reality is that $81,500 has been charged to local, an 11.11% increase over the estimate. Leave expenses were predicted at $48,991, real time charges are $78,000, which will increase the fringe rate. And as more staff time is charged to indirect, that rate will also increase. Increases in these rates may possibly cause overages in some grants resulting in additional loss of income in assessment funds available.

With the FY11 Budget as is, we will have a net loss at year end. The $46,692 available in the Unassigned Fund Balance will not be enough to cover the total loss; we are over that amount by $24,557 at the end of August. Again while it is hard to predict the loss due to uncertainties in charges to local, fringe and indirect, I hope to have a better idea of the amount needed by the meeting of the Budget and Finance committee on September 14th. I hesitate to give a estimate at this point until I have more concrete information available.

Staff Recommendation:

Motion: Authorization to allow use of assigned fund balance to cover year end loss.

MONTHLY FINANCIAL CONTENTS
For the month ending August 31, 2011

	Pages
Financial Reports:	
Balance Sheet - Governmental Types and Account Groups	1
Balance Sheet - Assets, Liabilities and Capital	2
Income Statement - Combined	3
This page is a comparsion of the budget and actual for the current month as well as the year to date figures. It also includes the net income for both the month and the year to date. The last column of the report reflects the percentage spent of the budget in each expense line as well as the overall total.	
Income statement - Comparsion of current year vs. prior year	4
This page is a comparsion of the actual figures for the current month and year to date to the previous year's figures. It also includes the net income for both years.	
Explanation of Council's Financial at current month end including:	5
- Percentage of Budget Spent for RPC, MPO, and NEP	
- Net income at current month end	
- Graphs showing the distribution of revenues and expenses	
- Any other notes felt needed at this time	
Breakdown of actual expenses for the RPC, MPO, NEP including	
- percentages and any amendments requested.	
- Please note that the Budget on the Income Statement will not reflect any amendments until they are actually approved by the Budget Committee.	
Combined RPC/MPO/NEP	6
Actual Totals	7
RPC by Project	8
Grant Activity	
Net Income Statement with a breakdown of monthly recognized revenue	9
Overall view of all Grants (RPC-MPO-NEP)	10

At the request of our auditors, we are also including a bank reconciliation for the most recent month and a general ledger reflecting our other bank balances.

There are three CDs through Iberia Bank. They are as follows:

15 months - matures 9/7/11	$100,000	2.00%
30 months - matures 12/7/12	$300,000	2.00%
Interest earned to date	$7,999	

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
COMBINED BALANCE SHEET -
GOVERNMENTAL FUND TYPES AND ACCOUNT GROUPS
August-11

	Governmental Fund Types		Account Groups		Totals
	General Fund	Special Revenue Fund	General Fixed Assets	General Long-Term Debt	(Memorandum Only)
ASSETS AND OTHER DEBIT					
Cash and cash equivalents	$ 10,751	$ -	$ -	$ -	$ 10,751
Investments	525,858	-	-	-	525,858
Receivables - grants and contracts	-	342,997	-	-	342,997
Receivables - other	2,500	-	-	-	2,500
Due from other funds	-	(145,101)	-	-	(145,101)
Other assets	904	-	-	-	904
Property and equipment, net	-	-	1,588,012	-	1,588,012
Amount to be provided for retirement of general long-term debt	-	-	-	1,269,692	1,269,692
TOTAL ASSETS AND OTHER DEBIT	$ 540,013	$ 197,896	$ 1,588,012	$ 1,269,692	$ 3,595,613
LIABILITIES, FUND EQUITY AND OTHER CREDIT					
LIABILITIES					
Accounts payable and accrued expenses	$ 11,547	$ -	$ -	$ -	$ 11,547
Retainage payable	64,717	-	-	-	64,717
Due to other governments	-	-	-	-	-
Due to other funds	(145,101)	-	-	-	(145,101)
Deferred revenue - grants and contracts	-	197,896	-	-	197,896
Accrued compensated absences	-	-	-	107,458	107,458
Notes payable	-	-	-	1,162,234	1,162,234
TOTAL LIABILITIES	(68,836)	197,896	-	1,269,692	1,398,751
FUND EQUITY AND OTHER CREDIT					
Investment in general fixed assets	-	-	1,588,012	-	1,588,012
Fund balance					
Reserved, designated	633,400	-	-	-	633,400
Unreserved, undesignated	(24,550)	-	-	-	(24,550)
TOTAL FUND EQUITY AND OTHER CREDIT	608,850	-	1,588,012	-	2,196,862
TOTAL LIABILITIES, FUND EQUITY AND OTHER CREDIT	$ 540,014	$ 197,896	$ 1,588,012	$ 1,269,692	$ 3,595,613

SWFRPC
Balance Sheet
August 31, 2011

ASSETS

Current Assets		
Cash - Bank of America Oper.	$ 10,551.52	
Cash - Iberia CDs	407,998.71	
Cash - FL Local Gov't Pool	108,516.39	
Cash - FL Gov't Pool-Fund B	9,343.28	
Petty Cash	200.00	
Accounts Receivable	221,741.36	
Accounts Receivable-Assessment	12,213.90	
Accounts Receivable-MPO	109,041.69	
Bulk Mail Prepaid Postage	903.73	
Amount t.b.p. for L.T.L.-Leave	79,125.53	
FSA Deposit	2,500.00	
Amt t.b.p. for L.T.Debt-OPEP	28,332.00	
Amount t.b.p. for L.T.Debt	1,162,234.29	
Total Current Assets		2,152,702.40
Property and Equipment		
Property, Furniture & Equip	2,029,003.19	
Accumulated Depreciation	(440,991.63)	
Total Property and Equipment		1,588,011.56
Total Assets		$ 3,740,713.96

LIABILITIES AND CAPITAL

Current Liabilities		
Retainage Payable	$ 64,717.24	
Deferred Income	197,895.97	
Accrued Expenses	5,000.00	
FICA Taxes Payable	5,675.98	
United way Payable	366.15	
Accrued Annual Leave	79,125.53	
Long Term Debt - OPEB	28,332.00	
Long Term Debt - Bank of Am.	1,162,234.29	
ABM Cela Tega Event	200.00	
LEPC Contingency Fund	305.25	
Total Current Liabilities		1,543,852.41
Total Liabilities		1,543,852.41
Capital		
Fund Balance-Unassigned	46,691.62	
Fund Balance-Assigned	633,400.00	
FB-Non-Spendable/Fixed Assets	1,588,011.56	
Net Income	(71,241.63)	
Total Capital		2,196,861.55
Total Liabilities & Capital		$ 3,740,713.96

SWFRPC
Income Statement
Compared with Budget
For the Eleven Months Ending August 31, 2011

	Current Month Actual	Current Month	Year to Date Actual	Year to Date Budget	Current Balance	% Spent Variance
Revenues						
Total Revenues	333,747.91	357,141	3,052,297.74	4,285,690	1,233,392.2	71.22
Expenses						
Salaries Expense	199,094.68	142,167	1,568,303.74	1,706,000	137,696.26	91.93
FICA Expense	33,247.64	10,833	114,611.58	130,000	15,388.42	88.16
Retirement Expense	5,913.93	15,108	147,624.47	181,300	33,675.53	81.43
Health Insurance Expense	27,224.15	15,000	177,903.48	180,000	2,096.52	98.84
Unemployment Comp. Expense	0.00	417	4,067.51	5,000	932.49	81.35
Workers Comp. Expense	375.00	417	3,760.00	5,000	1,240.00	75.20
Severance	66,648.78	0	66,648.78	0	(66,648.78)	0.00
Grant/Consulting Expense	3,941.30	5,833	52,673.30	70,000	17,326.70	75.25
NEP-Contractual	30,498.84	14,500	189,344.59	174,000	(15,344.59)	108.82
MPO-Contractual	11,511.60	37,375	198,213.08	448,500	250,286.92	44.19
Audit Services Expense	3,000.00	3,917	45,220.00	47,000	1,780.00	96.21
Travel Expense	7,248.90	5,583	36,892.95	67,000	30,107.05	55.06
Telephone Expense	737.44	1,021	10,806.76	12,250	1,443.24	88.22
Postage / Shipping Expense	4,982.61	2,333	22,144.61	28,000	5,855.39	79.09
Equipment Rental Expense	(4,273.30)	2,683	25,047.35	32,200	7,152.65	77.79
Insurance Expense	285.39	2,368	19,534.67	28,420	8,885.33	68.74
Repair/Maint. Expense	3,360.00	2,083	17,797.24	25,000	7,202.76	71.19
Printing/Reproduction Expense	11,070.54	7,792	87,816.82	93,500	5,683.18	93.92
Utilities (Elec, Water, Gar)	2,196.44	2,333	22,086.39	28,000	5,913.61	78.88
Advertising/Legal Notices Exp	1,097.86	1,444	14,726.81	17,330	2,603.19	84.98
Other Misc. Expense	68.18	375	4,491.27	4,500	8.73	99.81
Office Supplies Expense	903.70	1,542	16,547.76	18,500	1,952.24	89.45
Computer Related Expense	9,476.65	4,750	56,968.15	57,000	31.85	99.94
Publication Expense	355.00	317	2,379.28	3,800	1,420.72	62.61
Prof. Develop./Dues Expense	2,022.50	3,208	36,774.50	38,500	1,725.50	95.52
Meetings/Events Expense	1,016.03	4,650	54,018.54	55,800	1,781.46	96.81
Capital Outlay Expense	0.00	917	8,036.99	11,000	2,963.01	73.06
Capital Outlay - Building	0.00	833	1,999.92	10,000	8,000.08	20.00
Long Term Debt	10,645.92	10,667	117,105.12	128,000	10,894.88	91.49
Reserve for Operations Expense	0.00	56,674	0.00	680,090	680,090.00	0.00
Total Expenses	432,649.78	357,141	3,123,545.66	4,285,690	1,162,144.3	72.88
Net Income	$ (98,901.87)	0	$ (71,247.92)	$ 0	71,247.92	0.00

As stated when submitting Annual Budget:
Both CHNEP and MPO are multi-year budgets - Therefore total budget may appear high

SWFRPC
Income Statement - Two Years
For the Eleven Months Ending August 31, 2011

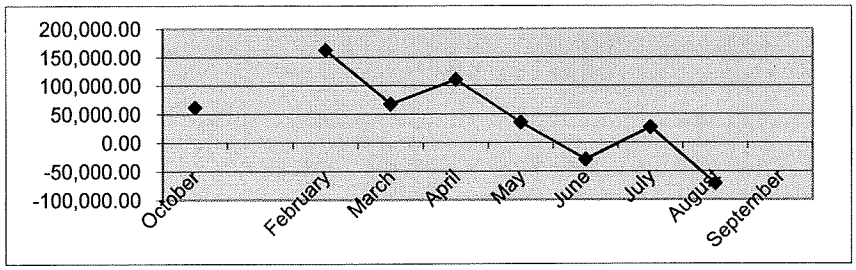
	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
Total Revenues	333,747.91	133,679.08	3,052,297.74	3,190,031.95
Expenses				
Salaries Expense	199,094.68	129,498.78	1,568,303.74	1,488,374.95
FICA Expense	33,247.64	9,622.52	114,611.58	109,695.98
Retirement Expense	5,913.93	14,608.15	147,624.47	142,289.87
Health Insurance Expense	27,224.15	289.56	177,903.48	154,223.09
Unemployment Comp. Expe	0.00	0.00	4,067.51	3,850.00
Workers Comp. Expense	375.00	359.00	3,760.00	4,063.00
Severance	66,648.78	0.00	66,648.78	0.00
Grant/Consulting Expense	3,941.30	1,307.00	52,673.30	21,803.00
NEP-Contractual	30,498.84	0.00	189,344.59	273,899.55
MPO-Contractual	11,511.60	3,000.00	198,213.08	319,302.75
Audit Services Expense	3,000.00	0.00	45,220.00	43,116.00
Travel Expense	7,248.90	(466.69)	36,892.95	41,453.88
Telephone Expense	737.44	537.16	10,806.76	9,478.33
Postage / Shipping Expense	4,982.61	224.23	22,144.61	26,525.70
Storage Unit Rental	0.00	0.00	0.00	224.00
Equipment Rental Expense	(4,273.30)	2,651.00	25,047.35	29,683.25
Insurance Expense	285.39	2,475.04	19,534.67	25,491.96
Repair/Maint. Expense	3,360.00	1,015.50	17,797.24	16,171.46
Printing/Reproduction Expen	11,070.54	0.00	87,816.82	48,608.11
Utilities (Elec, Water, Gar)	2,196.44	2,279.01	22,086.39	19,866.40
Advertising/Legal Notices Ex	1,097.86	1,072.66	14,726.81	15,498.22
Other Misc. Expense	68.18	70.56	4,491.27	2,381.61
Office Supplies Expense	903.70	1,190.16	16,547.76	16,806.92
Computer Related Expense	9,476.65	9,005.06	56,968.15	37,619.58
Publication Expense	355.00	0.00	2,379.28	1,439.60
Prof. Develop./Dues Expens	2,022.50	176.00	36,774.50	35,064.23
Meetings/Events Expense	1,016.03	(32.99)	54,018.54	21,651.25
Capital Outlay Expense	0.00	0.00	8,036.99	6,070.02
Capital Outlay - Building	0.00	1,690.00	1,999.92	1,690.00
Long Term Debt	10,645.92	10,645.92	117,105.12	117,105.12
Total Expenses	432,649.78	191,217.63	3,123,545.66	3,033,447.83
Net Income	$ (98,901.87)	$ (57,538.55)	$ (71,247.92)	$ 156,584.12

The next few pages are a breakdown of actual expenses for each project in Special Revenues as well as in general operations. Included in these pages, as requested, are percentages for each line item and an overall percentage spent by the RPC, NEP, and MPO.

At 91.67% though the fiscal year expenses percentages are as follows:

The overall percentage of the Budget spent is 86.63%
The overall percentage of the Budget revenue is 84.65%

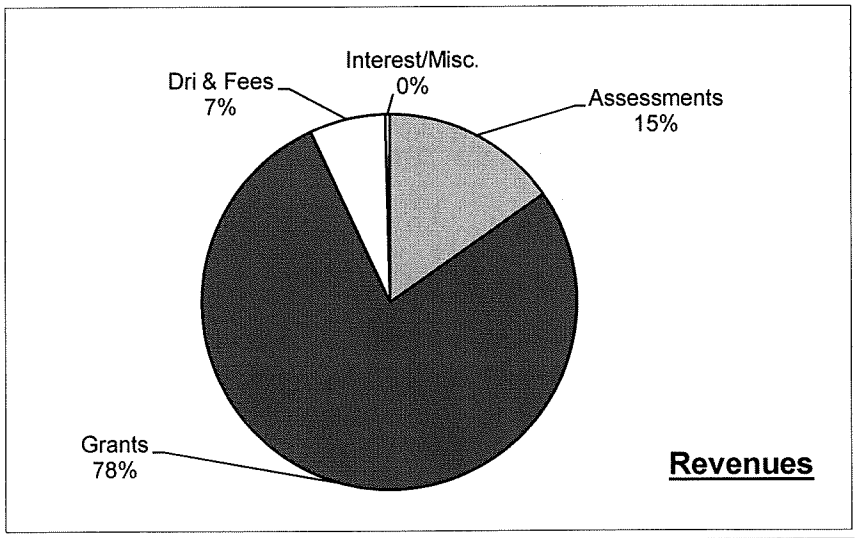
For the month ending August 31, 2011 -$71,248 is our net income.



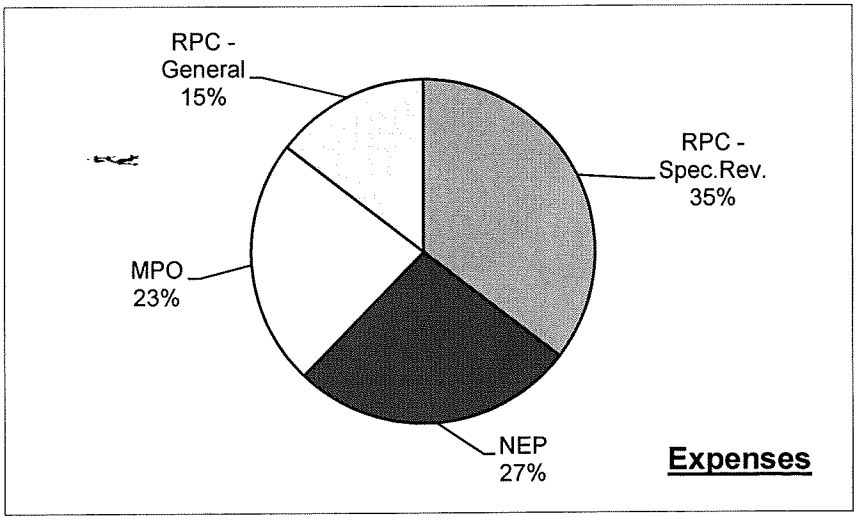
Net Income (unaudited)

As can be seen in this graph, the net income moves in quarterly cycles.
For the month ending August 31, 2011

Total Revenues	3,052,298
Total Expenses	3,123,546
Net Income	-71,248



Revenues	
Assessments	466,669
Grants	2,375,075
Dri & Fees	198,557
Interest/Misc.	11,996
	3,052,298



Expenses	
RPC - Spec.Rev.	1,105,855
NEP	838,880
MPO	723,961
RPC - General	454,849
	3,123,546

RPC-MPO-NEP Combined
Budget vs. Actual
For the month ending August 31, 2011

	Combined Actual	Combined Adopted Budget	Combined Total YTD Amendments	Combined Amended Budget	Combined VARIABLE	91.67%
Revenues						
Membership Dues	466,669	466,669	0	466,669	0	100.00%
Federal/State/Local Grants	2,375,075	2,878,931	30,000	2,908,931	533,856	81.65%
Dri/Monitoring Fees	198,557	200,000	0	200,000	1,443	99.28%
Interest And Miscellaneous	11,996	30,000	0	30,000	18,004	39.99%
Carry Over Fund Balance		655,716	24,374	680,090		
Total Income	3,052,298	4,231,316	54,374	4,285,690	553,302	84.65%
Expenditures						
Direct:						
Salaries	1,568,304	1,706,000	0	1,706,000	137,696	91.93%
FICA	114,612	130,000	0	130,000	15,388	88.16%
Retirement	147,624	181,300	0	181,300	33,676	81.43%
Health Insurance	177,903	180,000	0	180,000	2,097	98.84%
Workers Compensation	74,476	10,000	0	10,000	-64,476	744.76%
Total Personnel	2,082,920	2,207,300	0	2,207,300	124,380	94.37%
Consultant Fees	52,674	40,000	30,000	70,000	17,327	75.25%
NEP Contractual	189,345	174,000	0	174,000	-15,345	108.82%
MPO Contractual	198,213	452,000	-3,500	448,500	250,287	44.19%
Audit Fees	45,220	47,000	0	47,000	1,780	96.21%
Travel	36,893	75,000	-8,000	67,000	30,107	55.06%
Telephone	10,807	8,750	3,500	12,250	1,443	88.22%
Postage	22,145	28,000	0	28,000	5,855	79.09%
Equipment Rental	25,047	32,200	0	32,200	7,153	77.79%
Insurance	19,535	33,200	-4,780	28,420	8,885	68.74%
Repair/Maintenance	17,797	25,000	0	25,000	7,203	71.19%
Printing/Reproduction	87,817	93,500	0	93,500	5,683	93.92%
Utilities (Elec, Gas, Water)	22,086	28,000	0	28,000	5,914	78.88%
Advertising	14,727	13,050	4,280	17,330	2,603	84.98%
Other Miscelleanous	4,491	4,500	0	4,500	9	99.81%
Office Supplies	16,548	18,500	0	18,500	1,952	89.45%
Computer Related Expenses	56,968	39,000	18,000	57,000	32	99.94%
Publications	2,379	3,800	0	3,800	1,421	62.61%
Professional Development	36,775	34,000	4,500	38,500	1,726	95.52%
Meetings/Events	54,019	55,800	0	55,800	1,781	96.81%
Capital Outlay-Operations	8,037	25,000	-14,000	11,000	2,963	73.06%
Capital Outlay-Building	2,000	10,000	0	10,000	8,000	20.00%
Long Term Debt	117,105	128,000	0	128,000	10,895	91.49%
Allocation of Fringe/Indirect		0	0	0	0	
Reserve for Operation Expense		655,716	24,374	680,090	680,090	
Total Cash Outlays	3,123,546	4,231,316	54,374	4,285,690	1,162,144	86.63%
Net Income/(Loss)	-71,248	0	0	0		

Regional Planning Council
Budget vs. Actual
For the month ending August 31, 2011

	Total RPC Special Rev.	RPC General	Total RPC Actual	MPO Actual	CHNEP Actual	Total Combined Actual
Revenues						
Membership Dues	0	466,669	466,669	0	0	466,669
Federal/State/Local Grants	812,234		812,234	723,961	838,880	2,375,075
Dri/Monitoring Fees	198,557		198,557	0	0	198,557
Interest And Miscellaneous	0	11,996	11,996	0	0	11,996
Carry Over Fund Balance	0		0	0	0	0
Total Income	1,010,791	478,665	1,489,456	723,961	838,880	3,052,298
Expenditures						
Direct:						
Salaries						1,568,304
FICA						114,612
Retirement						147,624
Health Insurance						177,903
Workers Compensation						74,476
Total Personnel						2,082,920
Consultant Fees	40,866	11,808	52,674	0	0	52,674
NEP Contractual	0	0	0	0	189,345	189,345
MPO Contractual	0	0	0	198,213	0	198,213
Audit Fees	0	45,220	45,220	0	0	45,220
Travel	11,980	8,549	20,530	3,853	12,511	36,893
Telephone	0	9,163	9,163	1,089	554	10,807
Postage	743	6,189	6,932	2,479	12,734	22,145
Equipment Rental	0	24,922	24,922	125	0	25,047
Insurance	0	19,535	19,535	0	0	19,535
Repair/Maintenance	0	17,797	17,797	0	0	17,797
Printing/Reproduction	12,551	1,723	14,274	1,030	72,513	87,817
Utilities (Elec, Gas, Water)	0	22,086	22,086	0	0	22,086
Advertising	1,377	1,768	3,146	11,533	48	14,727
Other Miscelleanous	0	3,386	3,386	360	745	4,491
Office Supplies	1,770	12,476	14,245	1,289	1,013	16,548
Computer Related Expenses	0	48,865	48,865	1,279	6,825	56,968
Publications	649	1,730	2,379	0	0	2,379
Professional Development	4,710	24,235	28,945	1,670	6,160	36,775
Meetings/Events	11,370	2,529	13,899	1,831	38,289	54,019
Capital Outlay-Operations	0	6,274	6,274	0	1,763	8,037
Capital Outlay-Building	0	2,000	2,000	0	0	2,000
Long Term Debt	0	117,105	117,105	0	0	117,105
Allocation of Fringe/Indirect	593,242	-1,170,965	-577,724	289,682	288,042	0
Reserve for Operation Expense						
Total Cash Outlays	1,105,855	454,849	1,560,705	723,961	838,880	3,123,546
Net Income/(Loss)			-71,248			-71,248

Regional Planning Council
Budget vs. Actual
For the month ending August 31, 2011

	DCA	HMEP/SQG EMERG	Economic Developmt.	Huricane Evac/Coastal Depth Analysis	TDs	DRIs/ NOPCs	Other Contracts	Total RPC Special Rev.
Revenues								
Membership Dues								0
Federal/State/Local Grants	196,275	61,646	58,056	22,500	61,138		412,618	812,234
Dri/Monitoring Fees						198,557		198,557
Interest And Miscellaneous								0
Carry Over Fund Balance								0
Total Income	196,275	61,646	58,056	22,500	61,138	198,557	412,618	1,010,791
Expenditures								
Direct:								
Salaries								
FICA								
Retirement								
Health Insurance								
Workers Compensation								
Total Personnel								
Consultant Fees	0	9,106	0	0	0	0	31,760	40,866
NEP Contractual	0	0	0	0	0	0	0	0
MPO Contractual	0	0	0	0	0	0	0	0
Audit Fees	0	0	0	0	0	0	0	0
Travel	1,743	4,838	262	0	27	0	5,111	11,980
Telephone	0	0	0	0	0	0	0	0
Postage	50	80	119	43	290	50	111	743
Equipment Rental	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0
Repair/Maintenance	0	0	0	0	0	0	0	0
Printing/Reproduction	2	63	2	5,498	0	5	6,981	12,551
Utilities (Elec, Gas, Water)	0	0	0	0	0	0	0	0
Advertising	69	0	0	0	1,309	0	0	1,377
Other Miscelleanous	0	0	0	0	0	0	0	0
Office Supplies	0	0	0	373	0	0	1,397	1,770
Computer Related Expenses	0	0	0	0	0	0	0	0
Publications	0	0	0	0	0	0	649	649
Professional Development	335	0	2,950	0	0	0	1,425	4,710
Meetings/Events	0	500	26	0	0	0	10,844	11,370
Capital Outlay-Operations	0	0	0	0	0	0	0	0
Capital Outlay-Building	0	0	0	0	0	0	0	0
Long Term Debt							0	
Allocation of Fringe/Indirect	121,745	22,127	76,355	18,315	35,783	117,305	201,611	593,242
Reserve for Operation Expense								
Total Cash Outlays	212,001	52,254	134,941	37,476	63,290	202,671	403,223	1,105,855
Net Income/(Loss)								

Southwest Florida Regional Planning Council
For the month ending August 31, 2011

Net Income/Loss Statement

	Prior Period	Amended Budget	Current Period	Current Period as % of Rev/Exp	% Change from Prior Period	% of Budget
Revenue						
DCA - GENERAL	165,603		165,603			
DCA - TITLE III	16,345		30,672			
SALT MARSH LANDS	98,244		130,861			
WETLANDS	82,818		82,818			
ECONOMIC DEVELOP.	32,227		58,056			
HMEP-PLANNING and TRAINING	52,546		52,546			
SQG	9,100		9,100			
TD GLADES/HENDRY	29,532		33,242			
TD LEE	25,402		27,896			
COASTAL DEPTH ANALYSIS	22,500		22,500			
NEFRC POs: FIN-MARC / I/O / WKSP / RTIC / TEP	144,749		157,289			
CLIMATE RESILIENCY	13,921		13,921			
PG EAR	20,229		20,229			
TOTAL FEDERAL/STATE/LOCAL GRANTS (RPC)	**713,216**	**758,193**	**804,734**	**26.4%**	**12.8%**	**106.1%**
DRIs/NOPCs - DRI MON.	171,991	200,000	198,557	6.5%	15.4%	99.3%
ASSESSMENTS & MISC INC. (Includes ABM)	486,038	496,669	486,165	15.9%	0.0%	97.9%
CHNEP	718,874	1,036,700	838,880	27.5%	16.7%	80.9%
MPO	628,383	1,114,038	723,961	23.7%	15.2%	65.0%
Total Revenue	**2,718,502**	**3,605,600**	**3,052,298**	**100.0%**	**12.3%**	**84.7%**
Operating Expenses (all 3 entities-RPC,MPO,NEP)						
Salaries and Fringe (all personnel)	1,750,552	2,207,300	2,082,920	66.7%	19.0%	94.4%
Consultant Fees	48,812	70,000	52,674	1.7%	7.9%	75.2%
NEP Contractual	158,846	174,000	189,345	6.1%	19.2%	108.8%
MPO Contractual	186,701	448,500	198,213	6.3%	6.2%	44.2%
Audit Fees	42,220	47,000	45,220	1.4%	7.1%	96.2%
Travel	29,564	67,000	36,893	1.2%	24.8%	55.1%
Telephone	10,069	12,250	10,807	0.3%	7.3%	88.2%
Postage	17,162	28,000	22,145	0.7%	29.0%	79.1%
Equipment Rental	31,917	32,200	25,047	0.8%	-21.5%	77.8%
Insurance	19,249	28,420	19,535	0.6%	1.5%	68.7%
Repair/Maintenance	14,266	25,000	17,797	0.6%	24.8%	71.2%
Printing/Reproduction	76,746	93,500	87,817	2.8%	14.4%	93.9%
Utilities (Gas,Water, Garb.)	19,890	28,000	22,086	0.7%	11.0%	78.9%
Advertising	13,629	17,330	14,727	0.5%	8.1%	85.0%
Other Miscellaneous	1,998	4,500	4,491	0.1%	124.8%	99.8%
Office Supplies	15,644	18,500	16,548	0.5%	5.8%	89.4%
Computer Related Exps.	47,492	57,000	56,968	1.8%	20.0%	99.9%
Publications	2,024	3,800	2,379	0.1%	17.6%	62.6%
Professional Development	35,152	38,500	36,775	1.2%	4.6%	95.5%
Meetings/Events	53,003	55,800	54,019	1.7%	1.9%	96.8%
Capital Outlay-Operations	8,037	11,000	8,037	0.3%	0.0%	73.1%
Capital Outlay-Building	2,000	10,000	2,000	0.1%	0.0%	20.0%
Long Term Debt	106,459	128,000	117,105	3.7%	10.0%	91.5%
Total Operating Expenses	**2,691,432**	**3,605,600**	**3,123,546**	**100.0%**	**16.1%**	**86.6%**
Net Income or (loss)	**27,070**	**0**	**-71,248**			

OVERALL VIEW OF ESTABLISHED ACTIVE GRANTS INCLUDING MPO AND CHNEP

Agency /	Contract #	PROJECT NAME	CDFA/ CSFA	GRANT PERIOD	FEDERAL	STATE	OTHER or MATCH	TOTAL	TOTAL SPENT	BALANCE
DCA	11-CP-03-13-00-21-087	DCA - TITLE III	52-006	7/1/10 - 6/30/11		40,909		40,909	17,457	23,452
EPA	CD95450310	SALT MARSH LANDS	66-456	10/1/09 - 6/30/12	299,725			299,725	186,056	113,669
EPA	CD96484907	WETLANDS	66-456	10/1/07 - 12/31/10	470,494			470,494	475,704	-5,210
TBPRC	Interagency Agreement	BROADBAND GRANT		9/28/10 - 9/30/13	308,800		77,200	386,000	4,497	381,503
EDA	04-83-06492 (w/match)	ECONOMIC DEVELOP.2010-12	11-300	1/1/11 - 12/31/13	189,000		81,000	270,000	53,559	216,441
DEM	11-DT-83-13-00-21-210	HMEP-PLANNING	20-703	10/1/10 - 09/30/11	18,000			18,000	17,286	714
DEM	11-DT-83-13-00-21-210	HMEP-TRAINING	20-703	10/1/10 - 09/30/11	34,546			34,546	23,795	10,751
Glades/Hendry Counties		SQG	N/A	10/1/10 - 09/30/11			9,100	9,100	11,173	-2,073
TD	AQC 33	TD GLADES/HENDRY	55-002	7/1/10 - 6/30/11		35,139		35,139	4,226	30,913
TD	AQB 42	TD LEE	55-002	7/1/10 - 6/30/11		29,514		29,514	2,817	26,697
	PO # 413	COASTAL DEPTH ANALYSIS	97-039	10/1/10 - 9/30/11	22,500			22,500	25,981	-3,481
NERPC	PO # 332/410	RTIC REVIEW & TEP	97-067	NEFPC Grant			31,713	31,713	32,318	-605
NERPC	PO # 420/459/511	FIN-MARC / I/O / Workshop	97-055	NEFPC Grant			136,921	136,921	122,458	14,464
LEE	PO # 204716	CLIMATE RESILIENCY	N/A	NEFPC Grant			30,000	30,000	29,657	343
	PO # 42845	PG EAR	N/A	01/10 - 12/10			28,000	28,000	26,843	1,157
	Sponsors	ABM	N/A	N/A			7,500	7,500	5,810	1,690
EPA	CE96457406-4	CHNEP	66-456	10/1/06 - 9/30/11	518,350		518,350	1,036,700	838,880	197,820
FHA/US DOT THRU FDOT	420869-1-14-01-0261 (47)	MPO	20-205	7/1/10 - 6/30/11	1,055,701		202,489	1,258,190	283,937	974,253
FEE BASED		DRIs/NOPCs - DRI MON.	N/A	Fiscal Year			551,968	551,968	597,210	-45,242

SWFRPC

Account Reconciliation

As of Jul 31, 2011

101000 - Cash - Bank of America Oper.

Bank Statement Date: July 31, 2011

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance				119,017.18
Add: Cash Receipts				244,346.75
Less: Cash Disbursements				(134,108.18)
Add (Less) Other				(53,314.84)
Ending GL Balance				175,940.91
Ending Bank Balance				178,080.23
Add back deposits in transit				
Total deposits in transit				
(Less) outstanding checks				
	Nov 1, 2010	42330	(51.62)	
	Feb 1, 2011	42556	(63.19)	
	Feb 1, 2011	42567	(55.18)	
	Apr 21, 2011	42745	(18.74)	
	Apr 21, 2011	42753	(80.00)	
	May 18, 2011	42812	(51.62)	
	May 31, 2011	42857	(55.18)	
	May 31, 2011	42859	(20.47)	
	Jun 30, 2011	42924	(68.53)	
	Jun 30, 2011	42929	(53.40)	
	Jun 30, 2011	42952	(28.48)	
	Jun 30, 2011	42953	(245.00)	
	Jul 12, 2011	42958	(63.19)	
	Jul 12, 2011	42972	(48.11)	
	Jul 21, 2011	42973	(500.68)	
	Jul 21, 2011	42974	(64.52)	
	Jul 21, 2011	42976	(105.91)	
	Jul 21, 2011	42978	(26.50)	
	Jul 21, 2011	42986	(539.00)	
Total outstanding checks				(2,139.32)
Add (Less) Other				
Total other				
Unreconciled difference				0.00
Ending GL Balance				175,940.91

SWFRPC

General Ledger

For the Period From Aug 1, 2011 to Aug 31, 2011

Filter Criteria includes: 1) IDs from 101000 to 101006B. Report order is by ID. Report is printed with shortened descriptions and in Summary By Period Format.

Account ID Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
101000	8/1/11	Beginning Balance			175,940.91
Cash - Bank of America O		Current Period Change	255,270.84	420,813.54	-165,542.70
	8/31/11	Ending Balance			10,398.21
101002	8/1/11	Beginning Balance			407,998.71
Cash - Iberia CDs					
	8/31/11	Ending Balance			407,998.71
101006	8/1/11	Beginning Balance			108,331.49
Cash - FL Local Gov't Pool		Current Period Change	184.90		184.90
	8/31/11	Ending Balance			108,516.39
101006B	8/1/11	Beginning Balance			9,498.11
Cash - FL Gov't Pool-Fund		Current Period Change	10.80	165.63	-154.83
	8/31/11	Ending Balance			9,343.28

SWFRPC CURRENTLY WORKING ON									
Name of Project	SWFRPC Mission Implemented	Funding Source	$$ requested for RPC staff	Total Request	Inkind or Match	Total value of project	Date Grant Submitted	Project Award Date/Length of Grant	Lead
EPA 2011 WPDG	CHNEP	EPA Region 4	not to exceed $600,000	not to exceed $600,000	25%	not to exceeed $750,000	5-Jul-11	3 years	Liz/Jim

SWFRPC GRANTS SUBMITTED									
Name of Project	**SWFRPC Mission Implemented**	**Funding Source**	**$$ requested for RPC staff**	**Total Request**	**Inkind or Match**	**Total value of project**	**Date Grant Submitted**	**Project Award Date/Length of Grant**	**Lead**
Charlotte Harbor: Peer to Peer Experiential Learning through Social Media and Technology	CHNEP	NOAA	$9,310	$91,810	$233,000	$324,810	10/14/2010	3 yrs.	Maran
EPA 5 STAR	CHNEP	National Fish and Wildlife Foundation		up to $40,000	100%		2/14/2011		Lee County/Liz
Pine Island Commercial Marina Seagrass Restoration	CHNEP	USFWS	0	94591	44509	139100	4/8/2011	1 year	TNC
Understanding Valued Ocean Resources and Their Protection through E-Learning	CHNEP	Nartional Geographic	$2,000	$2,000	0	$2,000	5/20/2011	3 months	Maran
NSF ITEST Grant	FGCU/SWFRPC/CHNEP	National Science Foundation	$51,509	??	0		5/10/2011	3 years	Liz

SWFRPC GRANTS SUBMITTED									
Name of Project	**SWFRPC Mission Implemented**	**Funding Source**	**$$ requested for RPC staff**	**Total Request**	**Inkind or Match**	**Total value of project**	**Date Grant Submitted**	**Project Award Date/Length of Grant**	**Lead**
HUD Sustainable Communities Planning Grant	SWFRPC	HUD/EPA/DOT	3,000,000	3,600,000	600,000	3,600,000	Pre application Submitted on 8/25/2011 Full Application Due on 9/28/2011	3 years	Jennifer

Agenda Item

7c

Lee County Comp Plan Amendments (DCA 11-1)

7c

7c

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS
LEE COUNTY

The Council staff has reviewed a proposed amendment to the Lee County Comprehensive Plan (DCA 11-1). 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. A location map is provided as 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 county 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:

Proposed Amendment	Factors of Regional Significance: Location	Magnitude	Character	Consistent
CPA 2010-04 Villages of Pine Island Sewer	no	no	no	(1) no adverse regionally significant impacts; and (2) extra-jurisdictional impacts
CPA 2010-05 North Olga Community Plan	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts

Proposed Amendment	Factors of Regional Significance: Location	Magnitude	Character	Consistent
CPA 2010-17 Alva Community Plan	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts
CPA 2010-06 Pine Tarr, LLC	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts
CPA 2010-07 Minus Forty Technology Corp.	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts
CPA 2010-08 SWFIA Non-Aviation Update	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts
CPA 2010-12 Conservation Lands Update	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts (3) procedural

CPA 2010-14 Mixed Use Overlay Update	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts
CPA 2010-15 Captiva Island Community Height	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts
CPA 2010-16 Boca Grade Duplicate	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts (3) procedural
CPA 2010-21 Captiva Island Community Height	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts
CPA 2010-22 Caloosahatchee Shores Plan Clarify	no	no	no	(1) no adverse regionally significant impacts; and (2) no extra-jurisdictional impacts

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Florida Department of Economic Opportunity, Division of Community Planning and Lee County.

09/11

Attachment I

LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION 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

Attachment I

Comprehensive Plan Amendments

A local government may amend its plan twice a year. (Amendments related to developments of regional impact, certain small developments, compliance agreements, and the Job Siting Act are not restricted by this limitation.) Six copies of the amendment are sent to the Department of Community Affairs 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.
[s. 163.3184(3)(a)]

The proposed amendment will be reviewed by DCA in two situations. In the first, there must be a written request to DCA. The request for review must be received within forty-five days after transmittal of the proposed amendment. [s. 163.3184(6)(a)] Review 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, DCA can decide to review the proposed amendment without a request. In that case, DCA must give notice within thirty days of transmittal.
[(s. 163.3184(6)(b)]

Within five working days after deciding to conduct a review, DCA must forward copies to various reviewing agencies, including the regional planning council. [s. 163.3184(4)]

Regional Planning Council Review

The regional planning council must submit its comments in writing within thirty days of receipt of the proposed amendment from DCA. 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."
[s. 163.3184(5)]

After receipt of comments from the regional planning council and other reviewing agencies, DCA has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DCA 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) AND THE RULE (9J-11, FAC) FOR DETAILS.

Attachment II

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEW
FORM 01

LOCAL GOVERMENT:
Lee County

DATE AMENDMENT RECIEVED:
June 23, 2011

DATE AMENDMENT MAILED TO LOCAL GOVERNMENT AND STATE:
August 1, 2011

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government Comprehensive Plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any affected local government within the region. A written report containing the evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State land planning agency within 30 calendar days of receipt of the amendment.

1. CPA 2010-04: Villages of Pine Island Sewer Service

DESCRIPTION OF AMENDMENT(S):

The Nordic Investment Corporation is requesting a change to the County's Future Land Use Map (FLUM) to amend Map 7 of the Lee Plan, the Future Sewer Service Areas Map, to provide sanitary sewer service to an approved multi-family residential area and two commercial properties. The subject property is a ±76.6 acre site and is located on the west side of Stringfellow Road, approximately 2.3 miles south of Pine Island Road.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The future sewer service areas depicted on Map 7 reflect portions of Pine Island that have been identified in the Comprehensive Plan for wastewater collection infrastructure by Lee County Utilities within the planning horizon of 2030. According to the staff report, the existing Pine Island Treatment Plant has capacity available to serve the approved development identified in this requested amendment at projected buildout.

According to SWFRPC storm surge and sea level rise maps, the subject property is located in an area vulnerable to storm surge (Tropical storm/Category 1/Category2), as well as a projected sea level rise of between 0.42 to 1.34 feet by 2050. Chapter 163.3178(1) F.S. states, "Therefore it is the intent of the Legislature that local government comprehensive plans ...

limit public expenditures in areas that are subject to destruction by natural disaster." Storm surge and sea level rise should be considered examples of such natural disasters, and inclusion in the Lee County Utilities Future Sewer Service Area would constitute public expenditure in an area subject to such natural disasters.

Council staff believes that in this case it is better for the environment and the health, safety and welfare of the citizens living on Pine Island to provide sewage collection and transmission infrastructure and have the collected effluent treated at the existing wastewater treatment facility than to allow septic tanks to be place on each individual lot in the approved development area.

Therefore, Council staff finds that the proposed amendment does not produce adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan, nor does requested amendment produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

2. CPA 2010-05: North Olga Community Plan

DESCRIPTION OF AMENDMENT(S):

The North Olga Community Planning Panel is requesting to amend the Lee Plan Future Land Use Map (FLUM) to incorporate the results of the Northeast Lee County Planning effort and associated North Olga planning efforts to: 1) Provide new and revised Vision, Goal, Objectives, and Policies for the Northeast Lee County Community Planning and North Olga; 2) Amend the FLUM series to include a Special Treatment Area on Map 1, Page 2 of 8 to show the Northeast Lee County Planning Community and North Olga area; 3) Amend Map 16 to rename the Alva Planning Comity to the Northeast Lee County Planning Community.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The Northeast Lee County Planning Community includes two community planning areas: North Olga and Alva, which according to County staff share certain commonalities and needs. In October 2009, the Board of County Commissioners (Board) approved community planning grant applications for the development and updating of separate community plans for the two communities (North Olga and Alva) in the Northeast Lee County Planning Community. Through the grants, the Board requested that ALVA, Inc. and the North Olga Community Planning Panel (NOCPP) work together and develop coordinated plans which addressed their share commonalities.

As a result of a significant community planning effort, County staff found that ALVA Inc. and the NOCPP adopted a single vision, goal, objectives, and policies for the entire planning community. In the end both ALVA Inc. and NOCPP adopted the Northeast Lee County Planning Community in April 2011.

Council staff has reviewed the proposed community planning efforts and finds that the resultant proposed plans may benefit from adding policies that would help provide the communities with resilience to climate change. Objective 35.6 could be strengthened by adding wording that the plan supports sustainable agricultural practices such as no-till farming, agricultural water reuse, crop rotation and organic farming. Objective 35.8 could be strengthened by adding wording that the plan supports energy conservation in site development, new construction, and retrofit of older properties.

Other than these suggestions, Council staff believes that the proposed plans will improve the health, safety and welfare of the citizens living in the North Olga and Alva areas of Lee County. Therefore, Council staff finds that the proposed amendments do not produce adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan, nor does requested amendment produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

3. CPA 2010-17: Alva Community Plan

DESCRIPTION OF AMENDMENT(S):

ALVA Inc. is requesting an amendment to the Lee Plan text and Future Land Use Map (FLUM) to amend Goal 26 and subsequent provisions (the Alva Community Plan) in response to the Northeast Lee County Community Planning effort associated with the North Olga to: 1) Provide new and revised Vision, Goal, Objectives, and Policies for the Northeast Lee County Community Planning and North Olga; 2) Amend the FLUM series to include a Special Treatment Area on Map 1, Page 2 of 8 to show the Northeast Lee County Planning Community and North Olga area; 3) Amend Map 16 to rename the Alva Planning Comity to the Northeast Lee County Planning Community.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The Northeast Lee County Planning Community includes two community planning areas: North Olga and Alva, which according to County staff share certain commonalities and needs. In October 2009, the Board of County Commissioners (Board) approved community planning grant applications for the development and updating of separate community plans for the two communities (North Olga and Alva) in the Northeast Lee County Planning Community. Through the grants, the Board requested that ALVA, Inc. and the North Olga Community Planning Panel (NOCPP) work together and develop coordinated plans which addressed their share commonalities.

As a result of a significant community planning effort, County staff found that ALVA Inc. and the NOCPP adopted a single vision, goal, objectives, and policies for the entire planning community. In the end both ALVA Inc. and NOCPP adopted the Northeast Lee County Planning Community in April 2011.

Council staff has reviewed the proposed community planning efforts and finds that the proposed plans may benefit from adding policies that help provide the community with resilience to climate change. Objective 33.1 could be strengthened by adding wording that the plan supports sustainable agricultural practices such as no-till farming, agricultural water reuse, crop rotation and organic farming. Objective 33.3 could be strengthened by adding wording that the plan supports energy conservation in site development, new construction, and retrofit of older properties.

Other than these suggestions, Council staff believes that the proposed plans will improve the health, safety and welfare of the citizens living in the North Olga and Alva areas of Lee County. Therefore, Council staff finds that the proposed amendments do not produce adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan, nor does requested amendment produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

4. CPA 2010-06: Pine Tar LLC.

DESCRIPTION OF AMENDMENT(S):

Pine Tarr, LLC and Lake Jefferson, LLC have requested a text amendment to the County's Comprehensive Plan that would change Policy 14.1.5 to permit clearing of wetlands in accordance with an approved Environmental Resource Permit (ERP). The subject wetland clearing is intended to allow a Commercial Planned Development CPD) for a site 25 acres or larger. The subject property is a ±26.77 acre site and is located on the north side of Pine Island road approximately 2 miles east of Stringfellow Road.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

In the Goals, Objectives and Policies in the Lee Plan, there is a general theme to protect wetlands and natural resources and not to support wetland destruction. Lee County has been consistent on Pine Island with regards to where the 50-foot buffer, required by Lee Plan Policy 14.1.5, should be placed and the County has remained consistent that no impacts may occur to existing wetlands associated with state aquatic preserves.

Objective 14.1, states that "County regulations, policies and discretionary actions affecting Greater Pine Island will permit no further degradation of estuarine and wetland resources." The requirement of Lee Plan Policy 14.1.5 has been applied with rezoning applications, Development Orders and agricultural notice of clearings. In each circumstance, the county has required the 50-foot buffer from the wetland line existing at the time of the application. Lee County's interpretation of Lee Plan Policy 14.1.5 was validated by the Hearing Examiner decision issued for the Administrative Appeal ADM 2010-00001 that was filed by the applicant.

Council staff finds that the proposed language change to Policy 14.1.5 is in direct conflict with the Pine Island Plan, the Pine Island Vision, Goal 14, and Objective 14.1 in that it significantly deviates from the previous actions of the County upholding wetland setbacks on Pine Island. Policy 14.1.5 would be inconsistent with numerous Goals, Objectives, and Policies Lee Plan in addition to those included in the Greater Pine Island Plan. These include The Lee County vision statement, Objective 1.5, Policy 1.5.1, Objective 107.1, Policy 107.2.13, Policy 113.1.1, Policy 113.1.2, Policy 113.1.5, Goal 114, Objective 114.1, Goal 115, and Objective 115.1. The intent of Objective 14.1 and Policy 14.1.5 is to preserve wetlands from encroachment of development and create a 50-foot upland buffer between the development and associated wetlands that currently exist, with no impacts to those wetlands. Amending Policy 14.1.5 would provide an incentive through the Lee Plan to impact jurisdictional wetlands, by permitting the impacted areas to be used for commercial development. The proposed amendment would replace a clear standard that requires a 50-foot buffer from an existing wetland jurisdictional line, with a standard that is subject to an applicant's proposed wetland line as part of a State permitting process.

The Lee County Climate Change Resiliency Plan offers many strategies for increasing the resilience of natural systems. Many of these indicate that the proposed amendment should not be recommended for approval. For example (from page 110 and 111 of the Resiliency Plan): controls/restrictions on growth; establish strong laws to protect habitat; habitat protection/retention; improve site planning controls; incorporate wetland protection into infrastructure planning; and minimize habitat alteration. The reduction in buffer width that would result from this amendment would have the consequence of reducing resilience to climate change.

Therefore, Council staff finds that the proposed amendment could result in increased adverse effects on Matlacha Pass which is a significant regional resource that is identified in the Strategic Regional Policy Plan. While the amount of clearing requested on the site is not of a size that is regional in nature, Council staff is concerned that it would set a precedent on the island that overall could eventually have serious regional effects on the island's wetland habitat, adjacent water bodies, and the overall environmental resources of the region.

Council staff is mindful of the need for job creation on the island and is aware that if the proposed commercial development is constructed on this site it would somewhat reduce the traffic on Pine Island Road because residents would not have to leave the island to do some of their shopping. Council staff has reviewed the proposed amendment and finds that while this particular request will not substantially damage regional resources, if other amendments are approved like this in the future the impacts could produce adverse effects on regional resources and regional facilities that are identified in the Strategic Regional Policy Plan.

Council staff finds that this particular requested amendment will not produce any extra-jurisdictional impacts on Cape Coral if additional clearing is done on the island similar to what is proposed in this amendment that would create a situation that would be inconsistent with the Comprehensive Plan of other affected local government within the region Cape Coral relative to water quality in Matlacha Pass. Council staff finds the proposed request is consistent with the Strategic Regional Policy Plan. Council staff requests that if this

amendment is approved to increase of jobs on the island that it be made clear that this approval is not a precedent for other properties and is only being applied to this particular request due to the site's specific location at the gateway to the island.

5. CPA 2010-07: Minus Forty Technology Corporation

DESCRIPTION OF AMENDMENT(S):

Minus Forty Technologies Corporation has requested an amendment to the Lee County Comprehensive Plan Future Land Use Map Series, Map 1, to change approximately ±15.56 acres of land currently designated Suburban on the FLUM to a new designation of Industrial Development and Conservations Lands Uplands and Conservation Lands Wetlands. The subject site is located north of Bayshore Road, directly east of the existing I-75/Bayshore Industrial Park, and south of the I-75, near to the I-75 and Bayshore Road Interchange.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The inclusion of the 10.62 acres of Suburban land to Conservation Lands is designed to resolve past wetland violations. The proposed amendment, as submitted on May 9, 2011, which includes the Conservation Lands that will help to assure increased environmental protections and continued compatibility for the adjacent residents. Energy and water efficiency in a light industrial setting builds climate change resilience by reducing costs, improving the handling of stormwater from sudden heavy downpours, and by helping to reduce greenhouse gases produced by electricity production. The amendment could include a range of suggested, incentivized or required adaptations for energy and/or water efficiency, such as, but not limited to: pervious pavement, low impact development (LID) techniques, cool roof/green roof, use of shade trees to reduce energy usage for HVAC, cisterns for irrigation, and low flow irrigation.

Council staff has reviewed the proposed amendment and finds that the proposed amendment does not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan, nor does requested amendment produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

6. CPA 2010-08: SW Florida International Airport Non-Aviation Development Update

DESCRIPTION OF AMENDMENT(S):

This amendment has been submitted by the Lee County Port Authority and is requesting an amendment to the Lee Plan provisions specific to the development of the Southwest Florida International Airport (SWFIA) and Table 5(a) Southwest Florida International Airport Development Schedule to modify the development parameters allowed within the future non-aviation areas at the airport. Specifically, the applicant proposes to amend the Lee Plan Policy 1.2.7 and 47.3.4 of the Future Land Use Element (FLUE) and Table 5(a). In addition,

the applicant has requested to include amendment to Policy 47.2.1 to include a requirement to re-evaluate the appropriate location(s) of the multi-modal transfer facility. Lee County staff also is requiring an amendment to the Lee Plan Policy 1.2.1. The applicant is not proposing any FLUM amendments.

The subject site is located on the south side of Daniels road, near the old airport terminal area. The development parameters that are being applied for this request will increase the development potential of the non-aviation related land uses by the following amounts: 221,750 square feet of commercial retail, restaurant, or service uses; a 5,000 square-foot convenience store with 24 fueling pumps; 187 hotel rooms; 147,000 square feet of light manufacturing/assembly; 329,200 square feet of warehouse/distribution space; and 162,500 square feet of office uses.

The SWFIA property comprises approximately ±6,366 acres. The impacted airport lands include a ±352 acre site, including ±300 acres north of runway 6-24 and ±52 acres with the midfield terminal area that is accessible from the main airport entrance.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

In September of 2004, the Lee County Comprehensive Plan was amended to include the Airport Master Plan for the SWFIA. At the time, the airport was determined by the Strategic Regional Policy Plan as an integral component of the region's transportation infrastructure. At that time, the land uses of the airport was controlled under a DRI that was approved and in place previously. Section 163.3177(6)(k), F.S. provided that if an airport master plan and any subsequent amendments is incorporated and adopted into the local government that has jurisdiction Comprehensive Plan then the DRI could be extinguished. The Lee County Commission integrated the Airport Master Plan into the Lee Plan on September 20, 2005 by Resolution #05-09-43 and thereby extinguished the DRI Development Order at that time. Although the proposed current amendment requests is regionally significant due to its size and resultant impacts of the proposed development have been assessed and addressed in the Airport Master Plan as approved by the Lee County Port Authority and the Lee County Board of County Commissioners as allowed by State law.

Council staff has reviewed the proposed changes to the Lee Plan related to the land use changes at the non-aviation areas of the SWFIA. The SWFIA lands fall within the Gateway/Airport Planning Community. The proposed development site falls within the Airport Lands Future Land Use designation on the Lee Plan FLUM. There also some lands designated Wetlands.

Policy 1.2.1 of the Lee Plan provides the Airport Lands include the existing facility and projected growth areas for the SWFIA through the year 2030. The Policy states that "future development at the SWFIA will also include non-aviation related land uses such as hotels/motels, light industrial, service stations, ancillary retail/shopping, and office development."

The SWFIA Master Plan, Airport Layout Plan, and Development Schedule was incorporated in the Lee Plan by Ordinance 04-16 pursuant to Florida Statutes 163.3177(6)(k). The location and parameters for the development of these non-aviation uses are reflected on the Airport Layout Plan adopted as Map 3F and the Development Schedule was adopted as Table 5(a) of the Lee Plan.

Council staff has reviewed the proposed Lee Plan changes and find that they are regionally significant. Council staff also finds that the impacts created by the proposed increased development has been mitigated and will be provided as identified in the Lee County staff report. Council staff finds that these actions will provide significant economic benefit to the region and will provide facilities necessary for the successful operation of the SWFIA.

Council staff also notes that the proposed modifications to the SWFIA Development Schedule would increase non-aviation development substantially into currently vacant uplands and wetlands. This could reduce resilience to climate change by reducing land away from the coast that could be allocated for long-term potential population migrations. Should development occur in the area, it should be remembered that energy and water efficiency builds climate change resilience by reducing costs, improving the handling of stormwater from sudden heavy downpours, and by helping to reduce greenhouse gases produced by electricity production. The modification could include a range of suggested, incentivized or required adaptations for energy and/or water efficiency, such as, but not limited to: pervious pavement, low impact development (LID) techniques, cool roof/green roof, use of shade trees to reduce energy usage for HVAC, cisterns for irrigation, and low flow irrigation. Finally, the multi-modal facility included in the plan specifically addresses climate change resilience and should be continued to be pursued. A multi-modal facility increases use of mass transit which reduces greenhouse gas emissions of vehicles, and reduces automobile dependency.

Council staff has reviewed the proposed changes to the Lee Plan and finds that the proposed amendments do not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and will provide significant economic benefit to the region. Additionally, the Council staff finds that the requested amendments do not produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

7. CPA 2010-12: Conservation Lands Update

DESCRIPTION OF AMENDMENT(S):

The Lee County Board of County Commissioners is requesting an update to the Lee Plan's Conservation land use categories by amending Future Land Use Map Series, Map 1. Previous amendments incorrectly designated properties as "Conservation Lands." These parcels encompass approximately ±72 acres and are proposed to be removed through the proposed amendments.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The Conservation Lands FLUM designation is for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archaeological sites, historical resources, or other conservation uses. Conservation Lands typically include lands such as wildlife preserve, large wetland and upland mitigation areas and banks, natural resource based parks and water conservation lands such as aquifer recharge areas, flow ways, flood prone areas, and well fields.

Council staff has reviewed the proposed changes to the Lee Plan and find the subject actions to be procedural and a correction to the current FLUM. The proposed changes will increase the accuracy of the FLUM in the Lee Plan. Council staff finds that this amendment improves climate change resilience by helping the County to better identify natural lands where habitats may be able to be allowed to migrate inland/upland with sea level rise.

Council staff has reviewed the proposed changes to the Lee Plan and finds that the proposed amendments do not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and finds that the requested amendments do not produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

8. CPA 2010-14: Mixed Use Overlay Update

DESCRIPTION OF AMENDMENT(S):

The Lee County Board of County Commissioners is requesting an amendment to the Lee Plan Objective 4.3.1 to refer to the Land Development Code Chapter 32: Compact Communities; adopt Lee Plan Policy 4.2.7; and revise Objective 6.1 to exempt commercial development within the Mixed Use Overlay from the site location standards of Lee Plan Policy 6.1.2 when implementing the provisions of Chapter 32; Amend Lee Plan Map 1, Page 6 the Mixed Use Overlay to match the Lehigh Acres Downtown Specialized Mixed-Use Node.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

Council staff has reviewed this request and find that it is a procedural change to the Lee Plan that strengthens the potential use of the Mixed Use Overlay and as such will aid in the development of compact and walkable communities and thereby reduce impacts on the County's overall infrastructure. Council staff would add that if possible design principles should include such mechanisms as LID, rain gardens, energy efficient outdoor lighting, cool roofs/green roofs, and other best management practices to increase climate change resilience in the Mixed Use Overlay.

Council staff finds that proposed changes to the Lee Plan do not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and finds that the requested amendments do not produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

9. CPA 2010-15: Captiva Island Community Plan Height Restriction Re-Evaluation

DESCRIPTION OF AMENDMENT(S):

The Lee County Board of County Commissioners is requesting an amendment to the Lee Plan to amend Policy 13.1.2 to clarify the building and structure height regulations on Captiva Island. The proposed amendment will not affect the allowable density on the island or increase the overall population in the coastal high-hazard zone.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The current height restrictions on Captiva Island were adopted by the Captiva Island Community Plan by Lee County Ordinance 03-01. The height restrictions currently limit building heights on the island to 42 feet above "mean sea level" or 35 feet above "average grade of the lot." The restrictions were enacted because it was felt by the community building any higher would alter the character of the island and County staff supported the restrictions because the proposed policy would help control the density, which would in turn reflect the island's road capacity constrains and not degrade the island's evacuation times.

The current height standard is clear and enforceable, however, like all standards the current height limitations has consequences depending on lot location in various Federal Emergency Management Agency (FEMA) Flood Zones. For homes located directly along the coast, the FEMA regulations require higher base flood elevations (BFE). The BFE is not currently considered with respect to a structure's maximum height. The interaction between the BFE requirements of FEMA and the Captiva Island height restriction results in different height limitations across the island. In order to comply with the current height limitations, the areas with the higher BFE requirements are forced to squeeze their distance between floors or between second floors and the ceilings. These restrictions and the resultant design solutions often impact the structure's ceiling heights, usually on second floors, being cramped and/or architectural elements such as roof lines to be flattened or eliminated.

Recent revisions in the BFE for Captiva that were approved in 2006 and revised in 2008, highlighted that even minor changes in the BFE requirements could have a serious impact on structures trying to comply with the island's long-standing building heights. This issue is particularly acute for the lots seaward of the Coastal Construction Setback Line (CCSL).

Since this change does not increase the amount of public investment in areas that are subject to destruction by natural disasters (such as storm surges and/or lea level rise), Council staff finds that the proposed changes to the Lee Plan do not produce significant adverse effects on

any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and finds that the requested amendments do not produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

10. CPA 2010-16: Remove Duplicate Boca Grande Goal

DESCRIPTION OF AMENDMENT(S):

The Lee County Board of County Commissioners is requesting an amendment to the Lee Plan to remove duplicate Boca Grande Goal 15 from the Lee Plan.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The Boca Grande community began their planning process in 2003 during the County's Evaluation and Appraisal process. During that process Lee Plan Goal 22 was adopted as part of a Lee Plan amendment CPA2004-12. Goal 22 addressed a much greater number of issues affecting Boca Grande than Goal 15 according to the County staff report and was superseded by Goal 22. Lee Plan Goal 15 was not deleted as part of the adoption of Goal 22, which resulted in redundant policies for the Boca Grande Planning Community.

Since this change does not increase the amount of public investment in areas that are subject to destruction by natural disasters (such as storm surges and/or lea level rise) and since the proposed amendment removed redundant Policies thereby making the Lee Plan more accurate, Council staff finds that the proposed changes to the Lee Plan are procedural and do not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and also finds that the requested amendments do not produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

11. CPA 2010-19: Recreation Facilities Standards Update

DESCRIPTION OF AMENDMENT(S):

The Lee County Board of County Commissioners is requesting amendments to the Parks, Recreation and Open Space and Capital Improvements Elements of the Lee Plan to adjust the levels of service for boat ramps, water access and community recreation centers provided by Lee County.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The applicant is requesting to change the current Parks, Open Space and Recreation Element: 1) Objective 79.1, which identifies the number of boat ramps per capita the County will provide, to allow a minimal service level to be one boat ramp lane with adequate parking per

12,500 people based on seasonal population and to make the standard non-regulatory; 2) Objective 82.2 - Water Access Standard-Development, which requires the County to provide "at least 3" water accesses per year to the public, to allow the County to retain their current inventory of water accesses and redevelop public water accesses throughout the County; and 3) Objective 83.2 - Community Recreation Center Standard, which changes the current 250 square feet per 1,000 population to a requirement of four 25,000 square-foot community centers in unincorporated Lee County, along with Policy 83.2.1, which includes what functions should be designed into the centers. In addition, the applicant is requesting to change the Capital Improvement Element Policy 95.1.2 - Minimum Acceptable Level-of-Service Standards to match the requested changes.

These changes adjust three of the County's non-regulatory LOS standards so that they will more easily conform to the standards used by the Florida Statewide Comprehensive Outdoor Recreation Plan (SCORP). Since this change does not increase the amount of public investment in areas that are subject to destruction by natural disasters (such as storm surges and/or lea level rise) and since the proposed amendment makes the Lee Plan more accurate, Council staff finds that the proposed changes to the Lee Plan are procedural and do not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and also finds that the requested amendments do not produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

12. CPA 2010-21: Beach Renourishment Resource Protection

DESCRIPTION OF AMENDMENT(S):

The Lee County Board of County Commissioners is requesting amendments to Lee Plan Policy 113.3.1 to clarify that beach re-nourishment sand sources should be identified and protected.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

Objective 113.3: Beach and Dune Systems of the Lee Plan provides for the continued implementation of a beach preservation and management plan through the Lee County Coastal Advisory Council or successor agency. Policy 113.3.1 identifies the County Division of Natural Resources Management to be responsible for the program and identifies what is included in the program. The proposed changes provides for the Division to coordinate with government and private entities concerning the identification of sources of renourishment sands that will impact the County's aquatic resources and adds language to utilize all possible means to protect beach-quality sand resources from use by out of County users both public and private.

Council staff has reviewed the proposed changes Council staff finds that the proposed changes to the Lee Plan are procedural since they allow administrative efforts to protect potential sand sources in the County's aquatic resources from out of County users by

commenting to the U.S Army Corps of Engineers and the State of Florida Department of Environmental Protection. Council staff notes that the promotion and continuation of beach nourishment projects may conflict with Chapter 163.3178(1) F.S. Statutes, "Therefore it is the intent of the Legislature that local government comprehensive plans ...limit public expenditures in areas that are subject to destruction by natural disaster" regular and event-driven beach erosion. However, in as much as this amendment does not promote actual beach renourishment but only protects potential sand resources in the County aquatic areas and because the amendment may result in a reduction in transportation costs for moving sand if a renourishment project was approved by the appropriate permitting entities, it may represent an increase in energy efficiency/decrease in vehicle miles driven. Council staff therefore finds that the proposed amendment do not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and also finds that the requested amendments do not produce any extra-jurisdictional impacts that is consistent with the Comprehensive Plan of any other affected local government within the region.

13. CPA 2010-22: Caloosahatchee Shores Community Plan Clarifications

DESCRIPTION OF AMENDMENT(S):

The Caloosahatchee Shores and Olga Planning Committees are requesting to amend Map 1, Special Treatment Areas, Page 2 of 8, Community Planning Areas, to modify the boundaries between the Caloosahatchee Shores and Olga Communities. In addition, the applicant is requesting to clarify the appropriate areas for commercial and mixed uses and clarify the public participation language found in Policy 21.6.3.

ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:

The Caloosahatchee Shores Planning Panel approached the Lee County staff seeking several clarifications to the boundaries between the Caloosahatchee Shores and Olga Planning Communities. Based on information provided by both planning communities, it was apparent that the existing map of the boundaries did not accurately define the boundaries of the sub-tending Olga community area. A review of the existing Olga Plan has as a central focus a location approval of a minor neighborhood commercial node. The Olga Community Map included in the plan an impact area rather than the total Olga Community.

Rather than speculate on the defining boundaries of the Olga Community, the Caloosahatchee Shores Planning Committee went back in history to a time where Olga was the only named community between the Orange River to the west and Hickey Creek to the East, north of Owanita Rd. (a.k.a. S.R. 80). Three defining events later subdivided Olga: 1) Construction of the FPL Power Plant, 2) Building of S.R. 31 Bridge; and 3) The establishment of the Fort Myers Shores Community development. Using six subdivision plat records for Fort Myers Shores then plotting them as an overlay on current street maps, clearly defined the area of Olga.

County staff met with the two planning communities and discussed the proposed modifications to the boundaries associated with this amendment. The proposal includes removing three specific areas from the Caloosahatchee Shores and adding those areas to the Olga Community. The additions include one east and one west of the existing Olga Community as depicted on Map 1, Page 2 of 8. The proposed revision also includes adding an area within the Caloosahatchee River, including an ox bow area, to bring the Olga boundary to the location of the existing Caloosahatchee Shores Community Planning area.

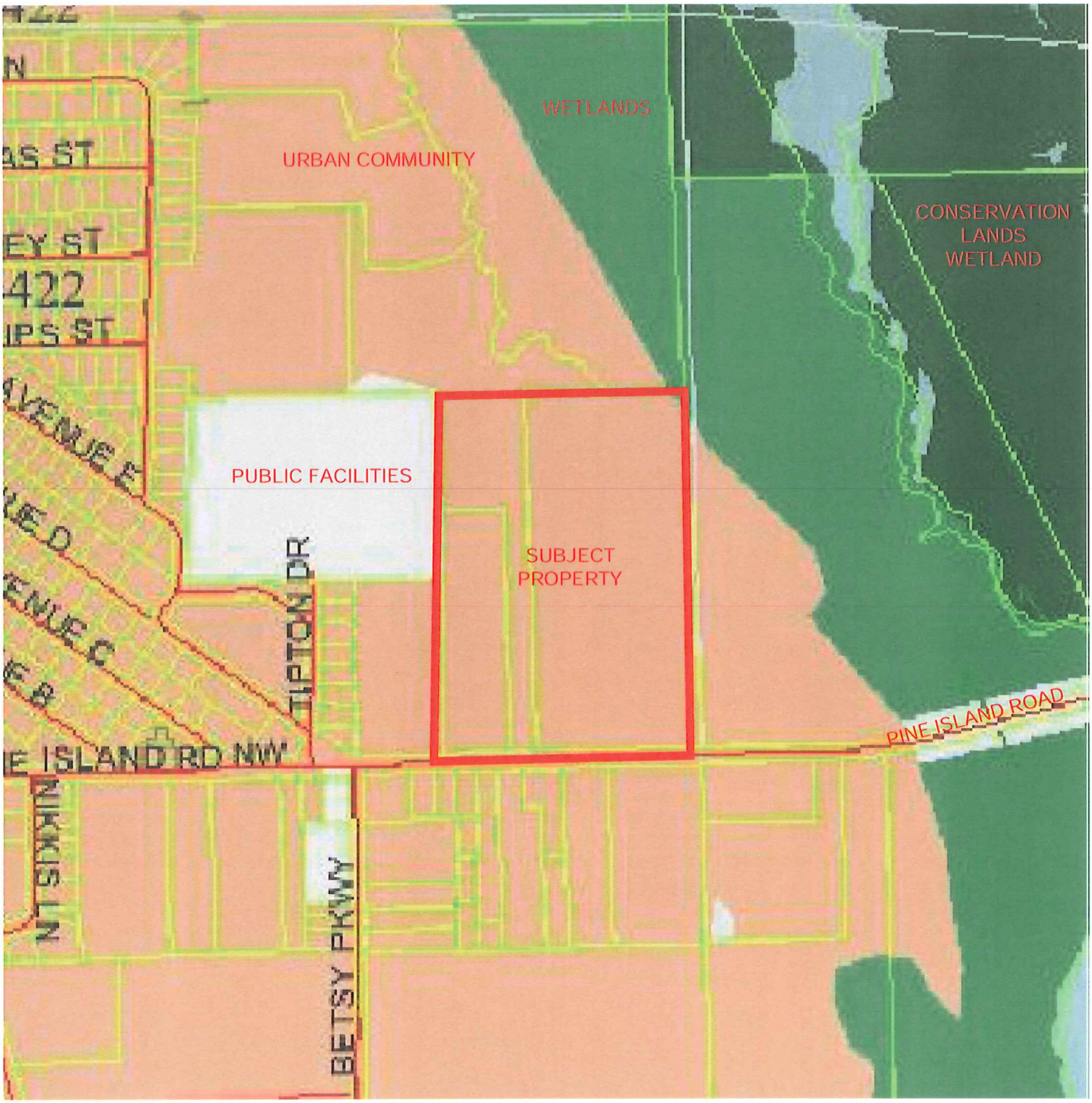
These changes adjust County's Comprehensive Plan so that they will more accurately reflect the planning areas in the northeastern portion of the County. Since this change does not increase the amount of public investment in areas that are subject to destruction by natural disasters (such as storm surges and/or lea level rise) and since the proposed amendment makes the Lee Plan more accurate, Council staff finds that the proposed changes to the Lee Plan Map 1, Page 2 of 8 are procedural and do not produce significant adverse effects on any regional resources or regional facilities that are identified in the Strategic Regional Policy Plan and also finds that the requested amendments do not produce any extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other affected local government within the region.

Request a copy of the adopted version of the amendment? _X_ Yes ___ No

Attachment III

Maps

Lee County
DCA 11-1



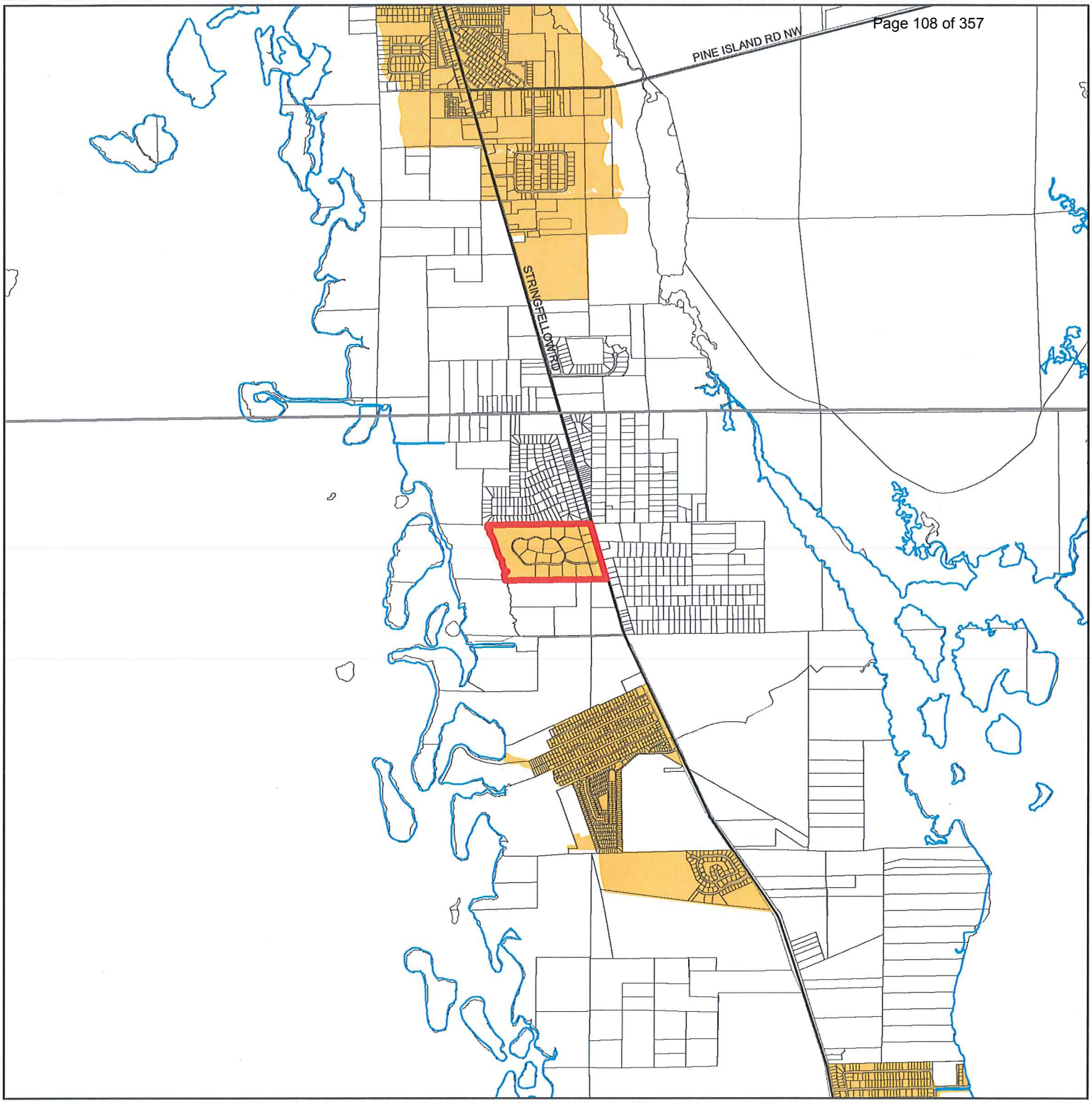
Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

EXHIBIT IV.A.2

PINE TARR/LAKE JEFFERSON PROPERTY

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
09/21/2010	1585HC	_AER	SDJ	SEH		1"=500'	1	1	(28-44-22)



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

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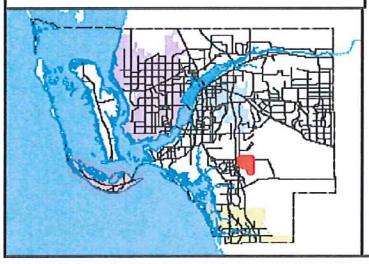
Feet

Map Generated February 2011



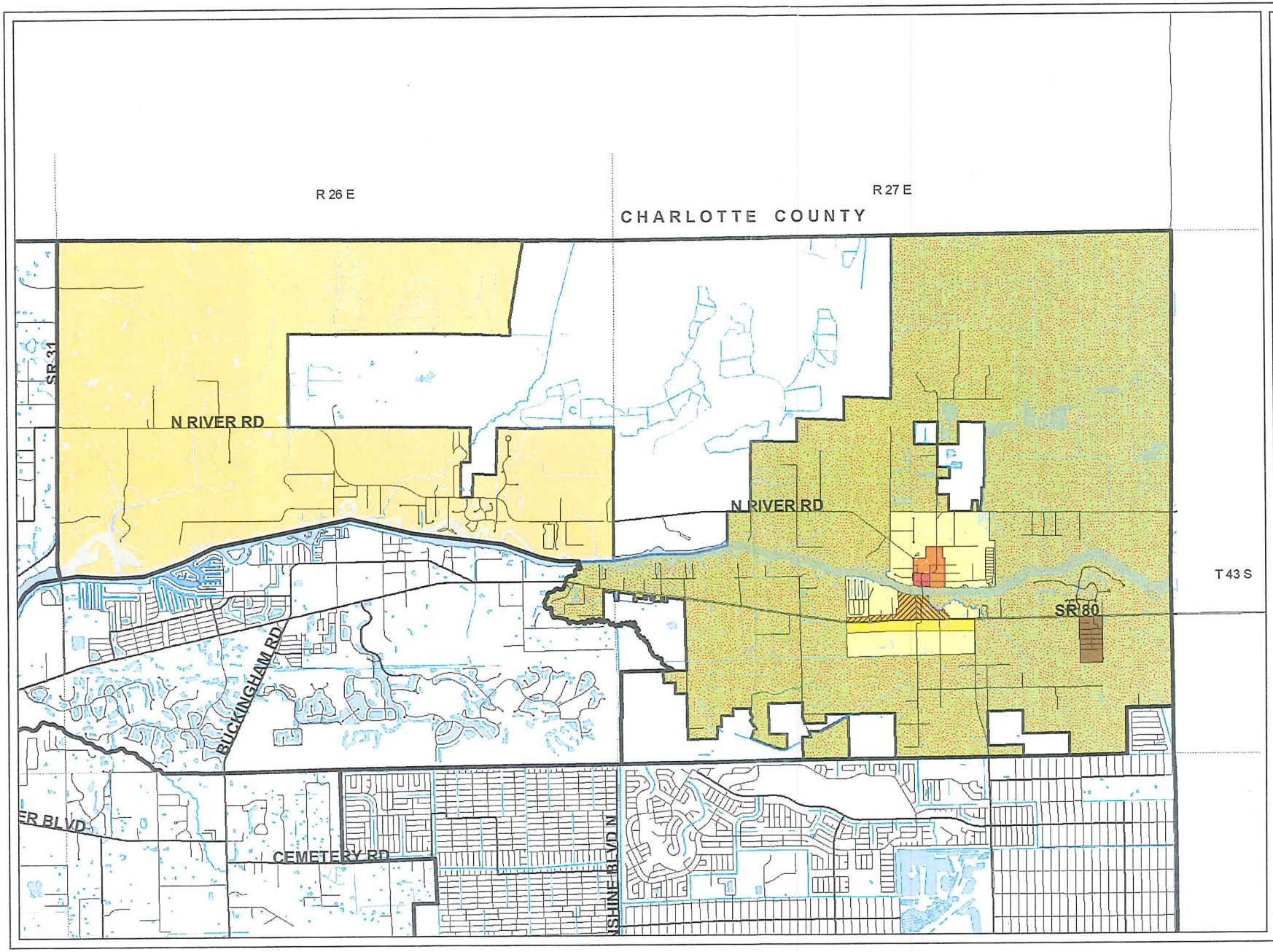
CPA2010-00004 - VILLAGES OF PINE ISLAND PROPOSED FUTURE SEWER SERVICE AREA

Future Sewer Service Area

Subject Property

NORTHEAST LEE COUNTY

Community Plan Areas



Legend

Community Plan Areas

- Alva
- North Olga

Alva Rural Village

- Historic Core
- Sub Area 1
- Sub Area 2A
- Sub Area 2B
- Sub Area 3
- Sub Area 4
- Charleston Park
- Water Feature

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

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Miles

Map Generated: May 2013

Proposed Future Land Use Map Showing Designations of Subject Property and Surrounding Properties

17650 & 17600 East Street, North Fort Myers, FL 33917
CPA2010-00007

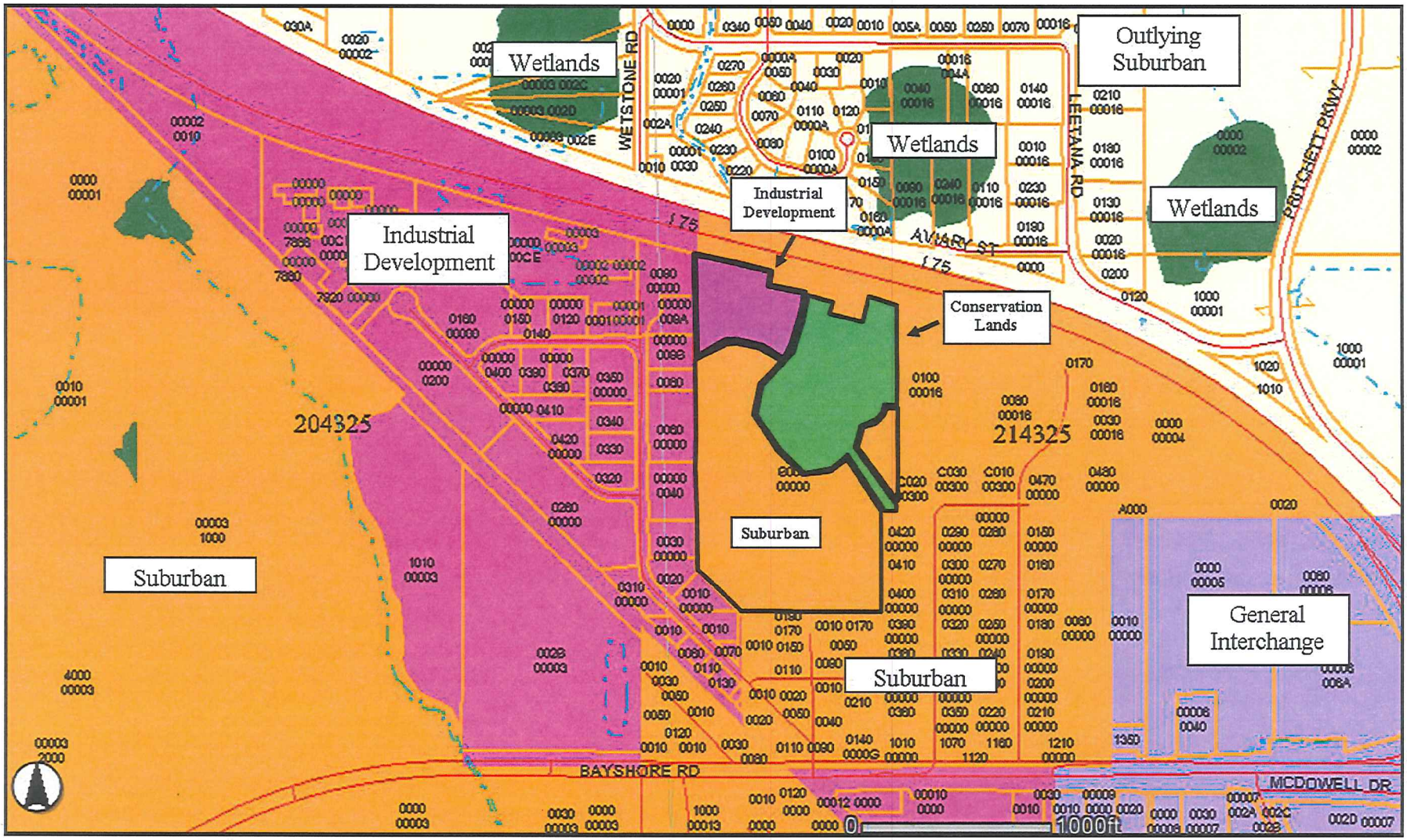


EXHIBIT A.3

Current Future Land Use Map Showing Designations of Subject Property and Surrounding Properties

17650 & 17600 East Street, North Fort Myers, FL 33917
CPA 2010-00007

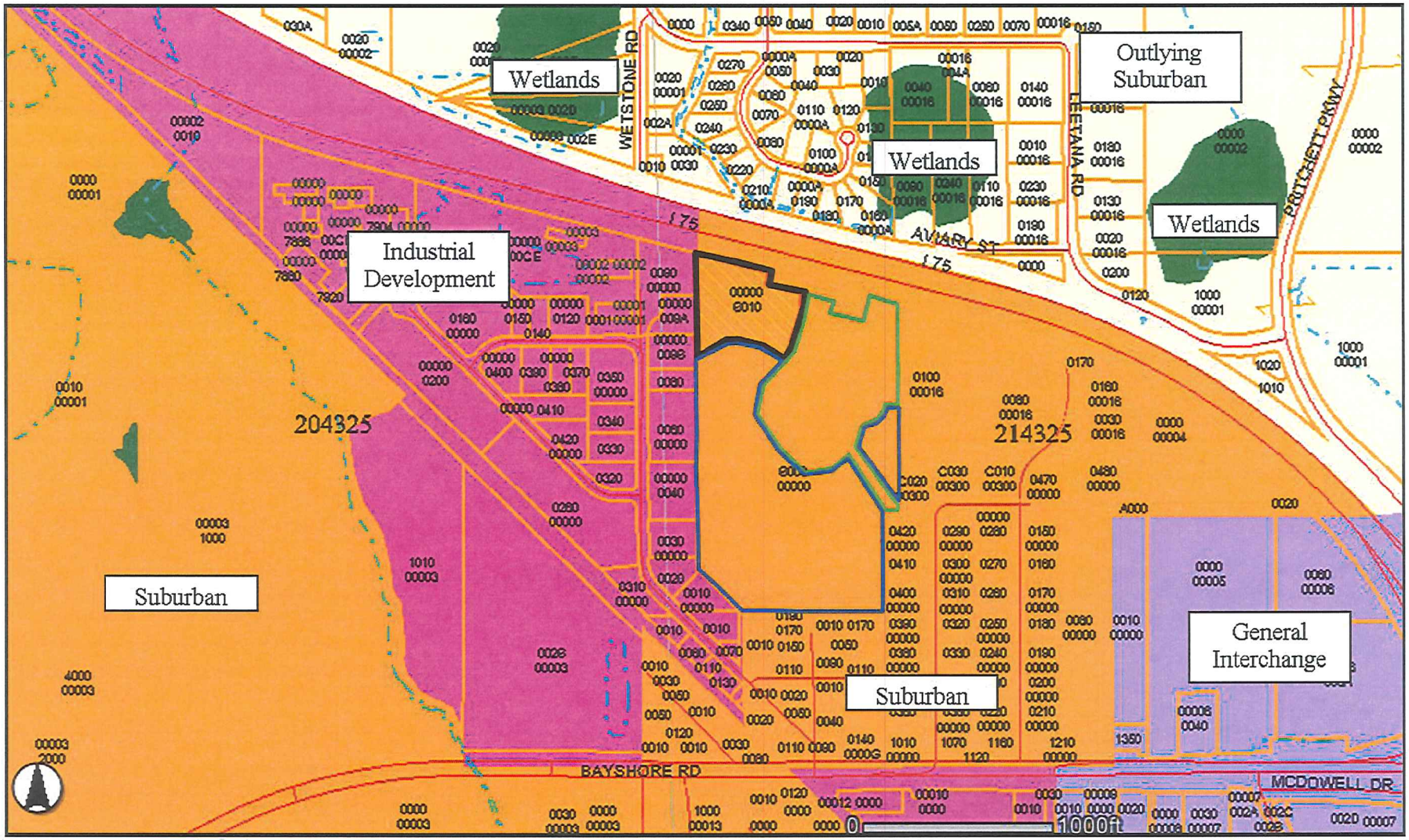


EXHIBIT A.2

LEE COUNTY PORT AUTHORITY

Southwest Florida International Airport
Lee County, Florida

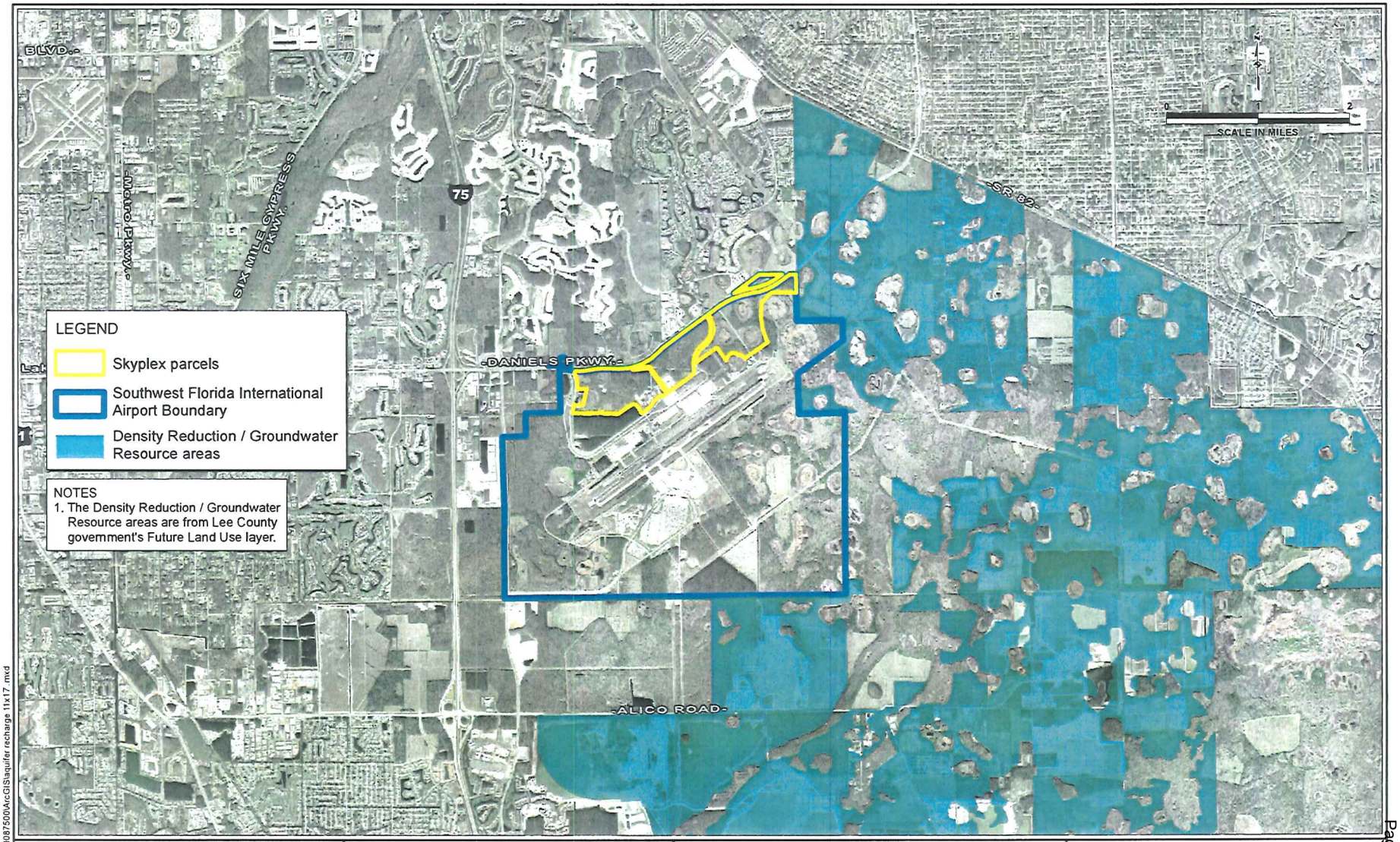
JOHNSON ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-3661
E.B. #642 & L.B. #642

Wetland / Upland Map
Exhibit IV.C.5

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Feb. 2010	20087500	-	As Shown	1

\\ftns01\proj-fmn\20087500\ArcGIS\wetland upland 11x17.mxd



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FAX (941) 334-3661
E.B. #642 & L.B. #642

Aquifer Recharge Areas
Exhibit IV.C.5

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Feb. 2010	20087500	–	As Shown	1

\\fms01\proj-fmn\20087500\ArcGIS\aquifer recharge 11x17.mxd

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

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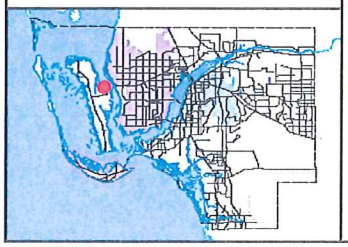
Feet

Map Generated April 2011



FUTURE URBAN AREAS
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- Central Urban
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ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
- Wetlands
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- Municipality
- CPA2010-00012 - Parcel to be Removed

CPA2010-00012 - CONSERVATION LANDS
EXISTING FUTURE LAND USE DESIGNATIONS

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

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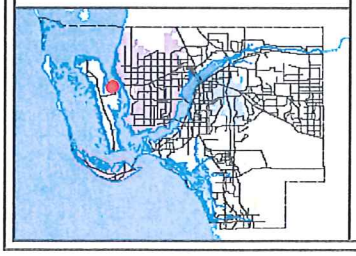

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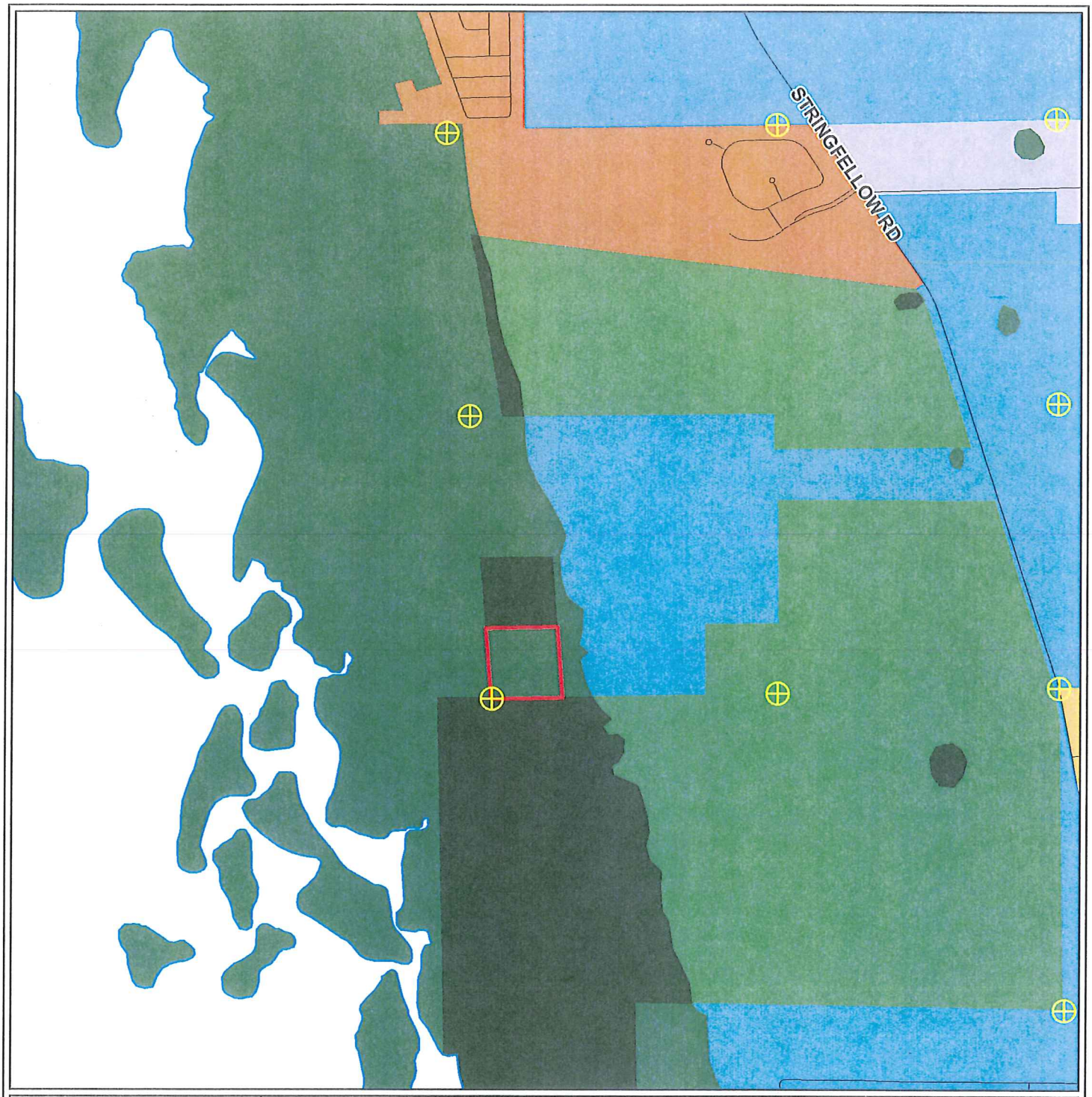

LEE COUNTY
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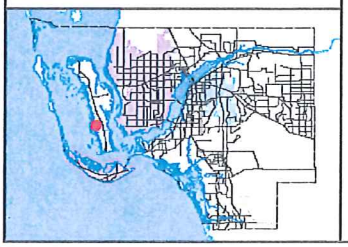

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- Section Corners

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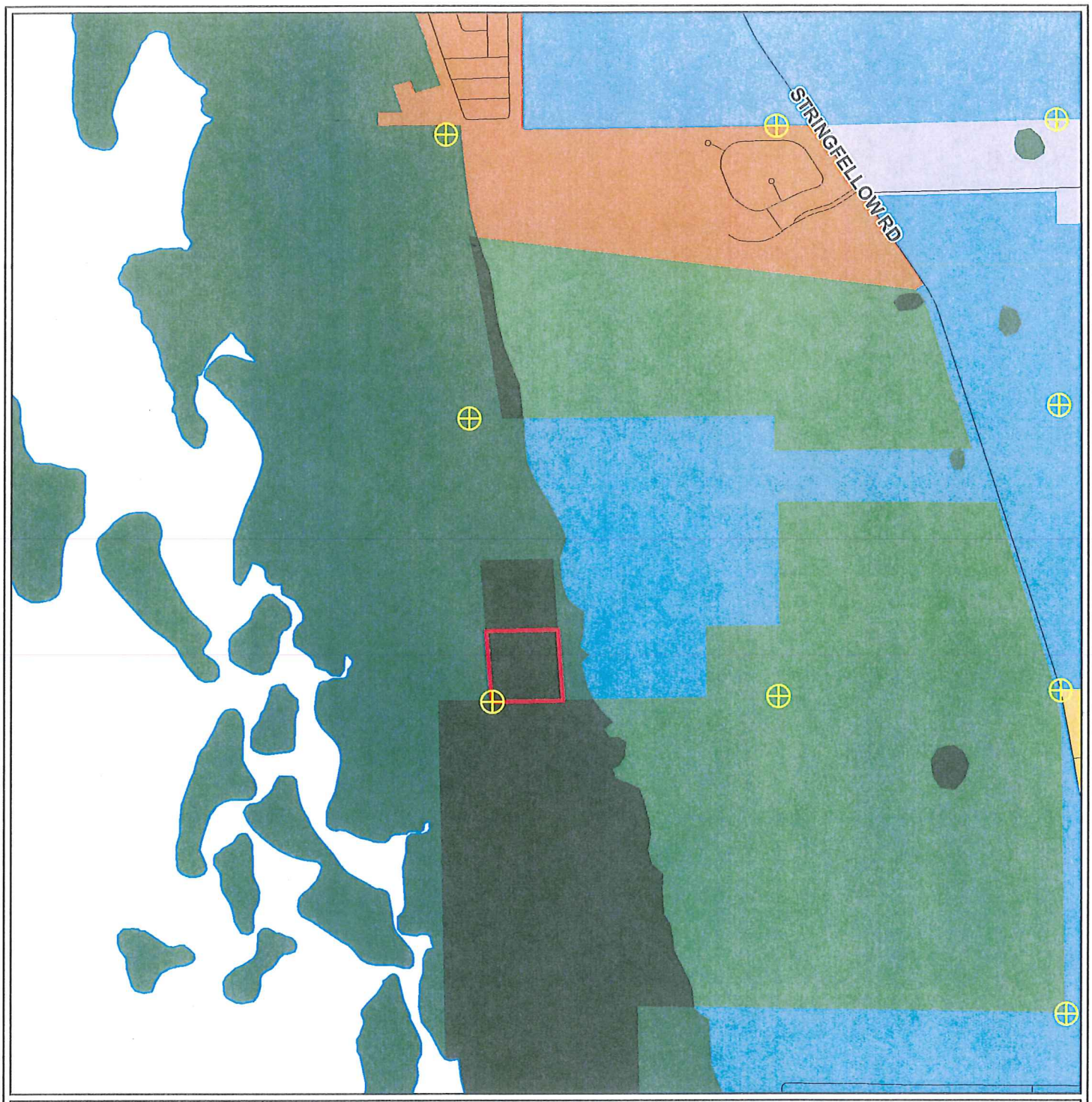

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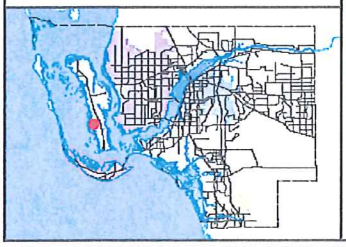

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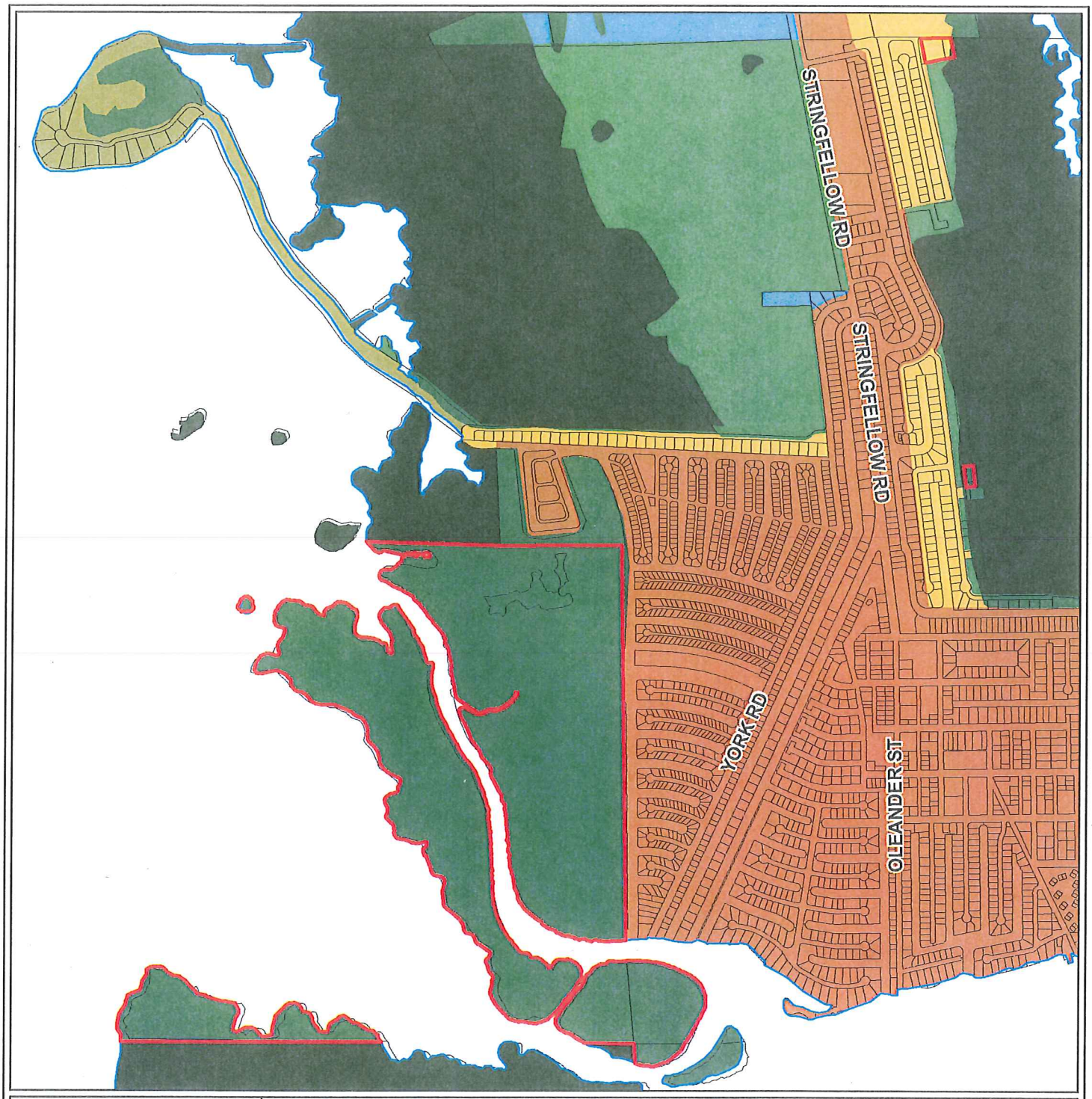

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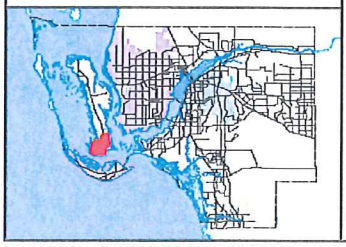

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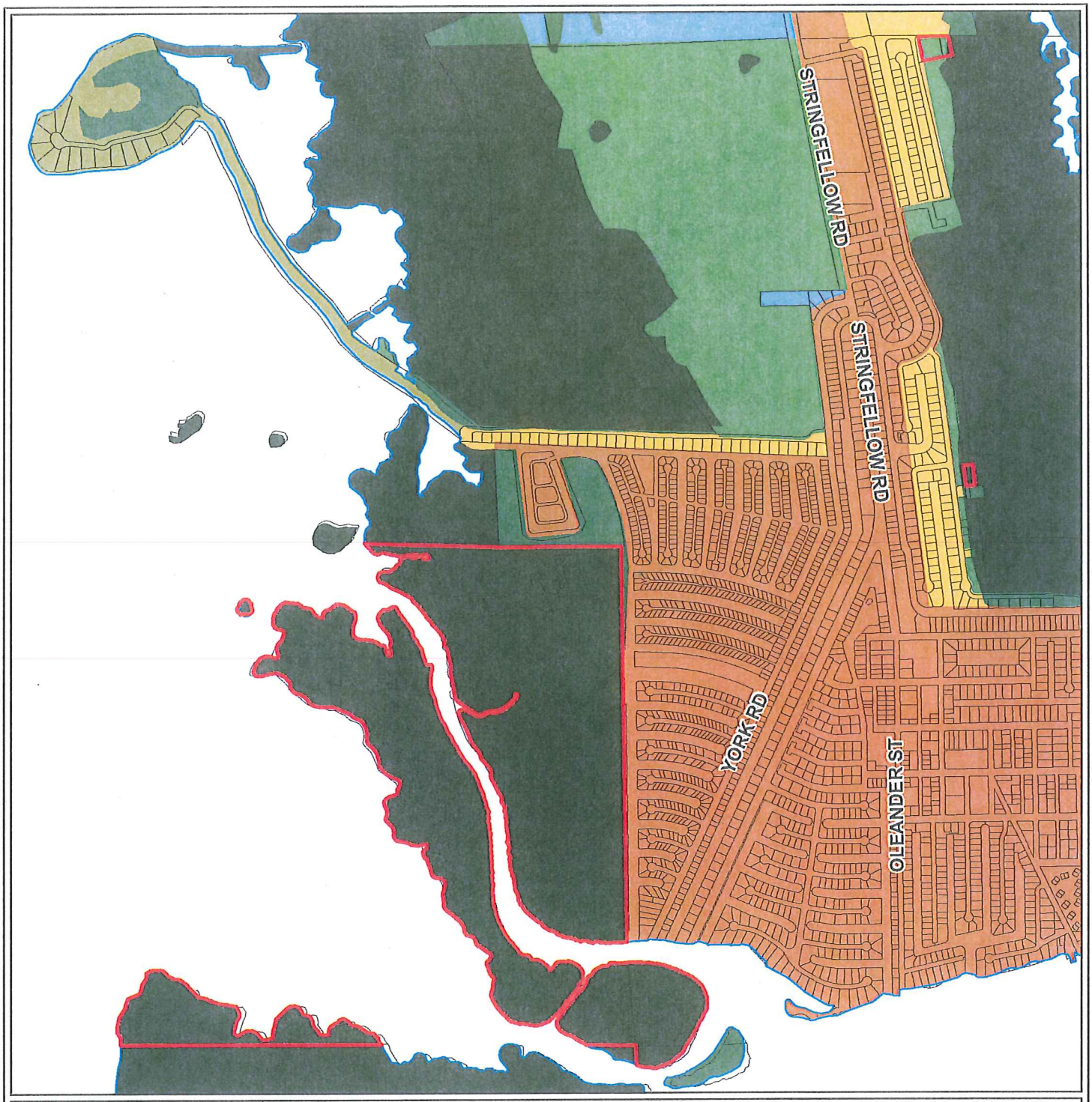
CPA2010-00012 - CONSERVATION LANDS EXISTING FUTURE LAND USE DESIGNATIONS



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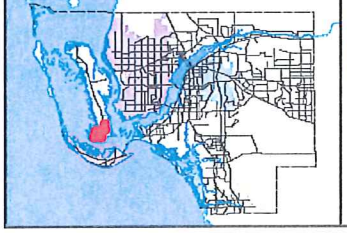

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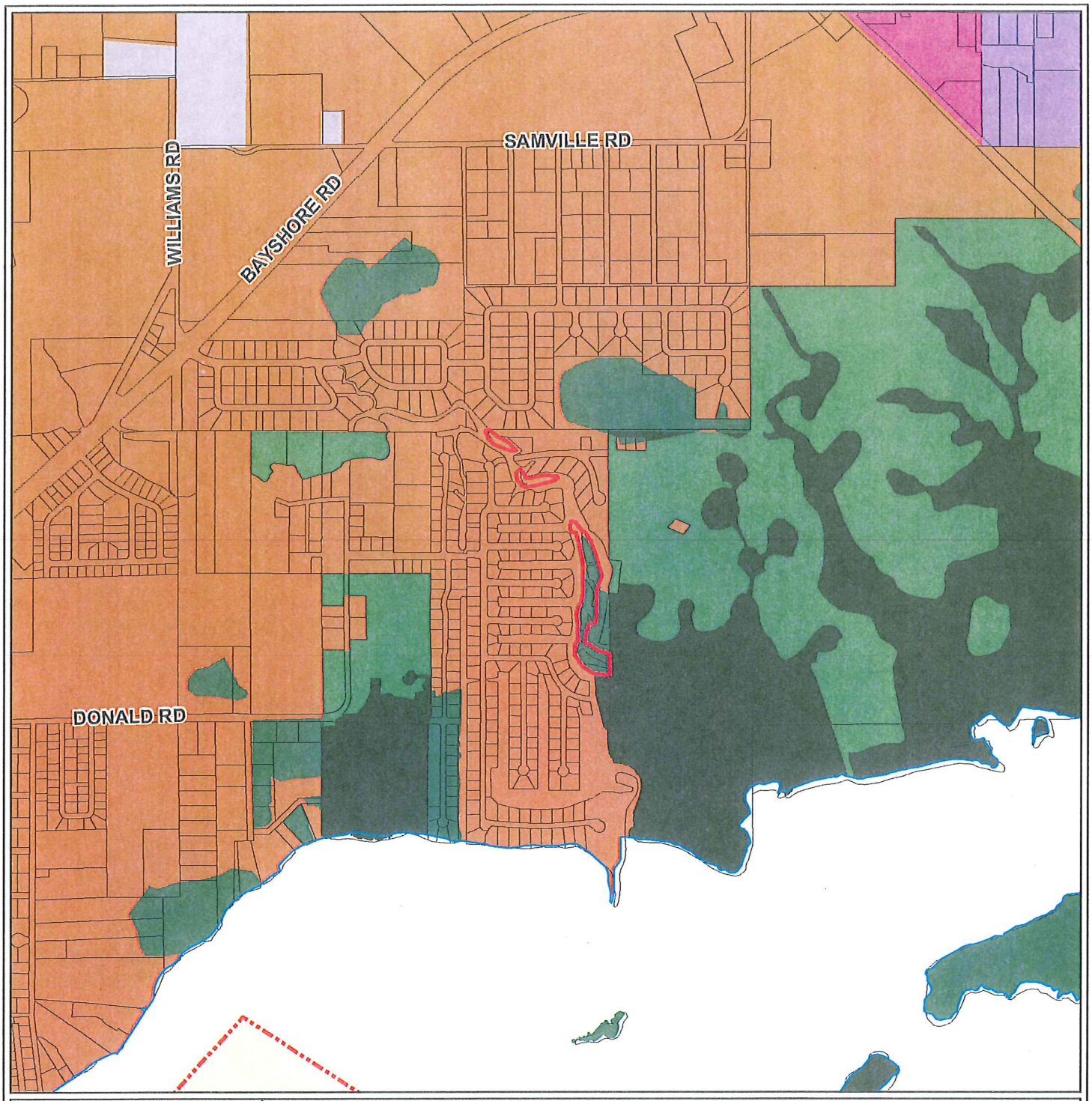

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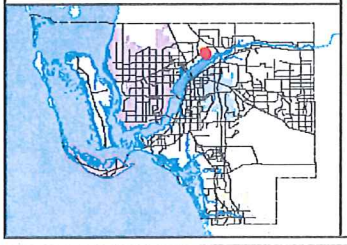

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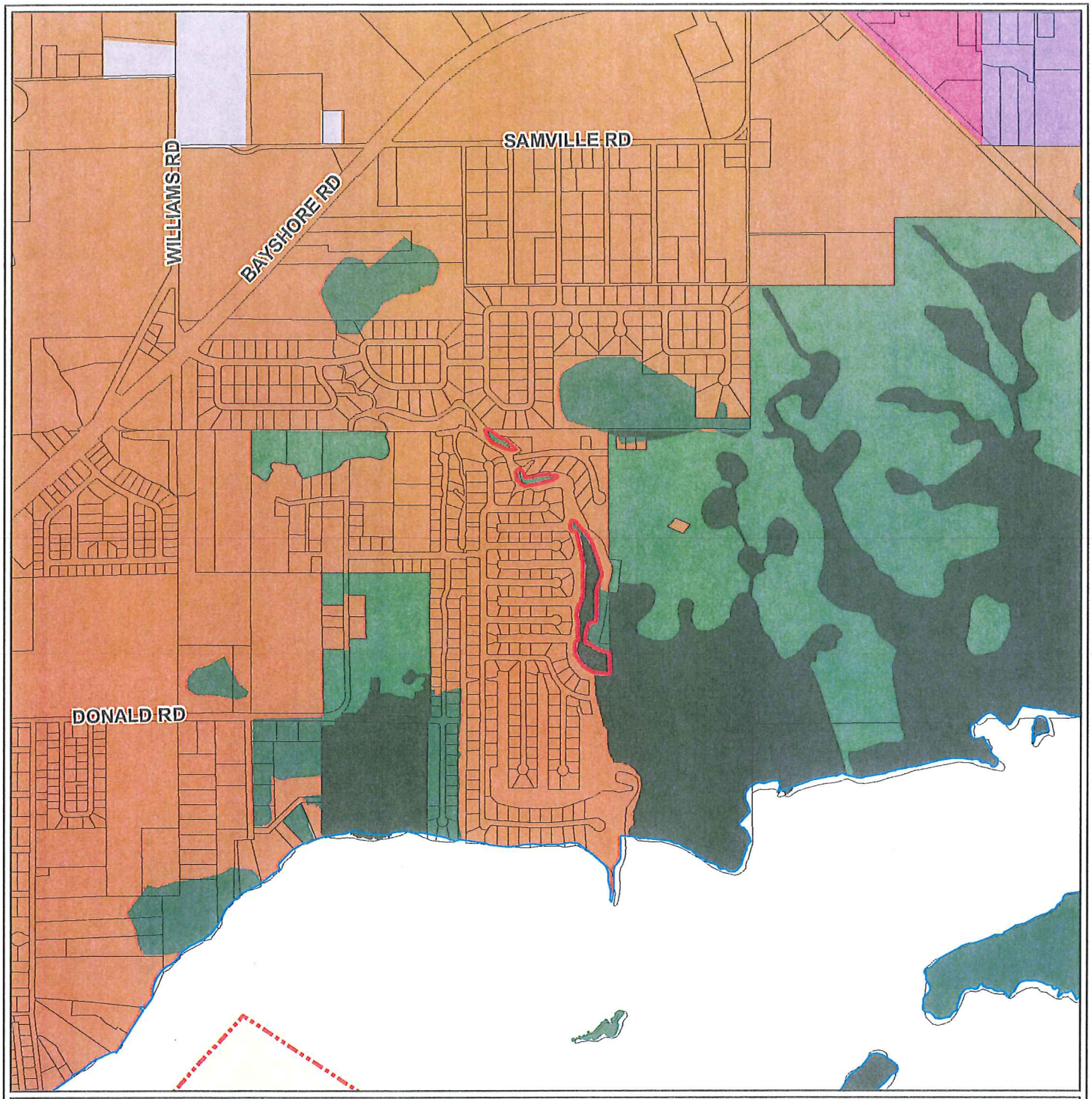

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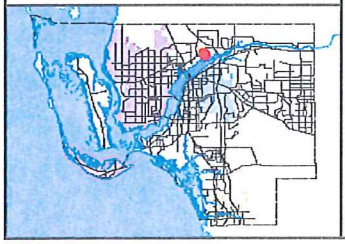

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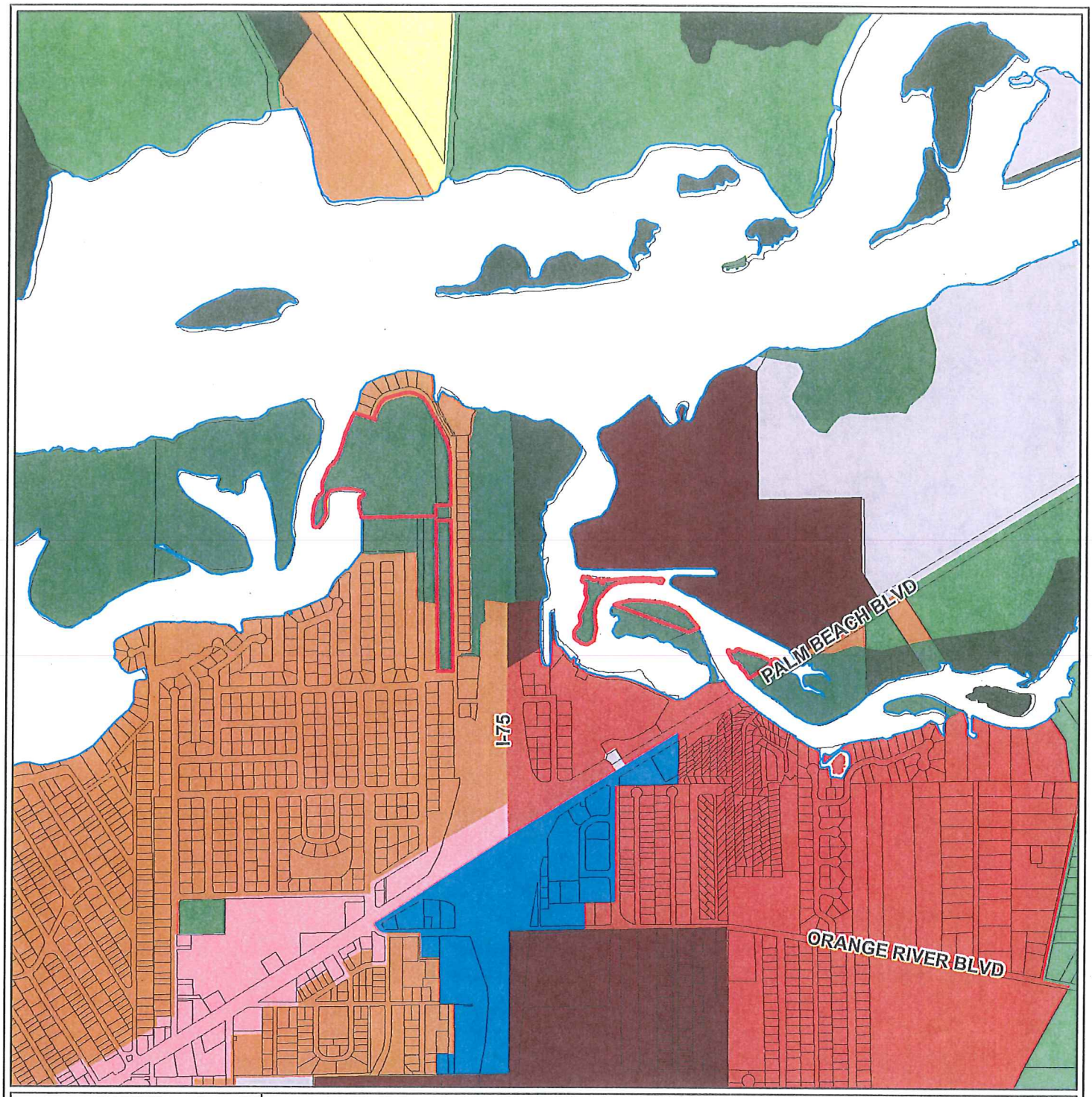
CPA2010-00012 - CONSERVATION LANDS PROPOSED FUTURE LAND USE DESIGNATIONS



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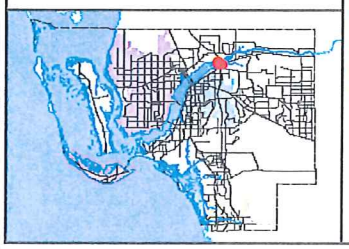

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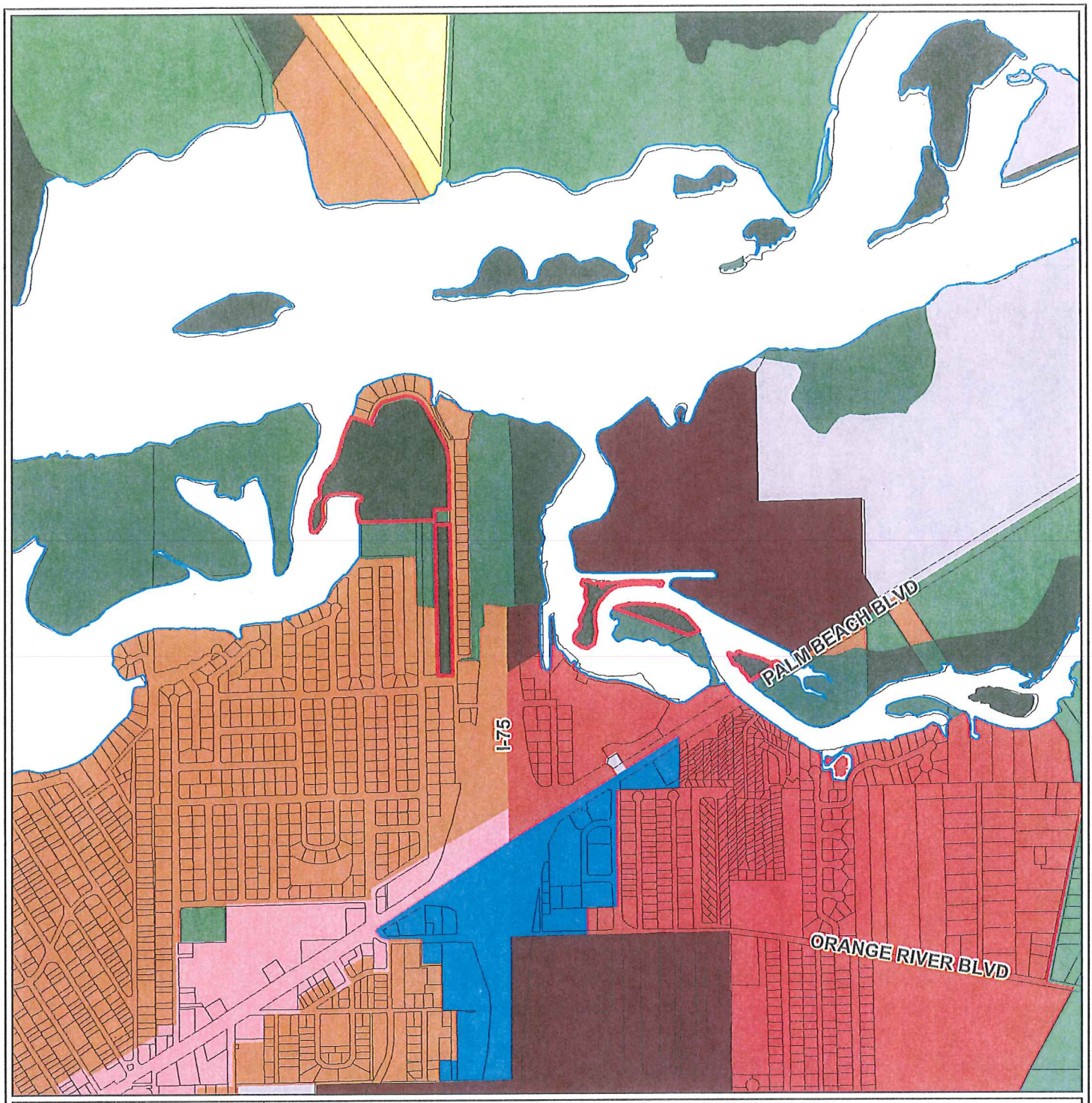
CPA2010-00012 - CONSERVATION LANDS
EXISTING FUTURE LAND USE DESIGNATIONS

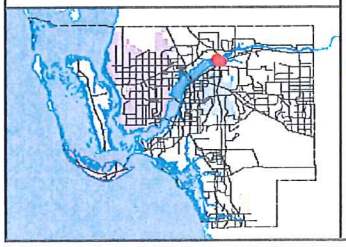


LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

440 220 0 440 880 1,320
Feet

Map Generated April 2011



FUTURE URBAN AREAS
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange

NEW COMMUNITY
- New Community

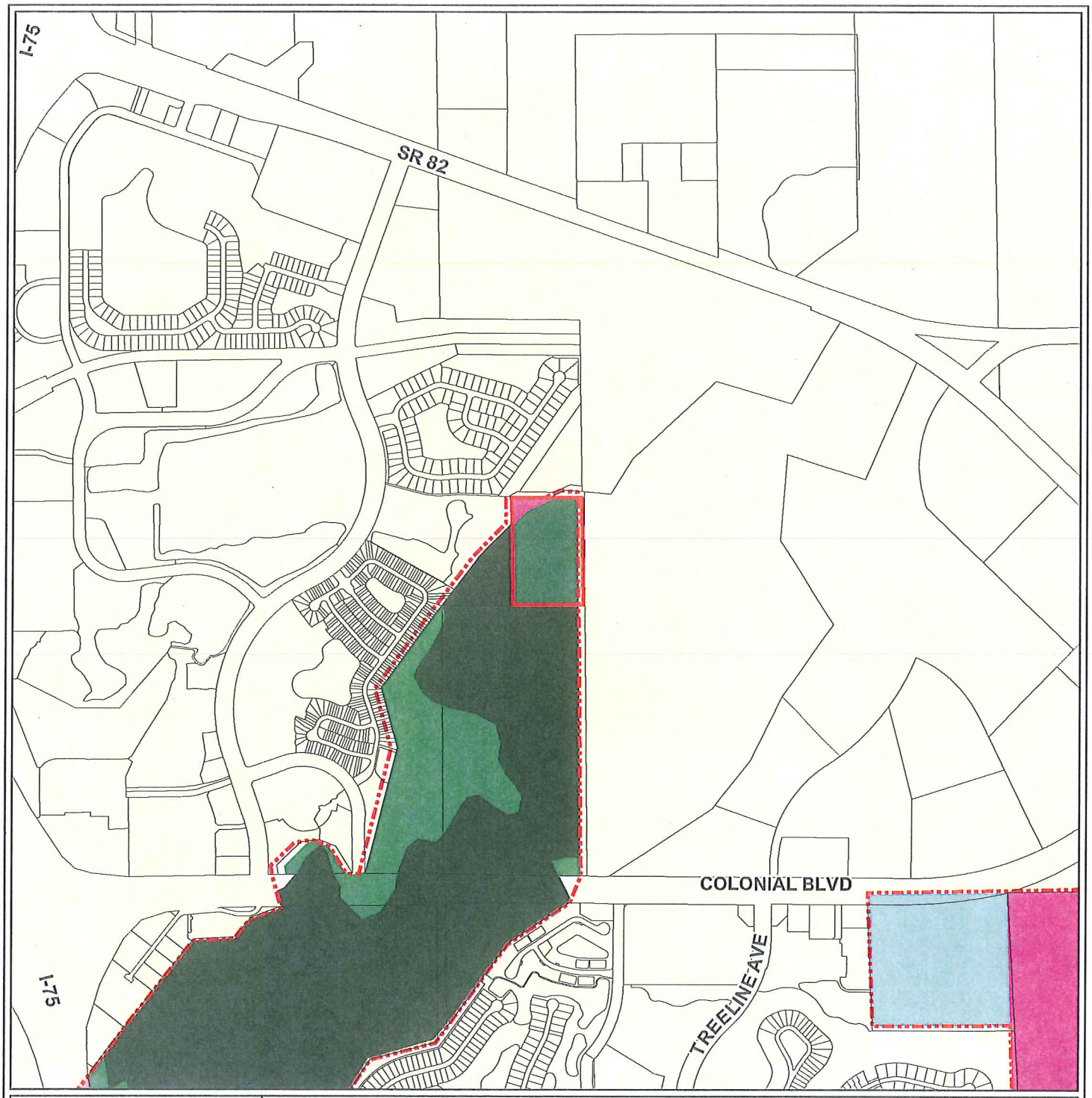
AIRPORT AREAS
- Tradeport
- Airport

NON-URBAN AREAS
- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Islands
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
- Wetlands
- Conservation Lands Wetland

- Municipality
- CPA2010-00012

CPA2010-00012 - CONSERVATION LANDS PROPOSED FUTURE LAND USE DESIGNATIONS



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

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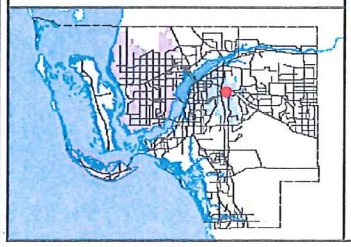
Feet

Map Generated April 2011



FUTURE URBAN AREAS
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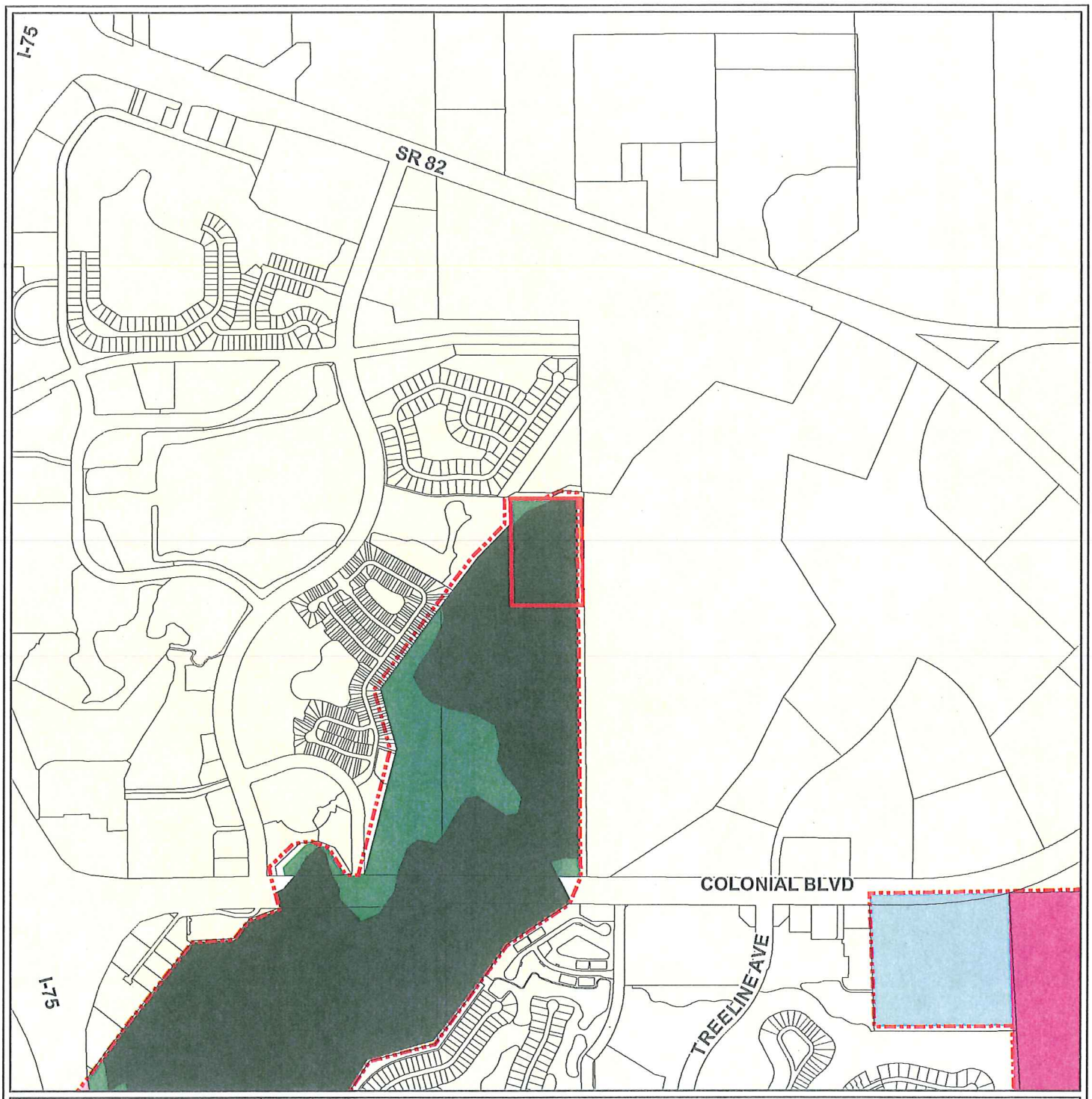
- Municipality
- CPA2010-00012

CPA2010-00012 - CONSERVATION LANDS EXISTING FUTURE LAND USE DESIGNATIONS

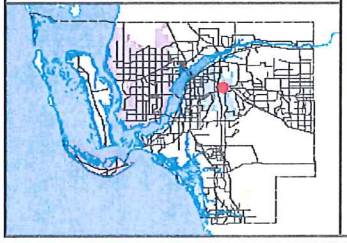


LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

450 225 0 450 900 1,350
Feet

Map Generated April 2011



FUTURE URBAN AREAS
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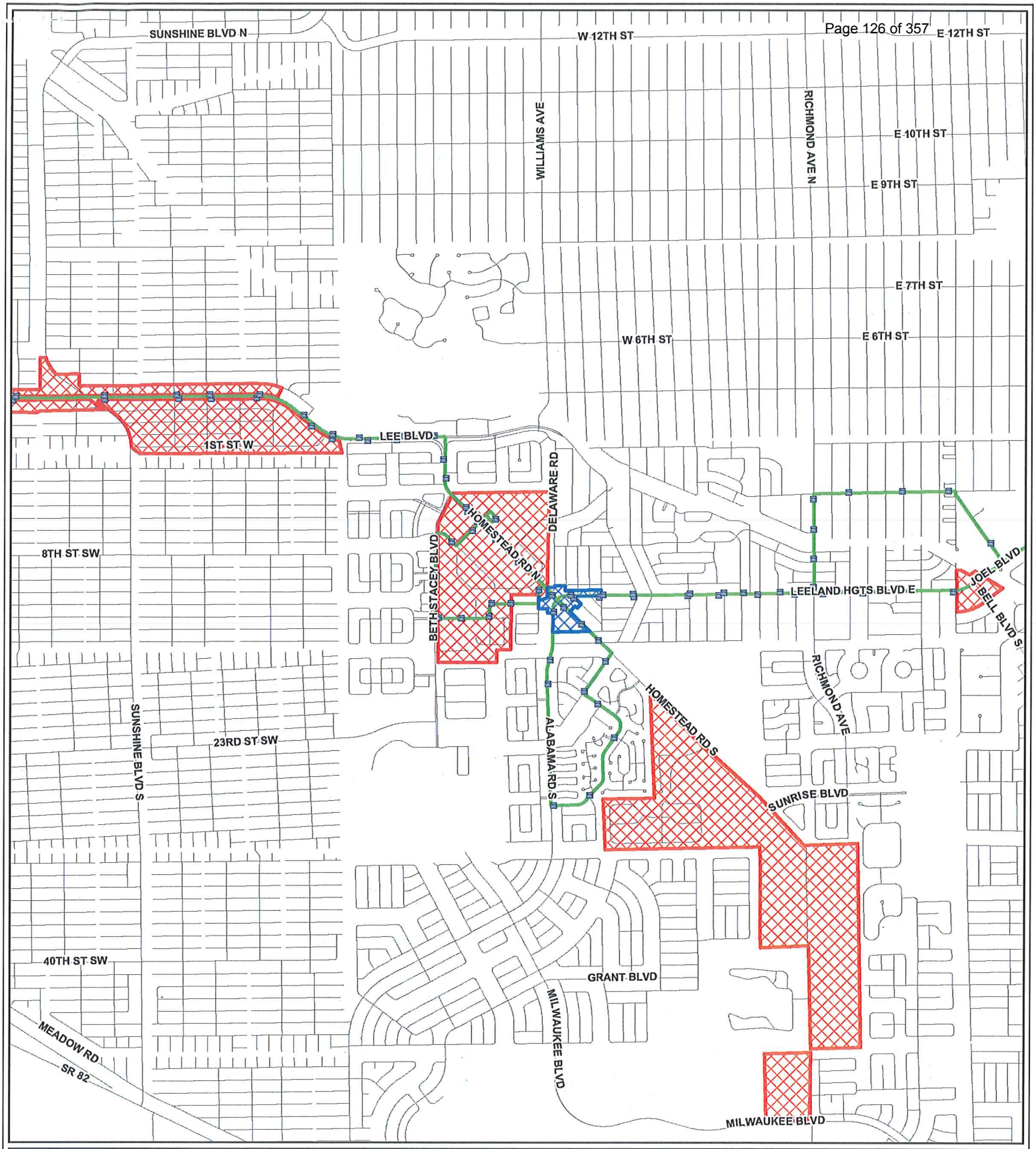
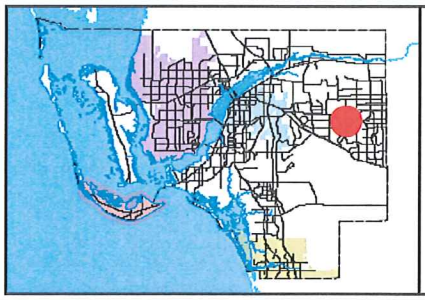
- CPA2010-00012

CPA2010-00012 - CONSERVATION LANDS PROPOSED FUTURE LAND USE DESIGNATIONS





CPA2010-00014 - MIXED USE OVERLAY

- Mixed Use Overlay
- Overlay Expansion
- LeeTran Bus Route
- LeeTran Bus Stop

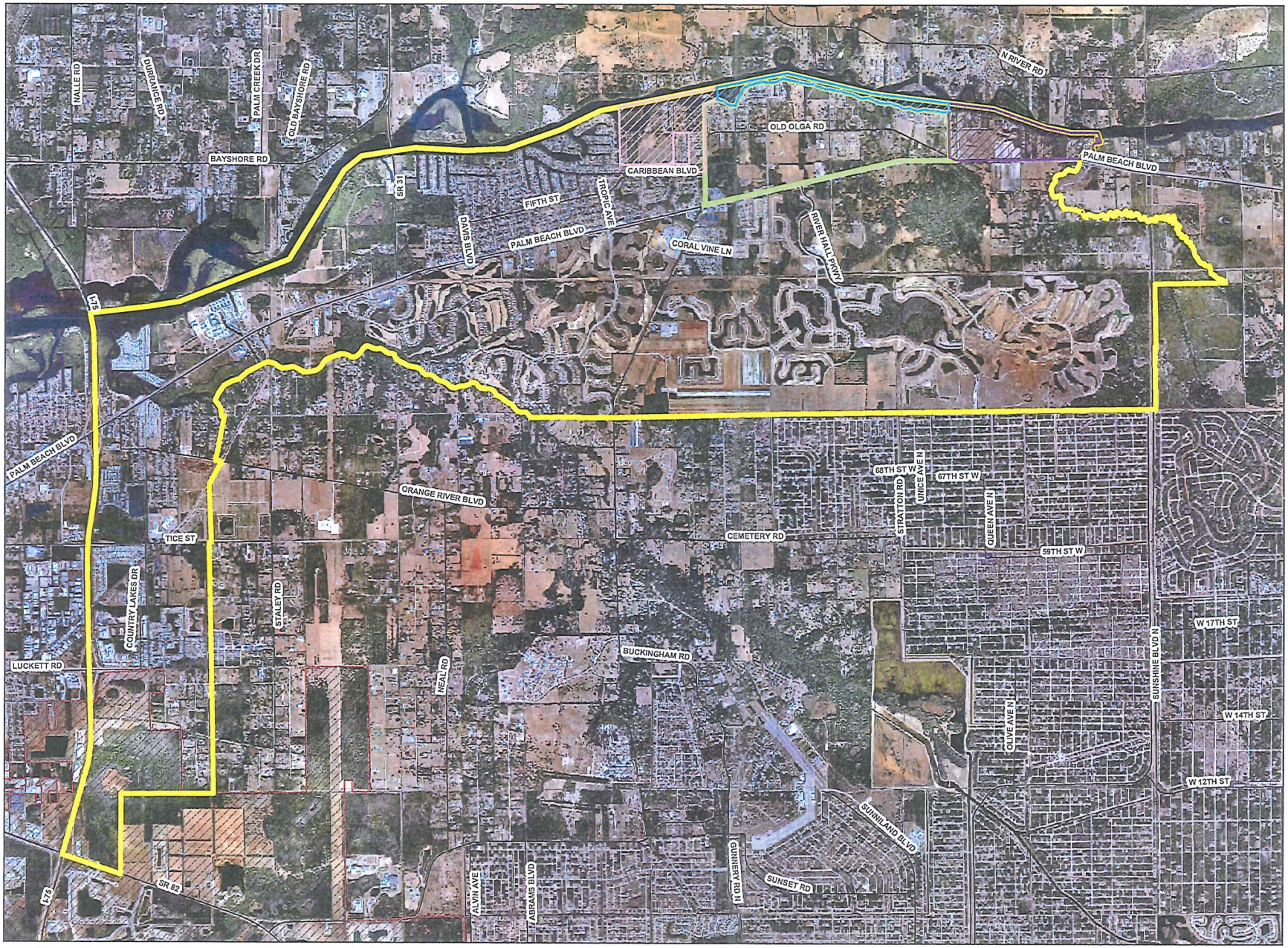
LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

0 660 1,320 2,640 3,960 5,280
Feet

Map Generated April 2011

Attachment 3



SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022
Coloosahatchee Shores Community Plan Clarificatio

Legend

Community Planning Areas
- Caloosahatchee Shores
- Olga

Addition to Olga
- East Addition
- River
- West Addition

- City Limits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

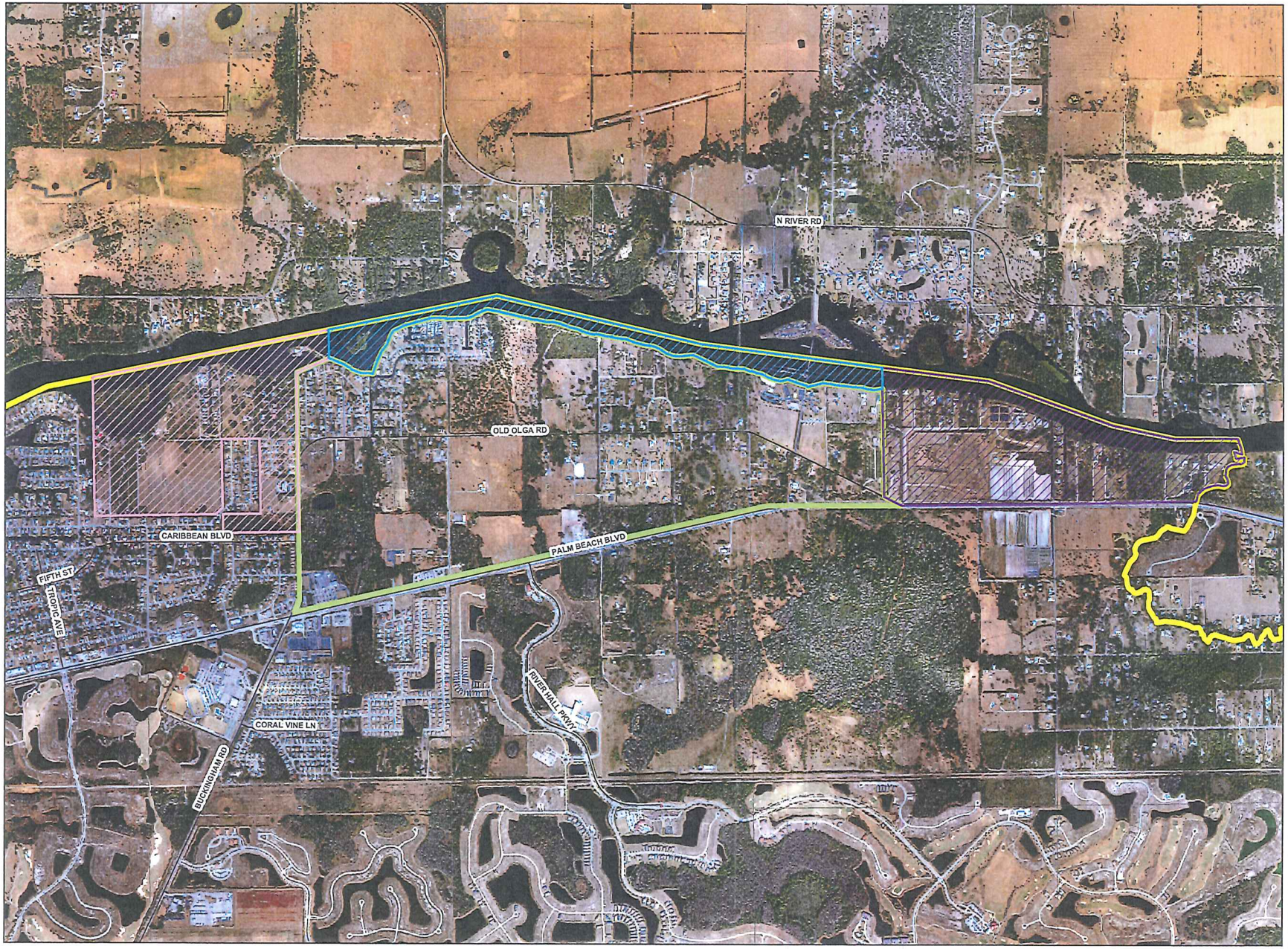
0.2 0.1 0 0.2 0.4 0.8
Miles

Map Generated: February 2011
City Limits current to date of map generation

Last Amended: June 2, 2010
Amended by Ordinance Nos.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

Lee Plan Map 1
Page 2 of 8

Attachment 4



SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022
Coloosahatchee Shores Community Plan Clarification

Olga Community

Legend

Community Planning Areas
- Caloosahatchee Shores
- Olga

Addition to Olga
- East Addition
- River
- West Addition

- City Limits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N W E S

0.080.04 0 0.08 0.16 0.32 0.64
Miles

Map Generated: February 2011
City Limits current to date of map generation

Last Amended: June 2, 2010
Amended by Ordinance Nos.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05, 09-07, 09-08, 09-09, 09-10, 09-11, 10-16

Lee Plan Map 1
Page 2 of 8

Agenda Item

7d

SWFL Hazardous Materials/Emergency Preparedness Training Update

7d

7d

SWFRPC/SWF LEPC Sponsored
Hazardous Materials Awareness Training

Introduction

The Southwest Florida Regional Planning Council and the Southwest Florida Local Emergency Planning Committee for Hazardous Materials continues to provide outstanding hazardous materials training and assistance to emergency responders and government officials of the region. As in previous years, the Southwest Florida LEPC/SWFRPC is providing free training to government employees of the region. Continuing education and training are essential parts of our mission to provide comprehensive emergency preparedness systems throughout Southwest Florida. Training opportunities can take many forms, from informal "in-house" sessions to major full-scale exercises. Listed below are highlights of recent course conducted in Southwest Florida during the month of August:

Course Name	Date	Location	# of Attendees
8-Hour Hazmat/Hazwoper Refresher Course	8-18- 2011	Fort Myers (DEP)	42
8-hour Hazmat/Hazwoper Refresher Course	8-19-2011	Naples	51
Mental Health in the Aftermath of Disaster (1.5-hour Short Course)	8-25-2011	Fort Myers (RPC)	10
Hazardous Materials Generated in a Methamphetamine Lab (1.5-hour Short Course)	8-26-2011	Fort Myers (RPC)	16
Responding to Suspected Biological Agents (3-hour Short Course)	8-26-2011	Fort Myers (RPC)	8
			127 (Attendees)

Course Overview

Hazmat/Hazwoper Training

Course Description: The training is primarily geared to public utilities personnel and government inspectors of the region. Employees and employers covered by the OSHA HAZWOPER standard have to take the initial HAZWOPER training which consists of either a 24 or 40 hour course to become HAZWOPER certified.

Mental Health in the Aftermath of Disaster Course

Course Description: Individuals involved in a disaster or in response to a disaster are faced with an inherently stressful situation. Understanding the role of disaster mental health services is essential in order to identify appropriate resources that can help in these situations. Workers must be able to recognize the signs of compassion fatigue and preventive strategies for mitigating stress. Workplaces must not only be prepared for disasters in a physical and business sense, they must also deal with mental health problems that often arise following a disaster.

Clandestine (Methlab) Drug Lab Course

Course Description: This course was design to identify the health effects of methamphetamine exposure and how an individual is or can be exposed. It describes the health effects that result from acute, chronic and incidental exposures. It attempts to explain the different production methods of methamphetamine. Additionally, the course identifies the many hazards that must be avoided in an environment where methamphetamine has or is being produced.

Responding to Suspected Biological Agents

Course Description: The course provides training for representatives from first responder, law enforcement, and public health agencies regarding collection of suspicious (powder) samples in accordance with Florida Department of Health Bureau of Laboratory guidelines. This ensures timely and accurate laboratory analysis of suspicious non-clinical samples associated with potential public health threats. Participants will have the opportunity to demonstrate their knowledge, skills, and abilities associated with safe and effective sample collection techniques and to utilize appropriate protocols and the sample submission form.

RECOMMENDATION: **None (Information Item)**

9/2011

_____Agenda _____Item

7e

Hazardous Materials Emergency Preparedness (HMEP) Planning & training Grant Contract

7e

7e

Hazardous Materials Emergency Preparedness (HMEP) Planning and Training Grant

As in previous years, the United States Federal Department of Transportation is providing planning and training funding through the Florida Division of Emergency Management to Florida's eleven Regional Planning Councils. The Grant period is October 1, 2011, to June 30, 2012. This is a cost reimbursement agreement which limits total funding to the amounts shown in Attachment A.

Planning Grant Activities

Funding is provided to perform eligible activities as identified in the Hazardous Materials Emergency Planning Grant Program. Eligible projects which are identified under the planning activities are:

- Commodity Flow Study (Develop a commodity flow study of hazardous materials and extremely hazardous substances transported over selected Interstate and U.S. Highway corridors within the region).

- Local Emergency Planning Committee (LEPC) Plan Exercise (Provide staff support to conduct an exercise of the LEPC hazardous materials emergency plan. The following exercises must be regional in scope to reflect an incident requiring a multi-jurisdictional or cooperative response). The exercise must meet the following criteria:

  1. A full-scale exercise that tests a minimum of two functional areas (e.g., communications, evacuation, resource management, etc.)

  2. A comprehensive table-top exercise utilizing a simulator/diorama that can be altered to closely reflect an actual location within the jurisdictional being tested. The exercise must test a minimum of two (2) functional areas (e.g., communications, evacuation, resource management, etc.)

- Shelter In Place Education Enhancement (Develop and conduct Hazardous Materials Shelter In Place (SIP) and Evacuation Information Seminars in each county within the region and similar train-the-trainer seminars to state and county agency health and human care facility inspectors, nursing and day care home operators/owners to further disseminate information about SIP and evacuation procedures in hazardous materials emergencies. Improve wide world web page SIP information, and construct a scale model SIP demonstration community).

- On-site Assessment or Needs Assessment Survey For Hazardous Materials Rapid Response Teams (Conduct an on-site assessment survey for all hazardous materials rapid response teams within the region).

Training Grant Activities

Under the training grant initiative, funding is provided to ensure training of public sector hazardous materials response personnel. Regional staff is responsible for sponsoring training courses that are consistent with the Florida State Emergency Response Commission's Guidelines for Public Sector Hazardous Materials Training. As such, Regional staff recommends approval of the grant to allow the Southwest Florida Regional Planning Council to join the other ten (10) Regional Planning Councils of the state in administering the HMEP Planning and Training Grant Program.

RECOMMENDATION: Approve and authorize the Chairman to execute the Hazardous Materials Emergency Preparedness Planning and Training Contractual Agreement.

9/2011

ATTACHMENT A

ALLOCATION BY REGION OF HMEP PLANNING AND TRAINING GRANT FUNDS

REGION	PLANNING	TRAINING
West Florida	$15,000	$26,166
Apalachee	$15,000	$24,290
N0orth Central	$15,000	$24,453
Northeast Florida	$15,000	$28,777
Withlacoochee	$15,000	$25,594
East Central Florida	$15,000	$36,120
Central Florida	$15,000	$25,758
Tampa Bay	$15,000	$35,304
Southwest Florida	$15,000	$28,777
Treasure Coast	$15,000	$30,408
South Florida	$15,000	$41,015
TOTALS	**$165,000**	**$326,662**

Contract Number: 12-DT-00-13-00-21-000 CFDA Number: 20.703

FEDERALLY-FUNDED SUBGRANT AGREEMENT

THIS AGREEMENT is entered into by the State of Florida, Division of Emergency Management, with headquarters in Tallahassee, Florida (hereinafter referred to as the "Division"), and, Southwest Florida Regional Planning Council, (hereinafter referred to as the "Recipient").

THIS AGREEMENT IS ENTERED INTO BASED ON THE FOLLOWING REPRESENTATIONS:

A. The Recipient represents that it is fully qualified and eligible to receive these grant funds to provide the services identified herein; and

B. The Division has received these grant funds from the State of Florida, and has the authority to subgrant these funds to the Recipient upon the terms and conditions below; and

C. The Division has statutory authority to disburse the funds under this Agreement. THEREFORE, the Division and the Recipient agree to the following:

(1) SCOPE OF WORK

The Recipient shall perform the work in accordance with the Attachment A (Scopes of Work and Schedule of Deliverables), and

(2) INCORPORATION OF LAWS, RULES, REGULATIONS AND POLICIES

The Recipient and the Division shall be governed by applicable State and Federal laws, rules and regulations, including those identified in Attachments E (USDOT Financial Assistance Awards to State and Local Governments Award Terms and Conditions) and G (Statement of Assurances).

(3) PERIOD OF AGREEMENT

This Agreement shall begin October 1, 2011 and shall end June 30, 2012, unless terminated earlier in accordance with the provisions of Paragraph (12) of this Agreement.

(4) MODIFICATION OF CONTRACT

Either party may request modification of the provisions of this Agreement. Changes which are agreed upon shall be valid only when in writing, signed by each of the parties, and attached to the original of this Agreement.

(5) RECORDKEEPING

(a) As applicable, Recipient's performance under this Agreement shall be subject to the federal OMB Circular No. A-102, “Common Rule”: Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments" (53 Federal Register 8034) or OMB Circular No. A-110, "Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Nonprofit Organizations," and either OMB Circular No. A-87, "Cost Principles for State, Local and Indian Tribal Governments," OMB Circular No. A-21, "Cost Principles for Educational Institutions," or OMB Circular No.

A-122, "Cost Principles for Nonprofit Organizations." If this Agreement is made with a commercial (forprofit) organization on a cost-reimbursement basis, the Recipient shall be subject to Federal Acquisition Regulations 31.2 and 931.2.

(b) The Recipient shall retain sufficient records to show its compliance with the terms of this Agreement, and the compliance of all subcontractors or consultants paid from funds under this Agreement, for a period of five years from the date the audit report is issued, and shall allow the Division or its designee, the State Chief Financial Officer or the State Auditor General access to the records upon request. The Recipient shall ensure that audit working papers are available to them upon request for a period of five years from the date the audit report is issued, unless extended in writing by the Division. The five year period may be extended for the following exceptions:

1. If any litigation, claim or audit is started before the five year period expires, and extends beyond the five year period, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved.
2. Records for the disposition of non-expendable personal property valued at $5,000 or more at the time it is acquired shall be retained for five years after final disposition.
3. Records relating to real property acquired shall be retained for five years after the closing on the transfer of title.

(c) The Recipient shall maintain all records for the Recipient and for all subcontractors or consultants to be paid from funds provided under this Agreement, including documentation of all program costs, in a form sufficient to determine compliance with the requirements and objectives of the Budget (Attachment B) and Scope of Work (Attachment A) and all other applicable laws and regulations.

(d) The Recipient, its employees or agents, including all subcontractors or consultants to be paid from funds provided under this Agreement, shall allow access to its records at reasonable times to the Division, its employees, and agents. "Reasonable" shall ordinarily mean during normal business hours of 8:00 a.m. to 5:00 p.m., local time, on Monday through Friday. "Agents" shall include, but not be limited to, auditors retained by the Division.

(6) AUDIT REQUIREMENTS

(a) The Recipient agrees to maintain financial procedures and support documents, in accordance with generally accepted accounting principles, to account for the receipt and expenditure of funds under this Agreement.

(b) These records shall be available at reasonable times for inspection, review, or audit by state personnel and other personnel authorized by the Department or the Division. "Reasonable" shall ordinarily mean normal business hours of 8:00 a.m. to 5:00 p.m., local time, Monday through Friday.

(c) The Recipient shall provide the Department with the records, reports or financial statements upon request for the purposes of auditing and monitoring the funds awarded under this Agreement.

(d) If the Recipient is a State or local government or a non-profit organization as defined in OMB Circular A-133, as revised, and in the event that the Recipient expends $500,000 or more in Federal awards in its fiscal year, the Recipient must have a single or program-specific audit conducted in accordance with the provisions of OMB Circular A-133, as revised. EXHIBIT 1 to this Agreement shows the Federal resources awarded through the Division by this Agreement. In determining the Federal awards expended in its fiscal year, the Recipient shall consider all sources of Federal awards, including Federal resources received from the Division. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by OMB Circular A-133, as revised. An audit of the Recipient conducted by the Auditor General in accordance with the provisions of OMB Circular A-133, as revised, will meet the requirements of this paragraph.

In connection with the audit requirements addressed in this Paragraph 6 (d) above, the Recipient shall fulfill the requirements for auditee responsibilities as provided in Subpart C of OMB Circular A-133, as revised.

If the Recipient expends less than $500,000 in Federal awards in its fiscal year, an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, is not required. In the event that the Recipient expends less than $500,000 in Federal awards in its fiscal year and chooses to have an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, the cost of the audit must be paid from non-Federal funds.

(e) Send copies of reporting packages for audits conducted in accordance with OMB Circular A-133, as revised, and required by subparagraph (d) above, when required by Section .320 (d), OMB Circular A-133, as revised, by or on behalf of the Recipient to: The Division at each of the following addresses:

Department of Community Affairs Office of Audit Services 2555 Shumard Oak Boulevard Tallahassee, Florida
32399-2100

And
Division of Emergency Management Bureau of Preparedness Technological Hazards Section
2555 Shumard Oak Boulevard Tallahassee, Florida 32399-2100

Send the Single Audit reporting package and Form SF-SAC to the Federal Audit Clearinghouse by submission online at

http://harvester.census.gov/fac/collect/ddeindex.html

And to any other Federal agencies and pass-through entities in accordance with Sections .320 (e) and (f), OMB Circular A-133, as revised.

(f) Pursuant to Section .320 (f), OMB Circular A-133, as revised, the Recipient shall send a copy of the reporting package described in Section .320 (c), OMB Circular A-133, as revised, and any management letter issued by the auditor, to the Division at the following addresses:

Department of Community Affairs Office of Audit Services 2555 Shumard Oak Boulevard Tallahassee, Florida 32399-2100

And
Division of Emergency Management Bureau of Preparedness Technological Hazards Section
2555 Shumard Oak Boulevard Tallahassee, Florida 32399-2100

(g) By the date due, send any reports, management letter, or other information required to be submitted to the Division pursuant to this Agreement in accordance with OMB Circular A-133, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

(h) Recipients should state the date that the reporting package was delivered to the Recipient when submitting financial reporting packages to the Division for audits done in accordance with OMB Circular A-133 or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General,

(i) If the audit shows that all or any portion of the funds disbursed were not spent in accordance with the conditions of this Agreement, the Recipient shall be held liable for reimbursement to the Division of all funds not spent in accordance with these applicable regulations and Agreement provisions within thirty days after

the Division has notified the Recipient of such non-compliance.

(j) The Recipient shall have all audits completed by an independent certified public accountant (IPA), either a certified public accountant or a public accountant licensed under Chapter 473, Fla. Stat. The IPA shall state that the audit complied with the applicable provisions noted above. The audit must be received by the Division no later than nine months from the end of the Recipient's fiscal year.

(7) REPORTS

(a) The Recipient shall provide the Division with quarterly reports and a close-out report. These reports shall include the current status and progress by the Recipient and all sub-recipients and subcontractors in completing the work described in the Scopes of Work and the expenditure of funds under this Agreement, in addition to any other information requested by the Division.

(b) Quarterly reports are due to the Division no later than 30 days after the end of each quarter of the program year and shall be sent each quarter until submission of the close-out report. The ending dates for each quarter of the program year are December 31, March 31, June 30 and September 30.

(c) The close-out report is due 30 days after termination of this Agreement or 30 days after completion of the activities contained in this Agreement, whichever first occurs.

(d) If all required reports and copies are not sent to the Division or are not completed in a manner acceptable to the Division, the Division may withhold further payments until they are completed or may take other action as stated in Paragraph (11) REMEDIES. "Acceptable to the Division" means that the work product was completed in accordance with the Estimated Budget and Scopes of Work.

(e) The Recipient shall provide additional program updates or information that may be required by the Division.

(f) The Recipient shall provide additional reports and information identified in Attachment A.

(8) MONITORING

The Recipient shall monitor its performance under this Agreement, as well as that of its subcontractors and/or consultants who are paid from funds provided under this Agreement, to ensure that time schedules are being met, the Schedule of Deliverables and Scopes of Work are being accomplished within the specified time periods, and other performance goals are being achieved. A review shall be done for each function or activity in Attachment A to this Agreement, and reported in the quarterly report.

In addition to reviews of audits conducted in accordance with paragraph (6) above, monitoring procedures may include, but not be limited to, on-site visits by Division staff, limited scope audits, and/or other procedures. The Recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Division. In the event that the Division or the Department determines that a limited scope audit of the Recipient is appropriate, the Recipient agrees to comply with any additional instructions provided by the Division or the Department to the Recipient regarding such audit. The Recipient further agrees to comply and cooperate with any inspections, reviews, investigations or audits deemed necessary by the Florida Chief Financial Officer or Auditor General. In addition, the Division will monitor the performance and financial management by the Recipient throughout the contract term to ensure timely completion of all tasks.

(9) LIABILITY

(a) Unless Recipient is a State agency or subdivision, as defined in Section 768.28, Fla. Stat., the Recipient is solely responsible to parties it deals with in carrying out the terms of this Agreement, and shall hold the Division harmless against all claims of whatever nature by third parties arising from the work performance under this Agreement. For purposes of this Agreement, Recipient agrees that it is not an employee or agent of the Division, but is an independent contractor.

(b) Any Recipient which is a state agency or subdivision, as defined in Section 768.28, Fla. Stat.,

agrees to be fully responsible for its negligent or tortious acts or omissions which result in claims or suits against the Division, and agrees to be liable for any damages proximately caused by the acts or omissions to the extent set forth in Section 768.28, Fla. Stat. Nothing herein is intended to serve as a waiver of sovereign immunity by any Recipient to which sovereign immunity applies. Nothing herein shall be construed as consent by a state agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of any contract.

(10) DEFAULT

If any of the following events occur ("Events of Default"), all obligations on the part of the Division to make further payment of funds shall, if the Division elects, terminate and the Division has the option to exercise any of its remedies set forth in Paragraph (11). However, the Division may make payments or partial payments after any Events of Default without waiving the right to exercise such remedies, and without becoming liable to make any further payment:

(a) If any warranty or representation made by the Recipient in this Agreement or any previous agreement with the Division is or becomes false or misleading in any respect, or if the Recipient fails to keep or perform any of the obligations, terms or covenants in this Agreement or any previous agreement with the Division and has not cured them in timely fashion, or is unable or unwilling to meet its obligations under this Agreement;

(b) If material adverse changes occur in the financial condition of the Recipient at any time during the term of this Agreement, and the Recipient fails to cure this adverse change within thirty days from the date written notice is sent by the Division.

(c) If any reports required by this Agreement have not been submitted to the Division or have been submitted with incorrect, incomplete or insufficient information;

(d) If the Recipient has failed to perform and complete on time any of its obligations under this Agreement.

(11) REMEDIES

If an Event of Default occurs, then the Division may, after thirty calendar days written notice to the Recipient and upon the Recipient's failure to cure within those thirty days, exercise any one or more of the following remedies, either concurrently or consecutively:

(a) Terminate this Agreement, provided that the Recipient is given at least thirty days prior written notice of the termination. The notice shall be effective when placed in the United States, first class mail, postage prepaid, by registered or certified mail-return receipt requested, to the address in paragraph (13) herein;

(b) Begin an appropriate legal or equitable action to enforce performance of this Agreement;

(c) Withhold or suspend payment of all or any part of a request for payment; 6

(d) Require that the Recipient refund to the Division any monies used for ineligible purposes under the laws, rules and regulations governing the use of these funds.

(e) Exercise any corrective or remedial actions, to include but not be limited to:

request additional information from the Recipient to determine the reasons for or the extent of non-compliance or lack of performance; issue a written warning to advise that more serious measures may be taken if the situation is not corrected; advise the Recipient to suspend, discontinue or refrain from incurring costs for any activities in question or require the Recipient to reimburse the Division for the amount of costs incurred for any items determined to be ineligible;

(f) Exercise any other rights or remedies which may be available under law.

(g) Pursuing any of the above remedies will not stop the Division from pursuing any other remedies in this Agreement or provided at law or in equity. If the Division waives any right or remedy in this Agreement or fails to insist on strict performance by the Recipient, it will not affect, extend or waive any other right or remedy of the Division, or affect the later exercise of the same right or remedy by the Division for any other default by the Recipient.

(12) TERMINATION.

(a) The Division may terminate this Agreement for cause after thirty days written notice. Cause can include misuse of funds, fraud, lack of compliance with applicable rules, laws and regulations, failure to perform on time, and refusal by the Recipient to permit public access to any document, paper, letter, or other material subject to disclosure under Chapter 119, Fla. Stat., as amended.

(b) The Division may terminate this Agreement for convenience or when it determines, in its sole discretion, that continuing the Agreement would not produce beneficial results in line with the further expenditure of funds, by providing the Recipient with thirty calendar days prior written notice.

(c) The parties may agree to terminate this Agreement for their mutual convenience through a written amendment of this Agreement. The amendment will state the effective date of the termination and the procedures for proper closeout of the Agreement.

(d) In the event that this Agreement is terminated, the Recipient will not incur new obligations for the terminated portion of the Agreement after the Recipient has received the notification of termination. The Recipient will cancel as many outstanding obligations as possible. Costs incurred after receipt of the termination notice will be disallowed. The Recipient shall not be relieved of liability to the Division because of any breach of Agreement by the Recipient. The Division may, to the extent authorized by law, withhold payments to the Recipient for the purpose of set-off until the exact amount of damages due the Division from the Recipient is determined.

(13) NOTICE AND CONTACT.

(a) All notices provided under or pursuant to this Agreement shall be in writing, either by hand delivery, or first class, certified mail, return receipt requested, to the representative named below, at the address below, and this notification attached to the original of this Agreement.

(b) The name, address, telephone number, fax number and email address of the Division contract manager for this Agreement is:

Mr. Timothy Date
Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
Telephone: (850) 410-1272
Fax: (850) 488-1739
Email: tim.date@em.myflorida.com

(c) The name, address, telephone number, fax number and email address of the Representative of the Recipient responsible for the administration of this Agreement is:

Mr. John Gibbons
Southwest Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, Florida 33901
Telephone: (239) 338-2550, Ext. 229
Fax (239) 338-2560
Email: jgibbons@swfrpc.org

pre-existing intellectual property which is disclosed. Failure to disclose will indicate that no such property exists. The Division shall then, under Paragraph (b), have the right to all patents and copyrights which accrue during performance of the Agreement.

(22) LEGAL AUTHORIZATION.

The Recipient certifies that it has the legal authority to receive the funds under this Agreement and that its governing body has authorized the execution and acceptance of this Agreement. The Recipient also certifies that the undersigned person has the authority to legally execute and bind Recipient to the terms of this Agreement.

(23) ASSURANCES. The Recipient shall comply with any Statement of Assurances incorporated as Attachment G. IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

RECIPIENT: SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

By:_____

Name and title: _____ Date:_____

FEI# 59-1515448

STATE OF FLORIDA DIVISION OF EMERGENCY MANGEMENT

By:_____

Name and Title: Bryan W. Koon, Director

Date:_____

Agenda Item

7f

Comprehensive Economic Development Strategy (CEDS) Annual Update

7f

7f

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) ANNUAL UPDATE

As an Economic Development District designated in 1992 by the U.S. Department of Commerce, from the Economic Development Administration (EDA), the Southwest Florida Regional Planning Council is required to submit a Comprehensive Economic Development Strategy (CEDS) for the District. The CEDS serves as a guide or blueprint for economic development activities to be undertaken in a particular area. EDA requires a CEDS from any area that is requesting EDA funding for a project. As a result, the submission of the District CEDS by SWFRPC removes the burden of creating a CEDS by each city or county that elects to apply for EDA funding.

The CEDS includes background information on the District, as well as an action plan describing the focus of future economic development activities. The background information for the CEDS includes an analysis of the region. The CEDS blueprint was developed by the Regional Planning Council's Economic Development Strategy Committee. The attached document is the Annual Report SWFRPC must submit to EDA to describe the progress made under each of the projects described in the CEDS.

The following timeline for the CEDS Annual Update document will be the following:

- Quarterly 2011 the Strategy Committee provides comments to the draft document.
- August 22, 2011 through September 29, 2011 will be the public comment period. A web portal to assist with the revision efforts for the region can be accessed by this link: http://www.swflregionalvision.com/CEDS.html
- September 16, 2011 forwarded to the Southwest Florida Regional Planning Council for approval.
- September 22, 2011 the Strategy Committee approved the draft document
- September 30, 2010 the final document will be forward to Economic Development Administration (EDA).

RECOMMENDED ACTION: Review the attached document and authorize staff to submit it to the Economic Development Administration once the 30-day comment period is over and all changes are incorporated. Submittal of this document will be September 30th.

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY 2011 ANNUAL REPORT

DRAFT

SOUTHWEST FLORIDA'S ECONOMY

SERVING CHARLOTTE, COLLIER, GLADES, HENDRY, LEE AND SARASOTA COUNTIES SINCE 1973

ECONOMIC DEVELOPMENT DISTRICT

2011 ANNUAL UPDATE

Planning Grants to Economic Development Districts,
Redevelopment Areas, and Indian Tribes
Section 301(b)
Public Works and Economic Development Act of 1965, as amended

Award Number: #04-83-06492
Grant Period: January 1, 2011 - December 31, 2013

THIS DOCUMENT WAS PREPARED UNDER A FINANCIAL ASSISTANCE AWARD (04-83-05874)
FROM THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
1926 VICTORIA AVENUE
FORT MYERS, FLORIDA 33901
(239) 338-2550
WEBSITE: WWW.SWFRPC.ORG

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Adjust

THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

The Comprehensive Economic Development Strategy (CEDS) Committee is comprised of members of the Southwest Florida Regional Planning Council (Council), a multi-jurisdictional planning agency, public officials, private individuals, economic development leaders and additional stakeholders from throughout the region. The Council provides technical and planning assistance to six counties in Southwest Florida: Charlotte, Collier, Glades, Hendry, Lee, and Sarasota. The coordination functions of the Council include reviewing and maintaining local comprehensive plans, acting as a clearinghouse for federal and state agencies, and providing technical assistance. The Council also undertakes economic development, transportation, and emergency management planning activities.

The Council is organized under Section 163.01 and Chapter 186, Florida Statutes. Operating procedures consist of an Interlocal Agreement, executed in 1973 and amended in 1980, Florida Administrative Code 29I, and Chapter 120 Florida Statutes. Council membership consists of 37 people, of which 4 are non-voting ex-officio members. Two-thirds of the voting members are elected county and city officials, with the remaining voting members appointed by the Governor. All 6 counties are represented on the Council, as well as 12 of the 16 municipalities in the region.

The Council is assisted by a professional staff of 25 and a number of special purpose committees. These committees make recommendations that are presented to the Council for approval. One such committee is the Economic Development Strategy Committee.

The Council manages and maintains the on-going CEDS document and is responsible for its implementation, evaluation and updating as necessary. The Council employs a full-time staff person that directs the activities. Jennifer Pellechio focuses on the Economic Development District and various economic development projects. In addition, she is also responsible for the *Economic Views,* published monthly and revising sections of the on-going update to the Council's Strategic Regional Policy Plan (SRPP).

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

The region faces a significant challenge in developing and executing a cohesive unified identity. The region covers such a large geographic region that each county has developed its own unique culture. Although the coastal counties have experienced greater economic development, the inland counties are being targeted for major long-range development plans in the future.

CHANGES IN THE AREA'S POPULATION

According to the 2010 census population estimates, the region's population has reached 1,531,724. Lee County has the largest population in the region and has experienced the largest percent change over the past 10 years at 40%. While the two inland counties, Hendry and Glades, have the lowest population share, only Hendry county experienced the lowest percent growith with 8%.

Table 1: Population Figures

County	2010	2000	% Change
Charlotte	159,978	141,627	13.0%
Collier	321,520	251,377	27.9%
Glades	12,884	10,576	21.8%
Hendry	39,140	36,210	8.1%
Lee	618,754	440,888	40.3%
Sarasota	379,448	325,961	16.4%
Region	1,531,724	1,206,639	26.9%

Source: BEBR - Florida Population: Census Summary 2010

CHANGES IN THE AREA'S ECONOMY

Southwest Florida is "ground zero" for economic problems related to unemployment and foreclosures, due to the region's high reliance on housing industry and seasonal tourism for jobs.

From June 2010 to June 2011, Glades County lost a higher percentage of jobs (0.4 percent) than any other county in the region. In June 2011, Lee County had an unemployment rate of 11.6 percent, Charlotte County at 11.1, Collier County at 11.3, Glades County at 9.4, Hendry County at 16.2 and Sarasota County at 10.8 percent, and the Southwest Florida region at a rate of 11.4 percent, which was slightly higher than the State of Florida unemployment rate of 11.1 percent. Due to the downturn in the economy, Southwest Florida has a high number of unemployed skilled, semi-skilled and unskilled laborers that must be retrained.

Table 2: Unemployment Rate

				% CHANGE*	
COUNTY	JUN. 11 (PRELIM)	MAY. 11 (REVISED)	JUN. 10 (REVISED)	MAY. 11/ JUN. 11	JUN. 10/ JUN. 11
CHARLOTTE	11.1%	10.4%	12.4%	4.6%	-10.7%
COLLIER	11.3%	9.9%	12.2%	10.9%	-8.5%
GLADES	9.4%	8.4%	12.2%	10.1%	0.4%
HENDRY	16.2%	13.4%	16.1%	14.8%	-0.3%
LEE	11.6%	10.9%	13.0%	6.1%	-12.4%
SARASOTA	10.8%	10.4%	11.8%	4.2%	-11.7%
REGION	11.4%	10.5%	12.5%	6.8%	-10.8%
STATE	11.1%	10.5%	11.6%	5.2%	-4.5%

Note: Sum of detail may not equal totals due to rounding.

* Calculation of percent change is by actual revised numbers.

Source: Agency for Workforce Innovation.

LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT: In 2009, the entire region experienced high rates of unemployment that exceeded the State level. In 2010, the Southwest Florida labor force decreased by 6,063 persons or 0.9% and unemployment in the region increased to 12.9% compared to 12.1% in 2009.

AIRPORT PASSENGERS: Overall, the number of regional airline passengers increased this past year. Southwest Florida International Airport experienced a 1.3% increase in the number of airline passengers and the Sarasota/Bradenton Airport reported a decrease of 0.9%. Charlotte County Airport reported an increase of 41.4%, due to additional airline services. As in the past years, passenger traffic peaked temporarily in the month of March, with more than 1,186,364 people traveling through Southwest Florida airports.

BUILDING PERMITS: The construction industry, which is a major sector of the Southwest Florida economy, recorded an annual increase in the number of building permits issued last year. The region experienced a 24.8% increase in the number of single-family permits issued and a 155.3% increase in the number of multi-family permits issued and overall, the total number of regional dwelling unit permits increased by 94.6% in 2010. The value of all reported residential permits increased 25.1% from $7.6 million in 2009 to $9.6 million in 2010 and the total value of all reported permit activity increased 18.8% from $2.0 billion in 2009 to $2.4 billion in 2010.

SALES ACTIVITY: Regional gross and taxable sales increased from 2009 to 2010. Gross sales increased 1.6%, from $40.3 million in 2009 to $41.0 million in 2010.

CONSUMER PRICE INDEX The Consumer Price Index measures the cost of items in several specific categories and is used as an indicator of the general rate of inflation through time. Between 2009 and 2010, the Consumer Price Index for all Urban Consumers, of the CPI-U, rose 1.7% from 214.5 to 218.1.

Strategy Committee

THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY COMMITTEE

The Economic Development Strategy Committee (EDSC), was instrumental in preparing the new Comprehensive Economic Development Strategy (CEDS) that was approved by the Regional Planning Council in September 2007. The EDSC also addressed other economic issues of regional significance and identified potential joint projects.

Between meetings, the Executive Directors of the local economic development organizations met as needed to address issues of immediate concern to the region. Through the EDSC, the Regional Planning Council assisted in clarifying any projects and support needed to address grant opportunities thought the year.

The EDSC also plays a crucial role in maximizing partnership opportunities between the community and private sector participants. One of the committee's **VITAL** projects was funded by a cash-match from several of the key players in the committee. EDSC participation is essential because they utilize diverse representation to complete hard to reach projects.

The following is a list of the current Economic Development Strategy Committee members.

COMMITTEE MEMBER	AFFILIATION
Mr. Brian Goguen	Private Sector Reps
Ms. Kate Gooderham	Private Sector Reps
Mr. Mitch Hutchcraft	Private Sector Reps
Ms. Alexis Crespo	Private Sector Reps
Ms. Anne Merrill	Private Sector Reps
Mr. Doug Gyure	Private Sector Reps
Ms. Beth Mayberry	Private Sector Reps
Mr. Brian Rist	Private Sector Reps
Mr. Mark Schlehr	Private Sector Reps
Mr. Robert Mulhere	Private Sector Reps
Ms. Janis Fawn	Private Sector Reps
Mr. Russ Weyer	Private Sector Reps
Mr. Frank Mambuca	Private Sector Reps
Mr. Tom Danahy	Private Sector Reps
Mr. Rock Aboujaoude	Private Sector Reps
Mr. Bert Hamilton	Private Sector Reps
Ms. Gina Reynolds	Community Leaders
Mr. Tom Patton	Community Leaders
Mr. Mark Huey	Community Leaders
Ms. Joan McGill	Community Leaders
Mr. Gregg Gillman	Community leaders
Ms. Debrah Forester	Community Leaders
Ms. Tracy Whirls	Community Leaders
Mr. Gary Quill	Community Leaders
Mr. Jim Moore	Community Leaders
Ms. Ruth Buchanan	Community Leaders
Dr. David C. Kakkuri	Institutions of Education
Mr. Dan Regelski	Institutions of Education
Mr. Rod Casto	Institutions of Education
Dr. Gary Jackson	Institutions of Education
Mr. Jim Wall	Workforce Development Board
Hon. Kenneth (Butch) Jones	Public Officials
Ms. Andrea Messina	Public Officials

Report

STATUS REPORT (Technical Components)

There have been changes to the technical components of the EDA-approved CEDS for this annual report update. Therefore, this report has been made available for public review for 30 days prior to the submission to EDA. See the SWFRPC's Project Portal website www.swflregionalvision.com/CEDS.html or the SWFRPC's Latest News section on our homepage www.swfrpc.org, for further details. Also

PERFORMANCE OF THE CEDS

To date, the CEDS has been instrumental in achieving the overall goals of the Council.

The Project Section of this document include descriptions of **VITAL** projects identified in the 2007 CEDS document. The Southwest Florida Regional Planning Council (SWFRPC), and its Economic Development Strategy Committee currently participates and plans to initiate approved projects within the next two years. The following Section, which is entitled Strategic Project Update, includes a brief description of each project's current status.

ACTIVITIES FOR THE UPCOMING YEAR

The Economic Development Program will continue and expand the number of projects and programs that is currently underway. Using the same development strategy, the Council will focus on four areas: 1) Staffing the Comprehensive Economic Development Strategy Committee (Committee) and its Executive Committee (Subcommittee); 2) assisting with project development; 3) identifying projects for financial assistance; and 4) providing technical assistance.

The Committee will remain an important forum for discussing and addressing issues of regional significance in a coordinated, timely manner. Membership on the Committee, as well as its subcommittees, will be open to any interested organization. Council staff will coordinate quartlery meetings of the Committee during 2011-2012. The Subcommittee will also meet on an as-needed basis.

In addition, the Council will expand the SWFRPC website to include more information based on the needs of the Committee. The Council has already taken great strides in making historical information on the local economy more readily available to the public, through its office and through its website www.swfrpc.org.

The Council will continue to identify projects for funding by EDA and other agencies.

The Council will continue to work with communities in the region to assist them with their projects. Council staff will participate on task forces to address specific issues by gathering information for grant applications and by helping build support for projects as necessary. The committee continues to share information and to collaborate on new opportunities as they arise.

Strategic Project Update

PROJECT 1 - FHREDI/SOUTH CENTRAL RACEC RURAL CATALYST PROJECT

The RACEC Team has identified the following top five sites: (1) Sebring Regional Airport in Highlands County; (2) Airglades Airport & Industrial Park in Hendry County; (3) Wal Mart Distribution area in DeSoto County; (4) Palmdale site in Glades County; and (5) Florida Tradeport in Collier County. The team has further identified the target industries to be: (a) Healthcare and Sciences; (b) Building Component Design and Manufacturing; (c) Niche Manufacturing; (d) Logistics and Distribution; and (e) Bio-Fuels and Energy. The target industry chosen for Site "1" is Healthcare and Sciences.

The Rural Catalyst Project is currently on track with permitting nearing completion. The infrastructure funding strategy needed for the project is underway along with a marketing campaign with the key focus on each of the industries associated with the project. The result and activities are expected to provide a shovel-ready development site that will attract major (targeted) industries that will produce a catalyst effect within the region, producing higher wage jobs and related benefits.

PROJECT 2 - REGIONAL INCUBATOR NETWORK

The regional incubator network project reached a major milestone with the completion of the Southwest Florida Regional Business Incubator Planning Study, in August 2009. The 220 page study is a comprehensive regional study and available on the SWFRPC's website (www.swfrpc.org).

The study is a key foundation for additional project steps that include regional coordination of entrepreneurial assistance efforts. These efforts include work to improve the educational factors, development of a regional consulting and mentoring network, and the provision of a regional business incubator network. The Regional Business Incubator Network Study will also benefit from a related CEDS project that is intended to expand broadband capacity to the region.

There are numerous new incubator and entrepreneurial initiatives active in the Southwest Florida Region. The Immokalee CRA has worked with Collier County to obtain $300,000 in funding to begin the process of developing an incubator. The City of North Port in Sarasota County is working with the State College of Florida to complete an assesment work plan feasibility for the development of an incubator. The City of North Port offers an annual Entrepreneurial Academy that lasts eight weeks and helps potential new entrepreneurs learn best business practices and how to develop a business plan. The Florida Gulf Coast University Innovation-Hub Research Park, located in Lee County near the University, is currently under development and has begun planning for an incubator to be located in it's research park. The Economic Development Corporation of Sarasota County and the Economic Development Council of the Mana

PROJECT 2 - REGIONAL INCUBATOR NETWORK (Continued)

tee Chamber of Commerce has issued a request for proposals for consulting services to establish a South Tampa Bay Innovation Center (business incubator) for Sarasota and Manatee Counties. The economic development committee meets quarterly to discuss regional efforts to integrate and enhance entrepreneurship and incubator development.

PROJECT 3 - AIRPORT ECONOMIC PROJECTS

Charlotte County:

- Extension Utilities & Road

Ongoing - Council staff continues to assist Charlotte County Airport Authority in the development of this project. New road with utilities to serve proposed distribution facility is completed. Piper Road South is under construction. Piper Road North needs additional funding for construction.

Collier County:

- Immokalee Master Plan
- Air Traffic Control Tower
- Apron/Ramp Extension
- Rehabilitation of Runway
- Rehabilitate Runway Lights
- Construct Runway Extension

Ongoing - Council staff continues to assist the Collier County Airport Authority in the development of these projects.

Hendry County:

- Access Road Improvement (Airglades)
- Status for Airglades: The access road improvement has not been completed. Hendry County just recently completed runway drainage improvements and is in the process of constructing the storm water management system for the airport and the industrial park, which will be located at Airglades. Hendry County has divided the industrial park into phases and individual components in order to move the project forward due to the lack of available funds. Any planned road improvements or new access roads to the airport are part of the industrial park improvements.
- Construct Terminal Building (Labelle Airport)
- Status for Labelle: Currently receiving bids "which came back below what was expected" for the west side development at the airport. Ground breaking should occur around the first of the year, if not sooner. The project consists of a taxi way addition, improved lighting and some stormwater management facilities modifications.

Ongoing - Council staff continues to assist Hendry County in the development of these projects.

Sarasota County:

- Airport Master Plan Update
- Airport Land Use Consensus Plan
- Airport Master Drainage Plan
- Design and Construct Road and Utilities
- Demolish Circus Arena Building

Ongoing - Staff continues to assist the Venice Municipal Airport Authority in the development of these projects.

PROJECT 4 - CLIMATE PROSPERITY STRATEGY

A review of actual accomplishments of the CEDS Action Plan during the period is on going. The SWFRPC has been and will continue to actively establish cooperative relationships with: Local governments; Non-governmental organizations (NGOs); Academia; Chambers of commerce; Workforce development offices; and Private businesses. Meetings that introduced the project to the regional community have been held and ongoing collaboration continues through the Energy and Climate Committee established by the SWFRPC.

The Council has joined the U.S. Environmental Protection Agency's "Energy Star Partner" program and was recently recognized with an award from the National Association of Development Organizations (NADO) for being the first governmental agency in Southwest Florida to have a LEED-accredited planner on staff.

The SWFRPC Energy & Climate Committee has met several times and established a goal: "Reduce the Region's per capita carbon-based energy consumption over the next five years by using energy efficiencies, conservation, and alternative and renewable energy sources."

They also initially identified three top priority projects: Conservation, Solar Thermal Heating, and Legislation.

Most recently, the SWFRPC staff has continued their efforts to engage economic development stakeholders in order to identify any additional priority projects approved by the Energy & Climate Committee. The Committee approved the development of a Communications Plan as an additional strategic element of the Climate Prosperity Project for Southwest Florida.

A presentation relating the need for a communications plan was developed by a private sector stakeholder and funding is being sought to develop and implement a communications plan for the Climate Prosperity Project in the CEDS. It is the communications plan provide information concerning the SWFRPC's Climate Prosperity Project's activities, to expand the Climate Prosperity Project governance structure beyond the existing structure of the SWFRPC, and to identify the SWFRPC's existing Energy and Climate Committee with regional public/private partnerships that will coordinate government and private sector Sustainability Coordinators, Energy and Climate Task Forces , Green Technologists and interested parties.

Regional, Sustainable and Relevant: Those are the words that are often heard when discussing the Council's commitment to the people of Southwest Florida. Many folks across the region want to be involved in a program that will allow the integration of energy ideas and ultimately lead to an implementation of a Regional Sustainable Plan.

The SWFRPC proposes leading an effort to study planning issues of regional importance, seek public input, and provide recommendations to enable sustainable growth in the region.

The SWFRPC's Regional Sustainable Planning Program consists of a consortium of units of government, non-profit organizations, and allied public and private sector partners that seek to develop a regional plan.

The Council intends to continue to introduce people, both in the public and private sectors, the visioning process that allows citizens in all communities the opportunity to visualize and formalize their concept of a well-planned, viable lifelong community.

In order to develop a comprehensive sustainability plan that can be used to guide a region's energy, health, food, transportation, housing, development, and other investment decisions over a period of decades, it is necessary to not only bring all of the key governmental entities to the table, but also educational institutions and non-profit organizations, which can provide a non-governmental perspective on regional needs. An important role for the consortium will be to ensure that all key factors in a region are engaged in the process of developing the plan and to provide assurance that the plans will be implemented.

Through this process, the consortium will craft a set of standards to guide future policy and develop a set of metrics to monitor land use, community design, and health issues, including climate change, energy use, and regional food planning.

PROJECT 5 - REGIONAL INNOVATION NETWORK (BROADBAND)

The Southwest Florida Regional Planning Council (SWFRPC) has entered into a collaborative effort with Tampa Bay Regional Planning Council (TBRPC), and the Central Florida Regional Planning Council (CFRPC). The Florida Broadband Planning Project is a two-year project that will develop a structured, comprehensive process for a regional broadband plan, particularly for areas that have been traditionally underserved. The plan will develop and implement regional planning process, toolkits and training that can be integrated into the current work of the RPCs to assist regions to develop broadband plans. The project will inventory and document local broadband assets and broadband demand through an inclusive process that draws residents and institutional actors to develop a comprehensive regional plan.

TBRPC will administer the project through an agreement with the State of Florida Department of Management Services (DMS). Total funding for the two-year Florida Broadband Planning Project is $990,000 with additional matching funds of $247,500. The project began on July 1, 2011 and ends on June 30, 2013.

Florida DMS administers the State's broadband development programs, with funding provided by the National Telecommunications and Information Administration's Broadband Technology Opportunities Program. The project is ongoing

PROJECT 5 - REGIONAL INNOVATION NETWORK (BROADBAND) (Continued)

and continues to provide essential research and baseline information to citizens, anchor institutions, business and universities.

The DMS has established a Broadband Programs Office (BPO) to manage projects funded through the supplemental award. The BPO through the funded projects would manage the implementation of the following broadband projects;

Library Technology Assessments
Local/Regional Broadband Planning
Broadband Grant Team Support
Broadband Data and Mapping
Broadband E-Rate Team Support

The outcomes of these projects will inform and enable Florida's leaders and institutions responsible to address broadband challenges and future opportunities. DMS will collaborate with the Department of State, Division of Libraries and Florida's Regional Planning Councils to implement these projects.

Broadband Florida's goal, as led by the BPO's strategies, is to provide Florida with a unified vision and planning framework to stimulate sustainable investment in broadband infrastructure, adoption, literacy, computer ownership, access and participation in the digital economy.

REGIONAL GRANT EFFORTS:

During 2010-1011, the SWFRPC grant team worked diligently to submit grant applications to EDA for the region. The grant team continues to work together in order to find potential funding sources for similar projects. Below is a description of EDA and EDA related projects submitted.

SWFRPC GRANTS SUBMITTED (EDA & EDA Related)

Name of Project	Funded	CEDS Vital Project	Funding Source	Total Request	Inkind or Match	Total value of project	Submitted/ Awarded	Jobs Created/Retained
Southwest Florida: Sustainable Practices for the 21st Century	No	Project 4	Community Foundation Grant	$19,000	$6,550	$25,550	05/06/2011	N/A
SWF Brownfields Program	No	Project 4	EPA	$200,000	$200,000	$200,000	10/15/2010	N/A
Universtiy of South Florida - Mote Aquaculture Park Facility.	Yes	Project 2 & 4	EDA	$1,000,000	$1,000,000	$1,000,000	09/2010	7 spinoff - 50 annually
LeeSar Regional Service Center	No	Project 2 & 4	EDA	$995,900	$24,912,100	$25,908,000	05/2010	317.8
Renewable Energy & Research Diamond - Alico Road Sewer Line Project	Pending	Project 2 & 4	EDA	$1,000,000	$25,000,000	$26,000,000	08/2011	TBD
Local.Regional Broadband Planning Project (Partnership with TBRPC & CFRPC)	Yes	Project 5	DMS	$308,800 SWFRPC	$79,200 SWFRPC	$990,000	07/01/2011	3

Vital Projects

PROJECT 1 - FHREDI/SOUTH CENTRAL RACEC RURAL CATALYST PROJECT

Program/Project*	Location	Cost	Anticipated Start Date
Sebring Regional Airport	Highlands County	TBD	TBD
Hendry Airglades Industrial Park**	Hendry County	TBD	TBD
Wal-Mart Distribution Area	DeSoto County	TBD	TBD
Palmdale**	Glades County	TBD	TBD
Florida Tradeport / Immokalee Regional Airport**	Collier County	TBD	TBD

* These are the top 5 sites. An additional 8 sites are still eligible.
** These sites are located within Southwest Florida

Strategic Findings Addressed

- Population Growth
- Roads/Bridges
- Job Training/Labor Market
- Industrial Parks

(The above strategic findings definitions can be referenced in the full version of the CEDS document 2007-2012 edition.)

Outcome

- Estimated number of jobs created or retained.
- Estimated amount of private sector investment generated.
- Estimated amount of public sector investment generated.
- Identify funding sources such as state, local, EDA.

Goals and Objectives

Over the next five years, the main goals are to enhance regional catalyst sites for marketability and working together with the Central Florida Regional Planning Council as a partnership.

- Work with economic development staff and site managers to plan additional site improvements.
- Sharing of all target industry assessments rolled out in August and September RACEC Sessions.
- Go to market in November and December.
- Narrowing and clarifying a list of site “filters.”
- Identifying the best date and time for future REDI Sessions.

Action Plan

PROJECT 1 - FHREDI/Catalyst

This section illustrates the implementation steps to be taken, the lead parties involved in the grant, and the timeline that will help develop the Vital Projects identified previously in the Strategic Projects section of the CEDS.

Project	Tasks	Lead Organization	Project Cost	Projected Date
FHREDI/Catalyst	Catalyst Site Short List	**Karl Bliscke** *Office of Tourism, Trade, and Economic Development* Phone: (850) 922-8743 Karl.bliscke@myflorida.com **Bridget Merill** *Enterprise Florida, Inc.* Phone: (850) 922-8655 bmerrill@myflorida.com **Gina Reynolds** *Executive Director - FHREDI* Phone: (863) 385-4900 greynolds_fhredi@heartland-workforce.org	N/A	April - May 2007
FHREDI/Catalyst	RACEC Session IV Site SWOT Analysis		N/A	May - June 2007
FHREDI/Catalyst	Site Institutes - Gap Response		N/A	April - July 2007
FHREDI/Catalyst	Memorandum of Agreement		TBD	September - October 2007
FHREDI/Catalyst	Go-to-market		TBD	November - December 2007

- Enhance the regional website to include the inventory of buildings and properties available, workforce updates, and education availability along with providing partner links.
- Continue to work with Enterprise Florida and OTTED to promote catalyst project marketing.

Vital Projects

PROJECT 2 - REGIONAL ENTREPRENEURSHIP AND INCUBATOR NETWORK

Program / Project	Location	Project Cost	Anticipated Start Date
Regional Business Incubator Planning Study	Southwest Florida Region	$60,000	Completed August 2009
Develop or Enhance College and University Entrepreneurial Centers	Regional Colleges and Universities	TBD	Ongoing
Coordinate and Enhance Regional Entrepreneurial Educational programs	Southwest Florida Region	TBD	TBD
Assist Communities with Incubator Development Plans and Regional Coordination	Southwest Florida Region	TBD	TBD
Develop a Regional Entrepreneurial Assistance and Coordination Program Targeted at High-Wage and Technology-based Companies	Southwest Florida Region	TBD	TBD

Strategic Findings Addressed

- Labor Market
- Education
- Workforce Participation Rate
- Clusters

(The above strategic findings definitions can be referenced in the full version of the CEDS document 2007-2012 edition.)

Outcome

- Estimated number of jobs created or retained.
- Estimated amount of private sector investment generated.
- Estimated amount of public sector investment generated.
- Identify funding sources such as state, local, EDA.
- Development of Entrepreneurship Programs at secondary and higher education levels in the region.
- Coordination of educational and support activities for entrepreneurship and incubator activities.

Goals and Objectives

The Center for Leadership and Innovation (CLI) in the Lutgert College of Business at Florida Gulf Coast University, will be a key resource for education, training, communication and research to support the network. The CLI will also develop relationships with regional businesses, current incubator projects, and venture capitalists. The first project will be a feasibility study for incubators in the region. The study will update the current status of incubator projects in the region, assess the need for additional incubator development and make recommendations to the Council.

- Networking and recruiting partners and sponsors for the center. These stakeholders, both public and private, are key to the future success.
- Land use zoning and developing a shared vision are equally important as developing policies and procedures to operate under a sound business model.
- Securing financial support. Approximately ½ of funding must come from matching dollars. Partnership agreements and community support from public and private organizations and businesses is critical.
- Develop a strategic vision and focus that is shared by all stakeholders.

Action Plan

PROJECT 2 - Regional Incubator Network

This section illustrates the implementation steps to be taken, the lead parties and the timeline that will help develop the Vital Projects identified previously in the Strategic Projects section of the CEDS.

Project	Project Tasks	Lead Organization	Project Cost	Projected Date
Regional Incubator Network	Project Pre-Planning, Identifying Partners	**Dr. David Kakkuri** *Florida Gulf Coast University* Phone: (239) 590-7303 dkakkuri@fgcu.edu **Rod Casto, Ph.D.** *University of South Florida* Phone: (813) 974-1082 rcasto@research.usf.edu **Dan Regelski** *Small Business Development Center* Phone: 239-225-4216 dregelsk@fgcu.edu	TBD	2007-2008
Regional Incubator Network	Coordinate Meeting Times and Schedules with all Partners		TBD	2007-2008
Regional Incubator Network	Establish Plan for Feasibility Study		TBD	2008-2009
Regional Incubator Network	Conduct & Develop Feasibility Study		TBD	2009-2010
Regional Entrepreneurship and Incubator Network	Form a Regional Education Entrepreneurship Council that is a public-private partnership.		TBD	2011-2012
Regional Entrepreneurship and Incubator Network	Develop a targeted entrepreneurial economic development assistance program		TBD	2012-2014

- The estimated cost for capital development of a 50,000 square foot facility is $4.5 million. Funding for the capital development of the project would include an EDA grant and matching funds.
- If counties decide to do a virtual incubator the cost may be substantially less.
- By implementing several incubators in the region, the cost may be substantially lower by developing a master plan.

Vital Projects

PROJECT 3 - AIRPORT ECONOMIC PROJECTS

Program / Project	Location	Project Cost	Anticipated Start Date
Immokalee Master Plan Immokalee Regional Airport/Tradeport Corporate Hangars, T-Hangers Air Traffic Control Tower Apron/Ramp Extension Rehabilitation of Runway Rehabilitate Runway Lights Runway Extension	Collier County	$150,000 $3 million $1 million $3 million $2 million $9 million	5 year Master Plan Update
Airport master Plan Update Airport Land Use Consensus Plan Airport Master Drainage Plan Design and Construct Road and Utilities Demolish Circus Arena Building	Sarasota County (Venice)	$351,000 $250,000 $180,000 $3.2 million $1.2 million	TBD
New Road Extension Utilities and Road Piper Road North	Charlotte County	$1.1 million TBD	Complted TBD
Access Road Improvements T-Hangars Rehab Runway 13/31 Rehab Runway Lighting (Labelle Airport) Acquire Land for North RPZ Apron/Ramp Expansion Airport Layout Plan Update Construct Terminal Building	Hendry County (Airglades)	$1.3 million $750,000 $2 million $500,000 $2.2 million $900,000 $120,000 $2.3 million	5 Year Master Plan Work Program

Strategic Findings Addressed

- Ports
- Labor Market

(The above strategic findings definitions can be referenced in the full version of the CEDS document 2007-2012 edition.)

Outcome

- Estimated number of jobs created or retained.
- Estimated amount of private sector investment generated.
- Estimated amount of public sector investment generated.
- Identify funding sources such as state, local, EDA.

Goals and Objectives

1. Find the funding. Position the Projects, i.e. Complete Master Plans, design infrastructure, obtain permitting, secure local matching funds, so that when funding becomes available, the projects are ready to go.
2. Create the Infrastructure. Create the necessary infrastructure for roads, highways, airports, and railroads in order to accommodate future growth and attract quality and diverse industry.
3. Develop a Master Freight Mobility Plan for the region that will enhance the efficient movement of freight in the region, utilizing all transportation modes available.
4. Train the People. Provide the facilities, transportation and training to the local labor force to create a viable, productive, skilled labor force.
5. Market the area.

Action Plan

PROJECT 3 - Airport Economic Projects (CHARLOTTE COUNTY)

This section illustrates the implementation steps to be taken, the lead parties and the timeline that will help develop the Vital Projects identified previously in the Strategic Projects section of the CEDS.

Project	Lead Organization	Project Cost	Projected Date
Extension Utilities & Road	**Gary Quill** *Charlotte County Airport Authority* Phone: 941-639-1101 gary@flypgd.com	TBD	2007-2008

Airport Economic Projects (COLLIER COUNTY)

Project	Lead Organization / Justification	Project Cost	Projected Date
Immokalee Master Plan	**Chris Curry** *Executive Director, Collier County Florida Tradeport/Airport Authority* *Phone: 239-642-7878 Ext.35* ChrisCurry@colliergov.net	$150,000 FAA: 142,500 FDOT:3750.00 LOCAL:3750.00 EDA: N/A	2007-2008
Air Traffic Control Tower	An ATC tower is needed to provide safe operations and attract corporate users required to operate only at airports with towers. Towers also attract student pilots and other training levels.	$3 Million FAA: 2,850,000 FDOT: 75,000 LOCAL:75,000 EDA: 2,850,000	2008
Apron/Ramp Extention	The airport is already beyond its aircraft parking capacity, the development of Ave Marie has attracted larger corporate jets on a continuous basis and forced reloca-tion of smaller aircraft to park on the grass.	$1 Million FAA: 950,000 FDOT: 25,000 Local: 25,000 EDA: TBD	2008-2009
Rehabilitation of Runway	The runway is over 50 years old, the more use it receive, the more wear and tear, the pavement is in poor condition and can become a safety and capacity issue.	$3 Million FAA:2,850,000 FDOT: 75,000 LOCAL:75,000 EDA: TBD	2009-2010
Rehabilitate Runway Lights	Lighting is very important for complete use during the night. The lighting is very old and has intermittent failure which causes scheduled aircraft arrivals to be diverted and is a safety concern.	$2 Million FAA:1,900,000 FDOT: 50,000 LOCAL: 50,000 EDA: TBD	2008
Construct Runway Extension	A runway extension allows for up to 98% of the corporate and general aviation fleet to land and takeoff at Immokalee, this is a necessity for attracting certain new industry and other users.	$9 Million EDA: 9,000,000	2011-2012

Action Plan

Airport Economic Projects (HENDRY COUNTY)

Project	Lead Organization	Project Cost	Projected Date
(Airglades) Access Road Improvements	**Thomas Vaughan** *LaBelle/Airglades Airports* Phone: 863-675-1568 tvaughan@hendryfla.net	$1.3 Million FAA:300,000 FDOT:311,530 LOCAL:688,470 EDA: TBD	2007-2008
(Airglades) T Hangars		$750,000 FAA: FDOT:600,000 LOCAL:150,000 EDA: TBD	2009
(Airglades) Rehab Runway 13/31		$2 Million FAA:1,859,550 FDOT:70,225 LOCAL:70,225 EDA: TBD	2010-2011
(Airglades) Rehab Runway Lighting		$500,000 FAA:484,400 FDOT:7,800 LOCAL:7,800 EDA: TBD	2012
(LaBelle Airport) Acquire Land for North RPZ		$2.2 Million FAA:DOT:1,800,000 LOCAL:400,000 EDA: TBD	2009-2010
(LaBelle Airport) Apron/Ramp Expansion		$900,000 FAA:500,000 FDOT:388,000 LOCAL:12,000 EDA: TBD	2012
(LaBelle Airport) Airport Layout Plan Update		$120,000 FAA: FDOT:96,000 LOCAL:24,000 EDA: TBD	2011
(LaBelle Airport) Construct Terminal Building		$2.3 Million FAA: FDOT:1,800,000 LOCAL:500,000 EDA: TBD	2008-2012

Action Plan

Airport Economic Projects (SARASOTA COUNTY)

Venice Municipal Airport Economic Development Projects	Lead Organization	Project Cost	Projected Date
Airport master Plan Update	**Christopher Rozansky, CM** *Airport Administrator,* *Venice Municipal Airport* Phone: 941-486-2711 crozansky@ci.venice.fl.us	$351,000	2007-2008
Airport Land Use Consensus Plan		$250,000	TBD
Airport Master Drainage Plan		$180,000	TBD
Design and Construct Road and Utilities		$3.2 million	TBD
Demolish Circus Arena Building		$1.2 million	TBD

Vital Projects

PROJECT 4 - PRINCIPALS OF SUSTAINABILITY (Formally Climate Prosperity Strategy)

Principals of Sustainability have become more important as we become more aware of the economic and environmental benefits of business and development initiatives. The current economic crisis presents an opportunity to integrate Principals of Sustainability with various economic development proposals.

Program / Project	Location	Project Cost	Anticipated Start Date
Investments in infrastructure	Southwest Florida Region	TBD	TBD
Workforce Training Programs		TBD	TBD
Environmentally sustainable industrial center		TBD	TBD
Sustainable food system planning		TBD	TBD
Sustainable redevelopment/development practices/lifelong communities		TBD	TBD
Energy & Transportation		TBD	TBD
Brownfields		TBD	TBD

Strategic Findings Addressed

- Unemployment
- Electricity
- Roads & Bridges
- Water
- Wastewater
- Ports
- Industrial parks

(The above strategic findings definitions can be referenced in the full version of the CEDS document 2007-2012 edition.)

Outcome

- Sustainable jobs and profits.
- Environmentally skilled workforce.
- Improved energy efficiency; therefore, savings and reduced greenhouse gas emissions.
- Sustainable businesses and household practices.
- Environmentally conscious businesses and households.
- Improved quality of life.

Goals and Objectives

It is critical, particularly during this economic downturn, to envision an environmentally and economically sustainable region. The following are the goals and objectives of this project:

- Educate Southwest Floridians on the economic and environmental benefits of investments in green technologies and infrastuture.
- Attract and retain a cluster of environmentally sustainable and economically efficient businesses.
- Garner the long term economic and environmental benefits of climate prosperity.
- Increase the earning potential.
- Develop energy efficient regional transportation systems for the movement of goods and people.

Action Plan

PROJECT 4 - PRINCIPALS OF SUSTAINABILITY

This section illustrates the implementation steps to be taken, the lead parties and the timeline that will help develop the Vital Projects identified previously in the Strategic Projects section of the CEDS.

Project	Project Tasks	Lead Organization	Project Cost	Projected Date
Investments in infrastructure	Research Identify sustainable technology investment areas	**David Hutchinson** *Southwest Florida Regional Planning Council* Phone: (239) 338-2550 kheatherington@swfrpc.org	TBD	2010-2012
Workforce Training Programs	Workshops to introduce/ educate on Principals of Sustainability		TBD	
Environmentally sustainable industrial center	Research/Planning		TBD	
Sustainable food system planning	Research/Planning		TBD	
Energy & Transportation	Analysis of a regional intermodal system		TBD	
Brownfields	Establish a stakeholders committee for grant coordination. For coordination and program information: http://www.dep.state.fl.us/waste/categories/brownfields/default.htm	**John Gibbons** *Southwest Florida Regional Planning Council* Phone: (239) 338-2550 jgibbons@swfrpc.org **Jennifer Pellechio** *Southwest Florida Regional Planning Council* Phone: (239) 338-2550 jpellechio@swfrpc.org	TBD	

Vital Projects

PROJECT 5 - REGIONAL INNOVATION NETWORK (BROADBAND)

Today, the U.S. ranks 15th behind Japan, Korea, Denmark, Czech Republic and other countries that have a higher percentage of fiber optic connections. Countries like India and China have leveraged their high speed broadband to advance to first world status. Further, high tech jobs pay almost 70% more than the average pay according to the American Electronics Association. In today's innovation economy, a highly educated, highly connected workforce is more important than ever.

Program / Project	Location	Project Cost	Anticipated Start Date
Needs Assessment	Southwest Florida Region	TBD	TBD
Connectivity/Recovery		TBD	TBD
Asset Inventory		TBD	TBD
Broadband Adoption Plan		TBD	TBD
Education		TBD	TBD

Strategic Findings Addressed

- Broadband Telecommunication
- Unemployment
- Education

(The above strategic findings definitions can be referenced in the full version of the CEDS document 2007-2012 edition.)

Outcome

- Small business development - For competitive advantage and sustainability.
- Medical – Electronic Medical Records, Promote Records Sharing, Healthcare Delivery (such as MRI's transmitted in real time to physicians).
- Business: High speed infrastructure that will support business development and sustainability in the global marketplace.
- Research – Support Emerging Biotech Sector, Join National Research Initiatives.
- Education – Distance Learning K-12, College, University.
- Digital Divide – Provide Work at Home Job Opportunities, Access to Education.

Goals and Objectives

- To establish networking with partners and sponsors to develop the strategies necessary to create the project plans, costs and action items to reach the desired outcomes.
- To assess network connectivity needs from all areas listed above.
- To identify business opportunities if higher network speeds are provided.
- To identify current assets, e.g. existing network connectivity capacity, existing locations, existing hardware and software used, for all areas listed above.
- To create a repository with all collected information.
- To create a broadband adoption plan, specifying areas for adoption and benefits to be achieved, based on existing models throughout the country.
- To create an educational process directed to inform general population, as well as companies and government entities about the broadband effort and the benefits of adopting a higher network connectivity to internet.

Action Plan

PROJECT 5 - REGIONAL INNOVATION NETWORK (BROADBAND)

This section illustrates the implementation steps to be taken, the lead parties, and the timeline that will help develop the Vital Projects identified previously in the Strategic Projects section of the CEDS.

Project	Project Tasks	Lead Organization	Project Cost	Projected Date
Needs Assessment	TBD	**Christine A. Ross, IOM, MBA** *President & CEO* *Bonita Springs Chamber of Commerce* 25071 Chamber of Commerce Dr. Bonita Springs, Florida 34135 www.BonitaSpringsChamber.com **Jennifer Pellechio** *Southwest Florida Regional Planning Council* Phone: (239) 338-2550 jpellechio@swfrpc.org	TBD	TBD
Connectivity/Recovery	TBD		TBD	TBD
Asset Inventory	TBD		TBD	TBD
Broadband Adoption Plan	TBD		TBD	TBD
Education	TBD		TBD	TBD

Vital Projects

PROJECT 6 - CLUSTER DEVELOPMENT

Clusters offer a new way to think about economies and economic development; new roles for business, government and institutions; and new ways to structure the business-government or business-institution relationship. The Health and Life Sciences Regional Cluster (RIC) in Southwest Florida includes patient services, manufacturing, and research. Life sciences are a key cluster in the region with an average employment of more than 26,462. The 2006 average annual wage for life sciences is $53,455 and there were 2,179 establishments identified in this region's cluster. In Collier County, for example, the life science service cluster includes 10,097 employees, 729 establishments, and an average annual wage of $55,936. There are 22 establishments and 276 employees identified working in the medical equipment and supplies manufacturing industry.

Program/Project	Location	Project Cost	Anticipated Start Date
Health & Life Sciences Clusters	Southwest Florida Region	TBD	TBD
Green Technologies/Alternative Energy		TBD	TBD
Marine Sciences		TBD	TBD
High Technology		TBD	TBD

Strategic Findings Addressed

- Unemployment
- Clusters
- Workforce Participation Rate
- Job Training/Labor Market
- Education

(The above strategic findings definitions can be referenced in the full version of the CEDS document 2007-2012 edition.)

Outcome

- Supply-chain development, market intelligence, incubator services, attraction of foreign direct investment, management training, joint R&D projects, marketing of the region, and setting technical standards.
- Provide high wage jobs.
- Increase research and development.

Goals and Objectives

- Create a strategy to identify target companies for expansion and/or relocation to the region.
- Create a strong workforce through training programs/degrees with partnering with colleges and universities.

Action Plan

PROJECT 6 - CLUSTER DEVELOPMENT

Project	Project Tasks	Lead Organization	Project Cost	Projected Date
Health & Life Science Cluster Development	Identify Recruitment Strategy	**Debrah Forester** *Charlotte County EDC* Phone: (941) 627-3023 Debrah. Forester@charlottefl.com	TBD	TBD
Health & Life Science Cluster Development	Workforce training and partnering with Colleges and Universities		TBD	TBD
Health & Life Science Cluster Development	Leadership Council		TBD	TBD
Green Technology/Alternative Energy	Annual Energy Conference		TBD	Annually
Marine Sciences	TBD		TBD	TBD
High Technology	TBD		TBD	TBD

Performance Measures

PROJECT 1 – FHREDI/SOUTH CENTRAL RACEC RURAL CATALYST PROJECT
PROJECT 2 - REGIONAL INCUBATOR NETWORK
PROJECT 3 – AIRPORT ECONOMIC PROJECTS
PROJECT 4 - PRINCIPALS OF SUSTAINABILITY
PROJECT 5 - REGIONAL INNOVATION NETWORK (BROADBAND)
PROJECT 6 - CLUSTER DEVELOPMENT

Financial Support						
Project #	Private sector investment	Public sector investment	EDA funding	State funding	Local funding	Per Capita income
1 - Regional	N/A	N/A	N/A	N/A	N/A	N/A
2 - Regional	$1,000,000	TBD	$1,000,000	TBD	TBD	TBD
3 - Collier	N/A	N/A	N/A	N/A	N/A	N/A
3 - Sarasota	N/A	N/A	N/A	N/A	N/A	N/A
3 - Charlotte	N/A	N/A	N/A	N/A	N/A	N/A
3 - Hendry	N/A	N/A	N/A	N/A	N/A	N/A
4 - Regional	N/A	N/A	N/A	N/A	N/A	N/A
5 - Regional	TBD	$79,200	TBD	$308,800	TBD	TBD
6 - Regional						

Development						
Project #	Business innovation	# of businesses assisted with incubator	Venture Capital	Infrastructure research & development	Educating public and private communities	Job creation
1 - Regional	N/A	N/A	N/A	N/A	N/A	TBD
2 - Regional	Yes	N/A	N/A	N/A	Yes	7 spinoff - 50 annually
3 - Collier	N/A	N/A	N/A	N/A	N/A	TBD
3 - Sarasota	N/A	N/A	N/A	N/A	N/A	TBD
3 - Charlotte	N/A	N/A	N/A	N/A	N/A	TBD
3 - Hendry	N/A	N/A	N/A	N/A	N/A	TBD
4 - Regional	N/A	N/A	N/A	N/A	N/A	TBD
5 - Regional	Yes	N/A	N/A	Yes	Yes	3
6 - Regional	N/A	N/A	N/A	N/A	N/A	N/A

Infrastructure			
Project #	Transportation infrastructure	Research & development	Establish Industrial Parks
1 - Regional	N/A	N/A	N/A
2 - Regional	N/A	N/A	N/A
3 - Collier	N/A	N/A	N/A
3 - Sarasota	N/A	N/A	N/A
3 - Charlotte	N/A	N/A	N/A
3 - Hendry	N/A	N/A	N/A
4 - Regional	N/A	N/A	N/A
5 - Regional	N/A	N/A	N/A
6 - Regional	N/A	N/A	N/A

Agenda Item

7g

Member Appointments and Certification for the Glades & Hendry County Joint LCB for the Transportation Disadvantaged

7g

MEMBER APPOINTMENTS AND CERTIFICATION FOR THE GLADES AND HENDRY COUNTY JOINT LOCAL COORDINATING BOARD FOR THE TRANSPORTATION DISADVANTAGED

Pursuant to Chapter 427, Florida Statutes, Rule 41-2, *Florida Administrative Code*, and at the request of the respective counties, the Southwest Florida Regional Planning Council is the Designated Official Planning Agency for the Transportation Disadvantaged (TD) Program in Glades County and in Hendry County, which is now a joint service area. As the Planning Agency, the Council is responsible for the appointment of members to serve on the Local Coordinating Board.

The individuals listed below have been recommended to serve on the Local Coordinating Board. The Certification form provided in **Attachment A** lists the full membership of the Joint Local Coordinating Board and highlights the new nominees' name or other changes in bold. The Planning Agency must certify the Local Coordinating Board membership each fiscal year and any time the Local Coordinating Board membership changes.

Nominations and applications

Council staff is pursuing nominees to fill existing vacancies on the Local Coordinating Board. Staff may provide additional nominations at the Board meeting. Staff has received assurances from the respective County Commissioners representing the Local Coordinating Board that the appointment process is satisfactory.

About the Local Coordinating Board

The Glades-Hendry Joint Local Coordinating Board typically meets quarterly to guide the functioning of the CTC, Good Wheels, Inc. The next LCB meeting will be held on **December 7, 2011 at 10:30 a.m.** in the Glades County Public Library in Moore Haven.

The Local Coordinating Board is established to oversee the appointed Community Transportation Coordinator (CTC), in its role of coordinating the provision of transportation service. Some of the basic duties of the Board include:

1) Develop, review and approve the annual Transportation Disadvantaged Service Plan (TDSP), including the Memorandum of Agreement, prior to is submittal to the Commission for the Transportation Disadvantaged (CTD);
2) In cooperation with the CTC, the Board shall review and provide recommendations to the Commission for the Transportation Disadvantaged on funding applications affecting the transportation disadvantaged;
3) Review the coordination strategies of service provision to the transportation disadvantaged in the designated service area;
4) Conduct the required annual evaluation of the CTC.

RECOMMENDED ACTIONS:

1. Appoint to the LCB:

   A. **Tim Nevarez** as the Regional Workforce Development Board representative.
   B. **Gary Breakfield** as the Public Education Community alternate representative.
   C. Make additional appointments that may be announced.

2. Authorize the Chairman to endorse the LCB certification form for the LCB provided in Attachment A.

GLADES-HENDRY JOINT LOCAL COORDINATING BOARD MEMBERSHIP CERTIFICATION

Planning Agency Name: Southwest Florida Regional Planning Council; 1926 Victoria Ave.; Ft. Myers, FL 33901
The Southwest Florida Regional Planning Council named above hereby certifies to the following:

1. The membership of the Joint Transportation Disadvantaged Local Coordinating Board serving the joint service area of Glades County and Hendry County, established pursuant to Rule 41-2.012(3), *FAC*, does in fact represent the appropriate parties as identified in the following list; and
2. The membership represents, to the maximum extent feasible, a cross section of the local community.

Signature:_____ Date: September 15, 2011
SWFRPC Chairperson

	The Glades-Hendry LCB has a Representative of:	**Voting Member**	**Term Expires**	**Alternate's Name**	**Term Expires**
1	The MPO or DOPA shall appoint one elected official to serve as the official Chairperson for all Coordinating Board meetings.	Donna Storter-Long (Vice-Chairperson)	March 2012	Karson Turner (Chairperson)	March 2012
2	A. A local representative of the Florida Department of Transportation (DOT)	Julia B. Davis	Agency	Richard Shine	Agency
3	B. A local representative of the Florida Department of Children and Families (DCF)	Vacant	Agency	Vacant	Agency
4	C. A local representative of the Public Education Community which could include, but not be limited to, a representative of the District School Board, School Board Transportation Office, or Headstart Program in areas where the School District is responsible	Scott Bass	Agency	**Gary Breakfield**	Agency
5	D. In areas where they exist, a local representative of the Division of Vocational Rehabilitation Services or the Division of Blind Services, representing the Department of Education	Victoria Aguilar	Agency	Barbara Ridings	Agency
6	E. A person recommended by the local Veterans Service Office, representing Veterans of the county	Jim Herrington	Agency	Millard Wagnon	Agency
7	F. A person recognized by the Florida Association for Community Action representing the economically disadvantaged	Vacant	Agency	Vacant	Agency
8	G. A person representing the Elderly in the county	Michael LaDuca	Agency	Mary Watts	Agency

	The Glades-Hendry LCB has a Representative of:	Voting Member	Term Expires	Alternate's Name	Term Expires
9	H. A person with a disability representing the disabled in the county	Muriel Green	January 2013	Tony Howard	September 2013
10	I--1.[One of Two] Citizen Advocates in the County	Gordon E. Bryant	February 2013	**Debbie Howell** **Patricia Webber**	**Agency**
11	I--2. [One of two] Citizen Advocates this one must be a person who uses the transportation service(s) of the system as their primary means of transportation.	Vacant		Vacant	
12	J. A local representative for children at risk	Judith Paskvan	Agency	Sherry Shupp	Agency
13	K. In areas where they exist, the Chairperson or designee of the local Mass Transit or Public Transit System's Board, except in cases where they are also the Community Transportation Coordinator.	Does not exist		Does not exist	
14	L. A local representative of the Florida Department of Elder Affairs	Angela Wood	Agency	Suzanne Clarke Marilyn Gregory	Agency
15	M. An experienced representative of the local private for profit transportation industry. In areas where such representative is not available, a local private non-profit representative will be appointed, except where said representative is also the Community Transportation Coordinator	Vacant		Vacant	
16	N. A local representative of the Florida Agency for Health Care Administration	Joe Martinez	Agency	Karen Brooks	Agency
17	O. A representative of the Regional Workforce Development Board established in Chapter 445, *Florida Statutes*	**Tim Nevarez**	Agency	Vacant	Agency
18	P. A representative of the local medical community, which may include, but not be limited to, kidney dialysis centers, long term care facilities, hospitals, local health department or other home and community based services, etc.	Mary Bartoshuk	February 2012	Vacant	

Agenda Item

7h

Sarasota County Interstate Business Center DRI - NOPC

7h

7h

SARASOTA COUNTY INTERSTATE BUSINESS CENTER
DRI #01-9293-122
NOTICE OF PROPOSED CHANGE

Background

The Sarasota County Board of County Commissioners approved the Sarasota County Interstate Business Center (SCIBC) on February 22, 1994. As currently approved, the development order for SCIBC authorizes the development of 887,450 square feet of industrial park/warehousing uses, 92,560 square feet of retail/service commercial uses, 430,000 square feet of office space and 120 hotel rooms, on two parcels of land totaling approximately 252 acres. Development is to occur in one phase, ending in the year 2004. According to the most recent annual monitoring report, the DRI currently contains 512,976 square feet of light industrial development, 103 motel rooms, and 3,040 square feet of retail. The project is located on two separate parcels located on the northeast and southeast corners of the Interstate 75/Jacaranda Boulevard interchange, east of the City of Venice, in south Sarasota County. Attachment I is a location map of the DRI.

Previous Changes

There have been five previous changes to the DRI development order for the SCIBC.

On November 28, 1995, the Sarasota County Board of County Commissioners approved Ordinance #95-096, which amended the SCIBC Development Order to revise the Conceptual Master Development Plan Map, to attach a previously required Wildlife Habitat Management Plan to the D.O., and to change the phasing of 15,000 square feet of office space.

On June 25, 1996, the Commissioners approved Ordinance #96-049, which amended the development order to revise the access road alignment for the north parcel. This amendment also involved revisions to the Conceptual Master Development Plan Map.

On March 9, 1999, the Commissioners approved Ordinance #99-012, which amended the development order to modify the Conceptual Master Development Plan Map, and to downscale Phase II land uses for the southern parcel (and for the DRI as a whole). Additionally, 25,000 square feet of retail space was added to South Parcel, Phase II uses.

On May 24, 2000, the Commissioners approved Ordinance #99-077, which amended a number of changes to the various land use totals for both parcels, combined two phases into one with a revised buildout date of 2004 and to establish the capacity reservation of 1,814 new p.m. peak hour external vehicle trips.

On October 30, 2002 the Commissioners approved Ordinance #2003-083 to extend the buildout of the project from December 30, 2004 to December 31, 2010 and to add 250 multi-family residential units which is a new land use within the DRI, decrease the retail development by 6,460 gross square feet (gsf) from 92,560 to 86,100 gsf, decrease the office development by 70,000 gsf from 430,000 gsf to 360,000 gsf. Also, because these changes increased the traffic generation of the project the net

new p.m. peak-hour external vehicles trips increased by 292 trips from 1,814 to 2,106 and the gross p.m. peak hour trip ends increased by 191 from 2,951 (DO stated 2,751 was a typo according to Sarasota staff) to 3,142.

Proposed Changes

On January 5, 2011 a Notice of Proposed Change was submitted by Anne L. Merrill of AMDS, Inc. to extend the buildout from December 31, 2010 to December 31, 2017, by seven years. Delete 32,000 S.F. retail use and increase the industrial uses by 122,550 square feet from North Parcel resulting in 1,010,000 S.F. industrial uses (see below uses as outline in the County staff assessment). The extension and land use change affects the Facility Reservation Period and the external vehicle trip reservation from 2,106 to 1,666 new p.m. peak-hour external vehicle trips or the equivalent of 2,684 gross p.m. peak-hour trip ends.

North Parcel Development	Square Footage
Industrial Park	887,450 1,010,000
~~Commercial Retail~~	~~32,000~~

South Parcel Development	Square Footage/ Rooms/Units
Commercial Retail	54,100
~~1~~ Motel	120 Rooms
Office	360,000
Multi-Family Residential	250 Units

A number of other clean up amendments are proposed by Sarasota County staff to various sections of the development order and Exhibit I Biennial Traffic Monitoring Program Methodology.

Regional Staff Analysis

The buildout extension change of less than 7 years is addressed in Chapter 380.06(19)(c). In summary, an extension of between more than 5 and less than 7 years is presumed not to be a substantial deviation. This presumption needs to be rebutted at the local public hearing by clear and convincing evidence. This issue of cumulative extensions with past extensions is not a factor because Sarasota County requires a complete transportation reanalysis in order to change the facility reservation trip levels.

The increased industrial square footage and decrease in retail falls within Chapter 380.06(19)(e)5.b. which states the following.

> b. Notwithstanding any provisions of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.0651(3)(c), (d), (e), and (f) and residential use.

The DRI meets the criteria above and thus the change is allowable. Therefore, at the very least the

applicant must rebut the presumption that the proposed changes do not create a substantial deviation. The applicant has provided a revised traffic reanalysis, which provided a basis for commitments (facility reservation period and the external vehicle trip reservation from 2,106 to 1,666 new p.m. peak-hour external vehicle trips or the equivalent of 2,684 gross p.m. peak-hour trip ends) in the proposed revised development order conditions to rebut this presumption. Finally, the legislature eliminated industrial as a DRI land use and as such there is no longer a substantial deviation threshold to address increases for this use.

Character, Magnitude, Location

The proposed changes do not affect the character, magnitude and location of the DRI as a whole.

Regional Goals, Resources Or Facilities

A regional goal to encourage mixed-use development will be met with the change. No natural resource impacts will change. The only potential regional facilities impacts from the changes are to the transportation network. This is because the applicant has based the majority of the proposed changes upon revisions to the trip generation rates for the project's land uses and extension of buildout. Therefore, in order to rebut the presumption that the changes do not create a substantial deviation, the applicant must demonstrate that the overall trip generation rates and distribution of traffic for the DRI are essentially unchanged or reduced, such as in this change, from those previously approved.

Mult-jurisdicational Issues

Jacaranda Boulevard is a regional roadway utilized by traffic from the City of Venice, the Englewood area, and southern Sarasota County in general. Interstate 75 is a major State artery. Therefore, the Sarasota County Interstate Business Center NOPC does have the potential to create new regional traffic impacts. However, Regional staff review of the NOPC traffic analysis appears to indicate that all significant and adverse impacts on the State system will be mitigated by improvements that are either programmed or recommended in the applicant's analysis.

Need For Reassessment Of The DRI

The applicant for these changes performed a reassessment of the transportation impacts. Furthermore, the Florida Department of Transportation "reviewed the changes to the D.O. conditions for development and the revised DRI Traffic Monitoring Program Methodology associated with this DRI and are satisfied that the revised requirements will adequately protect the interests of the State pertaining to the impacts of this development on the acceptable operation of the I-75/Jacaranda Blvd. interchange."

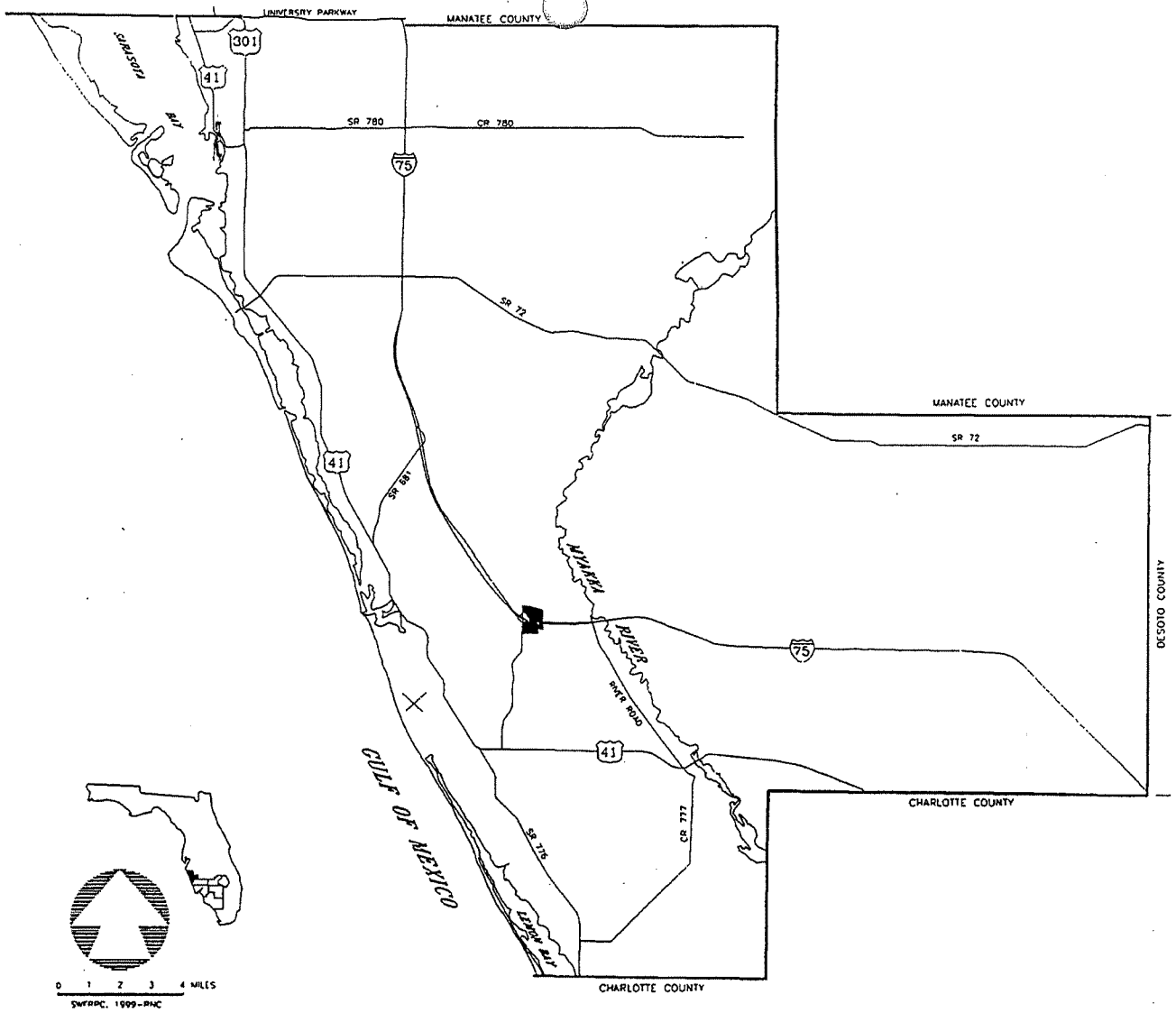
Acceptance Of Proposed D.O. Language

The proposed D.O. language contained in the NOPC and the Sarasota County Staff Assessment is acceptable.

RECOMMENDED ACTIONS:

1. Notify Sarasota County, the Florida Department of Community Affairs (DCA) and the applicant that the proposed changes do not create additional regional impacts.

2. Request that Sarasota County provide a copy of any development order amendment related to the proposed changes to the Council in order to ensure that the amendment is consistent with the Notice of Proposed Change.



ATTACHMENT I
SARASOTA COUNTY
INTERSTATE BUSINESS CENTER

Agenda Item

7i

Palmer Ranch DRI – Master DO & Increment 18 NOPCs

7i

7i

PALMER RANCH MASTER DEVELOPMENT ORDER AND INCREMENT XVIII NOTICE OF PROPOSED CHANGES (NOPC) IN SARASOTA COUNTY

BACKGROUND

The Sarasota County Board of County Commissioners approved the first Master Development Order (MDO) for the Palmer Ranch Development of Regional Impact (DRI) on December 18, 1984. The Palmer Ranch DRI consists of 5,119 acres ± (see Location Map A), and was conceptually approved as a residential community of 10,500 dwelling units with 1,550,000 square feet of supporting commercial - office and 1,763,000 square feet of industrial development. Development in the Palmer Ranch DRI has been ongoing since the original 1984 approval of the Development Order. To date, 5,483 residential dwelling units, 389,484 square feet of the total Commercial Retail/Office and Major Employment Center uses, and 104 hospital beds have been issued construction plan approval. Future development on this property would be specifically governed by the amended Development Order, if approved.

The current build-out date for Palmer Ranch Increment XVIII is February 22, 2016. Section 5.2 of the Development Order allows for the extension of this build-out date by the Board of County Commissioners upon approval of the Transportation Reanalysis every five years. The most-recent Transportation Reanalysis was approved by the Board of County Commissioners on February 22, 2011, thereby extending the buildout date for five more years. The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. To date within the overall Palmer Ranch DRI site, nineteen AIDAs have been approved for development.

On July 14, 2004, the Board of County Commissioners approved the Palmer Ranch Increment XVIII Development of Regional Impact by issuing the Incremental Development Order (DO) (Ordinance No. 2004-072) for the approximate 215.76 acre property located east of Honore Avenue and 1,500 feet +/- south of Central Sarasota Parkway, in Sarasota County, Florida. This property is located in Section 36, Township 37 South, and Range 18 East. A total of 700 residential units are approved on this Increment.

PREVIOUS CHANGES

The Palmer Ranch Master Development Order has been amended ten (10) times to date. The previous amendments involved the following:

a) Resolution No. 86-203, adopted by the Sarasota Board of County Commissioners on May 13, 1986, to reflect changes to Land Use/Housing conditions;

b) Resolution No. 89-98, adopted by the Sarasota Board of County Commissioners on March 21, 1989, to formally adopt the Transportation Reanalysis that provided supplemental traffic impacts and transportation conditions to address compliance with projected 1995 levels of development of the Palmer Ranch DRI.

c) Resolution No. 89-99, adopted by the Sarasota Board of County Commissioners on March 21, 1989, to formally establish the Affordable Housing Program within the Palmer Ranch Master Development and map identifying areas for the provision of required low and moderate income housing within the Palmer Ranch DRI.

d) Resolution No. 91-170, adopted by the Sarasota Board of County Commissioners on July 9, 1991, to formally adopt the "Eastside Environmental System Analysis" and amend the Master Development Order supplement necessary to provide detailed information concerning issues including native habitats, rare and endangered species, drainage, water quality, floodplains, and historical and archaeological resources. It also included modifications relating to the park locations, internal commercial areas, and the legal description adding the St. Leo tract to the DRI.

e) Resolution No. 99-179, adopted by the Sarasota Board of County Commissioners on July 14, 1999, to provide impact fee credits and reimbursements for certain road, park, and utility improvements made by the development. This resolution is consistent with the Stipulation of Settlement agreed to in conjunction with the lawsuit filed by Palmer Ranch against Sarasota County.

f) Resolution No. 2000-095, adopted by the Sarasota Board of County Commissioners on April 26, 2000, provided for the relocation of a designated school site from Parcel Q-1 to Parcel U-3 and the redesignation of Parcel Q-1a from "institutional (school)" to "internal commercial," and Parcel Q-1b from institutional (school) to residential.

g) Resolution No. 2000-216, adopted by the Sarasota Board of County Commissioners on September 26, 2000, adopted an Updated Transportation Reanalysis identifying the roadway improvements necessary to balance and/or mitigate off-site traffic impacts associated with further development in the Palmer Ranch DRI.

h) Resolution No. 2004-077, adopted by the Sarasota Board of County Commissioners on April 14, 2004, amended the legal description to add 38.6 acres ± to the southernmost boundary and changed the reporting requirements from annual to biennial reports.

i) Ordinance No. 2006-024, adopted by the Sarasota Board of County Commissioners on March 22, 2006, "memorialized" the process that Palmer Ranch has utilized to reallocate unbuilt dwelling units from previously approved Increments to other areas within Palmer Ranch. This amendment revised the Master Development Plan to reflect the correct number of dwelling units within each built-out increment.

j) Resolution No. 2008-098, adopted by the Sarasota Board of County Commissioners on June 10, 2008, re-designated Parcel Q-1a, within Increment III, from Internal Commercial to Commercial and redesignated Parcel Q-1 b, also within Increment III, from Residential to Commercial.

Palmer Ranch Increment XVIII has not been amended to date.

PROPOSED CHANGES

On July 5, 2011 the SWFRPC staff received a Notice of Proposed Change (NOPC) for a Master Development Order amendment and Increment XVIII DO amendment. The proposed change is to add 38.4 acres ± to the total acreage for the Palmer Ranch Master Development. As previously mentioned, this acreage is located west of 1-75 and approximately 1,000 feet south of Central Sarasota Parkway, immediately east of The Isles of Sarasota (see Map H-2). The added property will be incorporated into Increment XVIII and developed as additional phases to that increment.

The total number of units approved for the Palmer Ranch Master Development (10,500 residential units) will not change as a result of this additional acreage. There are 73 residential units that will not be used within currently approved The Isles of Sarasota (see Increment XVIII site plan Map C-3). These units will be used to develop the subject property. No additional units are being requested as a result of the NOPC to the MDO.

The Conceptual Master Development Plan (Map H-2) has been revised, as necessary, to correctly reflect the proposed change and is attached to this application. No language changes are necessary to the Development Order. The current Transportation Reanalysis for the Palmer Ranch MOO (approved by the Board of County Commissioners on February 22, 2011) demonstrates that trips are available for the proposed project.

STAFF ANALYSIS

The applicant's proposal to add land to Increment XVIII is presumed to create a substantial deviation under one section of the Florida Statutes:

> Chapter 380.06(19)(e)(3) F.S. states in part "Except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence."

The NOPC applications for this change have rebutted the presumption of a substantial deviation by not seeking additional units and by providing an Environmental Review document that has been accepted by the county and other environment review agencies. The applicant proposes to preserve all of the 4.2 acres of wetlands on-site and 1.5 acres of pine flatwoods. No endangered species were found on the site. The Sarasota County staff review concluded that no additional conditions are necessary to the Master or Increment XVIII DOs and this change has been found to be consistent with the County's Comprehensive Plan. No changes are necessary for the utilities or storm water management.

CHARACTER, MAGNITUDE, LOCATION

The proposed change will not affect the character, magnitude or location of the DRI, because no new development is being proposed beyond what is approved in the MDO or Increment XVIII DO.

REGIONAL RESOURCES AND FACILITIES IMPACT

The proposed change will not create additional impacts on regional facilities. Since, no additional units are proposed the five year update traffic reanalysis process required under the MDO has already addressed traffic impacts. Other regional issues such as storm water management will be incorporated in the existing Storm Water Management Plan for the Ranch. As indicated above no change to utilities capacity will be necessary. The Environmental Review document submitted with the NOPC does not propose any regionally significant environmental impacts since all wetlands will be preserved on site and no endangered species were found.

MULTI-JURISDICTIONAL ISSUES

Because transportation is a regional issue and Palmer Ranch traffic does impact state roads and roads within the City of Sarasota it does affect multi-jurisdictional issues. The proposed change in land use with no additional units will not create additional regional impacts not previously reviewed in the last five year traffic reanalysis.

NEED FOR REASSESSMENT OF THE DRI

The proposed changes do not require the DRI to be reassessed because no additional units are being proposed for the Master Development Plan or within Increment 18 Development Plan.

ACCEPTANCE OF PROPOSED D.O. LANGUAGE

The NOPC included proposed MDO amendments to the legal description and Master Development Concept Plan, which are acceptable to address the proposed change. Also, the Increment XVIII development order amendments to add the additional land is acceptable.

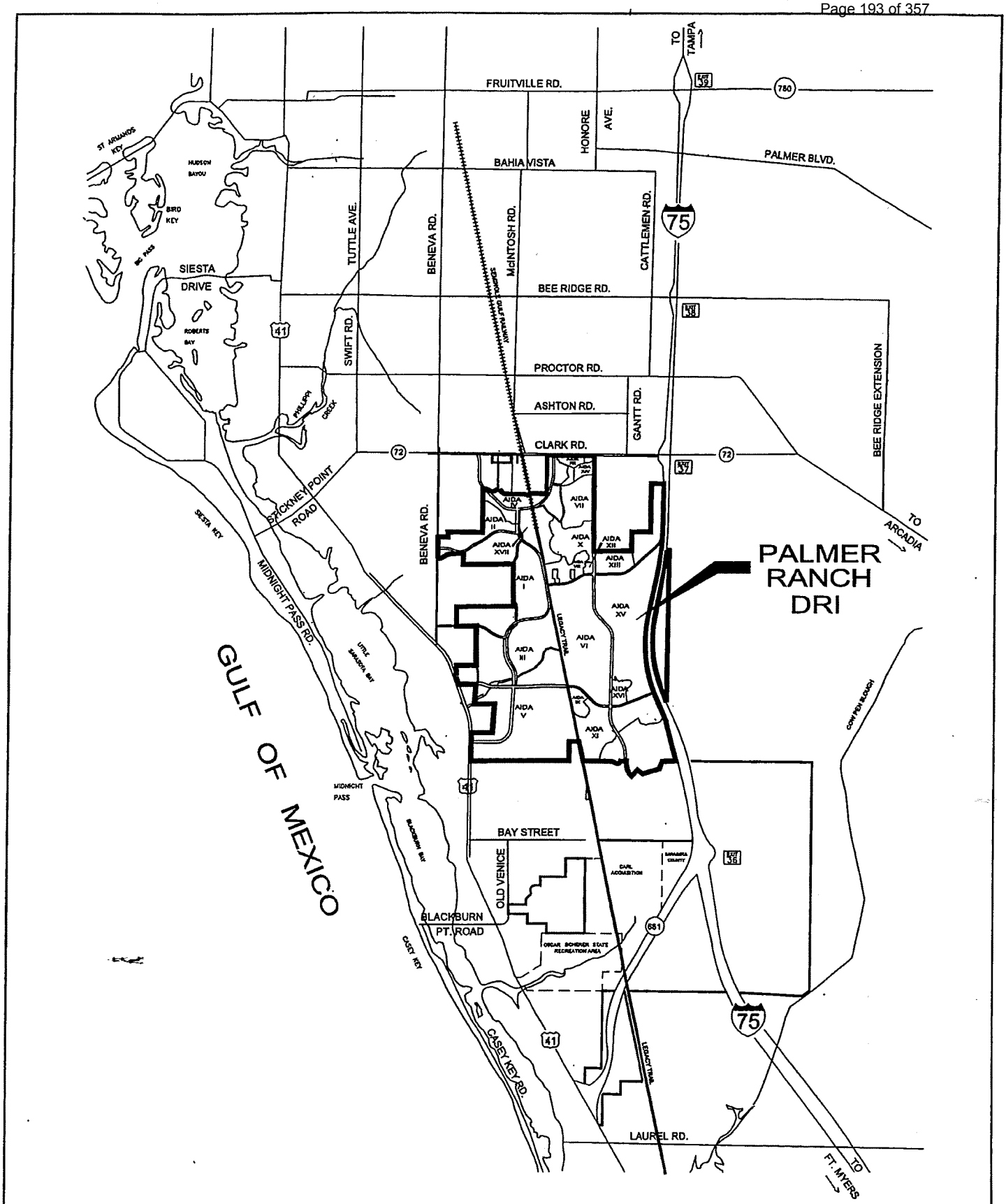
STAFF CONCLUSIONS

The SWFRPC role in coordinating the review process of NOPCs is to determine under the authority of Chapter 380.06(19)(a) F.S. if "any proposed change to a previously approved development creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency". It is staff recommendation that no additional regional impacts will occur from the proposed change not previously reviewed by the SWFRPC and as such do not object to any of the change. Furthermore, the applicant rebutted the presumption of a substantial deviation with the information provided in the NOPCs.

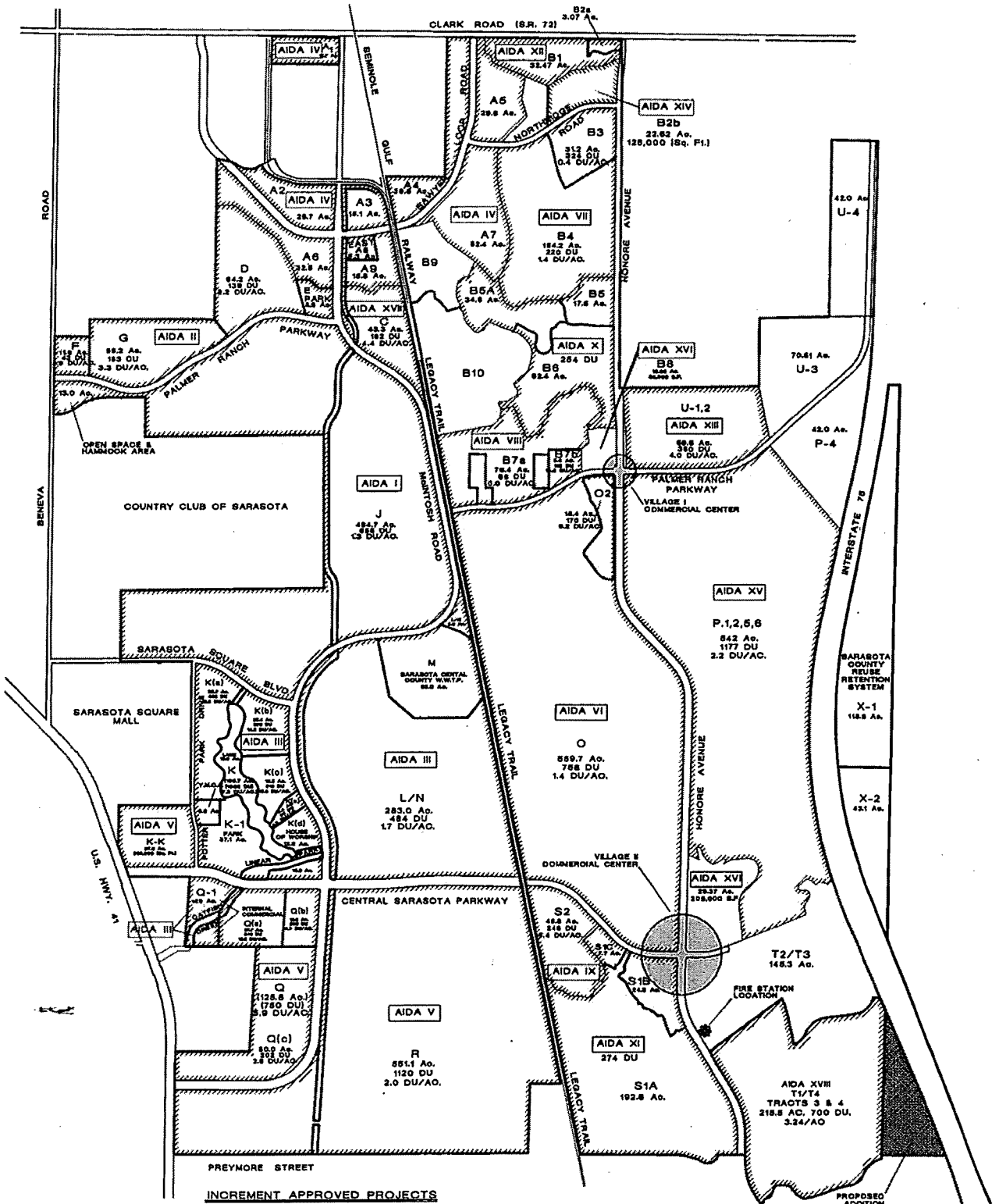
RECOMMENDED ACTIONS:

1. Notify Sarasota County, the Florida Department of Community Affairs (DCA) and the applicant that SWFRPC staff has no objection to the change, which is not a substantial deviation and do no create additional regional impacts not previously reviewed by the regional planning council.

2. Request that Sarasota County provide SWFRPC staff with copies of any development order amendments related to the proposed changes not contained in the NOPC, as well as any additional information requested of the applicant by DCA or the County.



WilsonMiller Stantec 6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 Phone 941-907-6900 Fax 941-907-6910	PALMER RANCH INCREMENT XVIII INCLUDING THE ISLES OF SARASOTA PHASE 3	LOCATION MAP	MAP A



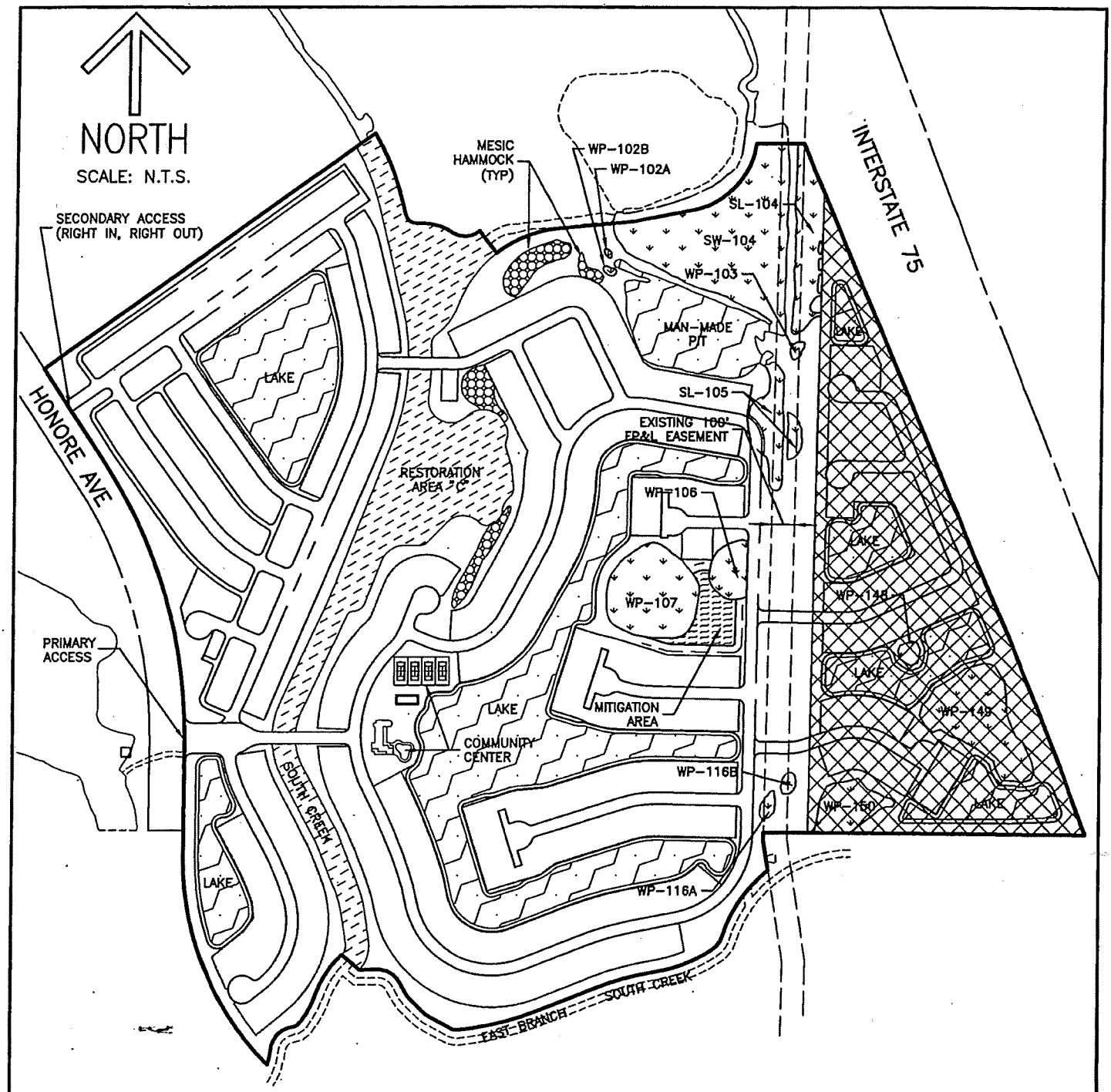
INCREMENT APPROVED PROJECTS

INCREMENT I :	ORDINANCE NO. 84-419
INCREMENT II :	ORDINANCE NO. 87-362
INCREMENT III :	ORDINANCE NO. 87-481
INCREMENT IV :	ORDINANCE NO. 89-205
INCREMENT V :	ORDINANCE NO. 89-100
INCREMENT VI :	ORDINANCE NO. 93-21
INCREMENT VII :	ORDINANCE NO. 95-27
INCREMENT VIII :	ORDINANCE NO. 95-94
INCREMENT IX :	ORDINANCE NO. 96-15
INCREMENT X :	ORDINANCE NO. 97-026
INCREMENT XI :	ORDINANCE NO. 97-113, NO. 01-026
INCREMENT XII :	ORDINANCE NO. 98-039
INCREMENT XIII :	ORDINANCE NO. 98-061
INCREMENT XIV :	ORDINANCE NO. 02-011
INCREMENT XV :	ORDINANCE NO. 00-072
INCREMENT XVI :	ORDINANCE NO. 03-029
INCREMENT XVII :	ORDINANCE NO. 03-036
INCREMENT XVIII :	ORDINANCE NO. 04-072

PROPOSED ADDITION TO MASTER DEVELOPMENT ORDER RESOLUTION 91-170 AS AMENDED (35.4 ACRES)

05-03-2011

	PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT	MASTER DEVELOPMENT ORDER CONCEPTUAL MASTER DEVELOPMENT PLAN	MAP H-2



PROPOSED THE ISLES OF SARASOTA PHASE 3 PARCEL

WETLAND

MESIC HAMMOCK

LAKE/MAN-MADE PIT

WETLAND MITIGATION AREA

RESTORATION AREA "C"/ SOUTH CREEK

SITE DATA	
EXISTING ZONING:	RSF-2/PUD AND RSF-4
PROPOSED ZONING:	RSF-2/PUD
PROPERTY SIZE:	254.16± ACRES
TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	700
GROSS RESIDENTIAL DENSITY:	2.75 DU/AC

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PALMER RANCH INCREMENT XVIII INCLUDING THE ISLES OF SARASOTA PHASE 3

CONCEPTUAL DEVELOPMENT PLAN

MAP C-3

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Agenda Item

7j

North Point DRI - NOPC

7j

7j

NORTH POINT
DRI # 05-0203-162
NOTICE OF PROPOSED CHANGE

Background:

On April 15, 2004, the Council recommended conditional approval of the North Point Development of Regional Impact (DRI) Application for Development Approval. The approval was subject to regional conditions relating to Affordable Housing, Energy, Stormwater Management, Transportation, Vegetation and Wildlife/Wetlands, Hurricane Preparedness, Water Supply/Waste Water Management and Consistency with the Local Comprehensive Plan and Strategic Regional Policy Plan. On September 20, 2004 the Board of Lee County Commissioners approved the North Point DRI Development Order (DO). A copy of the development order was rendered to the SWFRPC on February 7, 2005. Staff review of the development order found that it was consistent with all regional issues and recommendations identified within the Council's Official Recommendations.

The 102 acre North Point Lake Development of Regional Impact (DRI) is located in unincorporated south central Lee County on the northeast corner of U.S. 41 and Williams Road (see Location Map, Attachment I). The North Point DRI proposes to construct 550,000 square feet of retail, 120,000 square feet of office (maximum 60,000 square feet of medical office), 150 hotel rooms and 150 multi-family units. The DRI will also include 28.8 acres of lakes, buffers, recreational areas, amenities and dry detention areas. A proposed pedestrian and bicycle system that extends along Sandy Lane, which would connect up to the Estero Park and partially around the 12 acres lake on site. Lee County Utilities will provide wastewater treatment and water supply. The project is planned to be constructed in one phase, with a project of build out in 2008.

Previous Changes

On August 14, 2008 the Lee County Board of County Commissioners approved the first development order amendment including the following changes:

1. Establishes new ownership of the DRI;

2. Modify the legal description to reflect a slight reduction (2.8 acres) in project acreage due to right-of-way dedication for Sandy Lane;

3. Modify Map H to reflect the proposed development changes.

4. Extend the commencement from December 31, 2007 to December 31, 2011 (cumulative total of 2 years) and buildout dates from December 31, 2008 to December 31, 2012 (cumulative total of 4 years) and the termination date from December 31, 2014 to December 31, 2020 (cumulative total of 6 years).
5. Recognize that the applicant has so far paid $35,000 in proportional share payments.

On August 2, 2011 the Lee County Board of County Commissioners approved the second development order amendment to extend the commencement date from December 31, 2011 to December 30, 2012 in accordance with the provisions of Senate Bill 1752 which allow for extension of local government issued development permits that have an expiration date between September 1, 2008 through January 1, 2012.

Proposed Changes

On February 23, 2011, the applicant's authorized agent, D. Wayne Arnold, AICP and Charles J. Basinalt , Esq., submitted a Notice of Proposed Change (NOPC) on behalf of Estero North Point, Ltd. (owner and developer of the DRI), including the following proposed development order modifications:

1. The applicant is proposing to extend the build out date for the DRI by three years until December 30, 2015.

2. The applicant has noted in the revised Development Order that development has commenced on site due to the dedication of right-of-way for construction of Sandy Lane Extension (Via Coconut Point) and satisfaction of cash contributions for the DRI as outlined in the Developer Agreement. Sandy Lane Extension has been constructed through the DRI.

Regional Staff Analysis

The first buildout extension of 4 years combined with this proposed 2 year 364 day extension will be a one day less than 7 year extension. According to Chapter 380.06(19)(c):

> "...An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years shall be presumed to create a substantial deviation".

Both presumptions of creating a substantial deviation may be rebutted by clear and convincing evidence at the public haring held by the local government. Therefore, the applicant is required to rebut ~~the~~ presumption that an extension of buildout by less than 7 years does not create additional regional impacts not previously reviewed by the SWFRPC.

The dedication of right-of-way and construction of Sandy Lane Extension through the project is considered a form of development commencement.

Character, Magnitude, Location

No changes in character, magnitude and location will occur from the proposed changes.

Regional Goals, Resources or Facilities

No change in regional goals, resources or facilities will occur from these changes.

Transportation

The Southwest Florida Regional Planning Council is in receipt of the North Point Development of Regional Impact Notice of Proposed Change Traffic Study prepared by David Plummer & Associates, Inc., dated January 27, 2011. The change from the Sixth Edition to the Eighth Edition of the ITE report made little difference in the results. As shown above, due to the minor changes in the trip generation rates based on the ITE Trip Generation, Eighth Edition, the updated DRI trip generation estimates resulted in a slight increase (14 trips). This increase is less than 1% of the total DRI trip generation. Therefore, it is anticipated that the changes in the DRI trip generation will result in an insignificant and immeasurable change in the road segment analysis.

Mult-jurisdicational Issues

None

Need For Reassessment Of The DRI

No additional reassessment of the DRI is necessary since, the applicant for these changes performed a reassessment of the transportation impacts.

Acceptance of Proposed D.O. Language

The proposed DO language is acceptable to address the changes.

Conclusion

The traffic study demonstrating that the 3 year extension in buildout will not result in any increase in the traffic impacts of North Point. The applicant has clearly rebutted the presumption of a substantial deviation in accordance with Section 380.06(19), Florida Statutes.

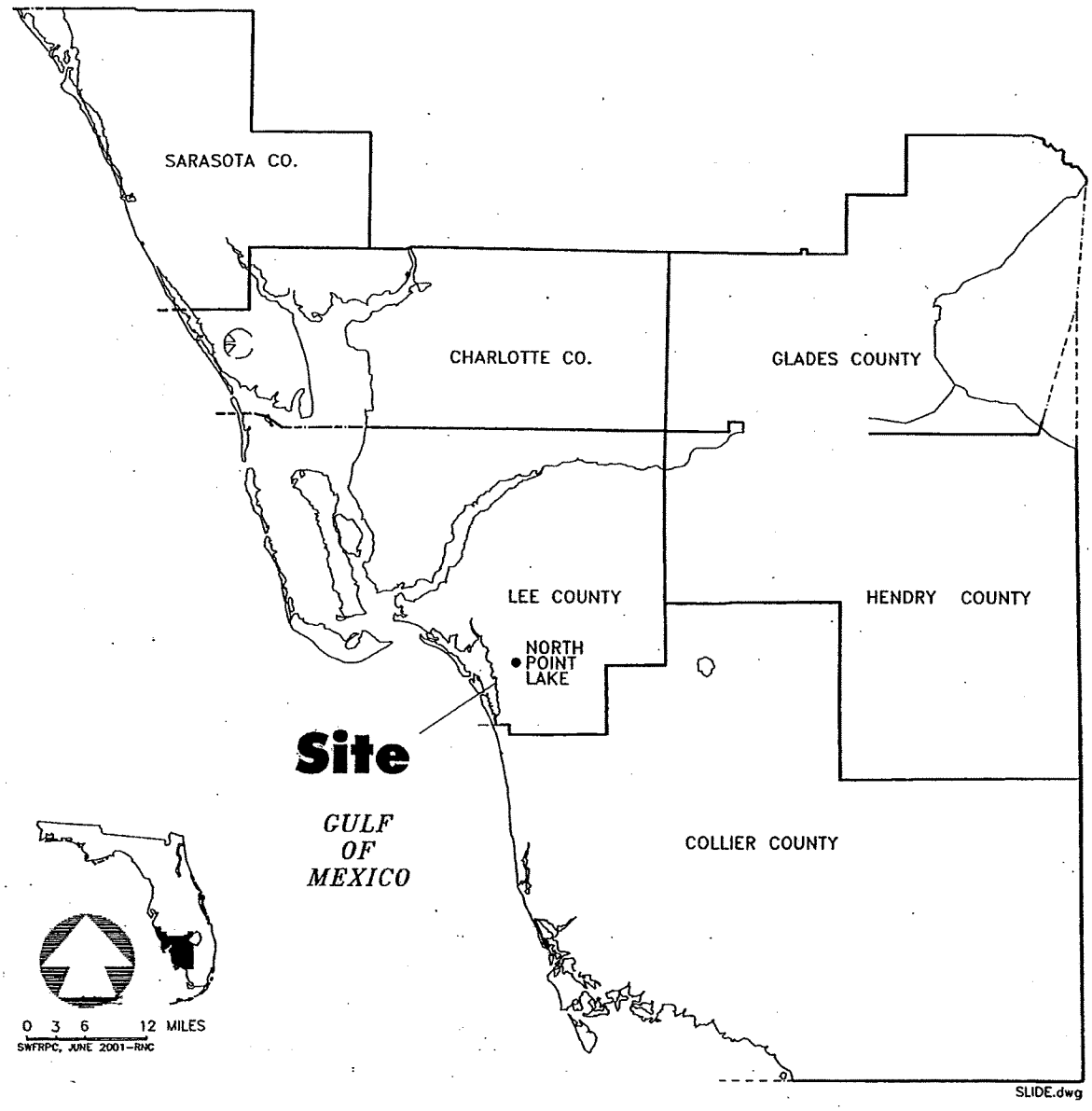
RECOMMENDED ACTIONS:

1. Notify Lee County, the Florida Department of Community Affairs and the applicant that the proposed changes do not create additional regional impacts, as stated in this agenda item.

2. Request that the County provide SWFRPC staff with copies of any revised DO language or other materials related to any further proposed changes in order to ensure that the development order is consistent with the Notice of Proposed Change.

09/2011

ATTACHMENT I



GENERAL LOCATION MAP
NORTH POINT LAKE DRI

_____Agenda _____Item

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Lee County Gateway DRI - NOPC

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Agenda Item

THE GATEWAY COMMUNITY DRI
LEE COUNTY
DRI #01-8384-036
NOTICE OF PROPOSED CHANGE

Background:

The Gateway Community Development of Regional Impact (formerly the Westinghouse Gateway DRI) is a mixed-use development located in east-central Lee County. The original development order (D.O.) and Planned Unit Development (PUD) document was approved by the Lee County Board of County Commissioners on May 31, 1985. The approval of the Gateway Community Development Order was very unique in that it required the precise location and character of land use to be determined through an Area Master Plan Process. This process is similar to that utilized within the Application for Incremental Approval (AIDA) process for Master DRIs. However, unlike the AIDA process, the Area Master Plan process involves review and comment upon a draft Area Master Plan Development Order.

Currently, Master Plans for Areas 1 and 2 (both in unincorporated Lee County) have been approved. The two Master Plans have been approved for a total of 3,000 residential units of all types, 1,674,500 square feet of office space, and 295,500 square feet of retail/commercial space and supporting uses. However, the land uses within the two approved Areas cannot cause the development to generate more than 45,000 external daily trips. The entire Gateway Community DRI was conceptually approved for 10,000 residential units, 816 acres of business/commercial office space, 190 acres of community facilities, schools and institutional uses, a 30-acre community recreation center, 298 acres of road right-of-way and 2,017 acres of open space (including preserve areas). The entire development was originally comprised of 5,464 ± acres.

In 1995, the City of Fort Myers annexed the entire portion of the Gateway Community lying west of I-75. In 1997, the City adopted a development order for the Fort Myers portion of the DRI. The City development order conceptually approved 5,750 residential units, 40 acres of school sites, and 30 acres of office/commercial uses. However, actual development approvals were still tied to the Area Master Plan process.

During 1999 and 2000, a portion of the Gateway Community DRI within the City of Fort Myers (1,017 acres) was split from the Gateway Community Development to form the separate Pelican Preserve (aka Sun City Fort Myers) DRI. The Pelican Preserve (aka Sun City Fort Myers) Development of Regional Impact has an existing approval for the development of 2,500 residential dwelling units, 40 recreational vehicle sites, a 450-unit Assisted Living Facility, 300 hotel rooms, 300,000 square feet of retail/commercial space, 200,000 square feet of office space, a 45,000 square foot Village Center complex, 459 acres of Recreation, Open Space, Golf, Buffers and Lakes, 105 acres of Conservation Area and 33 acres of road right-of-way.

Subsequent to the submittal of the DRI Application for the Pelican Preserve (aka Sun City Fort Myers) project, adjacent landowners within the Gateway Community DRI filed an NOPC to abandon the DRI status for their properties. As a result of this NOPC application (in conjunction with the Sun

City Application), the City of Fort Myers repealed the Fort Myers Development Order for the Gateway Community.

On June 7, 2004, the City of Fort Myers adopted Ordinance 3206 annexing 417 ± acres of land into the City. The intent of this annexation was to incorporate this land within the Pelican Preserve DRI. At that time, the 417 ± acres of land was the only part of the Gateway DRI that was located within the City of Fort Myers.

In April 2006, Regional staff received an application for a Notice of Proposed Change (NOPC) for the Gateway Community DRI from Robert Mulhere, RWA, Inc. acting as authorized agent for Barry Ernst, WCI Communities, owner of both the Gateway Community DRI and the Pelican Preserve DRI. The applicant sought to remove 417 ± acres of land from the legal description of the Gateway Community DRI. The land was a part of Area 2, Unit 6 of the Gateway Community DRI. The parcel was located adjacent to the Pelican Preserve DRI in the northwest corner of the existing Gateway Community DRI. The application was withdrawn prior to approval at the local level.

Previous Changes:

There have been nine previous amendments to the Development Order (DO) for the Gateway Community DRI. The following are the nine previous DO amendments and other changes that have affected the Gateway Community DRI:

1. On May 21, 1986, the Lee County Board of County Commissioners approved the Area Master Plan for Area 1 of the Westinghouse Gateway Development of Regional Impact (DRI).

2. On August 20, 1986, the Lee County Board of County Commissioners amended the Area Master Plan for Area 1 in order to settle an administrative appeal of the DO by the Florida Department of Community Affairs (DCA). In particular, the transportation section of the DO was amended to clarify level of service language.

3. On February 16, 1988, the Lee County Board of County Commissioners approved Resolution Number Z-87-238, which amended the original conceptual development order for the Westinghouse Gateway DRI, as follows:

    a. The DO amended the Area Master Plan Development Program Table to change various land use acreages.

    b. The amendment deleted language in the original DO, which had required the DRI to provide right-of-way for any potential County roadways built along the perimeter of the DRI property. However, neither the original or amended language applied to Daniels Parkway, State Road 82 or Colonial Boulevard.

    c. Various other road construction provisions were clarified.

    d. Water supply conditions were amended.

4. On December 20, 1989, the Lee County Board of County Commissioners adopted Ordinance #89-46, approving the Area Master Plan for Area 2. Both DCA and the Southwest Florida Regional Planning Council subsequently appealed the Area 2 Master Plan.

5. On May 13, 1991, the Lee County Board of County Commissioners approved the terms of a Stipulated Settlement Agreement for the above-referenced appeal. The agreement affected both Areas 1 and 2. The Agreement created an amended development order for the two areas. The amendment accomplished the following:

   a. The total number of dwelling units for the entire DRI was reduced from 19,932 to 10,000.

   b. The amendment approved a total of 3,000 residential units and 1,970,000 square feet of office and commercial space for Areas 1 and 2. Further, a substantial deviation would occur if the two areas generated more than 45,000 external daily trips.

6. On March 3, 1993, the Fort Myers City Council approved Ordinance #2675, annexing 573.63 acres of the Gateway Development, lying generally west of I-75.

7. On December 6, 1993, the Fort Myers City Council approved Ordinance #2714, annexing a further 598.07 acres of the Gateway Community, lying generally east of I-75.

8. On September 5, 1995, the Fort Myers City Council approved Ordinance #2760, annexing 543 acres of the Gateway Community DRI.

9. On September 18, 1995, the Fort Myers City Council approved Ordinance #2763, annexing 444 acres of the Gateway Community DRI.

10. On October 30, 1995, the Lee County Board of County Commissioners adopted Resolution # Z-95-071, which amended the Conceptual DO for the Gateway Community DRI, as well as the Area Master Plans for Areas 1 and 2. The amendment made the following changes:

    a. Provided that the threshold of 3,000 residential units and 1,970,000 square feet of office/commercial space may be modified by the Developer without further amendment through the use of a conversion ratio. The previously approved 45,000 external daily trip generation threshold was maintained.

    b. A conversion ratio between office/commercial space and residential units was established. The ratio required the Developer to subtract 1,000 square feet of office/commercial space for each 2.85 residential units. However, the Developer could not add more than 750,000 square feet of office/commercial space or 2,137 residential units.

11. On September 16, 1996, the Fort Myers City Council adopted Ordinance #2790, annexing 298.98 acres of the Gateway Community DRI, lying generally west of I-75. This action completed the City's annexation of the western portion of the Gateway Community DRI.

12. On January 21, 1997, the Fort Myers City Council approved Resolution #97-7. The Resolution adopted the development order for the Fort Myers portion of the Gateway Community DRI. The DO granted conceptual approval for 5,750 residential units, 40 acres of school sites, and 30 acres of office/commercial uses. However, actual development approvals were tied to a revised Area Master Plan process. The Lee County DO for the portion of the project within County jurisdiction was also amended.

13. On August 3, 1998, the Fort Myers City Council approved Ordinance #2867, the Special Development Area Ordinance for the Fort Myers portion of the Gateway Community DRI. This ordinance set forth the zoning and development regulations for the development (within the City of Fort Myers).

14. City Resolution #97-7, referenced in Item 12, above, was appealed by the Gateway Services Community Development District, regarding provisions within the DO that gave the City the right to provide potable water and wastewater collection services within the City portion of the DRI. The Florida Land and Water Adjudicatory Commission issued a final order of dismissal in the appeal case on February 4, 1998. However, the City Council did not approve the DO related to the dismissal (Resolution #97-84), until December 12, 1998.

15. On January 5, 1999, the Lee County Board of County Commissioners adopted the 7th Gateway D.O. amendment. This amendment reflected the removal of all property incorporated by the City of Fort Myers by altering the legal description of the Lee County Gateway DRI DO. The number of dwelling units was also reduced from 19,932 to 10,000.

16. City Resolution 2000-80, allowing for the withdraw of 1,017 $\pm$ acres of City of Fort Myers property from the DO for Bay Colony-Gateway DRI. This Resolution amended Resolution 97-7 and Resolution 97-84. This Resolution was approved five (5) minutes after the City Council of Fort Myers adopted Ordinance 2984 establishing the DO for the Pelican Preserve (a.k.a. Sun City Fort Myers) DO.

17. City Resolution #2001-62, allowing for the withdraw of 1,105 $\pm$ acres of City of Fort Myers property from the DO for Bay Colony-Gateway DRI. This Resolution rescinded the City of Fort Myers DO for Bay-Colony-Gateway DRI that was established by the adoption of Resolution 97-7 and amended by Resolution 97-84 and Resolution 2000-80.

18. On July 30, 2001, the Lee County Board of County Commissioners adopted Resolution Z-01-025 (the 8th Gateway DO amendment). This amendment addressed a discrepancy in the legal description of the project.

19. On September 16, 2002, the Lee County Board of County Commissioners adopted the 9th Gateway DO amendment. This amendment altered the legal description of the Lee County Gateway DRI DO. Worthington Properties removed 653 acres of property from the existing DRI boundaries.

20. The City of Fort Myers previously approved changes to the DO for the Pelican Preserve DRI (the DRI adjacent to the Gateway DRI) by adopting Ordinance No. 3503 on April 20, 2009. Prior to that amendment, on June 07, 2004 the City of Fort Myers adopted

Ordinance 3206 annexing 417 ± acres of land into the City. The intent of this annexation was to incorporate this land within the Pelican Preserve DRI. The 417 ± acres of land was part of the Gateway Community DRI. Subsequent to the annexation, there was a de-annexation of approximately 231± acres of land. The remaining 185 + acres of land, which was annexed into the City of Fort Myers, is the subject of this Notice of Proposed Change.

21. The passage of HB 7207 in 2011 allows DRI developers to request a four (4) year extension to DRI buildout and expiration dates. Lee County is currently reviewing the developer's extension request consistent with this new legislation.

Proposed Changes:

In June 2011, Regional staff received an application for a Notice of Proposed Change (NOPC) for the Gateway Community DRI from Patrick Vanasse, RWA, Inc. acting as authorized agent for Paul Erhardt, WCI Communities, owner of both the Gateway Community DRI and Pelican Preserve DRI. The applicant seeks to modify the development order for the Gateway Community DRI to reflect the de-annexation of 231 acres of land from the City. The 185 ± acres of land remaining in the City from the 2004 annexation will be incorporated into the Pelican Preserve DRI. The property to be included in the Pelican Preserve DRI includes four existing golf holes that serve the Pelican Preserve community. The 185 ± acres of land is adjacent to the existing Pelican Preserve DRI and thus is a logical addition to the Pelican Preserve DRI.

The proposed amendments to the Gateway Community Development Order will not affect the type or number of uses permitted by the original approvals. The applicant proposes to modify the reporting period from an annual requirement to a biennial requirement. Copies of the application were submitted to Lee County, the City of Fort Myers, the Florida Department of Community Affairs and other appropriate review entities. The regional location of the existing Gateway Community DRI project is shown on Attachment I. The areas of annexation and de-annexation are shown on Attachment II.

Regional Staff Analysis:

With regard to the existing Gateway Community DRI, the proposed change represents a partial abandonment. In general, partial abandonments fall under Subparagraph 380.06(19)(e)3., Florida Statutes, which reads as follows:

> "Except for the change authorized by sub-paragraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence."

In this case, the proposed withdrawal of the 185 ± acres of land from the Gateway Community DRI is a "change not specified". Therefore, the NOPC is presumed to represent a substantial deviation to the Gateway Community DRI. In order to receive approval of the proposed changes the applicant must rebut the presumption or, alternatively, submit a substantial deviation ADA. The applicant has demonstrated that changes proposed in this application will not create additional significant regional

impacts and thus will not require further analysis through the submittal and review of a substantial deviation.

When Regional staff reviews proposed partial abandonments, staff also reviews the proposed development plans for the parcel or parcels being removed from the DRI. The 185 ± acres the applicant is proposing to remove from the Gateway Community DRI will be added to the Pelican Preserve DRI. The lands previously established as open space and preservation in the Gateway Community DRI will remain open space and preservation in the Pelican Preserve DRI. Regional staff has reviewed the potential for additional regional impacts by removing 185 ± acres from the Gateway Community DRI and has discovered no additional regional impacts. The entitlement mix will remain unchanged from the last DO amendment.

Character, Magnitude, Location:

The proposed changes will not affect the character or location of the existing Gateway Community DRI, which will remain a mixed use development. However, the proposed changes will affect the magnitude of the existing DRI by reducing the land within the DRI by 185 ± acres. The magnitude of project entitlements will not change.

Regional Goals, Resources and Facilities:

Regional staff has examined the NOPC in order to determine if the proposed changes create additional adverse regional impacts not previously reviewed by the SWFRPC. Regional staff is satisfied that the applicant has provided sufficient evidence to rebut the presumption of a substantial deviation and it appears that no additional regional impacts to regional resources or facilities will occur from the proposed changes.

Potential Multi-Jurisdictional Issues:

No new multi-jurisdictional impacts will occur as a result of the proposed change.

Need For Reassessment Of The DRI:

There does not appear to be any need for reassessment of the DRI as the 185 ± acres of land that is to be removed from the Gateway Community DRI will be incorporated into the Pelican Preserve DRI and will be subject to the conditions of the Pelican Preserve DO.

Acceptance of Proposed D.O. Language:

As a part of this Notice of Proposed Change, the applicant will adopt a new legal description that accounts for reduction of 185 ± acres of land. Regional staff recommends that the Lee County Board of County Commissioners accept the proposed D.O. language.

RECOMMENDED ACTIONS:

1. Notify Lee County, the City of Fort Myers, the Florida Department of Community Affairs and the applicant that the proposed changes will not create additional regional impacts not previously reviewed by the SWFRPC and that Council participation at the local public hearing is not necessary, unless requested by the County for technical assistance purposes.

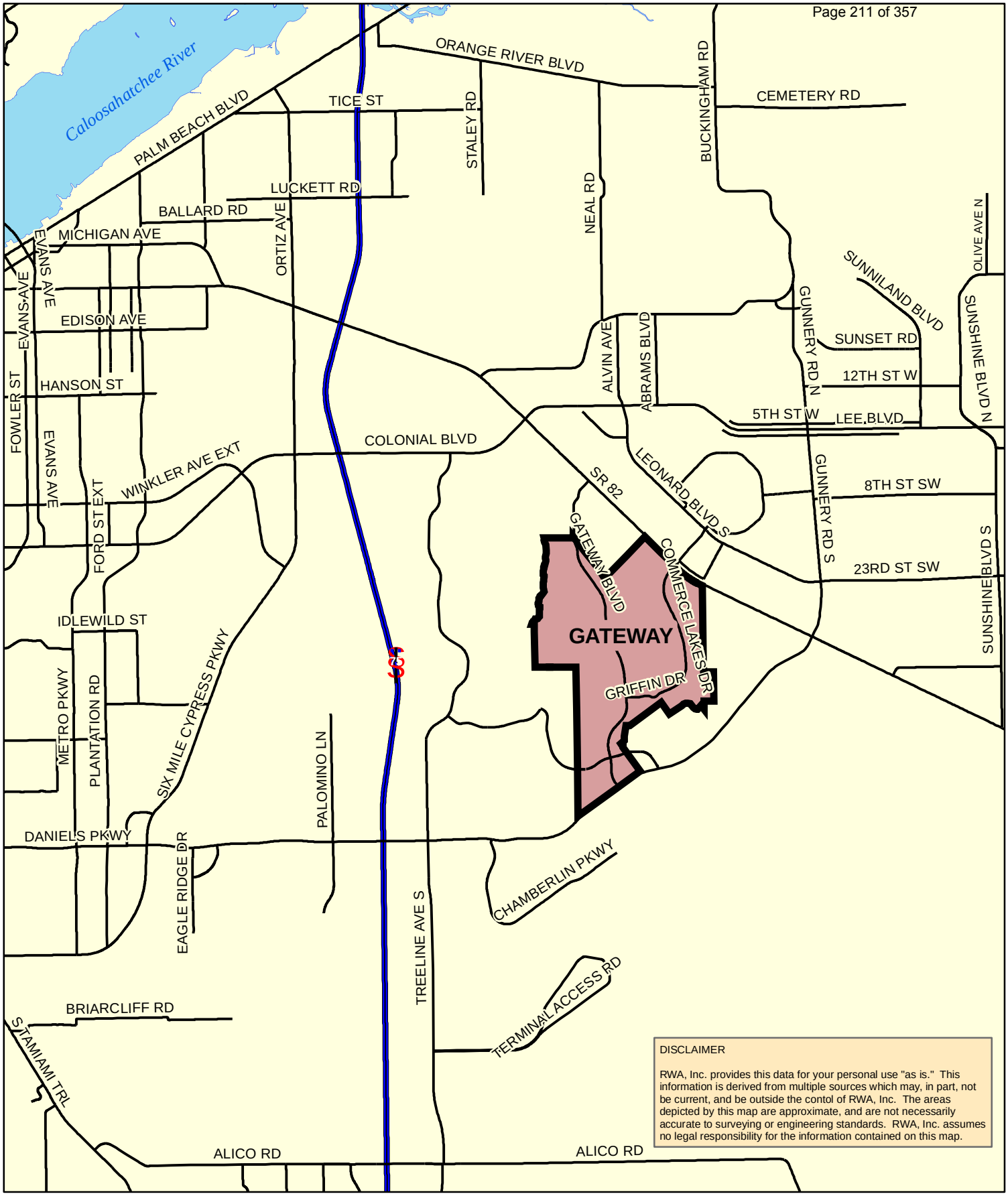
2. Request the applicant to include an updated Map H with a current date as an attachment to the DO amendment.

3. Request an updated GIS shape file of the new legal description of the Gateway Community DRI project.

4. Request the establishment of an updated biennial monitoring report due date.

5. Request the establishment of an updated biennial traffic monitoring report due date.

6. Request that Lee County provide a copy of the development order amendment, and any related materials, to the Council in order to ensure that the development order amendment is consistent with the Notice of Proposed Change. Request Lee County staff to provide the Council a copy of the above information at the same time the information is provided to the Department of Community Affairs.



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Gateway DRI

D-7-B

Location Map

0 0.75 1.5 3 Miles

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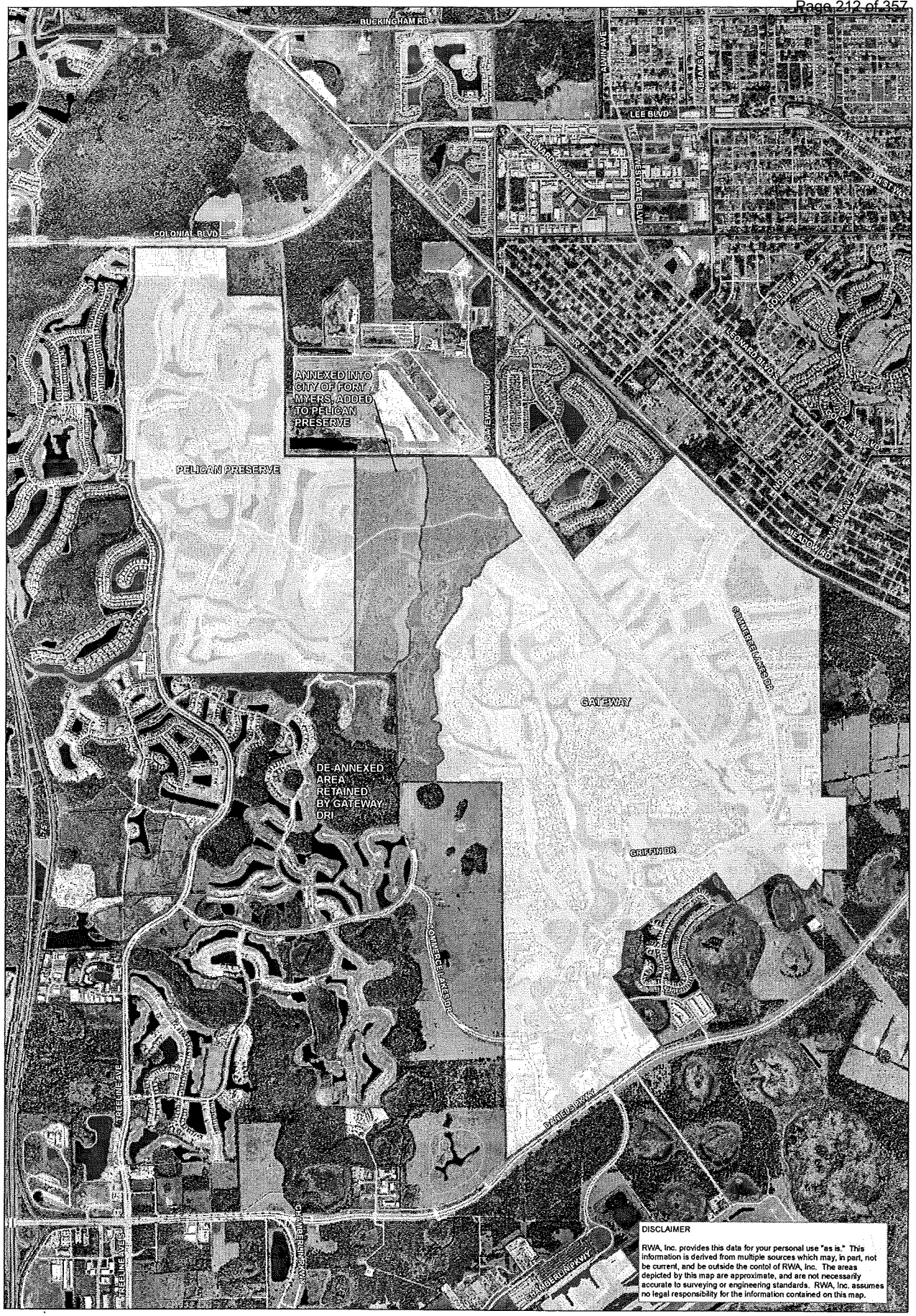
Prepared By: rmjones
Printing Date: Sept. 7, 2010
File: T:\Projects\2005\05_100.01.03_Pelican Preserve SDA DRI\Gateway_DRI\GatewayLoc_D7B.mxd
Source(s): Lee County Government



Pelican Preserve
Annexation Exhibit
Aerial Photo Date: Jan 2010

0 500 1,000 2,000 Feet

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Prepared By: rmjones
Printing Date: Sept. 7, 2010
File: T:\Projects\2005\05_100.01.03_Pelican Preserve SOA DRI\Annexation_Aer.mxd
Source(s): Lee County Property Appraiser

Agenda Item

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Pelican Preserve DRI - NOPC

7l

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Agenda Item

PELICAN PRESERVE (fka SUN CITY FORT MYERS) DRI
CITY OF FORT MYERS
LEE COUNTY
DRI #09-9899-150
NOTICE OF PROPOSED CHANGE

Background:

The Pelican Preserve Development of Regional Impact (formerly known as the Sun City Fort Myers DRI) is a mixed-use development located in east-central Lee County. The DRI site consists of 1,017 ± acres and is located in the vicinity of the southeast quadrant of the I-75/Colonial Boulevard Interchange, entirely within the City of Fort Myers. The original development order (DO), Ordinance 2984, was approved by the City of Fort Myers City Council on November 6, 2000. On April 20, 2009 the City adopted Ordinance No. 3503 which clarified the name of the development, identified completed conditions and obligations, added conditions, and extended the development timeframes by three years per Section 380.06(19)(c), Florida Statutes. The project currently has a buildout date of December 31, 2013. The project has an expiration date of December 31, 2014.

Pelican Preserve currently has development approval for 2,500 residential dwelling units, 40 recreational vehicle sites, a 450-unit Adult Living Facility, 300 hotel rooms, 300,000 square feet of commercial space, 200,000 square feet of office space, a 45,000 square foot Village Center, 459 acres of Recreation, Open Space, Golf, Buffers and Lakes, 105 acres of Conservation Area and 33 acres of road right-of-way.

Previous Changes:

The City previously approved changes to the DO for the Pelican Preserve DRI by adopting Ordinance No. 3503 on April 20, 2009. Prior to that amendment, on June 07, 2004 the City of Fort Myers adopted Ordinance 3206 annexing 417 ± acres of land into the City. The intent of this annexation was to incorporate this land within the Pelican Preserve DRI. The 417 ± acres of land was part of the Gateway Community DRI. Subsequent to the annexation, there was a de-annexation of approximately 231 ± acres of land. The remaining 185 ± acres of land, which was annexed into the City of Fort Myers, is the subject of this Notice of Proposed Change.

The passage of HB 7207 in 2011 allows DRI developers to request a four (4) year extension to DRI buildout and expiration dates. The City of Fort Myers is currently reviewing the developer's extension request consistent with this new legislation.

Proposed Changes:

In June 2011, Regional staff received an application for a Notice of Proposed Change (NOPC) for the Pelican Preserve DRI from Patrick Vanasse, representative of RWA, Inc. acting as

authorized agent for Paul Erhardt, representative of WCI Communities, owner of the Pelican Preserve DRI. The applicant seeks to add a 185 ± acre parcel of land to the Pelican Preserve DRI boundary. The 185 ± acres of land is currently a part of the Gateway DRI. The parcel is located adjacent to the Pelican Preserve DRI in the northwest corner of the existing Gateway DRI. The regional location of the existing Pelican Preserve DRI project is shown on Attachment I. The areas of annexation and de-annexation are shown on Attachment II.

The applicant is also requesting the following changes:

1. Add a 185 ± acre parcel of land to the Pelican Preserve DRI boundary.
2. Change the monitoring report requirement from annual to biennial.
3. Amend the buildout date of the DRI from 2017 to 2020.
4. Widen the existing sidewalk extending from the Pelican Preserve entrance to Colonial Boulevard an additional two (2) feet in order to make this segment eight (8) feet wide.
5. Include a land use conversion matrix.

Regional Staff Analysis:

The applicant proposes to add 185 ± acres of additional land, from the Gateway DRI, into the existing Pelican Preserve DRI. The 185 ± acres of land has previously been reviewed through the DRI review process as a part of the Gateway Community DRI. The addition of 185 ± acres will create a total acreage of 1,202 ± acres for the Pelican Preserve DRI. Pelican Preserve, with the adoption of this Notice of Proposed Change, will maintain its existing development entitlements. The additional 185 ± acres will increase the conservation area from 105 to 146 acres. The preservation and created wetlands area will also increase from 74 to 115 acres.

The applicant's proposal is presumed to create a substantial deviation under one section of the Florida Statutes:

1. Chapter 380.06(19)(e)(3) F.S. states in part "Except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence."

However, the applicant successfully rebuts the substantial deviation presumption by addressing each of the following:

1. The proposed change adds 185 ± acres of land to the Pelican Preserve DRI. This land has previously undergone DRI review when the Development Order (DO) for Gateway was issued. Any environmentally sensitive lands and listed species will be addressed through mitigation plans required by the Pelican Preserve DO and described in the recommended actions.

The modification of the monitoring report requirement from annual to biennial is allowed by FS 380.06(18) which reads:

BIENNIAL REPORTS.—The developer shall submit a biennial report on the development of regional impact to the local government, the regional planning agency, the state land planning agency, and all affected permit agencies in alternate years on the date specified in the development order, unless the development order by its terms requires more frequent monitoring. If the report is not received, the regional planning agency or the state land planning agency shall notify the local government. If the local government does not receive the report or receives notification that the regional planning agency or the state land planning agency has not received the report, the local government shall request in writing that the developer submit the report within 30 days. The failure to submit the report after 30 days shall result in the temporary suspension of the development order by the local government. If no additional development pursuant to the development order has occurred since the submission of the previous report, then a letter from the developer stating that no development has occurred shall satisfy the requirement for a report. Development orders that require annual reports may be amended to require biennial reports at the option of the local government.

The applicant's proposal to extend the buildout date is allowed by FS 380.06(c) and FS 380.06(c)1 which read:

(c) An extension of the date of buildout of a development, or any phase thereof, by more than 7 years is presumed to create a substantial deviation subject to further development-of-regional-impact review.

1. An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years is presumed not to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government. An extension of 5 years or less is not a substantial deviation.

The applicant's proposal to include a land use conversion matrix is allowed subject to the limitation of land use conversions to levels below the thresholds established in FS 380.06(19) which reads in part:

An increase in land area for office development by 15 percent or an increase of gross floor area of office development by 15 percent or 100,000 gross square feet, whichever is greater.

An increase in the number of dwelling units by 10 percent or 55 dwelling units, whichever is greater.

An increase in the number of dwelling units by 50 percent or 200 units, whichever is greater, provided that 15 percent of the proposed additional dwelling units are dedicated to affordable workforce housing, subject to a recorded land use restriction that shall be for a period of not less than 20 years and that includes resale provisions to ensure long-term affordability for income-eligible homeowners and renters and provisions for the workforce housing to be commenced prior to the completion of 50 percent of the market rate dwelling. For purposes of this

subparagraph, the term “affordable workforce housing” means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For purposes of this subparagraph, the term “statewide median purchase price of a single-family existing home” means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

An increase in commercial development by 60,000 square feet of gross floor area or of parking spaces provided for customers for 425 cars or a 10-percent increase, whichever is greater.

Character, Magnitude, Location:

The proposed changes will not affect the character or location of the existing Pelican Preserve DRI, which will remain an age restricted residential development with a mix of land uses. However, the proposed changes will affect the magnitude of the existing DRI by increasing the land within the DRI by 185 ± acres. The magnitude of project entitlements will not change.

Regional Goals, Resources and Facilities:

Regional staff has examined the NOPC in order to determine if the changes create additional adverse regional impacts not previously reviewed by the SWFRPC. The applicant’s proposed changes do not appear to create any additional regional impacts to regional resources or facilities.

Potential Multi-Jurisdictional Issues:

The changes will not create the potential for additional multi-jurisdictional impacts not previously reviewed by the SWFRPC.

Need For Reassessment of the DRI:

There does not appear to be any need for reassessment of the DRI as the 185 + acres of land that is to be removed from the Gateway Community DRI will be incorporated into the Pelican Preserve DRI and will be subject to the conditions of the Pelican Preserve DO.

Acceptance of Proposed D.O. Language:

As a part of this Notice of Proposed Change, the applicant will adopt a new legal description that accounts for the addition of 185 ± acres of land. Regional staff recommends that the City of Fort Myers accept the proposed D.O. language.

RECOMMENDED ACTIONS:

1. Notify the City of Fort Myers, Lee County, the Florida Department of Community Affairs and the applicant that the proposed changes will not create additional regional impacts not previously reviewed by the SWFRPC and that Council participation at the local public hearing is not necessary, unless requested by the City for technical assistance purposes.

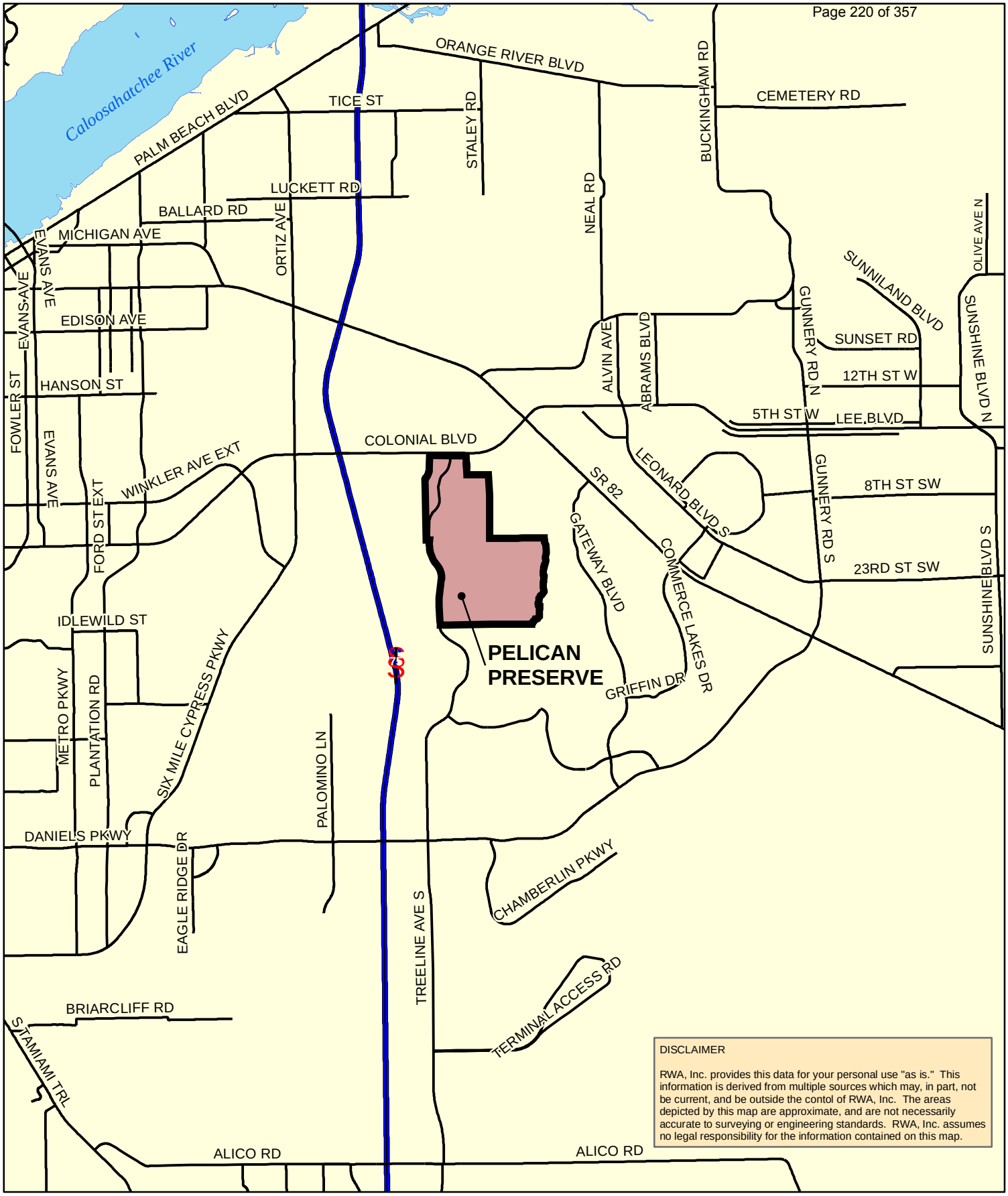
2. Request the applicant to include an updated Map H with a current date as an attachment to the DO amendment.

3. Request an updated GIS shape file of the new legal description of the Pelican Preserve DRI project.

4. Request the establishment of an updated biennial monitoring report due date.

5. Request the establishment of an updated biennial traffic monitoring report due date.

6. Request that the City of Fort Myers provide a copy of the development order amendment, and any related materials, to the Council in order to ensure that the development order amendment is consistent with the Notice of Proposed Change. Request the City of Fort Myers staff to provide the Council a copy of the above information at the same time the information is provided to the Department of Community Affairs.



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Pelican Preserve

Exhibit A

Location Map

0 0.75 1.5 3 Miles

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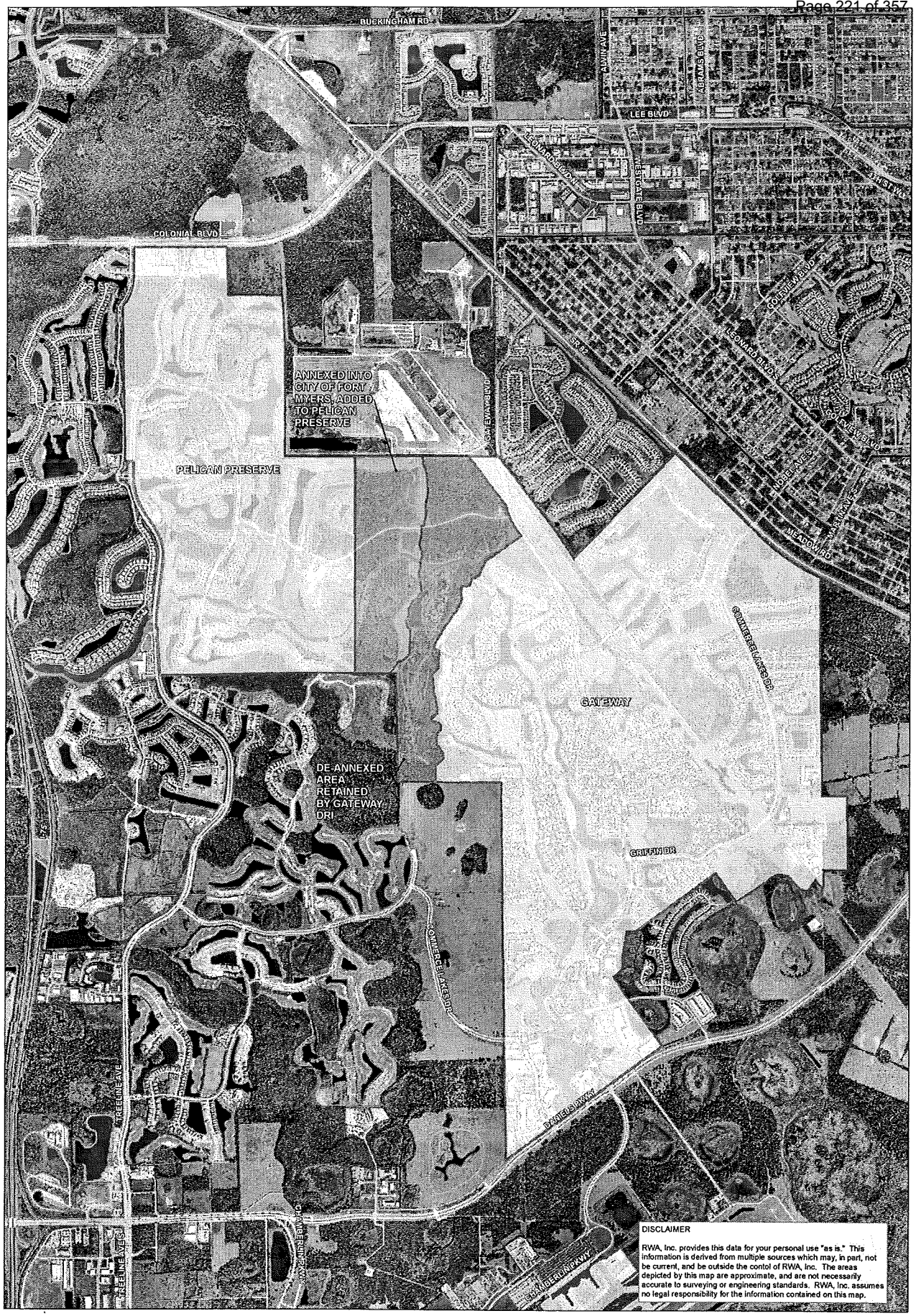
Prepared By: rmjones
Printing Date: Nov. 9, 2010
File: T:\Projects\2005\05_100.01.03_Pelican Preserve SDA DRI\Pelican_Gateway\PelicanLoc_A.mxd
Source(s): Lee County Government



Pelican Preserve
Annexation Exhibit
Aerial Photo Date: Jan 2010

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Prepared By: rmjones
Printing Date: Sept. 7, 2010
File: T:\Projects\2005\05_100.01.03_Pelican Preserve SOA DRI\Annexation_Aer.mxd
Source(s): Lee County Property Appraiser

Agenda Item

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Sarasota Gateway DRI – Built Out Agreement

7m

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Agenda Item

SARASOTA GATEWAY
DRI #08-9091-114
ESSENTIALLY BUILT OUT AGREEMENT

Background

The Board of County Commissioners of Sarasota County approved the Sarasota Gateway (formerly known as The Gateway To Sarasota) Development of Regional Impact (DRI) on December 08, 1992. The mixed use DRI is located on 99.74 ± acres at the northwest quadrant of the Fruitville Road (State Road 780)/Interstate 75 interchange (See Attachment I, Location Map). As originally approved in Ordinance No. 92-086, the DRI was proposed for a six (6) year buildout in two phases. Phase I (1992-1996) was not to exceed a total of 20,500 square feet of CHI (Commercial Highway Interchange) uses and one motel not to exceed 137 rooms. Phase II (1995-1997) was not to exceed a total of 9,200 square feet of CHI uses, 2 motels not to exceed 256 rooms, and 710,000 square feet of MEC/IROP (Major Employment Center/Interstate Regional Office Park) uses.

Previous Changes

There have been six (6) ordinances which amended and restated Sarasota Gateway Development Order (DO). One DO (Ordinance 2002-084) was adopted twice (2003 and 2005) to correct a scrivener's error. The amended DOs were as follows:

Previously Adopted by the Sarasota County Board of County Commissioners

Ordinance Number	Date of Adoption	Change to Development Order
(1) Ordinance 94-049	April 19, 1994	The Ordinance revised the Master Development Plan Map, deleted the original phasing plan, which was tied to specific locations and land uses, and allowed flexible land uses in Phase I, based upon external vehicle trip generation.
(2) Ordinance 96-087	December 10, 1996	The Ordinance revised the Master Development Plan to indicate revised roadway design, revised certain zoning and land use designations and extended project

		phasing dates. The phasing date extension was for the purpose of adding time to the development schedule to reflect time tolled during an administrative appeal by the developer regarding an FDOT access permit application.
(3) Ordinance 98-078	October 27, 1998	The Ordinance extended the Phase 1 end-date and the Phase 2 end-date/project buildout date, modified transportation conditions (based on an updated traffic analysis), revised affordable housing study requirements, revised the water quality monitoring program and buffer provisions, relocated an internal roadway, and allowed the developer to impact an onsite wetland and mitigate offsite.
(4) Ordinance 2000-047	July 26, 2000	The Ordinance amended the following: a) a revised Master Development Plan of approved land uses; b) an amendment to the Annual Traffic Monitoring Program Methodology; and c) an amendment to the Development Order language as specified in Sections A.13 –General Conditions, B.2 – Land Use Conditions, H.1 and H.2 – Transportation Conditions.
(5) Ordinance 2002-084	November 18, 2003	The Ordinance allowed for exchanges in the Commercial Highway Interchange (CHI) district between applicable land uses approved for development

		during Phase I provided that such trade-offs do not cause more than 1,667 total or 1,175 net new external vehicle trips during the PM peak hour. This was increased from 1,364 total or 868 net new external vehicle trips during the PM peak hour.
(5) Ordinance 2002-084	March 15, 2005	The Ordinance was readopted/restated to correct a scrivenor's error in a transportation condition regarding the facility reservation period. The facility reservation period was modified from April 24, 2005 to December 31, 2005.
(6) Ordinance 2005-067A	November 10, 2005	The Ordinance extended the buildout to April 24, 2008; changed the Facility Reservation Period to December 31, 2007 and increased the trip reservation.

Current Phasing Schedule and Entitlement Mix

As of the writing of this report, the DRI contemplates the following phasing schedule and land uses:

Phases	Retail Commercial Highway Retail, Office, Light Industrial	Hotel Rooms	Capacity Reservation of Vehicle Trips
Phase I (1996 – April 24, 2001)	172,450 Square Feet of Retail Uses (13,000 Single Use Retail/42,450 other) (CHI/PCD Commercial Uses) 135,000 Square Feet of PCD Office Uses	134	Combination of land uses not to exceed 1,224 total or 770 net new external trips
Phase II (2001 – April 24, 2008)	Scenario 1: 350 multi-family apartments and 115,000 Square Feet of Office (PCD) Scenario 2: 415,000 Square Feet of PCD Office Uses	0	Combination of land uses not to exceed 1,776 total or 1,274 net new external vehicular trips
Total	172,450 Square Feet of Retail Uses (CHI/PCD Commercial Uses) 250,000-550,000 Square Feet of PCD Office Uses	134	

Proposal

On April 15, 2011, Land Resource Strategies, LLC (Bruce Franklin, President) authorized agent for the applicant, Sarasota Gateway Associates, LTD (owner and developer of the DRI), submitted a request to the Southwest Florida Regional Planning Council, Sarasota County and the Florida Department of Community Affairs to review and enter into an Essentially Built-out Agreement (EBOA) for the Sarasota Gateway DRI.

Developments of Regional Impact (DRIs) may be determined Essentially Built-out if they meet the conditions outlined in Florida Statutes 380.06(15)(g)3 and 380.06(15)(g)4. Those sections state the following:
(g). A local government shall not issue permits for development subsequent to the buildout date contained in the development order unless:

3. The development of regional impact is essentially built out, in that all the mitigation requirements in the development order have been satisfied, all developers are in compliance with all applicable terms and conditions of the development order except the

buildout date, and the amount of proposed development that remains to be built is less than 40 percent of any applicable development-of-regional-impact threshold; or

4. The project has been determined to be an essentially built-out development of regional impact through an agreement executed by the developer, the state land planning agency, and the local government, in accordance with s. 380.032, which will establish the terms and conditions under which the development may be continued. If the project is determined to be essentially built out, development may proceed pursuant to the s. 380.032 agreement after the termination or expiration date contained in the development order without further development-of-regional-impact review subject to the local government comprehensive plan and land development regulations or subject to a modified development-of-regional-impact analysis. As used in this paragraph, an "essentially built-out" development of regional impact means:
   a. The developers are in compliance with all applicable terms and conditions of the development order except the buildout date; and
   b.(I) The amount of development that remains to be built is less than the substantial deviation threshold specified in paragraph (19)(b) for each individual land use category, or, for a multiuse development, the sum total of all unbuilt land uses as a percentage of the applicable substantial deviation threshold is equal to or less than 100 percent; or
   (II) The state land planning agency and the local government have agreed in writing that the amount of development to be built does not create the likelihood of any additional regional impact not previously reviewed.

   The single-family residential portions of a development may be considered "essentially built out" if all of the workforce housing obligations and all of the infrastructure and horizontal development have been completed, at least 50 percent of the dwelling units have been completed, and more than 80 percent of the lots have been conveyed to third-party individual lot owners or to individual builders who own no more than 40 lots at the time of the determination. The mobile home park portions of a development may be considered "essentially built out" if all the infrastructure and horizontal development has been completed, and at least 50 percent of the lots are leased to individual mobile home owners.

Development Constructed to Date

The actual development constructed to date, is as follows:

251,292 square feet of office
141,217 square feet of retail
23,877 square feet of restaurant
134 hotel rooms
10 vehicle fueling position gas station
a bank with three (3) drive-in windows
45,284 square feet of medical office building

All uses are located on 99.74 ± acres of property.

There are other parcels, part of the 99.74 ± acre DRI, which have received construction authorization from the Sarasota County Building Department for an office development containing 91,627 square feet.

Only one (1) parcel remains vacant. That parcel contains approximately 6.547 acres and includes a portion of the parcel for a landscape buffer. That leaves a net developable area remaining of 6.297 acres which will be developed in the future for either office or residential use consistent with all Sarasota County zoning and land development regulations and within the approved DRI trip generation limit. According to the applicant's proposed Essentially Built-out Agreement, development of the site will be limited to 66,000 square feet of office uses (the substantial deviation threshold for the office land use) or a combined 7,356 square feet of commercial uses and 57,176 square feet of office uses.

At build-out the combination of land uses contemplated in the DRI was approved not to exceed 1,776 total or 1,274 net new external vehicle trips during the PM Peak hour.

Regional Staff Analysis

The proposed development information presented above for the Sarasota Gateway Essentially Built-out Agreement appears to be consistent with the sections of the Florida Statutes that regulate eligibility for DRI Essentially Built-out Agreements. The existing and permitted development exceeds 80% of the approved net new external trips as established by Ordinance 2005-067A. All future development occurring on the current DRI parcels will be limited to the established maximum of 1,776 total and 1,274 net new external vehicle trips. The facility reservation period shall extend to April 2012.

The applicant must make all necessary provisions in the Essentially Built-out Agreement to fully mitigate for any and all development related issues creating regional impacts. The applicant must also work with Sarasota County to ensure that any and all development related issues creating local impacts are fully mitigated.

RECOMMENDED ACTIONS:

1. Notify Sarasota County that the applicant for the Sarasota Gateway DRI appears eligible to pursue an Essentially Built-out Agreement according to our interpretation of the Florida Statutes.

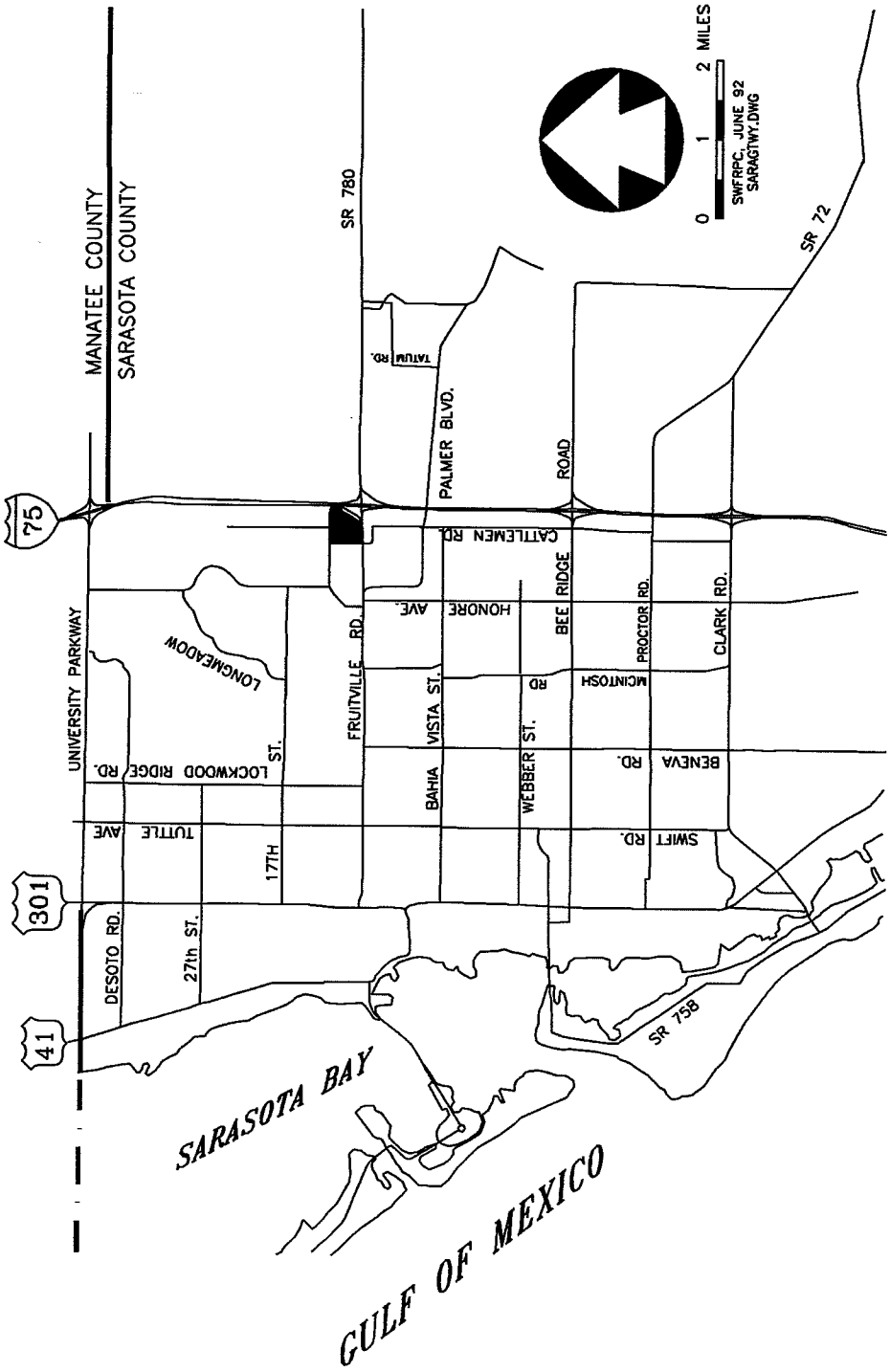
2. Ensure that Sarasota County determines that this DRI has met all of conditions of the Development Order.

3. Request that the Essentially Built-out Agreement appropriately address and mitigate for all impacts arising from the development of this project that could create regional impacts.

4. Request that the Essentially Built-out Agreement appropriately address and mitigate for all impacts arising from the development of this project that could create local impacts previously identified during the review of the DRI.

5. Request that Sarasota County provide a copy of the final version of the Essentially Built-out Agreement, and any related materials, to the Council in order to ensure that the final version of the Essentially Built-out Agreement is consistent with the draft Essentially Built-out Agreement. Request Sarasota County staff to provide the Council a copy of the above information at the same time the information is provided to the Department of Community Affairs.

Attachment I -- Location Map



SARASOTA GATEWAY

Agenda Item

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Fountains DRI – Sufficiency Review Extension

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Agenda Item

THE FOUNTAINS REQUEST FOR SUFFICIENCY RESPONSE EXTENSION

The applicant's agent for the Fountains Development of Regional Impact Application for Development Approval (ADA) has submitted a letter, dated August 22, 2011, requesting a 155-day extension to the sufficiency response period (please see Attachment I). The extension is necessary to deal with a Comprehensive Plan Chapter 120 F.S. administrative challenge. The Florida Administrative Code's DRI Rule 29I-4.001(5) allows the Executive Director of the Regional Planning Council to administratively grant an initial 45-day time extension to any sufficiency response period. The Executive Director granted a 45-day extension to the sufficiency response period on August 02, 2007. The initial extension set the new deadline for sufficiency responses to September 23, 2007. Subsequent to the granting of the 45-day extension, the applicant's agent submitted an incomplete sufficiency response to the Southwest Florida Regional Planning Council (SWFRPC) in September of 2007. SWFRPC staff had been awaiting a complete submittal from the applicant until the applicant's attorney submitted a formal letter requesting an extension on August 04, 2009. Subsequent sufficiency response extensions are shown below.

Request Received	Prior Deadline	New Deadline	Meeting Date	Council Action
August 04, 2009	Incomplete Submittal	December 03, 2009	October 21, 2009	Approved
November 10, 2009	December 03, 2009	March 10, 2010	November 19, 2009	Approved
January 29, 2010	March 10, 2010	June 08, 2010	February 18, 2010	Approved
April 23, 2010	June 08, 2010	September 26, 2010	May 20, 2010	Approved
July 01, 2010	September 26, 2010	December 15, 2010	September 16, 2010	Approved
November 30, 2010	December 15, 2010	April 15, 2011	December 16, 2010	Approved
March 01, 2011	April 15, 2011	September 15, 2011	March 17, 2011	Approved

The new proposed deadline for sufficiency responses would be February 17, 2012. The Florida Administrative Code's DRI Rule 29I-4.001(5) states "Any further time extension, beyond the discretionary 45 day time extension, must be formally requested by the applicant and approved by the SWFRPC board at its regular monthly meeting, prior to expiration of the discretionary 45 day extension."

Staff recommends approval of this extension.

PAVESE LAW FIRM

STEVEN C. HARTSELL

Direct dial: (239) 336-6244
Email: SteveHartsell@PaveseLaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

August 22, 2011

Mr. Tony Palermo, Senior Planner
Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33901

VIA E-MAIL & U.S. MAIL

Mr. Jason Utley, Regional Planner/Asst. DRI Coord'r
Southwest Florida Regional Planning Council
1926 Victoria Ave.
Fort Myers, FL 33901

VIA E-MAIL & U.S. MAIL

RE: The Fountains - DCI 2006-00029 (Major PD) & DRI2006-00001, CPA2006-0001

Dear Mr. Palermo and Mr. Utley:

On behalf of the owner/applicant for the above project, I hereby request an extension to February 17, 2012, to resubmit the requested additional information. The Chapter 120 administrative challenge which is now pending has been scheduled for hearing by DOAH during October 24-28 and November 2-4, 2011. There is also a recently filed interlocutory appeal to the Second District Court of Appeal challenging the constitutionality of HB 7207. So at this time I suggest it would be wise to postpone further action until after the hearing has been concluded and there is a better idea of what ultimately will be happening in the DR/GR.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Steven C. Hartsell

SCH:llg

cc: Donna Marie Collins, Lee County Attorney's Office
Matt Noble, Lee County Planning
Dan Trescott, SWFRPC
William Keyes, Esquire,
Ed Mace, Trustee

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Approved FY2011 Budget Amendment

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RPC-MPO-NEP Combined
Budget Amendment #2 in the month ending September 2011
For the year ending 9/30/2011

Increase Revenues & Expenses	Current Budget	*Amendments*	Final Amended Budget	*Unpaid Exps Submitted*	*Actual Exps. as of August 10, 2011*	*Balance to cover to Y/E*
RPC - Grant Revenue	728,193	*30,000*	758,193			
Grant/Consulting Expense	40,000	*30,000*	70,000	*15,000*	*50,282*	4,718

When budgeting for the 2010-11 budget, it was anticipated that we would receive approximately $76,000 in revenue for training exercises contracted through the NEFPC. During the fiscal year, we received $131,921 which included a regional training exercise. Consulting expenses (ie: instructors) were increased along with the increase in contracts.
In this amendment, we would like to increase revenue and expenses by $30,000 - this is less then the increased revenue received, but certainly enough to cover the increase in the consulting expense and expenses to year end.

Expenditures	Current Budget	*Amendments*	Final Amended Budget	*Unpaid Exps Submitted*	*Actual Exps. as of August 10, 2011*	*Balance to cover to Y/E*
MPO Contractual	452,000	*-3,500*	448,500		*186,701*	261,799
Insurance	33,200	*-4,780*	28,420		*19,249*	9,171
Advertising	13,050	*4,280*	17,330		*13,790*	3,540
Computer Related Expenses	39,000	*18,000*	57,000	*8,100*	*48,247*	653
Capital Outlay-Operations	25,000	*-14,000*	11,000	*2,000*	*8,037*	963

The $4,280 transfer to Advertising is comprised of two pieces -

$3,500 for MPO (From MPO Contr) and $780 (From ins) for the RPC as listed below:

ADVERTISING - MPO is over budget by $1,011 in the Advertising expense line. Since they average approximately $1200 per month in advertising, it is requested that $3,500 be taken from MPO Contractual and transferred to Advertising to cover to year end.

ADVERTISING - The RPC Advertising line is also over budget by $230 due to an increase in meetings. At an average of $275 per month, we would like to transfer $780 to Advertising expense. This can be taken from Insurance which was over estimated.

The $18,000 transfer to Computer Related is also comprised of two pieces -

$14,000 from Capital Outlay and $4,000 from insurance as listed below:

COMPUTER RELATED - Several items purchased during the year, budgeted under Capital Outlay came in under $1,000. Therefore they were not considered capital expenses and the invoices were charged to Computer Related rather then Capital Outlay.

We were also able to extend warranties on hardware resulting in extended life and avoiding new purchases such as a server, a $10,000 value. The server would also have been Capital Outlay while warranties are considered Computer Related.

Internet services were transferred to Lee County Clerk of Courts which was a considerable savings however required an annual payment.

Currently we are over budget approximately $9,300 and have approximately $8,100 in anticipated computer related expenses. It is requested that $18,000 be transferred to Computer Related expenses. $14,000 to come from Capital Outlay and $4,000 can also be taken from insurance which was over-estimated.

Expenditures	Current Budget	*Amendments*	Final Amended Budget	*Unpaid Exps Submitted*	*Actual Exps. as of August 10, 2011*	*Balance to cover to Y/E*
Travel	75,000	*-8,000*	67,000		*33,051*	33,949
Telephone	8,750	*3,500*	12,250		*10,210*	2,040
Professional Development	34,000	*4,500*	38,500	*2,000*	*36,183*	318

It was believed that there would be substantial travel expenses in various programs. However, there was less then expected submitted in travel requests. Therefore, we would like to transfer $7,500 from travel to other expense lines.

Of that $7,500, we request the following;

$3,500 to Telephone Expenses

TELEPHONE expenses have increased due to conference calls as well as purchase of cell phones/radios ($1,200) for the regional training exercise. Also Dept.of Management Services (state phone service) had a change in their system, several invoices from FY '10 were received mid FY '11 for payment. Currently the Telephone expense line is over budget by approximately $1,460, it is requested that we transfer $3,500 to cover Telephone expenses to year end.

$4,000 to Professional Development

PROFESSIONAL DEVELOPMENT - A project was carried over from last year, however a conference was not included in the current budget. Currently this expense line is over budget approximately $2,300. We also have approximately $1,500 in unpaid Professional Development expenses at this time. It is requested that $4,000 be transferred to Professional Development to cover to year end.

Agenda Item

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ADMINISTRATIVE ISSUES

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Agenda Item

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SWFRPC Committee Reports

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Regional Visioning Committee

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FY 2011 HOUSING AND URBAN DEVELOPMENT (HUD) SUSTAINABLE COMMUNITIES PLANNING GRANT

Purpose of the Program
To support metropolitan and multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, infrastructure plans empower jurisdictions to consider the interdependent challenges of economic growth and revitalization, social equity, access to opportunity, public health, and environmental impact simultaneously.

Region
The Sustainable Communities grant funding will enable the region to build upon planning efforts that have currently been undertaken independently within the region to establish an innovative new approach to envisioning Southwest Florida's future through a Regional Plan for Sustainable Development (RPSD). The three coastal counties (Charlotte, Collier & Lee) will be the primary focus while including Glades, Hendry and Sarasota as supporting counties.

Consortium Partners
See attached membership chart

Funding Categories
The SWFRPC is applying for Category 1; Sarasota County is applying for Category 2 with the Tampa Bay RPC as the lead. Glades and Hendry Counties were awarded Category 1 in cooperation with the Central Florida Regional Planning Council last year, therefore not eligible for this FY 2011 application.

Category 1 –Regional Plans for Sustainable Development
Category 2 - Detailed Execution Plans and Programs

Available Grant Funds
HUD has designated approximately $70 million

Requesting Grant Funds
The pre-application request was $3,000,000

- 20%(required match) = 0 points
- More than 20% up to 35% = 1 point
- More than 35% up to 50% = 2 points
- More than 50% = 3 points

Timeframe
August 25, 2011, Submitted Pre-application to HUD
September 6, 2011, Invitation to apply for full application
September 23, 2011, Letters of Commitment and Support are due
September 28, 2011, Full application deadline
Period of Performance: 36 months

SWFRPC
Plan
Protect
Improve

Southwest Florida Regional Planning Council – Lead Applicant

Consortium

Southwest Florida Regional Planning Council
Counties: Charlotte, Collier & Lee Counties
Principal Cities: Bonita Springs, Cape Coral, Fort Myers, Naples, Punta Gorda, Sanibel
Non-Profits, Foundations: BikeWalk Lee, Conservancy of Southwest Florida, Naples Pathway Coalition
Educational Institutions: Edison State College- Collier Campus, Florida Gulf Coast University
MPOs – Charlotte, Collier & Lee
Supporting Counties: Glades, Hendry & Sarasota Counties

Strategy Team

Supporting Partners
CHNEP, CRAs, EDOs, Health Departments, Transit Divisions, Workforce Boards, School Districts, Indian Tribes, Public Housing Authorities

More Transportation Choices	Equitable Affordable Housing	Economic Competiveness	Support Existing Communities	Coordinate Policies and Leverage Investment	Value Communities and Neighborhoods

SWFRPC Resolution #2011-04

A Resolution in Support of the Southwest Florida Regional Planning Council's U.S. Department of Housing and Urban Development's FY 2011 Sustainable Communities Regional Planning Grant Application

WHEREAS, in accordance to the Southwest Florida Regional Planning Council's (COUNCIL) Interlocal Agreement the continuing "Comprehensive State Planning" process of the Florida Statutes includes, but is not limited to the following areas of Regional and Local Development and concern: Economic Development, Natural Resources Development, Social Development, Transportation Development and Public and Industrial Safety;

WHEREAS, the Strategic Regional Policy Plan (SRPP) of the COUNCIL provides a long range guide for the physical, economic, and social development of the region. The overall purpose of the SRPP is to steer the region toward a more healthy and sustainable future. The SRPP is not merely a plan for the COUNCIL; it is a plan for the region and all those who are active participants in shaping its future;

WHEREAS, the Comprehensive Economic Development Strategy (CEDS) of the COUNCIL brings together the public and private sectors for the creation of an economic roadmap to diversify and strengthen regional economies. The COUNCIL supports the Comprehensive Economic Development Strategy (CEDS) Committee, which includes representatives from the Region and was established to address the area's economic problems and challenges from a regional perspective;

WHEREAS, The Sustainable Communities Regional Planning Grant Program supports metropolitan and multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of: (1) economic competitiveness and revitalization; (2) social equity, inclusion, and access to opportunity; (3) energy use and climate change; and (4) public health and environmental impact;

WHEREAS, the Regional Plan for Sustainable Development (RPSD) will address affordable housing, economic development, transportation, education, workforce development, energy systems, water infrastructure, and environmental quality and visioning;

WHEREAS, COUNCIL has formed a consortium comprised of local, regional, non-profits, foundations, educational institutions, Metropolitan Planning Organizations (MPOs) and supporting partners; and

WHEREAS, this grant, upon award, will require the Consortium members to cooperatively carry out the program in the approved grant application, and must authorize one member (lead applicant – the COUNCIL) to act in the representative capacity with HUD on behalf of all members of the Consortium and assume administrative responsibility for ensuring that the Consortium's program is carried out in compliance with all HUD requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL:

The COUNCIL supports applying for the 2011 HUD Sustainable Communities Regional Planning Grant, encourages all of its members to support and participate in the grant and upon award will perform all duties and responsibilities required as the lead applicant.

PASSED AND ADOPTED by the Council this 15th day of September, 2011.

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

_____

Karson Turner, Chair

ATTEST:

_____

Liz Donley, Interim Executive Director

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Executive Director Search Committee

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Agenda Item

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Budget & Finance Committee

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Executive Committee

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FY2012 Budget Committee

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Estero Bay Agency on Bay Management

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Estero Bay Agency on Bay Management

The regular meeting of the Estero Bay Agency on Bay Management was held on August 8, 2011 in the SWFRPC 1st Floor Conference Room in Fort Myers, Florida. The meeting scheduled for July 11, 2011 did not occur since polling determined there would not be a quorum, as is common in July.

Representative Matt Caldwell, District 73 presented a legislative update and answered questions with regard to upcoming legislative issues expected in the next session.

Cathy Olsen, Conservation 20/20 Senior Supervisor described the Smokehouse Bay Preserve Restoration including completed and future phases. Wayne Gale, Lee County Mosquito Control District Director, discussed his concerns with the restoration of wetlands from existing mosquito control ditches. Mr. Gale then presented on his concerns with Mosquito Control on State Managed Lands.

Dr. Win Everham presented a report on the Final FGCU Master Plan Update. Among the issues is that future master plans should include all FGCU facilities and the promotion of new road entrances and highways to the FGCU campus that will impact wetlands and wildlife habitat.

Mr. Wayne Daltry discussed the Alico Road Extension and the proposed restart of CR 951 under the name Sunshine Parkway. These were sent to emerging issues.

The results of the ABM Attendance Reminder letters were discussed. The good news is that every member had attended at least one EBABM meeting in the course of the year. The USFWS and the USEPA were the two members with the lowest attendance record of only one meeting.

ABM Media Release Guideline Discussion was tabled due to time.

ABM Funding Request Letters to FGCU, Lee County, FDEP and SFWMD were approved

Committee Reports and Scheduling discussed the planning for Cela Tega, and IAS

Emerging Issues discussed included the Stewart Cypress Slough Mitigation Permit Application # 110727-7, the Sunny Grove Park, Estero River Permit Application and a10-year plan for Estero Bay as suggested by Commissioner Brian Bigelow.

Information on the EBABM can be found at http://www.swfrpc.org/abm.html

RECOMMENDED ACTION: Information only.

9/2011

Agenda Item

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Amended SRPP EAR with DCA Corrections

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STRATEGIC REGIONAL POLICY PLAN
EVALUATION AND APPRAISAL REPORT

Council submitted the draft Strategic Regional Policy Plan (SRPP) on July 22, 2011 to the Florida Department of Economic Opportunity (DEO), Division of Community Planning for their review and comments. Council staff received verbal comments from the DEO on August 1, 2011. The attached document is the updated SRPP with all comments and required corrections that were received by staff completed.

If the SRPP is adopted by Council, staff will submit the updated SRPP document to the DEO, Division of Community Planning, for their final review and comments on September 16, 2011.

Following the final, DEO approval of the adopted SRPP, Council staff will complete any final changes and provide Council with a completed SRPP at its October meeting.

RECOMMENDED ACTION: Council staff is requesting that Council members adopt the updated SRPP document and approve sending the adopted document to the Department of Economic Opportunity, Division of Community Planning for their final review and comments.

Strategic Regional Policy Plan

Southwest Florida Regional Planning Council

Goals, Strategies, and Actions

(Adopted September 15, 2011)

Strategic Regional Policy Plan

Southwest Florida Region Planning Council

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Southwest Florida Regional Planning Council
Strategic Regional Policy Plan
(Adopted September 15, 2011)

I. Introduction

Florida Statute Section 186.502(4) states that the Regional Planning Council is recognized as Florida's only multipurpose regional entity that is in a position to plan and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues, provide technical assistance to local governments, and meet other needs of the communities in each region. To fulfill this responsibility, the Florida Legislature required all Regional Planning Councils to develop Strategic Regional Policy Plans.

The Strategic Regional Policy Plan (SRPP) for Southwest Florida provides a long range guide for the physical, economic, and social development of the region. The overall purpose of the SRPP is to steer the region toward a more healthy and sustainable future. The SRPP is not merely a plan for the Council; it is a plan for the region and all those who are active participants in shaping its future.

General Scope and Application

The Florida Legislature mandates that the SRPP for each region of the States contain the following five elements:

- Affordable Housing
- Emergency Preparedness
- Natural Resources
- Economic Development
- Regional Transportation

Each element of the SRPP contains Strategic Issue Areas – issues that will have the most significant impact on the region and for which there are windows of opportunity for actions to create desirable change. These issues are generally multi-jurisdiction and cross-programmatic in nature. Each Strategic Issue Area contains a Trends and Conditions Statement which describes past and present conditions with respect to the issues and forecast future activities. Each Strategic Issue Area also contains one or more Goals. Every Goal is supported by Strategies, which are the ways in which programs and activities are conducted to achieve identified Goals, and each Strategy is supported by an implementation Actions. The Strategies are not intended to be prescriptive nor exhaustive, rather a listing of alternative methods for enacting the Strategy. Finally, each goal area includes indicators for evaluating attainment of the desired Goals.

In addition to being used as a guide for shaping the region's future, the SRPP is used by the Council as a framework to link planning and implementation activities of various entities; to review local Comprehensive Plans and large-scale Developments of Regional Impact; to facilitate resolutions of disputes in planning and growth management issues; and to guide all of the Council's activities. Specifically, the following rules provides for the development and evaluation of the Plan:

Legal Requirements (27E-5.001)

1) The purpose of this rule is to establish minimum criteria and a uniform format for strategic regional policy plans. Strategic Regional Policy Plans (SRPP) are required by Section 186.507 of the Florida Statutes as a means to guide long range physical, economic, and social development of a comprehensive planning district which identifies regional goals and policies.
    - These plans shall be developed through a collaborative process that emphasizes consensus and coordination between local governments, regional entities, state and federal agencies, other appropriate organizations and the public.
    - The resultant plan is a plan for the region, not merely for the regional planning council.
    - Regional goals and policies shall be used to develop a coordinated program of regional actions directed at resolving identified problems and needs.
    - These plans shall contain regional goals and policies that address affordable housing, economic development, emergency preparedness, natural resources of regional significance, and regional transportation, and other regional goals and policies as deemed appropriate by the council.
    - The plans shall identify and address significant regional resources and facilities.
    - Strategic Regional Policy Plans shall be strategic rather than comprehensive in nature and need not address all goals and policies in the State Comprehensive Plan. However, goals and policies included in a Strategic Regional Policy Plan shall be consistent with and further the State Comprehensive Plan.
2) For the purposes of the State and Regional Planning Act of 1984, as amended by Chapter 93-206, Laws of Florida, the Strategic Regional Policy Plan, upon its adoption, shall replace the comprehensive regional policy plan. However, the regional planning council may engage in activities not addressed by the plan so long as the council is not otherwise prohibited from such activities.
3) The Strategic Regional Policy Plan shall not establish binding level of service standards for public facilities and services provided or regulated by local governments.
4) Strategic Regional Policy Plans shall serve as a basis to review the resources and facilities found in local government comprehensive plans.

Purpose of the Plan (27E-5.003)

1) To implement and further the goals and policies of the State Comprehensive Plan with regard to the strategic regional subject areas and other components addressed in the plan.
2) To provide long range policy guidance for the physical, economic, and social development of the region.
3) To establish public policy for the resolution of disputes over regional problems, needs, or opportunities through the establishment of regional goals and policies and to provide a regional basis and perspective for the coordination of governmental activities and the resolution of problems, needs, and opportunities that are of regional concern or scope.
4) To establish goals and policies, in addition to other criteria establish by law, that provide a basis for:
    - the review of developments of regional impact
    - regional review of federally assisted projects
    - other activities of the regional planning council
5) To establish goals and policies to assist the state and the council in the determination of consistency of local comprehensive plans with strategic regional policy plans and the state comprehensive plan. Strategic Regional Policy Plans shall serve as a basis to review the resources and facilities found in local government comprehensive plans.
6) To establish land development and transportation goals and policies in a manner that fosters region-wide transportation systems.
7) To serve as a basis for decisions by the regional planning council.
8) To guide the administration of federal, state, regional, and local agency programs and activities in a region to the extent provided by law.
9) To identify significant regional resources and facilities, infrastructure needs, or other problems, needs, or opportunities of importance to the region.
10) To identify natural resources of regional significance and promote the protection of those resources.
11) To set forth economic development goals and policies that promotes regional economic growth and improvement.
12) To set forth goals and policies that addresses the affordable housing and emergency preparedness problems and needs of the region.

Evaluation and Modification of Plans (27E-5.008)

1) Evaluations of Plans. Each council shall prepare and evaluation report on its plan at least once every five years assessing the successes or failures of the plan and preparing necessary amendments, revisions, or updates to the plan. The evaluation report shall primarily be based upon the region's progress toward attainment of strategic regional policy plan goals using the indicators described in subsection 27E-5.004(6), F.A.C. The evaluation reports shall identify plan amendments which may be necessary as a result of changing regional conditions,

changes to the State Comprehensive Plan, and other statutory changes. The evaluation reports shall be submitted on or before the following dates, and every five years thereafter:

Council	Submission Date
Southwest Florida	March 15, 2000

2) Plan Changes. All amendments, revision, or updates to a plan or the maps required by paragraph 27E-5.004(3)(a), F.A.C., shall be adopted in the same manner as the original plan and shall be prepared as needed because of changes in the State Comprehensive Plan or law or as a result of modifications recommended in the evaluation conducted pursuant to subsection 27E-5.008(1). F.A.C.

The Southwest Florida Regional Planning Council adopted its Strategic Regional Policy Plan on July 4, 2001. Florida Statute Section 186.511 requires the Council to assess the Strategic Regional Policy Plan once every five years to evaluate its successes and shortcomings and identify potential amendments, revisions, or updates needed to bring the Plan up to date and address issues that may not have been at the forefront when the Plan was previously created.

Evaluation and Appraisal Report

It is the purpose of the Evaluation and Appraisal Report to examine the effectiveness of the Strategic Regional Policy Plan's Goals, Strategies, and Actions for each of the five (5) strategic subject areas. The Report evaluates each Element separately, and then provides a Summary Recommendation by element for potential changes to the Plan.

History of the Southwest Florida Regional Planning Council Strategic Regional Policy Plan

The ~~first~~ Regional Comprehensive Plan was a Policy Plan. It went into effect in 1975, and was a series of goals and policies that provided staff direction and boundaries for its various actions and reports. Its legitimacy was within the State Planning Act of 1972 (Chapter 23, F.S. at the time), and Chapter 380, F.S. (Land and Water Management Act). A lot of refinement occurred through federal initiatives for clean water and housing.

With the passage of the State and Regional Planning Act of 1984, the Council adopted an amended plan, a Regional Comprehensive Policy Plan, which also incorporated further considerations contained in the 1980 Regional Planning Act (Chapter 160, F.S.).

A further refinement occurred after ELMS III (1992-3) which directed regions to redefine the scope to be a Strategic Regional Policy Plan, which was to further the (repealed) Growth

Management Element of the State Plan, as well as address issues pertinent to the Region. Those changes established the framework of the Plan that exists today.

Passage of additional Local and State planning direction in the intervening two decades (changes to transportation concurrency, the addition of school concurrency, the Governor's executive orders on climate change and energy, etc) and the recognition of the National American Planning Association(APA) of the critical trends in Smart Growth for a Changing World lead to a reexamination of the issues in the development of the Evaluation Appraisal Report (EAR) of the existing Strategic Regional Policy Plan (SRPP), adopted pursuant to Chapter 29I F.A.C.

State of the Region

Context – The Greater Southwest Florida Region

The regional visioning process "People, Prosperity, Preservation" is outlined as the precursor to the Strategic Regional Policy Plan update. The process resulted in a discussion of the future of the region and the potential impacts on traffic, environment, community livability, and quality of life. The problems associated with the region's generally low density development, automobile oriented sprawl land uses patterns are described and the negative impacts are identified and set the stage for a review of the various Goals, strategies and actions found in this Evaluation and Appraisal Report (EAR). The visioning process that conducted in 2010 is the first part of the development of the future plans for the region. This EAR is the second part of the regional planning process and will result in the identification that the SWFRPC desires to take in the future. The final step in the process will be an update of the SRPP that will guide local governments in their future comprehensive planning efforts and provide a framework for development policies that will direct the actions of the Council during the next seven (7) year planning timeframe.

When the Southwest Florida Regional Planning (SWFRPC) initiated the effort to convene a regional visioning process it first sought to determine what communities comprise Southwest Florida. While SWFRPC is made up of Sarasota, Charlotte, Lee, Collier, Glades, and Hendry Counties, the council wanted to determine which counties truly comprise the region in order to ensure that the vision plan met the needs, concerns, and demands of all communities in the greater region.

The council sought to answer this question by asking regional stakeholders what communities link together citizens, businesses, and ecosystem together in one region. Additionally, the council conducted research about how the mutual concerns interconnect and unite the region.

Through this process, the council sought to define the region's boundaries by determining common characteristics and features shared between local municipalities and county governments. The region completed this evaluation by examining key community development factors including: geographic makeup, demographics, economic marketplace, and transportation

systems. Together these factors help define the Southwest Florida Region be determining where local communities and counties interconnect and unite into a single territory.

After reviewing all of the information and considering what comprise the Southwest Florida Region, the SWFRPC determined the region is made up of the eight counties that stretch south from the Sunshine Skyway Bridge to the Everglades National Park and east to Lake Okeechobee. The counties are: Manatee, Sarasota, Charlotte, Lee, Collier, DeSoto, Glades, and Hendry. The regional definition includes the six SWFRPC counties plus Manatee and DeSoto Counties, which have been added due to their connection to the other counties in the region.

Geographic Make-up of the Region

Southwest Florida is a diverse geographic area. The region is based upon the coastal areas that extend along the Gulf of Mexico from the Tampa Bay Harbor in the north to the Everglades National Park in the south. These coastal areas are linked to inland areas by a complex ecosystem that includes wetlands, rivers and their tributaries, old Florida preserves, and rural lands that extend from the Gulf of Mexico to the interior.

The components of the geographic features are as follows:

- Coastal Areas: barrier islands, beaches, harbor, and wetlands
- Old Florida Preserves: pine forests, wetlands, rivers and their tributaries
- Rural Lands: cattle lands, citrus groves, sugar cane farms, and other produce farms

The coastal areas are located along the Gulf of Mexico shores which stretch the entire west coast of the region from Manatee to Collier County. The old Florida preserves are dispersed throughout the region as they help protect the region's most valuable resources. The region's largest preserved area is the Everglades National Park, which is located at the region's southern section in Collier County. Rural lands dominate the region's three interior counties, but also include areas outside the development corridors of the five coastal counties. Together these areas make up the single geographical area identified as Southwest Florida.

The region's geography supports an array of recreational, economic, and environmental resources including:

- Water resources - boating, fishing scuba diving, and swimming.
- Florida natural resources - hiking, camping, beach-based activities, boating, and natural photography/arts.
- Agricultural resources - produce farming, livestock, nurseries, and aquiculture.

These opportunities are the reason that Southwest Florida is able to provide community members, business owners, and visitors a high quality of life with many opportunities to live, work, and play in the region. Indeed, the geographic diversity of the region is the reason why people are attracted to the region as it provides the foundation for the region's economy.

Southwest Florida is a multi-generational region, with community members from all age groups. While the area is commonly thought of as an area that is tailored to senior retirees, data from the Shimberg Center for Housing shows that the region's population is fairly evenly distributed among all age groups.

The following demographic profile from 2005 shows this distribution:

Total Population: 1,769,239
19 and under: 377,047 / 21%
20 - 34: 255,322 / 14%
35 - 49: 330,572 / 19%
50 - 64: 351,826 / 20%
65 and over: 454,472 / 26%

The highest percentage of residents fall in the 65 and over age group and the lowest percentage is the 20 - 34 year olds. Yet despite this difference, most of the age groups make up approximately 20% of the population - a clear indication that the region's age distribution is fairly equitable through all generations.

The largest counties are located along the coast of the Gulf of Mexico:

1. Lee County

   2005 Population: 548,831
   Location: Coastal County north of Collier County, and west of Hendry and Collier Counties
   Municipalities: Cities of Bonita Springs, Cape Coral, Fort Myers, and Sanibel Island, and Town of Fort Myers Beach
   Population make up:
   19 and under: 121,804 / 22%
   20-34: 81,709 / 15%
   35-49: 104,540 / 19%
   50-64: 109,952 / 20%
   65 and over: 130,826 / 24%

2. Sarasota County

   2005 Population: 367,836
   Location: Coastal County north of Charlotte County, and west of DeSoto and Dade Counties
   Municipalities: Cities of Sarasota, North Port, Venice, and the Town of Longboat Key (Note: Longboat Key is also located in Manatee County)
   Population make up:
   19 and under: 66,106 / 18%
   20-34: 42,494 / 12%
   35-49: 66,860 / 18%

50-64: 78,606 / 21%
65 and over: 113,770 / 31%

3. Collier County

2005 Population: 317, 683
Location: Coastal County north of Monroe County, and west of Broward and Dade Counties
Municipalities: Cities of Naples. Marco Island, and Everglades City
Population make up:
19 and under: 70,937 / 22%
20-34: 49,994 / 16%
35-49: 60,444 / 19%
50-64: 61,708 / 19%
65 and over: 74,600 / 23%

4. Manatee County

2005 Population: 304, 116
Location: Coastal County north of Sarasota County, and west of Hardee and DeSoto Counties
Municipalities: Cities of Anna Maria, Bradenton, Bradenton Beach, Holmes Beach, and Palmetto and Town of Longboat Key (Note: Longboat Key is also in Sarasota County)
Population make up:
19 and under: 69,322 / 23%
20-34. 48,135 / 16%
35-49: 59,788 / 20%
50-64: 56,458 / 19%
65 and over: 70,413 / 23 %

5. Charlotte County

2005 Population: 152, 899
Location: Coastal County north of Monroe County, County, and west of Broward and Dade County
Municipality: City of Punta Gorda
Population make up:
19 and under: 26,076 / 17%
20 - 34: 15,906 / 10%
35 - 49: 25,178 / 16%
5o - 64: 33,106 / 22%
65 and over: 52,633 / 34%

6. Hendry County

2005 Population 37, 409

Location: Inland County north of Collier County, Glades County, and west of Palm Beach County
Municipalities: Cities of Clewiston and LaBelle
Population make up:
19 and under: 12, 444 / 33%
20 - 34: 90, 022 / 24%
35 - 49: 6, 937 / 19%
50 - 64: 4, 947 / 13%
65 and over: 4, 059 / 11%

7. DeSoto County

2005 Population 3o, 482
Location: Inland county north of Charlotte County, south of Hardee County, and west of Highlands County
Municipality: City of Arcadia
Population make up:
19 and under: 7,883 / 26%
20 - 34: 6,372 / 21%
35 - 49: 5,021 / 16%
30 - 64: 5,053 / 17%
65 and over: 6,153 / 20%

8. Glades County

2005 Population 9, 983
Location: Inland County north of Hendry County, south of Highlands County, and west of Charlotte County
Municipality: City of Moore Haven
Population make up:
19 and under: 2,475 / 25%
20 - 34: 1,690 / 17%
35 - 49: 1,804 / 18%
50 - 64: 1,996 / 20%
65 and over: 2,018 / 20%

Coastal and Inland Counties

Demographic Makeup, County Population Distribution, Population Centers

The largest population centers in Southwest Florida region are located along the Gulf of Mexico. These five coastal counties - Manatee, Sarasota, Charlotte, Lee, and Collier - are home to a population of 1, 691,365 of the population. Whereas, the three inland counties - DeSoto, Hendry, and Glades - have only 77, 874 residents. The reason for this disparity is that the five coastal

counties are made up of larger urban / suburban areas while the three inland counties are identifies by their rural agricultural lands. The differences include:
Southwest Florida has 22 incorporated municipalities, eighteen of which are located in the five coastal counties.

The region's thirteen most populous municipalities located in the five coastal counties, west of I-75:

1. Cape Coral (149, 165)
2. Fort Myers (61, 318)
3. Sarasota (54, 820)
4. Bradenton (54,183)
5. Bonita Springs (42, 296)
6. North Port (40, 999)
7. Naples (22, 491)
8. Venice (20, 799)
9. Punta Gorda (16, 256)
10. Marco Island (15, 647)
11. Palmetto (13, 252)
12. Longboat Key (7, 660)
13. Fort Myers Beach (6, 851)

96% of the region's population lives in 5 coastal counties; 4% of the population lives in the 3 inland counties.

The region has three commercial airports, all of which are located in the coastal section of the region.

I-75 is the region's only Federal Interstate Highway. It travels predominantly through the five coastal counties.

Regional Economic Factors

When the SWFRPC asked a group of regional stakeholders to describe the region many people said it is where the market conducts its primary business. This group of community leaders, business owners, and public officials explained that the most important factor in determining what makes up the southwest region is what counties are tied to a shared economy.

As this response resonated strongly with the region's leaders, we sought to quantify these questions by conducting a study of the top industries located within each of the proposed eight counties. The answer was quite insightful as it found that all of the top business sectors correlate in one way or another to the other counties. Indeed, the 2007 U.S. Economic Census found that each county's top industry sectors were also a found in the other counties, though not in the exact same order.

This review found that the region's top industries are associated with leisure-oriented, service-based eco-nomic activities as they were related to the support and provision of services, goods, food, and housing.

The following list highlights the top 15 industry sectors in Southwest Florida as reported by the 2007 U.S. Economic Census:

Admin and Support Services: 142, 224 / 47.09%
Retail: 79, 096 / 26.19%
Construction: 78, 548 / 26.00%
Health Care: 77, 699 / 25.72%
Hospitality and Restaurant: 59, 374 /19.66%
Professional and Technical Services: 31, 229 /10.34%
Manufacturing: 28, 716 / 9.51%
Art, Entertainment, and Recreation: 22, 354 / 7.4%
Other Services: 22, 221 / 7.36%
Finance and Insurance: 20, 762 / 6.87%
Wholesale Trade: 19, 620 / 6.50%
Agriculture: 18, 763 / 6.21%
Real Estate: 14, 230 / 4.71%
Information Production and Distribution: 10, 133 / 3.35%
Management Companies: 7, 547 / 2.50%

The fact that these industries cross county lines underscores the strength of Southwest Florida region's cohesiveness.

The region's economic interdependence upon housing, tourism, and other service-based industries has been particularly evident in the current economic market. The failure of the housing industry has caused the region's economy to spiral downward. Coastal communities which at one time seemed invulnerable to national economic ups and downs have led the region's current economic downturn.

As the nation's housing crisis has crippled the region's core industries, new unfinished neighborhoods are left to deteriorate in the hot Florida sun. According July 2009 economic figures from the Florida Research and Economic Database, the state of Florida's unemployment rate had reached a 16 year high of 11.0% - Florida had a 3.0% unemployment rate as recently as April 2006.

The economic conditions for Southwest Florida were even worse, as the combined 8-county region's unemployment rate was 12.4% or 104,344 individuals. Every county in the region had double digit unemployment as every county except Glades had an unemployment rate that was higher than the state average:

Hendry County / 16.4%
Lee County / 13.2%
Manatee County / 12.2%
Collier County / 12.1%
Charlotte County / 12.o%
Sarasota County 11.5%
DeSoto County / 11.4%

Glades County / 10.6%

United States and Florida Unemployment Rates (seasonally adjusted)

Leading the economic downturn is job associated with the following industries: construction, trades, transportation, utilities, professional and business services, leisure and hospitality, manufacturing, financial services, other services, and information related industries. In particular, construction jobs accounted for over 26 percent of the losses in the state.

According to Florida labor statistics, the two bright spots were education and health services and total government jobs. Increases in education and health services was reported to have been caused by the continued strength of the health care industry as a whole and specific increases in jobs in nursing and residential care facilities. The State reported that the increase in total government is due to seasonal patterns in state universities employment.

Future Economic Outlook

Immediate Economic forecasts for 2009 do not show much improvement as the Florida Agency for Work-force Innovations indicates that, like the nation, Florida must overcome issues related to high home fore-closures, stagnant lending practices, and consumer confidence. However, despite current economic con-ditions, state officials and real estate experts believe Florida's economy will rebound strongly.

State planners and real estate market advocates suggest that are reasons to be optimistic. Statistics from the Florida Associate of Realtors suggest that there is reason to believe in the continued resilience of Florida's housing market and economic base including:
Reduced Home Costs. Florida's median sales price for existing homes in June 2009 was $148,000. A year ago it was $205,300, which is a 28% decrease. However, the statewide existing home median price in June increased 2.49% over May's median price. It also was higher than the statewide median price reported each month since the start of 2009.

Increasing Home Sales. June 2009 saw an increase in new homes sales for the tenth straight month — a clear sign that the housing market may be on the rebound.
High housing inventories. As the housing market stagnated homes did not sell and new homes came on the market. Even though many builders suspended construction plans, a glut of existing homes remained. This glut has resulted in a buyer's market.

Federal Mortgage Rates. In an attempt to encourage home buying, Federal agencies have kept rates at the lowest levels since the 1960s.

Florida is still seen as a growth state. Lenders are still willing to lend to home buyers in Florida because the long-term growth forecasts remain strong. 2010 Census projections have Florida as the third most populous state.

In-migration Remains Strong. Despite the downturn, Florida's growth rate remains strong and is expected to be about 317,000 people a year in the next decade.

Retiring Baby Boomers. As some 80 million baby boomers retire, Florida is seen as a favorable destination.

Growth Industries. Even as the economy is in a state of slow growth there are industries that are doing well. Among those industries are health care, technologies, green energies, all of which are important industries in Southwest Florida.

High Homeownership Rates. Florida has a high owner-occupied housing rate which means community members have a high personal investment in their communities. As a result residents are likely to support local efforts, like this regional visioning process, which seeks to address community issues needs and concerns.

Florida is a Destination. State planning officials remind people that Florida is a place that people want to come to. The features that originally attracted people to the state -sunshine, water, and tropical weather continue to draw residents.

What does this mean for Southwest Florida? That now is the best time to focus on planning for the future. Planning is best accomplished in a stable environment. Stability enables community members, business owners, public organizations, and elected officials to determine what the proper course of action is before the change occurs. Southwest Florida's economy will recover. When it does, the region should have a plan that helps direct the growth in such a way that helps the region achieve its future vision.

Current Economic Conditions

In December 2008, the Southwest Florida Regional Planning Council sponsored two forums aimed at initiating a regional visioning process for the 8-county Southwest Florida region. Over eighty elected and community leaders participated in the People, Prosperity, and Preservation visioning process forums. Participants included community groups, non-profit organizations, private businesses, and public agencies.

The purpose of the forums was to 1) build upon the various long-term visioning efforts that the have been undertaken through the region and 2) design a visioning process that produces real implementation.

The forums achieved their goal by encouraging participants to consider the region's future by discussing their ideas and concerns about the
Discussions addressed the various challenges and opportunities for developing a regional vision in Southwest Florida as well as why participants thought a vision was important for the region's future.

The forum discussions were framed around three primary topics:

The region's boundaries and issues.
Visioning experiences and expectations.
Visioning Process form, function, and goals.

At the conclusion of the workshop, consensus started to form regarding the best approach to implement a visioning process. This visioning process, as described in this report, is based upon the region's desire to address common regional needs and promote the region's economy while providing excellent public services and superior quality of life that all generations can enjoy. This vision process will continue to be fine-tuned and developed through additional meetings with community members, public officials, intergovernmental partner agencies, and elected government bodies. Additionally, it will reflect the best planning practices of regional planning efforts held through the State of Florida and United States

Focus on Regional Concerns

The communities of Southwest Florida face a number of challenges as they work towards providing their community members, business owners, and visitors a great place to live, work, and play. Many of these challenges transcend local borders and impact the people, economy, and ecosystems of the entire region. Challenges such as housing development, local police and fire services, and recreational resource are primarily local issues that are influenced by regional factors. Others - such as economic development, transportation, and natural resource protection - are regional issues that impact the quality of life for local communities. In either case, local solutions will not succeed unless the regional concerns involved with such issues are resolved.

The challenges facing the communities of Southwest Florida include concerns related to:

Development and Planning

1. Construction of vibrant community centers, strong neighborhoods, viable business areas, and valued public spaces, civic resources, and park and recreational opportunities.
2. Provision of varied housing options that meet the needs of a diverse regional population.
3. Land use patterns that support multi-modal transportation alternatives.
4. Sustainable land development practices that protect vital coastal areas, wetlands, and natural Florida ecosystems.

Economic Development

1. Creation of high quality jobs and diverse economic opportunities.
2. Business development that provides needed jobs, services, and economic resources.
3. Economic efforts that spur long-term business growth and economic sustainability.
4. Provision of private and public services that meet the community's needs.

Education and Workforce Development

1. Support of the educational resources that provide learning opportunities for a lifetime:
   - Pre-school and childhood education.
   - Workforce and job skills training.
   - College and post graduate education.
   - Continuing workforce and professional skills development.
   - Senior and active adult education.

Emergency Management

1. Protection of people, property, natural habitats, and other community assets from fire, tropical events, human caused events, and other emergency events.
2. Provision of emergency services — police, fire, health — which meet the needs of an emergency event and protect the health, safety, and wellbeing of the region.

Environmental Sustainability

1. Protection of vital natural resources.
2. Support of green economy opportunities.
3. Mitigation of the impacts of climate change and habitat degradation.

Health Care and Human Services

1. Support of quality health care and human services needed to care for and maintain people's wellbeing.
2. Health care facilities
3. Emergency care services
4. Family medical services
5. Therapeutic care

Infrastructure and Natural Resources

1. Provision of high quality utility services, infrastructure systems, and natural systems related to the needs of:
   - Potable water and wastewater
   - Solid waste
   - Stormwater management
   - Telecommunications
   - Energy

Public Services, Cultural Resources, and Recreation

1. Support and provision of public services that meet the social, cultural, and personal needs of the community:
   - Parks and recreational resources

Library and historical resources
Civic and arts resources
Other community services
Support and provision of opportunities for community members and visitors to play and recreate:
Parks
Sporting venues
Arts and theater
Beaches and waterways
Trails and bikeways
Natural open areas

Transportation Mobility

1. Provision of an integrated, multi-modal system that enables community members, business owners, and visitors to travel within and through the community.
   Pedestrian sidewalks and trails
   Bikeways
   Transit
   Roadways
2. Support of land use and development patterns that provide for multi-modal transportation systems.
   Mixed-use development patterns
   Community centers and density

The Southwest Florida Regional Planning Council specifically represents six (6) counties and sixteen (16) municipalities. With a total land area of 6,663 square miles southwest Florida covers 10% of the State's land area and is home to 1 out of 12 Floridians. Since April 1, 2000, the Southwest Florida population (1,206,635) has grown by 28%. It is projected that the region will almost double its current estimated population of 1,552,350 by the year 2030 to 2,396,793 (BEBR, Vol. 41, Bulletin 151, July, 2008.) The age cohort 35-64 make up the largest share of the regional population. The abundance of people in this age group makes for a healthy workforce. The age cohort 18 to 34 is the second fastest growing population; with an expected average annual growth rate of 3%. This age group is a vital part of our future as a region. The fastest growing population cohort - residents age 65 and older - bring a wide range of knowledge and experience to Southwest Florida. Southwest Florida has a well-educated and highly skilled workforce. According to the 2000 Census, 23% of Southwest Floridians (age 25 and over) had a college degree or higher compared to 24% in the nation.

The regional land use is characterized by a mix of land uses and has a historical urban and rural split. Urban communities stretch along the coastal areas and then transition into large tracts of agricultural lands. The region has a large set of environmental resources. The freshwater swamps and sloughs, including the Big Cypress National Preserve and the Everglades National Park include eco-systems that contain the largest remaining habitats for rare and endangered species in Florida.

The region has access to both the Gulf of Mexico and Lake Okeechobee. Charlotte Harbor, the coastal center of the Region's west coast, is one of the nation's few largely undeveloped estuaries. The Region's beaches and enclosed back water bays provide abundant recreational opportunities that attracts tourist from around the world. Southwest Florida has no port facilities and retirement income, tourism and agriculture make up the three largest components of the region's economy. Florida will add almost 10 million more people over the next 25 years. From metropolitan areas to its rural inlands, all regions in the State of Florida will be affected by growth-related changes in the future. It is critical to manage change to be prosperous in the new global economy while maintaining our quality of life.

Regional Issues

Based on the existing trends, information gathered in public presentations and forums held around the region the Future of the Region from 2011 to 2035 identified within the framework to the SRPP will be as follows:

Population

1. The Region will continue to grow – Just different than expected: lower natural increases, fewer affluent retirees, and more immigrants.
2. Continued multi-cultural, religious and ethnic groups.
3. Boomers will be challenged to sell homes up north.
4. Demand for younger people to support older population.

Economic Development

1. Tourism will continue - if the environment is protected.
2. Retirement will continue to dominate. Retirement checks may be threatened.
3. Construction related activities will be less.
4. Gasoline Prices will become more and may change mobility trends.
5. More locally grown food will increase - which will increase the need to protect farmlands.
6. Not much export and limited local consumption oriented manufacturing.
7. Services will continue to be in demand.

Natural Resources

1. Acquisition of parts of larger natural systems will continue to keep area eco-system healthy and maintain the tourist/retirement oriented economy.
2. Wildlife will continue to be protected.
3. Watershed management will help water quality.
4. Sea level rise will continue.
5. Water amounts will be problematic.

Emergency Management

1. Hurricanes will continue to impact the region.
2. Accidents will continue happen in the region.

Affordable Housing

1. Pockets of wealth will continue to require service populations and these servers will require housing.
2. The demand for smaller units will grow as incomes stagnate, complexities in integrating housing and businesses within the same setting need to be overcome.

Transportation

1. Complete streets will become increasingly in demand.
2. Multi-modal transportation facilities integrated with increased density land uses will increase.

Regional Challenges

Growth in the region has been significant over the past 60 years. By 1990, the region's population growth was more than five times that of 1960. In the year 2006, the Southwest Florida Region continued its significant growth reaching over 1.5 million people and has been estimated to reach an estimated 2.3 million people by 2030. This population growth and demographic changes will drive the development of the region and will and has produced changes in the region's economic trends, land uses and growth pressures at the "edge" of the existing urban core areas. Because of the automobile oriented land development patterns, job dispersion resulting in a jobs/transportation imbalances have occurred and as energy prices increase in the future this imbalance will cause significant stress to the region and could potentially thwart future growth and development. The region also has significant pressures related to the conservation and preservation of Agricultural lands. These pressures could impact the future costs of food stuffs should imports of food from external sources be stressed due to population and demand growth in other parts of the world. Additionally, given the economic downturn due the past several years, retirement populations may be reduced and the income derived from these sources may also experience reductions. Since these income sources are a major portion of the southwest Florida economy, current trends could produce challenges that will slow the future development of the area.

To address these problems, the SWFRPC has been working to coordinate the people of the region to address community, education, health and cultural issues. The SWFRPC desires to provide a framework for prosperity that includes job creation, property value increases, economic development and transportation network improvements at the same time addressing the preservation of the environment that attracts retirees and related service populations to the area. In order to address the balanced use of the region's environment, the SWRRPC has been

emphasizing environmental, agriculture, open space, water, energy and land uses through preservation by planning for the protection of vital resources, by linking multi-modal transportation facilities and land uses, by providing leadership in the establishment of sustainable communities, by searching for linkages between existing and emerging centers transportation and by searching for coordination of leaders efforts to provide consistency across regional boundaries.

The Strategic Regional Policy Plan desires to lead the region to an overall sustainable Florida that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The results of the region's "People, Prosperity, and Preservation" was a vision that stated it is a desire of the region to provide, "an effective partnership of public agencies, business, industry, and communities working together to further regional investment that provides for a sustainable quality of life, ensures the mobility of people and goods, while recognizing the interrelationship between the economy and environment."

Strategic Regional Policy Plan Evaluation and Appraisal

The Southwest Florida Strategic Regional Policy Plan (Volume Two: Adopted on June 13, 2002 and Effective on July 4, 2002) has been evaluated base on relevant current information, future trends, present required functions and on-going activities of the Council, Federal, State, and grants budget limitations, and input provided from public meetings held throughout the region. The evaluation and appraisal of the SRPP was implemented in order to update and correct the information found in the SRPP related to the Goals, Strategies, and Actions found in the Plan. The SRPP was restructured by adding an additional Element to the Plan named "Livable Communities." The new Element was added in order to make future reviews of Comprehensive Plan Amendments, Developments of Regional Impact, Intergovernmental Coordination and Reviews, and other uses of the SRPP to be more clearly defined and to allow development issues not previously addressed in the SRPP to be identified. The following matrices provide a detailed evaluation on whether to retain, remove, or amend all of the Goals, Strategies and Actions found in the Plan. The amended SRPP was adopted by the Council on September 15, 2011.

Strategic Regional Policy Plan
Goals, Strategies, and Actions

Economic Development Element

Economic Infrastructure

Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Strategy: Continually improve the educational system to produce an educated and trained work force.

Action 1: Use the economic advisory committees to assist in the exchange of information between the educational system and the business community about business needs.

Action 2: Use the economic advisory committees to advise educational institutions to increase upper division and graduate level studies through programs appropriate to regional needs.

Action 3: Review proposed development impacts on and opportunities to provide needed educational facilities and services.

Indicators

- Student retention rates that meet or exceed those of the state.
- Rate of high school graduates entering post-secondary school that meets or exceeds that of the state.
- Expansion of degrees and programs offered by post-secondary schools.

Strategy: Ensure a health care system that addresses the needs of both business and the work force

Action 1: Where possible participate in the study of health insurance options for employers and employees.

Action 2: Review proposed development for impacts on and opportunities to provide needed health care facilities and services.

Indicators

- Decreased rate of death, disability, and illness.
- Reduction in the rate of health care cost increases.
- Reduction in the rate of health insurance cost increases.

Strategy: Maintain the physical infrastructure to meet growth demands.

Action 1: Review plan amendments, development proposal, and clearinghouse items for public facility deficits and encourage mitigation of those deficits.

Action 2: Assist local governments and state agencies in planning for future support service facilities, before the need arises.

Action 3: Review proposed public facilities to ensure their location in urban areas that have in place, or are covered by binding agreements to provide, the resources and facilities for desired growth in an environmentally acceptable manner.

Action 4: Study alternative and assist other entities to study alternatives to encourage land development that maximizes the use, rehabilitation, and re-use of existing facilities, structures, and buildings as an alternative to new construction and development.

Action 5: Review proposed development to require the developer to install or finance the necessary infrastructure and to provide land for the needed support services.

Indicators

- An inventory of support services and facilities.
- Increased funding of infrastructure from non-local sources.

Strategy: Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

Action 1: Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.

Action 2: Participate, coordinate, or promote intergovernmental coordination for siting unpopular land uses.

Action 3: Review proposed development for increased densities and infill in suitable urban areas.

Indicators

- Increased square footage of development in central business districts when compared with overall population growth.
- Reduced average distance from residential areas to commercial/service sites.
- Increased expansion of appropriate trade and service areas for future residential areas.

Strategy: Ensure the availability of the infrastructure needed for advanced telecommunication and high-technology.

Action 1: Promote public and private efforts to monitor and anticipate the need for high-technology infrastructure and to evaluate funding sources to meet those demands.

Action 2: Participate with public and private entities to address potential conflicts due to the placement of communication towers and similar high-technology infrastructure.

Indicators

- Cooperative arrangements with regulators and public and private providers of high-technology infrastructure.

Strategy: Ensure adequate infrastructure for rural areas.

Action 1: As requested evaluate locally undesirable land uses as part of rural economic development.

Action 2: Assist rural local governments to develop grant applications.

Indicators

- Adopted levels of service in rural areas, compared with levels of service in urban areas.
- Improve rural infrastructure.

Strategy: Promote the use of alternative energy resources.

Action 1: Review proposed development to promote energy conservation.

Action 2: Participate in an ongoing regional forum on alternative energy research and development.

Indicators

- More occupational licenses for energy production or installation of energy conservation appliances or energy-producing devices or equipment.
- Increased sales of solar water heaters and other alternative energy systems.

The Work Force

Goal 2: A well-educated, well-trained work force.

Strategy: Enhance the skill level of the regional work force.

Action 1: Coordinate with the public and private sectors to assess skills for targeted industries.

Indicators

- Increased capacity of job-training programs.
- Increased participation by employers in work force development.
- Improvements in educational attainment.

Strategy: Ensure a wide range of employment for all Southwest Floridians.

Action 1: Identify employment sectors that create jobs appropriate to this region.

Action 2: Participate in business, industrial, and governmental organizations to attract diversified and permanent employment.

Action 3: Assist rural local governments to increase services for start-up businesses and entrepreneurs.

Indicators

- A regional job creation rate greater than the rate of population increase.
- A regional job creation rate greater than the state rate.
- Increased number of enterprise zones, free trade zones, etc.

Strategy: Improve the high rates of unemployment and low wage scales in rural areas.

Action 1: Identify economically depressed areas and assist with applications for funding and economic development planning.
Action 2: Assist communities largely reliant upon agricultural income or employment to diversify their employment and tax bases.
Action 3: Assist in the development and expansion of rural tourism and eco-tourism.
Action 4: Assist in the development of information programs, including signage coordinated with transportation agencies, for rural historic places and cultural and historical activities.

Indicators

- Reduced out migration rates among younger rural residents.
- Increased median education and income levels in rural areas.
- Increased real value or square footages of commercial, governmental, residential, and cultural land uses in rural areas.
- More rural economic development programs.
- More programs for rural downtown preservation and revitalization.

Diversity

Goal 3: A diverse regional economy.

Strategy: Diversify the regional economy by attracting new business and industry.
Action 1: Work with business, industry, and government to target industries appropriate for their markets.
Action 2: Develop and publish demographic information and marketing materials to assist communities in business development.

Indicators

- Periodic publication of essential demographic and marketing information.

Strategy: Inventory the business incentives offered in the Region.
Action 1: Review and analyze the effects of incentives, such as jobs created and average wages, as well as the community's estimate of benefits.

Indicators

- Publication of an assessment of incentives offered to business.

Strategy: Work with communities to develop eco-tourism.
Action 1: Assist in development, expansion, and funding of eco-tourism, especially for rural areas.
Action 2: Provide eco-tourism information on the SWFRPC web site.

Indicators

- Increased information about eco-tourism on the SWFRPC web site.

Marketing

Goal 4: Increase tourism and business relocation.

Strategy: Promote both internal and inter-regional tourism.

Action 1: Encourage increased regional tourism and promotion by local interests in other areas.

Action 2: Advocate tourism between this and other regions and protect inter-regional tourism resources.

Indicators

- Reduced variations in seasonal occupancy versus non-seasonal occupancy.
- Reduced variation in the percentage of tourist development taxes collected during the winter season versus summer season.
- Increase local participation in regional promotional efforts.

Strategy: Re-evaluate the success of Southwest Florida as a retirement and tourist destination.

Action 1: Review proposed development to protect the resources important to the quality of life.

Action 2: Review capital improvement programs to identify the impacts and needs of residents and tourists and to prioritize improvements to accommodate both.

Indicators

- Analysis of retirement and tourism in the regional economy.

Strategy: Promote Southwest Florida as a business location.

Action 1: Participate in local and regional efforts to attract targeted business.

Action 2: Encourage increased regional efforts to promote business relocations.

Indicators

- Increased number of new business locations from other areas.
- Increased local participation in regional promotional efforts.

Strategy: Provide technical assistance to member local governments and other public economic development interests.

Action 1: Develop and distribute economic and demographic information.

Action 2: Maintain and expand the SWFRPC library of items about economic development.

Action 3: Exchange information through workshops, economic groups, and committees.

Action 4: Review economic proposals, such as plan elements, projects, and grant applications.

Action 5: Assist in development and preparation of applications for funding.

Indicators

- Number of volumes in the economic section of the SWFRPC library.
- Number of projects and applications assisted by the SWFRPC.

Regional Cooperation

Goal 5: A system of cooperation and coordination for economic development that includes a broad range of public and private participants.

Strategy: Promote regional cooperation and coordination for economic development.

Action 1: Promote cooperative arrangements and actions for economic development among business, governmental, and environmental groups, and other public and private entities.

Indicators

- None.

Natural Resources Element

Public Awareness

Goal 1: The Region's environmental awareness educational programs will be supported and directed to as many audiences as possible.

Strategy: Provide technical assistance to the Region's various public awareness programs.

Action 1: The Southwest Florida Regional Planning Council will assist School Boards and Environmental Education Centers in the design of awareness programs.

Action 2: Local, regional and state agencies should establish non-regulatory, educational urban non listed wildlife programs, which include:

a. The identification of wildlife living in urban areas;
b. Public education concerning the behavior and needs of urban wildlife;
c. The benefits of maintain urban wildlife;
d. Measures to avoid conflicts between urban wildlife species and man, and the means to resolve such conflicts.

Indicators

- **None.**

Natural Resource Protection

Goal 2: The diversity and extent of the Region's protected natural systems will increase consistently. The increase will be based upon 1998 acreage of existing conservation, preservation and stewardship lands.

Strategy: To identify and include within land conservation preservation and stewardship programs, those lands identified as being regionally necessary for the sustainability of southwest Florida.

Action 1: Provide a regional clearing house and inventory of lands included in all land acquisition programs in a regional Green Print shared at the SWFRPC web site.

Action 2: Support continued acquisition of lands targeted for conservation and recreation by land acquisition programs, including federal, state regional, local, and private efforts in the region.

Action 3: Assist federal, state, regional, local and private entities to evaluate projects that have been submitted for consideration under the land acquisition programs, as requested by reviewing staff on an application-by-application basis..

Action 4: Support continued preservation of lands targeted for conservation and recreation by Private Environmental Land Trust Programs in the Region.

Action 5: Facilitate and assist in the coordination of all land acquisition programs in the southwest Florida region by sponsoring an annual meeting of all public and private initiatives.

Action 6: Maintain the Green Print map depicting land that has been set aside for conservation purposes by federal, state, regional, local and private entities, including existing conservation easements.

Action 7: Maintain the existing Green Print map layer of non-regulatory gaps of land needed for recreation, hunting/fishing, flood control, forestry activities, etc. to provide support for future populations, maintain and support the regional economy and to protect existing ecosystems.

Action 8: Working with the various acquisitions programs identified in the Plan and working with Local Governments and private landowners, develop a strategy to protect gaps lands identified in the above action, using the Tools outlined in the plan.

Action 9: Assist in the preparation of applications of existing programs for funding of land acquisitions for gaps lands shown on the Green Print map.

Action 10: Support the formation of new conservation programs and land trusts, and encourage existing land trusts to focus on land acquisition and on other land conservation techniques within portions of southwest Florida not currently within a program and not depicted on the Green Print map.

Action 11: Encourage the establishment of management funding at the time of acquisition and refine existing management strategies to insure that the lands acquired are maintained in the natural or goal condition that led to their preservation status. Encourage management strategies that include provisions for natural fire management.

Indicators

- **Green Print Map**
- **Annual meeting**
- **Acres of protected natural systems and other natural areas owned by local governments, water management districts, and privately held natural preserves depicted on the Green Print map.**
- **Net change in native wetland acreage.**
- **Net change in native upland acreage**

Water Resource Management

Goal 3: The Florida Department of Environmental Protection, Water Management Districts, and local governments must have programs based on scientific modeling to protect surface water, potable wells, wellfields and contributing areas from contamination.

Strategy: Implement the six water quality resolutions adopted by the SWFRPC in all plan and project reviews.

Action 1: Working with the Florida Department of Environmental Protection, Water Management Districts and local governments, assist in the creation of a modeling tools to evaluate current resource conditions based on alternative rainfall scenarios including future climate change. The modeling tool needs to be able to predict and evaluate future resource conditions based on alternative land use and rainfall scenarios. The tools need to be able to evaluate and predict future resource conditions based on alternative land use and rainfall amounts.

Action 2: Work with the Water Management Districts and local governments to insure that the resource condition evaluation addresses surface and groundwater, quality and quantity, flow, volume, direction and the hydro period cycle.

Action 3: Work with the Florida Department of Environmental Protection, Water Management Districts regional water authorizes, and local governments to insure a better land use/water linkage and provide for consideration that the land use scenarios recognize the land use patterns of urban, agricultural, and natural system coverage, and the social/economic factors that guide change to land use.

Action 4: The different communities and agencies in a given natural basin area need a common forum and coordinated planning framework to pursue a shared response to the selected management system needed for the basin. In lieu of another entity serving that function, the Regional Planning Council should serve that function.

Action 5: Where economic/political units are divided by Florida Department of Environmental Protection, Water Management Districts' boundaries, and regional water authorities (i.e., metropolitan areas or cohesive rural food and fiber production areas), assist in the coordination between districts and the political units that emphasizes the planning for water resource management.

Action 6: Work with the state to reestablish the intent of the State and Regional Planning Act of 1984 and Growth Management Act of 1985, and support that Water Management District Board Members be included among the Governor's voting appointments to Regional Planning Councils.

Action 7: Address long-term planning of potable supply quality and quantities, including promotion of conservation, non-polluting reuse programs and development of alternative water sources that do not impair natural systems including wetlands and fisheries.

Action 8: Working with the South and Southwest Florida Water Management Districts, the SWFRPC will promote maximum efficiency and protection for the future development of water resource management in the region.

Action 9: The SWFRPC will assist as requested in the long-term planning and coordination for restoration programs in the region as pursued by the South and

Southwest Florida Water Management Districts. These restoration programs will include: the Comprehensive Everglades Restoration Plan, the Northern Everglades and Estuaries Protection Plan, the Caloosahatchee River Watershed Protection Plan, and the coastal watershed projects.

Strategy: SWFRPC will coordinate as requested the long-term planning for potable water supplies and sources in the region as pursued by the South and Southwest Florida Water Management Districts.

Action 1: Working with the South and Southwest Florida Water Management Districts, the SWFRPC will promote water conservation, reuse, regional interconnects and development of alternative water supplies.

Action 2: Working with the South and Southwest Florida Water Management Districts, the SWFRPC will utilize the Council's review, planning, and intergovernmental roles to better integrate water resource management and land use planning in the region.

Action 3: Work with the Florida Department of Environmental Protection, Water Management Districts regional water authorizes, and local governments to insure a better land use/water linkage and provide for consideration that the land use scenarios recognize the land use patterns of urban, agricultural, and natural system coverage, and the social/economic factors that guide change to land use.

Indicators

- Number of implementations of the six water quality resolutions adopted by the SWFRPC in reviews of projects.

Resources

None

Regional Cooperation

Goal 4: Effective resource management is maintained across the borders of sovereign public agencies.

Strategy: All plans concerning the same resource shall have as objectives the same effective results.

Action 1: Assist in the creation of proactive boating siting and management programs that will protect the West Indian Manatee, seagrass areas, sanctuaries, fisheries habitat and other necessary natural features and at the same time identify and maximize the use of available land most suitable for public access to the natural resource.

Action 2: The SWFRPC will play an active role on the Management Conferences for the Charlotte Harbor and Sarasota Bay National Estuary Programs.

Action 3: The SWFRPC will promote state, regional and local agencies to consider lands identified as priority habitat and areas formally designated as critical habitat for the Florida Panther to be incorporated in the agency's natural resource management programs and provide intergovernmental coordination for the implementation of management practices that based on existing data, would be expected to result in maintaining habitat conditions for the panther.

Action 4: The SWFRPC will continue to support the regional management of the Region's beaches and shores through the Southwest Florida Beaches and Shores Convocation.

Action 5: The SWFRPC will continue to support the Estero Bay Agency on Bay Management consistent with the Settlement Agreement for the permitting of Florida Gulf Coast University and in coordination with the signatories of the Settlement Agreement.

Action 6: The SWFRPC will continue to coordinate with the entities of the South Florida Ecosystem Restoration Task Force Working Group and the Southwest Florida Watershed Protection Plan in their restoration efforts.

Action 7: The SWFRPC will continue to support the Local Emergency Planning Committee for Southwest Florida and their training for Hazardous Materials handling, storage, management, emergency response and disposal.

Indicators

- **None**

Resources

None

Livable Communities Element

Livable Communities - Economic Development

Goal 1: A stable economy based on a continuing excellent quality of life.

Strategy: Maintain and improve the natural, historic, cultural, and tourist-related resources as primary regional economic assets.

Action 1: Assist in the identification and acquisition of Potential Park and recreational sites and other resources in future growth areas.

Action 2: Participate in studies, plans, and programs for public access to beaches and other resources.

Action 3: Review proposed development to require that natural and other resources of regional significance are maintained, enhanced, restored, or re-created, as appropriate.

Indicators

- Development of a regional inventory of natural and other resources.
- Increased preservation/conservation/utility zones covering water sources.
- More public beach access points and boat ramps.
- Fewer closing of public swimming areas or shellfish beds due to health hazards.
- Increased designation of historic sites, with public access.

Strategy: Ensure sustainable volumes of natural resources for economic productivity.

Action 1: Promote and assist resource planning programs to incorporate local government population projections and assessments of land consumption.

Action 2: Offer mediation and facilitation to resource-based planning programs that have conflicts with land use-based planning programs.

Indicators

- Reduced application times for standard permits.
- Increased identification and "pre-clearance" of sites suitable for permitting.
- More "ready-to-serve" designated areas.

Strategy: Enhance existing commercial, service, and industrial centers through adequate maintenance and reinvestment.

Action 1: Maintain an inventory of public infrastructure and recommended improvements.

Action 2: Review plan amendments, new plans, and land development regulations for incentives to develop and redevelop.

Action 3: Review proposed development to maximize the use, rehabilitation, and reuse of existing infrastructure.

Indicators

- Increase building permit values in existing urban areas.

Strategy: Protect the regional energy supply against disruption.

Action 1: Review proposed development to promote development and construction patterns, techniques, and designs for more efficient use of energy.

Action 2: Review proposed development to include alternative transportation methods such as sidewalks and bike lanes for greater energy efficiency.

Action 3: Coordinate with other agencies to develop and/or modify transportation plans, traffic circulation plans, and regulations for more efficient use of energy.

Indicators

- Reduce per capita fossil fuel use.
- Reduce proportion of energy from fossil fuels.
- Increase percentage of homes with solar energy devices or equipment.

Strategy: Increase the retention and expansion of local business and industry and encourage local entrepreneurial development.

Action 1: Provide services to facilitate entrepreneurship and the development of small and minority-owned business.

Action 2: Cooperated with the public and private sectors to maintain information on regional economic development needs.

Action 3: Coordinate among learning institutions, employment agencies, and others for training and educational needs.

Action 4: Assist in increased use of economic development tools such as enterprise zones, incubator areas for small business formation, and community development corporations.

Action 5: Identify and publicize programs for business assistance.

Action 6: Identify the needs of local businesses for capital or other assistance and the products they purchase and sell.

Indicators

- Development and maintenance of a needs inventory for businesses.
- Publication of a resource guide for business development assistance.
- Increased number and range of SBA programs in the region.
- More accessible incubator sites for manufacturing and service and retail trade.

Strategy: Increase the preparedness of businesses for potential hazards and natural disasters.

Action 1: Work with local emergency preparedness offices, economic development organizations, and other interested groups to alert businesses of the need to prepare for natural disasters.

Action 2: Assist in making disaster-preparedness planning resources and tools, such as the Disaster Survival Workbook for Businesses, available to businesses in the region.

Indicators

- Cooperative arrangements with interested groups for disaster preparedness for businesses.
- Development and publication of a guide for disaster preparation for businesses.

Strategy: Enhance support for economic development.

Action 1: Educate residents about the benefits of economic trade.

Action 2: Demonstrate to residents the benefits of reducing the over-dependence on residential properties for tax revenues.

Indicators

- Periodic publication of the benefits of economic development.

Strategy: Streamline regulatory processes to avoid delays for new or expanding businesses, provided safety, health, and environmental requirements are met.

Action 1: Encourage local governments to expedite the permitting process and to assist businesses in permitting and licensing matters.

Action 2: Cooperate with local governments, public agencies, environmental groups, and business groups to review permitting and licensing processes, forms, and related aspects for efficiency and standardization.

Indicators

- Reduce time and cost to obtain standard permits for business formation and operation.
- Establishment of bodies to review permitting and licensing.
- Creation of ombudsman positions to assist businesses applying for permits or licenses.

Strategy: Promote agriculture in the face of growing competition for land and water.

Action 1: Cooperate with public and private entities to protect lands with high, sustainable production capability.

Action 2: Participate in economic analyses of agricultural uses.

Indicators

- Real dollar increases in agricultural production value, overall and by crop.
- Increased number and types of agricultural products.

Livable Communities - Natural Resources

Goal 2: Livable communities designed to improve quality of life and to provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life. Implement the six water quality resolutions adopted by the SWFRPC in plan and project reviews and support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

Action 1: Working with agencies and local governments provide for the disposal of man's liquid and solid wastes in a manner that will not lead to long-term degradation of air, ground, and water resources.

Action 2: Working in cooperation with agencies and local governments insure that beaches and inlets that have been damaged by human activity are replaced/renourished and/or managed in order to have the total system function naturally.

Action 3: Working in cooperation with agencies and local governments provide for Air quality improvement and maintenance as our population and urban areas increase.

Action 4: Working in cooperation with agencies and local governments insure that all mining and borrow operations are appropriately sited and do not impact regional natural resources protection areas, prepare and implement reclamation programs that restore and ensure long-term sustainability of their watersheds and native habitats.

Action 5: Working in cooperation with agencies and local governments insure that agricultural operations are compatible with identified natural resource protection areas. Encourage adaptive agriculture that is compatible with a sustainable southwest Florida.

Action 6: Working in cooperation with agencies and local governments insure that new public facilities, facility expansions and additions, and transportation projects avoid designated natural resource protection areas.

Action 7: Working with all levels of government within southwest Florida actively plan and prepare for the potential long-term impact of sea level rise climate upon the Region's natural systems including fisheries and agriculture.

Action 8: Working with all levels of government within southwest Florida actively plan for lands that have been acquired for natural resource purposes to be maintained and managed to protect and support their environmental integrity.

Action 9: Insure that opportunities for governmental partnerships and public/private partnerships in preserving wildlife habitats are maximized.

Indicators
None.
Resources
None

Livable Communities – Emergency Management

Goal 3: New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

Strategy: New public structures be located outside the Category 2 Hurricane Flood Zone and outside of rainfall induced flood-ways.

Action 1: Assist local mitigation strategy programs to identify relocation sites for most exposed public facilities.

Action 2: Review local Plan amendments and development proposals for their ability to locate new development outside of the category 2 flood zone and rainfall flow-ways.

Action 3: Promote provisions for the acquisition of hurricane valuable land, including channels, low-lying areas, and shoreline by federal, state and local governmental sponsored land acquisition programs.

Action 4: Promote public acquisition of property that has been destroyed or damaged as the result of a hurricane, storm wave, or tidal action.

Indicators
None
Facilities
None
Planning Standard
None

Strategy: New developments and redevelopment of existing areas should provide for increased land elevations for public infrastructure and community infrastructure, including potential sheltering and refuge sites.

Action 1: Promote local development requirements with each mobile park outside of the Category I Surge Zone that there be adequate shelter space with elevated structures to accommodate those who do not want to evacuate outside their community.

Action 2: Promote local development requirements that there will be designated refuge space in condominium and apartment complexes outside of the Category 2 Zone (but within the Category 5 Zone).

Indicators
None
Facilities
None
Planning Standard
10 square feet per person, on an occupancy rate of 75% for mobile home, 41% for a resident recreation vehicle, 78% for apartments, and 64% for condominiums.

Livable Communities - Affordable Housing

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Strategy: Development livable, integrated communities that offer residents a high quality of life.

Action 1: Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

Action 2: Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

Action 3: Encourage communities that are pedestrian friendly or offer alternative modes of transportation to overcome transportation problems many low-income families face.

Action 4: Encourage new housing to be built in higher areas to reduce the need for costly flood insurance.

Action 5: Promote the mix of affordable and non-affordable housing to create integrated communities.

Indicators

- Communities that have incentive or other programs to promote infill development.
- Communities that promote combined commercial and residential uses in developments and structures.
- Number of developments containing affordable and non-affordable housing.

Strategy: Protect existing, well-established neighborhoods and communities and revitalize those experiencing deterioration.

Action 1: Encourage communities to fill existing infrastructure gaps (such as sidewalks, parks, lighting, etc.) in neighborhoods that offer affordable housing.

Action 2: Assist communities in identifying neighborhoods that are, or are in danger of, deteriorating.

Action 3: Assist communities in their efforts to develop methods for removing or rehabilitating substandard units, abandon or unsafe property, and blighting influences in residential areas and the surrounding neighborhoods.

Action 4: Assist communities in establishing effective housing codes that include ongoing monitoring and enforcement programs.

Action 5: Review comprehensive plans and land development regulations to encourage the inclusion of incentives to develop and redevelop land downtown.

Action 6: Work with local agencies to apply for state or federal programs that assist in community revitalization.

Action 7: Encourage communities to focus on troubled areas in a comprehensive method that coordinates programs and services, rather than using a shotgun approach.

Action 8: Promote resident involvement in neighborhood planning efforts, so residents are active in making decisions that will affect their areas.

Indicators

- Communities with rehabilitation and demolition programs.
- Communities with active code enforcement programs.
- Communities with incentive programs.
- Number of applications submitted for state or federal community revitalization programs.

Livable Communities - Transportation

Goal 5: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

Strategy: Promote through the Council's review function a good environment for driving, walking, bicycling, and public transit using a highly connected network of public streets, green space, and community centers.

Action 1: Work in cooperation with local government to establish criteria reflective of Smart Growth and Livable Communities initiatives.

Action 2: Review future projects so that they implement where possible Smart Growth and Livability principles.

Action 3: Work in cooperation with local government as possible to complete a regional bicycle and pedestrian inventory of existing and needed facilities.

Action 4: Review comprehensive plans and land development regulations for incentives to develop and redevelop using mixed uses, higher densities, shared parking; and improved vehicular, mass transit, pedestrian and bicycle access and travel, as well as providing a variety of affordable residential densities and types.

Action 5: Coordinate as possible with local governments in the construction of bicycle paths and pedestrian ways that cross jurisdictional boundaries.

Action 6: Assist local government and private sector in the design and location of shared parking to enhance the character and attractiveness of the community and to encourage the use of alternate modes of transportation.

Strategy: Encourage local governments and the private sector to implement travel demand management policies and actions to relieve traffic congestion, improve air quality and reduce energy consumption.

Action 1: In conjunction with the MPOs and transit providers, work to identify residential communities linked with job centers through transit or through carpooling, or other high-occupancy vehicle mode of transportation.

Strategy: Incorporate community impact assessment techniques throughout the transportation project planning and development process.

Action 1: Identify community needs through coordination and partnering with advisory committees, political entities, civic associations, agencies, church groups and other organizations in the community.

Action 2: Work with project development members to identify potential design or engineering options to address community impacts starting with avoidance, and then moving on to minimization on minority and low income populations.

Action 3: Coordinate enhancements opportunities that are a reasonable expenditure of funds to help projects fit harmoniously into the community and avoid disproportionately high and adverse impacts on minority and low income populations.

Strategy: Review projects for impacts on neighborhoods, commercial centers, and natural areas due to roadway expansions and right-of-way reservations.

Action 1: Work with local government comprehensive plans to protect future state, regional, and local public facilities, corridors, and rights-of-way from building encroachment.

Action 2: During the development approval process, assist local government in requiring dedicated right-of-way where there is a relationship between the land use and need for the transportation improvement.

Strategy: Assist as possible agency reviews related to the relationship between transportation, natural and manmade resources and impact on the quality of life.

Action 1: Coordinate with FDOT, local governments, and the MPOs the region's efforts to direct the expansion of the regional transportation system and its associated development to avoid impacting significant natural resources.

Action 2: Assist FDOT, local government, and the MPOs in reviewing transportation access plans to ensure that roads are directed away from identified environmentally sensitive areas and other regional significant natural systems.

Action 3: Assist local government in the review of special lighting zones and guidelines when planning for highway and parking improvements near coastal shoreline areas where lighting and turtle nesting beaches interact.

Action 4: Review the impact of transportation improvements in coastal high-hazard areas or in identified environmentally sensitive areas such as wetlands, floodplains, listed species habitat, or marine areas.

Action 5: Assist local governments to improve regional air quality by promoting the use of alternative fuel vehicles and less polluting vehicles and promoting intelligent highway systems.

Emergency Preparedness Element

Natural Hazards

Goal 1: The general public and its governmental agencies become aware of the extent of flooding that can be induced from the Gulf of Mexico and Lake Okeechobee by tropical storm or hurricane.

Strategy: Make easily understood information available with timely updates.

Action 1: Maps depicting areas subject to storm surge flooding will be regularly updated and circulated to affected populations.

Indicators

- Storm surge atlases and summary maps widely reprinted.
- Current atlases available at public libraries.
- Current atlases available through emergency management and planning offices.

Facilities

Hoover Dike is the region's only facility established solely for hurricane surge protection.

Planning Standard

Level A-E Storm Standards.

Goal 2: An organized recovery response to the effects of freezes, droughts, or floods on food and fiber production.

Strategy: Coordinated local, sub-state, and state short-term emergency response plans for relief and assistance for areas with catastrophic job losses due to freezes, droughts or floods.

Action 1: Petition Congress, the President, and FEMA to identify drought as a natural disaster deserving emergency relief.

Action 2: Promote with the Water Management agencies, drought, freeze, and flood management programs that promote increased natural system storage to reduce impacts of fire, water shortages, and flooding.

Indicators

- Relief plans with interagency agreements for relief support.
- Management Plans that indicate pre and post storage capacities.

Facilities

None

Planning Standard

Relief support should be prepared to meet 10% of labor force of Glades, Hendry, and Collier Counties, and 2% of the remainder of the region.

Goal 3: Safe evacuation or protection for the most threatened populations.

Strategy: Develop programs that assess risk and are capable of giving priority to those who have the greatest threat, when time or resources provide constraints on total evacuation.

Action 1: Each hurricane study update shall update the numbers and locations of the most exposed populations.

Action 2: Each hurricane study update shall update the evacuation times of the exposed zones, and recommend for prioritization for road improvements those zones with greater than 18 hour evacuation times.

Action 3: Each hurricane study update shall update estimates and concentrations of housing types more subject to hurricane force wind damage, and prioritize these populations for sheltering.

Action 4: Continue requiring all deeds to property located within a Development of Regional Impact located within the Southwest Florida Special Hurricane Preparedness District as required by Rule 9J-2.0257(4) shall be accompanied by a disclosure statement in the form of a covenant stating that the property is located in a hurricane vulnerability zone, that the hurricane evacuation clearance time for City/County or the Southwest Florida Region is high, and hurricane shelter spaces are limited.

Action 5: Work with all local governments in the region to require all deeds to hurricane vulnerable property located within their jurisdiction be accompanied by a disclosure statement in the form of a covenant stating that the property is located in a hurricane vulnerability zone, that the hurricane evacuation clearance time for City/County or the Southwest Florida Region is high, and hurricane shelter spaces are limited.

Indicators

- Forecast evacuation times that exceed 18 hours.
- Number of counties with those forecasts which have developed priority programs for the most threaten residents.

Facilities

None

Planning Standard

Evacuation times.

Goal 4: Ensure that emergency management programs have the logistical support for successful evacuation, sheltering, and post storm relief and recovery.

Strategy: As possible maintain and keep up to date inventories of personnel, communities with mutual aid agreements, public shelter, evacuation route control points, supply lists needed for sheltering and recovery, recovery sites and staging areas for recovery operations.

Action 1: Annually review and update the identification of potential disaster field offices and disaster assistance centers.

Action 2: Assist communities in annually reviewing traffic control points for evacuation.

Action 3: Review local plan amendments and development plans for the staffing, evacuation and sheltering needs of all new development within flood hazard areas in the event of hurricane type high wind and water conditions.

Indicators

None listed.

Facilities

Regional storm recovery sites on Map 2.

Planning Standard

None

Technological Hazards

Goal 5: Reduce to the greatest degree possible the potential for harm to life, property, and the environment form hazardous waste by being prepared to respond to accidental spills of hazardous materials or severely improper disposal of hazardous wastes.

Strategy: All sites that generate, use, or store significant amounts of hazardous materials (including wastes) having appropriate plans to manage spills or releases, and appropriate procedures for safely disposing unneeded materials.

Action 1: Update inventories at least every 5 years of the location, type, and quantity of hazardous materials.

Action 2: Update and maintain through the LEPC a coordinated program among regulatory agencies for the effective regulation of generation, storage, treatment, disposal, and transportation of hazardous materials and waste.

Action 3: Continue to support a region-wide hazardous waste program which:

a. provides for regional siting for area wide hazardous waste sites;
b. increases on-site treatment of appropriate wastes;
c. recycles reusable water;
d. maintains a pick up system for households, small businesses, and other small quantity generators of hazardous wastes;
e. develop environmentally safe treatment, storage, and disposal facilities;
f. provides training and certification for appropriate personnel;
g. implements the plan for siting of hazardous waste storage and transfer facilities, as previously adopted;
h. provides public education about hazardous and special waste treatment, disposal and recycling;
i. encourages the establishment of used oil recycling centers in each county of the Region;
j. coordinates between land use agencies and transportation agencies in the location of industrial and utility facilities which require a transport along public highways of hazardous waste materials;
k. restricts hazardous wastes and materials from being transported through residential areas;
l. evaluates hazardous material and waste movement, includes measures for risk reduction of hazardous waste transport, coordination with emergency contingency plans, off-peak routing schemes or restrictions, and consideration of other transportation modes;
m. requires carriers to be qualified and permitted, properly identified and marked, and requires vehicles to transport only properly packaged materials and wastes;
n. addresses and properly disposes of or recycles special wastes, such as construction and demolition debris, white goods, waste tires, bio-hazardous wastes, and batteries; and

o. provides public information and public notice for proper storage and disposal of hazardous waste and materials, including special opportunities for disposal or technical assistance in proper storage.

Goal 6: Ensure effective emergency response and emergency preparedness to minimize the risk to public health and safety and damage to property and the environment from hazardous materials incidents such as spill or contamination.

Strategy: Promote the proper handling, treatment and disposal of hazardous materials and hazardous wastes.

Action 1: Avoid to the extent possible, treatment and disposal of hazardous materials to sensitive uses such as hospitals, schools, residences, and environmentally sensitive area.

Action 2: Support land use patterns that avoid development of hazardous waste generators adjacent to sensitive land uses.

Action 3: Encourage practices and technologies which will reduce the generation of hazardous wastes at their sources.

Action 4: Promote the recovery and recycling of hazardous materials.

Indicators

- None

Facilities

None

Planning Standard

None

Goal 7: Emergency response plan requirements should be considered in new development within a planning area relative to transmission pipelines.

Strategy: Transmission pipeline operators should have procedures and established contacts with local enforcement personnel in order to act appropriately to halt dangerous excavation activities that may damage their pipelines and potentially cause an immediate threat to life or property.

Action 1: Transmission pipeline operators should provide pipeline information to local governments and property owners. Local government authorities regulating development should use this information to establish requirements regarding land use and development around transmission lines.

Action 2: Utilities both above and below ground should be preferentially located and designed to reduce the consequences that could result from a transmission pipeline incident.

Action 3: Work with appropriate agencies to ensure effective emergency response and preparedness to minimize the risk to public health and safety and limit property end environmental damage due to hazardous incidents such as spills or contamination.

Indicators

- Percentages of sites generating or storing hazardous materials that have adequate disposal emergency plans.

Facilities

None

Planning Standard

None

Goal 8: Designate shelters safe from flooding, and containing enough capacity to meet existing estimates of need.

Strategy: Increase shelter space at rates greater than population growth.

Action 1: Promote programs to provide adequate storm elevation shelters that:

a. Require all habitable areas of new residential construction in identified flood-prone areas to be elevated above the level subject to flooding as identified for the statistical 100-year storm or Federal Flood Insurance Program;
b. Incorporate in shelter efforts the voluntary participation of owners of structures identified as potential storm evacuation shelters that are elevated above the level subject to flooding as identified for the Category 3 Storm Surge height;
c. Require all new development of more than 100 dwelling units located outside Category 1 and 2 zones, but with 3-5 zones, to provide on-site refuge facilities for residents of the development;
d. Require all development located outside 1 and 2 flood zones to provide refuge space at a ratio of 20 square feet per person in common areas or other shelter areas; all development in Category 1 and 2 zones should identify and secure unused shelter space in inland areas;
e. Require deeds, covenants, and all similar documents, for multi-story residential structures, to contain provisions to permit temporary shelter, during Category 1 and 2 storm events, in upper interior hallways, or similarly protected areas, which contain no openings directly to the exterior, provided the structure is located in Category 3, 4, 5 flood zones;
f. Require any shelter to be designed and constructed to withstand winds of at least 120 miles per hour sustained winds;
g. Require any shelter to be equipped with emergency power, potable water supplies, and wastewater treatment capacity;
h. Require any shelter to be constructed with as little glass as possible, while providing adequate protection by shutters or boards for any glass used;
i. Require any shelter to have adequate ventilation, sanitary facilities, and first-aid equipment;
j. Establish Homeowner's Associations to provide information to their residents concerning hurricanes, evacuation shelters, and related materials; and
k. Requires any new residential development within Category 1, 2, and 3 storm zones, and or with evacuating population, to mitigate impact on inland shelter space.

Action 2: Support management programs that advise hotels/motels in Category 1 and 2 storm zones to evacuate during a hurricane watch and should not be utilized as storm shelters.

Action 3: Discourage all Plan reviews the placement of storm shelters on islands.

Indicators

- Ratios of available public shelter capacity to the projected demand.
- Percentage of new shelters built above the storm surge height.

Facilities

Shelters depicted in SWFRPC Hurricane Evacuation Study (and updates)

Planning Standard

20 square feet for storm duration per person, 40 square feet for a long term stay, power generator and refrigeration, toilet and cooking space, and withstand 120 mph sustained winds. Occupied floor elevations to exceed those heights forecasted for category 3 storms, be located outside of the 1-2 zones according to County Hurricane Storm Tide Atlas, and space is exclusive of unshuttered windowed rooms.

Goal 9: Plan for and accommodate the segments of the population with special evacuation needs.

Strategy: Involve the expertise of human service agencies in identifying and accommodating those with special evacuation needs.

Action 1: Integrate human service entities in evacuation and shelter planning.

Action 2: Provide for special shelter needs for the frail, elderly, handicapped, persons with special medical/support conditions, and people with other conditions requiring specialized attention, who lack a dependable support not within a regular shelter.

Action 3: Include additional disaster preparedness requirements in reviewing existing and new developments whose future residents, including the elderly, might have limited mobility or demand specialized attention.

Indicators

- Designation and capacity of special needs shelters.

Facilities

Shelters designated in 2001 Update, as special needs.

Planning Standard

1 percent of evacuating population, as special needs.

Goal 10: Public Buildings designed to serve as short term shelters.

Strategy: Make all public entities aware of the serious emergency shelter deficits that exist and that the situation affects the lives of the members of the agencies and their families.

Action 1: Promote major public buildings outside of the Category 1 flood zone meeting state building standards for shelters and having on-site facilities which are adequate for maximum capacity short-term occupation.

Action 2: Promote innovative programs for financing shelter space, including municipal service benefit districts and shelter impact fees.

Indicators

- Percentage of new local, district, state, and federal buildings which meet these criteria.
- Percentage of public agency bid packages that included this in the criteria for architectural design and construction.
- Capacity of new shelters.

Facilities

Public Buildings listed as "Secondary Support Services," Support Services, 2001, SWFRPC

Planning Standards

None

Goal 11: Regional medical centers capable of operating through a natural disaster.

Strategy: Power, water, and sanitation self sufficiency (for temporary periods) for each major medical facility.

Action 1: Promote funding eligibly for the retrofit of existing hospitals with Hurricane Andrew Trust Funds, as well as with similar resources.

Action 2: Promote in reviews that services necessary for hospital operation during emergencies be located on floors above the forecasted Category 3 flood elevation.

Action 3: Promote during reviews of new hospitals (of 100 or more beds) that they should be located outside of the category 1 storm surge zone and should not be located on barrier islands.

Indicators

- Percentage of medical centers that can operate in category 3 storms.
- Percentage that can operate in 1 or 2 only; and the change in percentage through time

Facilities

Major Medical Sites depicted in Map 4.

Planning Standards

Wind-proofing to 120 mph; flood elevation of first occupied floor level to category 3 storm surge heights; elevated generator and water supplies.

Goal 12: A Region prepared for potential fuel shortages or prolonged electrical outages.

Strategy: Maintain up-to-date fuel shortage and energy loss emergency response plans.

Action 1: Assist communities in maintaining inventories of commercial fuel storage and sales sites, and in keeping up-to-date ordinances for emergency management of sale.

Action 2: Promote public agencies setting examples by maintaining emergency response plans for staff, which include mandatory car pooling for work, and optional programs for family use.

Action 3: Promote electrical utilities maintaining and keeping up-to-date fuel emergency and electrical conservation plans, coordinated with local and state regulatory authorities for energy conservation.

Indicators

- Percentage of counties with up-to-date fuel shortage plans.
- Percentage of customers of electrical utilities whose service does not rely on a single generating or transmission system, or fuel type.

Facilities

Regional transmission lines depicted in the Description of the Region; FPL Plant on Caloosahatchee River.

Planning Standard

None

Goal 13: Fire, ambulance, and police services provide satisfactory service and response time, notwithstanding the pressures of growth.

Strategy: Investing in personnel, equipment, and managerial structure to achieve or maintain a response capacity and capability within the recommended response times.

Action 1: Promote increasing law enforcement and fire protection or equivalent community programs to match growth rates and eliminate current service deficits.

Action 2: Review plans for development to ensure that adequate supplies of water for firefighting are available.

Action 3: Promote coordination agreements that enable all medical response teams to take victims to the nearest appropriate emergency facility, regardless of administrative jurisdiction.

Action 4: Promote the participation of all jurisdictions in interagency agreements to cover insurance liabilities and staff and equipment costs when emergencies require assistance between neighbors.

Indicators

- Percentage of emergency calls receive the response within the recommended times; ISO ratings for individual fire departments, including water supplies suitability.

Facilities

None

Planning Standard

ICMA recommended response times for urban and rural communities.

Transportation

Goal 14: Evacuation routes identified and clearly designated, and at capacity and quality needed to carry the expected number of evacuating vehicles.

Strategy: Reduce evacuation times through capital investment and traffic management.

Action 1: Recommend prioritization in FDOT or local capital improvement programs for evacuation routes with evacuation capacity restrictions, particularly intercommunity evacuation routes.

Action 2: Review development and plan amendment proposals to ensure that there is mitigation of the impact of all new development on emergency evacuation routes, including consideration of non-road alternatives such as on site sheltering.

Indicators

- Time to evacuate, by county and by region.

Facilities

Evacuation routes as depicted in the 2010 SWFRPC Regional Hurricane Evacuation Study (as updated).

Planning Standard

2 persons per vehicle; 1.1 vehicles per dwelling, based upon seasonal occupancy rates by unit type; route capacities as calculated according to the Highway Capacity Manual, 1985 edition, and its successor documents.

Regional Coordination

Goal 15: As possible work with regional news media fully aware of and prepared for their critical role in helping the public respond to emergencies.

Strategy: Keep the media informed and answer questions as best as possible.

Action 1: Promote local and state emergency managers annually brief the local news media about the nature of emergencies, likely public responses, and procedures for obtaining and circulating accurate information during emergencies.

Action 2: Promote and maintain information accessible to the public on what can be done to prepare for the nature of emergencies of most importance to them.

Indicators

- Percentage of media participation in annual briefings.

Facilities

All daily print media; all commercial broadcast media with news component.

Planning Standard

Regional Transportation Element

Balanced Intermodal/Multimodal System

Goal 1: Construct an interconnected multimodal transportation system that supports community goals, increases mobility and enhances Southwest Florida's economic competitiveness.

Strategy: Identify the general transportation system composed of connected corridors, facilities, and services for the effective movement of freight and visitors.

Action 1: Continue to identify sites that lack connectivity including ground access to airports, public transportation, waterways, and non-motorized vehicle modes in DRI and Comprehensive Plan reviews.

Action 2: Continue assisting appropriate agencies with applications for intermodal funding, including rail.

Strategy: Ensure that a network of interconnected roads exist that provide the timely, cost effective movement of people and goods within, through and out of the Region.

Action 1: Continue assisting appropriate agencies to review plans that will provide an intermodal transportation network.

Strategy: Promote Smart Growth where residential communities are linked with job centers through transit, carpooling, or other high occupancy vehicle transportation.

Action 1: In cooperation with transit providers and other governmental and private entities, seek long term, dedicated funding sources for use for improving and expanding the transit system.

Strategy: In cooperation with FDOT and the region's airport operators develop a mode balanced plan for people and freight.

Action 1: In cooperation with FDOT, local government, and the MPOs, support where possible airport improvements that optimize Intermodal connections with other transportation modes.

Strategy: Assist as possible agencies responsible for the airports in the Region so as to assure that they will be expanded to meet the regional aviation systems needs for foreseeable demand in passengers and cargo and in private small plane operations.

Action 1: Support where possible assistance programs which support aviation systems plans identified as capital improvements to airport-managed properties.

Strategy: Coordinate investments in rail infrastructure with the needs of the private sector to maximize the development of existing and future industrial, manufacturing, and agricultural centers.

Action 1: Continue to identify any expansion of rail service planned to optimize intermodal connections.

Action 2: Assist local and state planning efforts to incorporate the land use and transportation needs for rail service, including rail related warehousing and industrial uses.

Strategy: As possible, continue to assess the freight capacity of non-highway infrastructure throughout the Region.

Action 1: Work with the FDOT and the MPO to complete a comprehensive transportation programs analysis the includes: waterway plan, combining the natural waterways, maintained intracoastal waterways, interconnecting channels, and current and forecasted users; and an assessment of existing and future suitable pipeline corridors.

Action 2: Continue coordination with governmental agencies and the West Coast Inland Navigational District to ensure that future water system needs can be met with a minimum of land use conflict.

Economic Competitiveness

Goal 2: Achieve a competitive and diversified regional economy through improved work force development, enhanced access to technology and education, and investment in multi-modal transportation facilities.

Strategy: Enhance economic prosperity and competitiveness through a transportation system composed of corridors, facilities, and services for the effective movement of freight and visitors.

Action 1: In cooperation with FDOT, local government, MPOs and private sector businesses coordinate freight movement performances measures, based on operational studies.

Action 2: In cooperation with the FDOT, local governments, MPOs and the private sector assist in the identification of the transportation requirements of lending and emerging sectors of the regional economy and distinctive needs of all business sectors of the regional economy to move people and goods within and through the region.

Strategy: Enhance the movement of goods and freight by identifying important routes as a funding priority in the transportation planning and capital improvement programming process.

Action 1: In cooperation with FDOT, local government and the MPOs, assist in the designation of trade routes networks that accommodates the efficient movement of goods and freight.

Transportation Safety

Goal 3: A regional transportation system that provides Southwest Florida citizens and visitors with safe, timely and efficient access to services, jobs, markets and attractions.

Strategy: Continue to work with the FDOT to reduce the number and severity of traffic crashes, promote bike/ped safety, and to reduce aggressive driving.

Action 1: Identify and document safety issues and concerns to improve highway safety by working with CTST members and local engineering, enforcement, emergency and educational representatives.

Action 2: Develop public and private support and participation for the Community Traffic Safety Team Program through public service announcements, presentations and distribution of safety information.

Action 3: Coordinate with the 47 CTSTs in the Florida Community Traffic Safety Team Coalition to share accomplishments, safety materials, programs, and to facilitate technology transfer among teams.

Strategy: Work with the appropriate agencies to ensure evacuation times in coastal regions will not decline significantly.

Action 1: Develop land use plans and policies that assess the potential for adverse impacts to transportation facilities and protects investment in transportation infrastructure.

Action 2: Identify and document evacuation routes with evacuation capacity restrictions, particularly inter-community evacuation routes, to ensure routes receive high priority in FDOT and local capital improvement programs.

Action 3: Assist local governments in adopting minimum level-of-exposure standards for the design of local roadway storm drainage systems to prevent flooding during evacuation.

Action 4: Identify transportation improvements in local, regional, and state transportation plans related to emergency evacuation constraints, and assist in prioritizing their mitigation in appropriate capital improvement plans.

Action 5: Coordinate emergency evacuation routes designated in each of the Counties' comprehensive emergency management plans with the findings of the regional emergency evacuation study.

Action 6: Review all disaster preparedness plans for transportation accommodations for the handicapped and transportation disadvantage.

Regional Cooperation

Goal 4: Assist as needed in the development of a cost-effective and financially feasible transportation system that adequately maintains all elements of the transportation system to better preserve and manage the Region's urban and non-urban investment.

Strategy: Assist in the development of land use plans and policies that assess the potential for adverse impacts to transportation facilities and protect investment in transportation infrastructure.

Action 1: In cooperation with FDOT, local government, and MPOs, collaboratively test coordinated land use and transportation plans.

Action 2: Assist FDOT, local government, and the MPOs in designing plans that connect and serve urban communities with an efficient, transit oriented, and multi-modal transportation system.

Action 3: Ensure local governments and metropolitan planning organization, through their planning programs and future road networks, accommodate travel demand across jurisdictional and neighborhood boundaries.

Action 4: In conjunction with FDOT, local government, and the MPOs, the capacities and operations of major regional roadways should be protected through coordinated land use, careful site plan review, driveway access management, coordinated signal spacing and timing, paralleling roads, and connection permit policies and other Transportation System Management (TSM) alternatives among all levels of government.

Action 5: In cooperation with FDOT, local government, and the MPOs, review transportation plans and projects to direct development in areas where adequate transportation facilities exist or are planned.

Action 6: In conjunction with FDOT, local government, and the MPOs, direct transportation investments in such a way so that it contributes to efficient urban and non-urban development throughout the region.

Action 7: Enhance economic prosperity and competitiveness through development of a transportation system composed of corridors, facilities, and services for the effective movement of freight and visitors throughout the region.

Action 8: The Council will work with the Urbanized MPOs, FDOT, and local governments in promoting regional coordination for addressing transportation planning and programming for the entire region, including those counties and portions thereof that ate not represented with the MPO.

Strategy: Implement new financing alternatives to overcome the shortfall of transportation funding.

Action 1: Assist transit providers and other governmental and private entities should seek long term, dedicated funding sources for use for improving and expanding the transit system.

Action 2: The Council, in cooperation with representative of the state, regional, and local public transportation agencies and private sector transportation professionals, will undertake a continuing public education program to inform area citizens of transportation issues, their implication to area travel patterns and conditions, and constraints to their full implementation.

Strategy: Encourage local governments to create inter-local and regional agreements to better address joint planning and revenue sharing.

Action 1: Assist non-urban local government in the prioritization of regional transportation improvements.

Action 2: Encourage intercounty bus service as appropriate to meet growing intra-county travel demands.

Action 3: Review all planning for the Florida High Speed Rail system to ensure future links to Southwest Florida and eventual completion of a statewide High Speed Rail System.

Affordable Housing Element

The Supply of Affordable Housing

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

Strategy: Increase the supply of affordable housing through public and private efforts.

Action 1: Review housing elements of local comprehensive plans to ensure those needs are identified and considered when funding choices are made.

Action 2: Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

Action 3: Encourage local governments to adopt strategies that promote the development of affordable housing by the private and nonprofit sectors.

Action 4: Work with state programs to change current criteria that make it difficult to compete for projects in some portions of the region.

Action 5: Continue to educate elected officials and citizens on the need for and benefits of affordable housing.

Indicators

- Number of housing elements in local governments' comprehensive plans that identify current and future housing needs of their residents and recommend actions to address those needs.
- Innovative funding or incentive programs in use in the region.
- Number of affordable housing units built in the region through local, state, and federal programs.

Persons with Special Needs

Goal 2: The housing needs of persons with special needs will be met.

Strategy: Develop housing and services to assist persons with special needs live as independently as possible.

Action 1: Review local government comprehensive plans to ensure that housing for persons with special needs is considered and provided.

Action 2: Encourage communities and organizations to utilize appropriate housing methods to serve developmentally disabled and physically handicapped individuals.

Indicators

- Housing elements that identify the housing demands of special needs populations and recommend actions to address those needs.
- Number of applications submitted to address the housing and service needs of special needs populations.
- Number of cooperative agreements or arrangements between housing and service providers.

Strategy: Farmworkers will be recognized as an essential part of our economy and their housing needs will be included in community programs.

Action 1: Continue to educate citizens and local officials on the need for additional farmworker housing.

Action 2: Work with public and private partners to provide and maintain safe, sanitary housing for farmworkers.

Indicators

- Number of workshops and public meetings to discuss the issue of farmworker housing and alert citizens to the need for housing.
- Number of newly constructed farm worker housing units.

Human Services Needs

Goal 3: Communities and non-profit organizations will work together to identify and address the population's human service needs.

Strategy: Coordinate local housing programs with related programs to enhance services to clients.

Action 1: Work with service providers and local governments to identify critical needs that cannot be resolved through current funding sources. Where possible, assist communities in developing local or regional networks to address those needs.

Indicators

- Number of cooperative agreements or arrangements between housing and service providers.
- Number of multi-party applications submitted for state or federal funding.

Regional Cooperation

Goal 4: Communities and non-profit organizations will cooperate when possible to reduce duplication of services and improve cost efficiency.

Strategy: Communities will work together to address regional housing needs.

Action 1: Where possible assist communities in development interlocal agreements with neighboring communities so they work together to jointly address community-wise or regional housing concerns.

Action 2: Continue to coordinate the Housing Providers Coalition as a means of bringing together housing providers from the Region to share information and ideas.

Action 3: Where possible assist housing and service providers in working together to stretch limited dollars and eliminate any unnecessary overlap of services.

Indicators

- Number of communities with interlocal agreements to address housing needs.
- Number of Housing Provider Coalition meetings held or other regional forums for sharing information.

Agenda Item

8c

Amend FY2012 Budget to Provide for Highest Level of Core Staff Expertise and Efficiency within a Restricted Budget

8c

Amend FY2012 Budget to Provide for Highest Level of Core Staff Expertise and Efficiency within a Restricted Budget

Goal: To reduce staffing costs while maintaining highest level of core staff expertise and institutional knowledge in order to fulfill the mission and goals of the SWFRPC in accordance with the Fair Labor Standards Act (FLSA).

To achieve this goal the following three action items are proposed:

1. Amend the budget to maintain current staff while an HR Study is being conducted.

2. Amend budget to fund an outside professional Human Resources Consultant toconduct a thorough HR study including a job description function analysis (*see definition below); to revise the job descriptions as needed and conduct a comparison with respect to salaries and benefits of prospective new job classifications with other FRPC's, local governments and the private sector; and create a pay plan taking into consideration funding for positions. Require the Consultant to make recommendations to the SWFRPC to include potential consolidations of positions, staff reorganization, job reclassifications, adjustments of exempt and non exempt positions, and changes in hours if necessary, to fulfill job tasks in non exempt positions, recommendations to change FLSA job classifications to achieve core mission with the highest efficiency, expertise and effectiveness in a restricted budget. The study should take two to three months to complete and present.

3. Present completed study to the SWFRPC for input and to confirm direction to new Executive Director for his/her action.

Discussion:

A rudimentary job comparison study was conducted at the SWFRPC several years ago. A further study including a job description function analysis and job reclassification with a comparison with respect to salaries and benefits of the new job classifications would have provided additional savings. With a preliminary examination of current job classifications, it is apparent that immediate remedies can be taken, however a professional Human Resources consultant can provide the expertise needed to offer recommendations for the most fiscally responsible, efficient and effective staffing possible. This approach will give Council confidence that the correct staffing decisions can be made in order to achieve the long term mission and

goals of the SWFRPC within a restricted budget. It is possible with certain changes that the staff reductions considered in the recent FY2012 budget discussions may not be necessary. With job reclassifications, salaries and benefits would be reduced but the level of expertise could be maintained. This would be a positive result to facilitate Council's proposed plans to expand the services of the SWFRPC to local governments and fulfill a long term visioning process. It would also provide the new Executive Director a snapshot of Staff in order to reorganize and administer staff efficiently as he or she determines.

*Definition: Job Description Function Analysis
Review job descriptions and gain a thorough understanding of each position's responsibilities, how each position interacts with other positions in the organization, what current career paths are, and if there are any cross-over career path possibilities. Conduct a job-task analysis for all 19 employee positions. Validate job description information by conducting interviews with supervisors and managers, as well as individual interviews with incumbent employees. If authorized, shadow certain (more complex) jobs to gain thorough clarity of position responsibilities. Analyze jobs and determine if classifications are correctly placed in the organizational hierarchy and if individual positions are classified correctly. Update job descriptions, rewriting them if necessary. Revise Fair Labor Standards Act classifications (exempt and non exempt employees) and streamline where necessary.

Funding:

For a staff of 19 employees, the estimated cost for such a study is under $10,000. Funding could come from the funds set aside for the Executive Director Search which was allotted approximately $ 40,000. In its recent Committee meeting, the Executive Director Search Committee determined to recommend to the SWFRPC to conduct the search in house. Some expenses will be incurred for the Executive Director Search but there will be significant funds available.

Also, as the study is being conducted, new revenue sources may be realized through grant applications, DRI applications and planning services provided to local government that are not covered by local government assessments. Planning services will need planning staff to bring in the revenues necessary to fund support staff.

Attachments:
1. SWFRPC Current Job Description Classifications

2. Example of an Outside Compensation Consulting Contract

# of Positions	Position Title	Classification Level	FY 10/11 Salary Range	Aug-11 Actual salary
1	**Executive Director**	Exempt	As determined by Council	vacant
1	**Planning Director**	Exempt	36.08 - 52.66	41.06
	Staff Attorney	Exempt	77.25 **as** needed	
1	**Administrative Manager-H/R-Operations**	Exempt	20.26 - 32.99	31.39
1	**Admminstrative Manager-Finance**	Exempt	20.26 - 32.99	31.39
1	**CHNEP Director**	Exempt	As determined by CHNEP Board	47.2
1	CHNEP- Deputy Director	Exempt	31.08 - 42.62	36.44
1	CHNEP- Program Scientist	Exempt	20.26 - 32.99	24.97
1	CHNEP- Communications Manager	Exempt	20.26 - 32.99	32.02
1	**MPO- Director**	Exempt	36.08 - 48.63	48.63
1	MPO- Deputy Director	Exempt	31.08 - 42.62	38.68
1	MPO-Senior Transportation Planner	Exempt	20.26 - 32.99	27.04
1	MPO-Public Information Specialist/Planner	Exempt	17.98 - 28.70	21.51
1	Planning Manager	Exempt	27.53 44.04	42.31
1	Principal Planners-Haz Mat	Exempt	23.29 - 38.68	38.68
1	Principal Planners-Comp. Planning	Exempt	23.29 - 38.68	34.67
1	Principal Planner-Environmental	Exempt	23.29 - 38.68	31.7
1	Senior Planner-DRI	Exempt	20.26 - 32.99	27.86
0	Regional Planner	Exempt	18.90 30.47	0
1	Sr.Environmental Planner	Exempt	20.26 - 32.99	21.94
1	Network Administrator/Senior Planner	Exempt	21.94 - 35.72	29.57
1	**GIS/Graphics Manager**	Exempt	20.26 - 32.99	31.08
1	GIS/Graphics Analyst	Exempt	16.94 - 27.31	22.16
1	Public Information Specialist/Webmaster	Exempt	17.98 - 28.70	22.83
1	Administrative Staff Specialist	Exempt	16.44 - 26.25	24
1	Administrative Specialist- SR.	Hourly	16.44 - 26.25	24
1	Account Clerk	Hourly	11.60 - 18.16	13.89
1	Information/Records Clerk (Part Time24 hours)	Hourly	10.50 - 16.44	13.48
26			-	

Current 2011 Positions

Staff Attorney

Southwest Florida Regional Planning Council

Position Title: Metropolitan Planning Organization (MPO) Public Relations Specialist/Planner

Salary Range:
$17.98 -$28.70

Job Description:
Under the general direction of the MPO Director the Public relation Specialist/Planner performs professional work developing, coordinating, and implementing programs designed to increase public awareness of the functions and activities of the Lee County Metropolitan Planning Agency (MPO). Employees in this position identify issues/problems, research and gather data, analyze alternatives and implement plans with their particular area of transportation. Employee in this position has considerable communication with City and County Administrators, regulatory agencies and the public.

Essential Duties:
Develops and coordinates public awareness programs and marketing plans for the Lee County MPO.
Develops and maintains a county wide media relations policy that ensures good relations relationship with media, as well as consistent, timely and accurate release of information.
Responds to and arranges media request for interviews
Publicizes Lee County MPO projects and events through media advisories, press conference, direct media contact, MPO website and external publications.
Composes and prepares news releases; provides information effort during emergency situations.
Directs efforts of writing team to produce a community newsletter; develops brochures, pamphlets, and news letter for distribution.
Responds to information request via email, telephone or written correspondence.
Compiles data and assimilates such into various reports for documentation purposes, accountability, and futures references.
Prepares monthly progress reports for Florida department of Transportation (FDOT) and federal Highway Administration.
Coordinates regional joint planning meeting dates and agenda.
Attends and participates in various meetings. Travel may be required outside of normal working hours.
Presents information in various forums concerning planning projects.
Assists the Director and MPO staff with special projects, reports, policies, regulations, budget and record retention, and with other tasks as directed.

Qualifications:
Bachelor's Degree in Public Administration, Business Management, Communication, or related field, or an equivalent combination of education, training and experience that provide the required knowledge, skills and abilities.
Proficient in Microsoft Office Programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Administrative Staff Specialist

Salary Range:
$16.94 - $27.31

Job Description:
The purpose of this position is provide highly responsible confidential, complex high profile and specialized administrative support to the Department Directors and Council Appointed Officials. Position functions in a staff capacity to perform multiple duties related to diverse agency-wide programs, projects and issues which cross agency operational and administrative lines. This class provides administrative, analytical and liaison support with greater independence of action than the Senior Administrative Staff. Due to the class's independence of duties, guidance is received only on issues requiring executive level approval. This position is under the general direction of the H/R-Operations Manager.

Essential Duties:
Provides direct assistance to the Department Directors and Council Appointed Officials as required on diverse matters related to the daily operations.
Position has frequent internal and external contact with a variety of levels of executive management in the public and private sectors on matters of importance to agency programs and services.
Coordinates, provides support and attends meetings, conferences and committees. Travel may be required outside normal working hours.
Composes, transcribes, types and compiles a variety of letters, documents, forms, and correspondence.
Prepares complex and/or special reports as directed.
Coordinates, establishes and maintains office filing systems and databases.
Ensures the accurate preparation of meeting notices, agendas, minutes, and executive summaries for SWFRPC'S board meetings.
Must be able to exercise independent judgment concerning assigned duties, including making administrative decisions in accordance with policies and procedures.
Researches and assists with preparation of any/all grant opportunities for the agency.
Acts as the agencies RMLO (Records Management Liaison Officer).
All other duties as assigned by the Executive or Planning Directors and the Council of the SWFRPC.

Qualifications:
Associates Degree in Business Administration or related field, or an equivalent of education, training and experience that provide the required skills and abilities, with a minimum of five (5) years in progressively responsible office support experience.
Proficient in Microsoft office programs.
A valid Florida drivers License is required.

# of Positions	Position Title	Years of Employment	Classification Level	October 1, 2010 Salary Range	1-Oct-10 Actual Salary
1	**Executive Director**	11	Exempt	As determined by Council	56.01
1	**Planning Director**	2	Exempt	36.08 - 52.66	41.06
	Staff Attorney		Exempt	Hourly **as** needed	
1	**Administrative Manager-H/R-Operations**	12	Exempt	20.26 - 32.99	31.39
1	**Admminstrative Manager-Finance**	10	Exempt	20.26 - 32.99	31.39
1	**CHNEP Director**	8	Exempt	As determined by CHNEP Board	47.20
1	CHNEP- Deputy Director	6	Exempt	31.08 - 42.62	36.44
1	CHNEP- Program Scientist	2	Exempt	20.26 - 32.99	24.97
1	CHNEP- Communications Manager	10	Exempt	20.26 - 32.99	32.02
1	**MPO- Director**	3	Exempt	36.08 - 48.63	**48.63**
1	MPO- Deputy Director	10	Exempt	31.08 - 42.62	38.68
1	MPO-Senior Transportation Planner	11	Exempt	20.26 - 32.99	27.04
1	MPO-Planning Tech	3	Hourly	14.31 - 22.38	19.47
1	Planning Manager	26	Exempt	27.53 44.04	42.31
1	Principal Planners-Haz Mat	21	Exempt	23.29 - 38.68	**38.68**
1	Principal Planners-Comp. Planning	9	Exempt	23.29 - 38.68	34.67
1	Principal Planner-Environmental	4	Exempt	23.29 - 38.68	31.70
1	Senior Planner-DRI	4	Exempt	20.26 - 32.99	27.86
0	Regional Planner		Exempt	18.90 30.47	
1	Sr.Environmental Planner	2	Exempt	20.26 - 32.99	21.94
1	Network Administrator/Senior Planner	11	Exempt	21.94 - 35.72	29.57
1	**GIS/Graphics Manager**	17	Exempt	20.26 - 32.99	31.08
1	GIS/Graphics Specialist	3	Exempt	16.94 - 27.31	22.16
1	Public Info/Webmaster (30 hours average)	4	Exempt	17.98 - 28.70	22.83
2	Administrative Specialist- SR.	19	Hourly	16.44 - 26.25	24.00
	Administrative Specialist- SR.	19	Hourly	16.44 - 26.25	24.00
1	Account Clerk	4	Hourly	11.60 - 18.16	13.89
1	Information/Records Clerk (Part Time24 hours)	4	Hourly	10.50 - 16.44	13.48
26				-	812.47

Southwest Florida Regional Planning Council

Position Title: Executive Director

Salary Range:
Determined by Council

Job Description:
The Executive Director is responsible for the day to day leadership and administration of the Southwest Florida Regional Planning Council (SWFRPC). The Executive Director educates and inspires the vision for the physical, economic, social and environmental future of Southwest Florida. The position requires leadership stature to assume a strategic role in refining, enhancing, strengthening and advancing the Regional Planning Council's mission. This position reports to and is evaluated by the Council.
Position requires extensive knowledge of regional planning practices, comprehensive planning, economic development, hazardous material planning, transportation planning, development of regional impact (DRI) review process and environmental planning. Knowledge of principles and practices of public administration, including grant writing, program planning, implementation, evaluation, budgeting, contract administration, and competitive bid process.

Essential Duties:
Plans, organizes and directs operations of the RPC staff according to the requirements of all applicable federal, state and local laws.
Directs and administers an effective and realistic budget.
Provides effective leadership and supervision to the staff of the Southwest Florida Regional Planning Council. Evaluates performances, counsels and terminates employees.
In conjunction with the Council, develops strategies and long and short- term objectives of the organization.
Establishes priorities for resources, anticipates challenges, formulates and adjusts policies and revises planning efforts as necessary.
Prepares an orderly, workable agenda to assist Council Members to focus on policy-making and ongoing issues.
Prepares and submits recommendations to the Council concerning existing and future Council policies, programs, contractual agreements and special studies.
Conducts and attends meetings and conferences to discuss current problems, policy changes and other pertinent matters. Travel may be required outside of normal working hours.
Represents the Council before various agencies, boards, media and the public.
Collaborates with partners, assists other agencies and organizations to achieve shared development.
Attends the Florida Regional Councils Association (FRCA) meetings and represents the interest of the SWFRPC, collaborating and reviewing legislative changes in Florida's Planning laws.
Coordinates at the state, county and local level the implementation of the Strategic Regional Policy Plan (SRPP).

Qualifications:
A Masters Degree in Urban and Regional Planning, Public Administration, Public Policy or related field. Applicant must be a highly motivated professional planner, with a minimum of ten (10) years experience in administration and planning, with at least four (4) years having been in a successful, progressively responsible supervisory, managerial capacity.
Extensive knowledge of Florida regional practices experience preferred. Membership in American Institute of Certified Planners (AICP) is desired.
Proficient in Microsoft office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Planning Director

Salary Range:
$36.08 - $52.66

Job Description:
The Planning Director assists the Executive Director in all aspects of managing the Southwest Florida Regional Planning Council. Positions plans, organizes, coordinates and directs the activities and operations in the area of transportation planning. Substantial knowledge of Florida growth management experience is required, including; regional planning practices, comprehensive planning, economic development, land development regulations with familiarity with development of regional impact (DRI). Serves as advocate for the region and as a professional staff manager for the Council. Position exercises discretion and independent judgment with respect to matters of significance. Reports directly to the Executive Director.

Essential Duties:
Assists Executive Director in preparation and administration of Council's work program.
Assists Executive Director in development of annual budget and fiscal allocation.
Directs programs and services of Council; assumes all transportation related services.
Coordinates Community inter-relations.
Implements Council's Strategic Plan.
Serves as the Council's Legislative affairs liaison.
Prepares items for monthly agenda and the Council meeting.
Oversees staff development, makes recommendations regarding hiring, discipline, and promotion of subordinates; evaluates and rates employee performances.
Represents the Council before various agencies, boards, media, and the public.
Grant writing.
Attends Technical Advisory Committees of the MPO.
Performs local government site impact & concurrency reviews.
Required to attend meetings, travel may be required outside of normal working hours.
All other duties as assigned by Executive Director and the Council.

Qualifications:
Masters Degree in Regional or Urban Planning, Public Administration, Public Policy or related field, or an equivalent combination of education, training and experience that provide the knowledge, skills and abilities. Applicant must be a highly motivated professional planner with a minimum of eight (8) years planning, with at least three (3) years having been in a successful, progressively responsible supervisory, managerial capacity.
Proficiency with Microsoft Office programs.
A valid Florida Drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Planning Manager

Salary Range:
$27.53 - $44.04

Job Description:
The Planning Manager is responsible for the management and coordination of the Development of Regional Impact review process and manages areas of Emergency Management, such as Hurricane Evacuation and Sea Level Rise planning; in addition to statewide and regional planning projects. Substantial knowledge of Florida growth management experience is required, including; regional planning practices, comprehensive planning, economic development, land development regulations with familiarity with development of regional impact (DRI).
This position exercises discretion and independent judgment with respect to matters of significance, under the direct supervision of the Planning Director.

Essential Duties:
Ensures the timely and comprehensive review of all DRI applications.
Provides technical assistance to other departments, divisions, outside agencies, and the public, relative to the Development of Regional Impact issues, as well as statewide and regional planning projects.
Involves communication with developers, engineers, design professionals, city administrators, elected officials, regulatory agencies, media, and the public.
Presents analyses and recommendations to the Council regarding the DRI and planning review process.
Conducts research, analyzes information, and reports for decision making regarding all projects managed.
Manages projects objectives and time lines, for, timely completion within allocated budget.
Researches applications and grant opportunities.
Supervises and directs staff, including review and approval of staff recommendations and work products.
Performs miscellaneous administrative activities, including, budget preparation and review, and other general administrative functions.
Conducts and attends meetings as required. Travel may be required after normal working hours.

Qualifications:
Masters Degree in Urban and Regional Planning, Public Administration, Public Policy or related field, or an equivalent combination of education, training and experience that provide the knowledge, skills and abilities. Applicant must be a highly motivated professional planner with a minimum of seven (7) years in planning, with at least two (2) years having been in a successful, progressively responsible supervisory, managerial capacity.
Proficient in Microsoft Office programs.
A valid Florida Drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Principal Planner

Salary Range:
$23.29 – $38.68

Job Description:
Under the general direction of the Planning Director, the Principal Planner performs at an administrative level, responsible for the administration and development within their particular area of specialization. Employees in this class specialize in identification of issues/problems, research and data gathering, analysis of alternatives, and implementation of regulations. Employees in this position serve as a principal staff resource, and exercises independent judgment.

Essential Duties:
Plans, organizes and directs program according to the requirements of all applicable federal, state and local laws.
Provides technical assistance to other departments, divisions, outside agencies and the public.
Researches, compiles, analyzes and prepares data for problem solving and official publication regarding area of specialization.
Coordinates the completion of special projects including research and data analysis, preparation of technical reports, resolutions and oral presentations.
Assist staff in analyzing and developing recommendations.
Prepares and/or supervises the preparation of reports and applications relative to area of specialization.
Presents analysis and recommendations, both oral and written.
Exercises sound judgment in accordance with established departmental policies and procedures.
Attends and participates in various meetings. Travel may be required outside of normal working hours.
Coordinates activities of Interns/Planning Technicians.
Researches grant opportunities related to area of specialization.

Qualifications:
Masters Degree in Urban and Regional Planning, Public Administration, or related field, or an equivalent combination of education and experience that provide the knowledge, skills and abilities, plus seven (7) years in a progressively, responsible capacity.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Senior Planner

Salary Range:
$20.26 – $32.99

Job Description:
Under the general direction of the Planning Manager, the Senior Planner performs designing, drafting, implementation and monitoring of the Council's Strategic Regional Policy Plan (SSRP). Employees in this class identify issues/problems, research and gather data, analyze alternatives and implement plans with their particular area of specialization. Such areas include transportation, land use, natural resources, economic development, and emergency preparedness planning. Employees in this position has considerable communication with developers, engineers, design professional, city and county administrators, regulatory agencies and the public.

Essential Duties:
Reviews and analyzes various reports, studies, and other forms of documentation to gain information, determine compliance, and apply to assigned planning tasks.
Develops elements of the Council's strategic regional policy plans in area of specialization, i.e., transportation, land use, natural resources, economic development and emergency preparedness.
Provides technical assistance to communities within the six county regions.
Researches, compiles, analyze and display data for problem solving and official publication regarding assigned area of specialization.
Analyzes demographic, statistical, and other forms of data relevant to area of specialization for incorporating into planning tasks.
Compiles data and assimilates such into various reports for documentation purpose, accountability, and future reference, i.e., impact studies, population data and analysis, maps and diagrams.
Presents information in various forums concerning planning projects and their relation to area of specialization.
Attends and participates in various meetings. Travel may be required after normal working hours.
Responds to public inquires.
Performs related work as required.
Researches grant opportunities related to area of specialization.

Qualifications:
Bachelors Degree in Urban and Regional Planning, Public Administration, Transportation, Engineering and/or a closely related field, or an equivalent combination of education plus five (5) years experience that provide the required knowledge, skills and abilities.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Senior Environmental Planner

Salary Range
$20.26 – $32.99

Job Description:
Under the direction of the Project Manager for Environmental Grants, the Senior Environmental Planner will assist with field work at wetland and upland sites, performing the assessments of sites, and reviewing wetland and environmental impact permits. The areas of study will range from regional climate change to specific scientific issues. This position requires the ability to work on small boat and in estuarine and fresh water. Based on the needs of the project, this position may require hours to include weekends, related to weather and tide conditions.

Essential Duties:
Identify and evaluate available digital and hard copy data sets.
Compile digital data for, and/or copies of information on study sites.
Tabulate and generally describe study sites.
Tabulate field collected and office collected data.
Map all sites within the study area.
Tabulate, map, and compare coastal wetlands and other study sites.
Evaluate the apparent success of various avoidance, minimization mitigation and adaptation actions.
Visit and evaluate the project sites.
Provides technical assistance to Council Subcommittees
Compiles data and assimilates such into various reports for documentation purpose, accountability, and future reference, i.e., impact studies, population data and analysis, maps and diagrams.
Presents information in various forums concerning planning projects and their relation to the areas of specialization.
Attends and participates in various meetings. Travel may be required outside of normal working hours.
Take to lead on specific projects within the skill set of employee.
Responds to public inquires.
Performs related work as required.

Qualifications:
Bachelors degree in Environmental Management, Wetland Science, Ecology, and/or a closely related field, plus three years experience that provide the required knowledge, skills and abilities.
Proficient in Microsoft Office programs
Basic GIS knowledge with ESRI Arc-View and Arc-Info
A valid Florida Driver's License is required

Southwest Florida Regional Planning Council

Position Title: Regional Planner

Salary Range:
$18.90 – $30.47

Job Description:
Under the general direction of the Planning Director, the Regional Planner performs designing, drafting, implementation and monitoring of the Council's Strategic Regional Policy Plan (SSRP). Employees in this class identify issues/problems, research and gather data, analyze alternatives and implement plans with their particular area of specialization. Such areas include transportation, land use, natural resources, economic development, and emergency preparedness planning. Employees in this position has considerable communication with developers, engineers, design professional, city and county administrators, regulatory agencies and the public.

Essential Duties:
Reviews and analyzes various reports, studies, and other forms of documentation to gain information, determine compliance, and apply to assigned planning tasks.
Develops elements of the Council's strategic regional policy plans in area of specialization, i.e., transportation, land use, natural resources, economic development and emergency preparedness.
Provides technical assistance to communities within the six county regions.
Researches, compiles, analyze and display data for problem solving and official publication regarding assigned area of specialization.
Analyzes demographic, statistical, and other forms of data relevant to area of specialization for incorporating into planning tasks.
Compiles data and assimilates such into various reports for documentation purpose, accountability, and future reference, i.e., impact studies, population data and analysis, maps and diagrams.
Presents information in various forums concerning planning projects and their relation to area of specialization.
Attends and participates in various meetings. Travel may be required outside of normal working hours.
Responds to public inquires.
Performs related work as required.
Researched grant opportunities related to area of specialization.

Qualifications:
Bachelors Degree in Urban and Regional Planning, Public Administration, Transportation, Engineering and/or a closely related field, or an equivalent combination of education and plus three (3) years experience that provide the required knowledge, skills and abilities.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Planning Technician

Salary Range:
$14.31 - $22.38

Job Description:
Under the general direction of the designated Planning Director, the Planning Technician performs technical and professional work involving gathering information, evaluating, and reporting data for planning purposes, within a particular area of specialization. This position is responsible for developing assigned studies with some independence and for correlating factual information useful in formulating details of planning.

Essential Duties:
Performs research and analysis to gain information, determines compliance and applies to assigned planning task.
Organizes and reviews work for efficient results and accuracy.
Compiles data and assimilates such into various reports.
Prepares monthly progress reports.
Maintains files.
Presents information in various forms concerning planning projects and their relation to area of specialization.
Attends and participates in various meetings. Acts as Committee Coordinator for assigned committees.
Responsible for posting agendas, prepares, assembles, and distributes agenda packets.
Produces minutes from tape recordings.
Updates planning information to ensure website is up to date.
Reviews work through periodic conference with Planning Director.
Performs responsible administrative office duties as well as routine office management functions as needed by Department Director.
Performs related work as required and assigned.

Qualifications:
High School diploma, or GED diploma, supplemented by related college level courses in Planning, GIS, or a combination of education, training and experience that provide the knowledge, skills and abilities.
Proficiency with Microsoft Office programs.
May be required to possess a State of Florida Notary Public certification.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Administrative Manager-Finance

Salary Range:
$20.26 - $32.99

Job Description:
The Finance manager coordinates, supervises, and directs financial functions of the Southwest Florida Regional Planning Council, including accounting, auditing, cash management, grant accounting and reporting, budget and analysis. Position exercises discretion and independent judgment with respect to matters of significance. Reports directly to the Executive Director.

Essential Duties:
Prepares various spreadsheets for auditing purposes and annual reports.
Directs annual Audit, including MD&A.
Analyzes and prepares budget for approval.
Analyzes various financial data for accuracy, provides approval and/or adjustments.
Prepares various monthly and annual financial records and reports.
Prepares monthly analysis of expenditures and revenues of Council budget.
Prepares monthly analysis of expenditures and revenues of projects/grant budgets.
Reconciliations of bank statements.
Processes and reviews Accounts Payable and Accounts Receivable.
Calculates fringe and indirect costs.
Researches, prepares and corrects accounting entries and adjusting journals.
Monitors cash balance to ensure adequate cash flow.
Prepares monthly and /or quarterly invoicing of grants and projects.
Maintains fixed assets records, calculates depreciation.
Submits direct deposit of payroll and electronic deposit of payroll taxes.
Assists project managers in project budget presentation.
Assists H/R-Operations and Administrative Service Managers, provides back up when out of office.
Assists Executive and Planning Director as needed.

Qualifications:
Associates Degree in Finance/Accounting or a related field, or an equivalent combination of education, training and experience that provides the required knowledge, skills and abilities. Five (5) years of experience in government accounting and/or budgeting is required.
Proficient with Microsoft Office programs.
Knowledge of Peachtree Accounting Software preferred.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Administrative Manager-HR/ Operations

Salary Range:
$20.26 - $32.99

Job Description:
The H/R- Operation Manager plans, directs, and coordinates the operations of the SWFRPC. Duties and responsibilities include formulating policies, managing daily operations, and planning the use of materials and human resources, but are too diversified and general in nature to be classified in any one functional area of management or administration such as personnel, purchasing, or administrative services. Exercises discretion and independent judgment with respect to matters of significance. This position reports directly to the Executive Director.

Essential Duties:
Provides highly responsible, confidential, complex and specialized support.
Process weekly, monthly and annual Payroll, including 941's and all payroll associated taxes.
Manages employee benefits: retirement, health, life, disability, voluntary, deferred comp. and accrued leave.
Maintains Employee personnel files.
Responsible for all HR related issues; counseling; terminations, employee evaluations, interviewing, and orientation. Process all necessary documentation for compliance of new hires.
Creates and updates Job Descriptions.
Processes and reviews Accounts Payables for accuracy and complete documentation.
Manages company insurances, including risk management.
Responsible for daily revenue deposits, enters transactions into accounting software.
Formulates Policies and Procedures for the operations of the SWFRPC.
Assists in Budget preparation.
Assists with Audit.
Researches and responds to department/contract mangers requests.
Researches and responds to Council inquiries as directed.
Works in conjunction with Finance Manager, back up when out of office.
Makes recommendations regarding hiring, discipline, and promotion of subordinates.
Evaluates and rates administrative staff employee performances.
Assists Executive Director and Planning Director as directed.

Qualifications:
Associates Degree in Public Administration, Business Management or related field, or an equivalent combination of education, training and experience that provides the required knowledge, skills and abilities. Five (5) years of experience in municipal work/or a government service, with a minimum of three (3) years of supervisory experience.
Proficient in Microsoft Office programs.
Knowledge of Peachtree Accounting Software preferred.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Administrative Staff Specialist

Salary Range:
$16.94 - $27.31

Job Description:
The purpose of this position is provide highly responsible confidential, complex high profile and specialized administrative support to the Department Directors and Council Appointed Officials. Position functions in a staff capacity to perform multiple duties related to diverse agency-wide programs, projects and issues which cross agency operational and administrative lines. This class provides administrative, analytical and liaison support with greater independence of action than the Senior Administrative Staff. Due to the class's independence of duties, guidance is received only on issues requiring executive level approval. This position is under the general direction of the H/R-Operations Manager.

Essential Duties:
Provides direct assistance to the Department Directors and Council Appointed Officials as required on diverse matters related to the daily operations.
Position has frequent internal and external contact with a variety of levels of executive management in the public and private sectors on matters of importance to agency programs and services.
Coordinates, provides support and attends meetings, conferences and committees. Travel may be required outside normal working hours.
Composes, transcribes, types and compiles a variety of letters, documents, forms, and correspondence.
Prepares complex and/or special reports as directed.
Coordinates, establishes and maintains office filing systems and databases.
Ensures the accurate preparation of meeting notices, agendas, minutes, and executive summaries for SWFRPC'S board meetings.
Must be able to exercise independent judgment concerning assigned duties, including making administrative decisions in accordance with policies and procedures.
Researches and assists with preparation of any/all grant opportunities for the agency.
Acts as the agencies RMLO (Records Management Liaison Officer).
All other duties as assigned by the Executive or Planning Directors and the Council of the SWFRPC.

Qualifications:
Associates Degree in Business Administration or related field, or an equivalent of education, training and experience that provide the required skills and abilities, with a minimum of five (5) years in progressively responsible office support experience.
Proficient in Microsoft office programs.
A valid Florida drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Senior Administrative Staff

Salary Range:
$16.44 - $26.25

Job Description
Under the general direction of the H/R-Operations Manager, employees in this position provide highly responsible, confidential, complex, and specialized administrative support to the Executive Director, Planning Director, and also CHNEP and MPO Director as needed. Employees in this classification are accountable for the accuracy of routine and non-routine administrative support duties. Employee often deals with sensitive data and is expected to perform at a high degree of accountability. Employee must be able to exercise judgment concerning assigned duties; requires the ability to function independently.

Essential Duties:
Assists the Executive/Planning Director or Council Appointed Officials in many aspects of daily operations. Responds to directives of the Executive/Planning Director and individual Council members.
Provides direct assistance to the Department Directors, as required on diverse matters related to the daily operations of the SWFRPC.
Coordinates, provides support and attends meetings, conferences, committees as directed. Displays professionalism as often first contact with public.
Composes, transcribes, and compiles a variety of documents, forms, correspondence, council agenda items, desk procedures, mailings and miscellaneous reports for Department Directors/Supervisors, Appointed Officials, and various staff as instructed.
Schedules, coordinates and maintains calendars and databases.
Coordinates workload with department/project managers. Accepts assignments and ensure deadlines are met.
Ensures the accurate preparation of daily/weekly/monthly/quarterly/annual reports and assignments are met.
Coordinates, establishes and maintains office filing system.
Cooperates with and assists in cross training for the purpose of improving efficiency, maximizing resources, and ensuring accuracy.
Must be able to exercise independent judgment concerning assigned duties, including making administrative decisions in accordance with policies and procedures.
Researches grant opportunities.
Other duties as assigned.

Qualifications:
High School diploma, with three (3) years experience that provide the knowledge, skills and abilities.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Account Clerk

Salary Range:
$11.60 – $18.16

Job Description:
Under the general direction of the Administrative Operations and Finance Managers, the Account Clerk is responsible for providing administrative and accounting support as required in the general office. Position holds primary responsibility for purchasing records management. Employee often deals with sensitive data and is expected to perform at a high degree of accountability. Employee must be able to exercise judgment concerning assigned duties; requires the ability to function independently.

Essential Job Duties:
Responds to general customer service inquiries.
Obtains quotes from various vendors for purchases.
Travel coordinator, researches options for flights, secure hotels, and any additional cost associated for approved travel request.
Processes Purchase Orders.
Processes mail for vendor payments.
Maintains Accounts Payable file.
Prepares Check Request for vendor payments.
Receives payments and prepares bank deposits.
Maintains petty cash.
Assists Finance ,Operations and Administrative Support staff as directed.
Answering of multi line telephones, receptionist duties as needed.
All other general office duties as assigned.

Qualifications:
High School diploma, supplemented by two (2) years related work experience, or an equivalent combination of training and experience that provides the necessary knowledge, skills, and abilities.
Knowledge of Peachtree Accounting Software preferred.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Information/Records Clerk

Salary Range:
$10.50 – $16.44

Job Description: Information/Records Clerk
Under the general direction of the H/R-Operations Manager; employee in this classification performs general office, and clerical support. Primary duties involve preparing files for document imaging. Employee initially works under close supervision until essential knowledge is gained to perform tasks independently.

Principle Duties:
Prepares files for document imagining.
Answers multi line telephones.
Responds to general customer service inquiries.
Performs general receptionist duties.
Opens and distributes mail.
Operates office equipment; copier, fax, postage meter, etc.
Maintains various data files.
Prepares files for document imagining.
All other duties as assigned.

Qualifications:
High School diploma, with two years related work experience in customer service or clerical, or an equivalent combination of education, experience and training that provides the required knowledge, skills and abilities.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Network Administrator

Salary Range:
$21.94 – $35.72

Job Description
Under the general direction of the Planning Director the Network Administrator provides specialized configuration, testing, implementation, support and maintenance of all servers, routers, interfaces, and applications for optimum performance and security levels of the Councils network. Maintains and provides 24/7 support for the above hardware and software. This includes: back-up systems, Network Performance Tools, troubleshooting tools, Email system, Internet, Remote and Local Access and Microsoft Network and User applications. Performs associated system management and procedures to ensure the availability, security, and integrity of the entire network and email systems. Work also involves network design and monitoring. In the role of Senior Planner, performs related work as required.

Essential Duties:
Maintains network applications such as Microsoft latest Server Software, Microsoft network and Application Software, Client Access, Network Management Products, Firewall and Internet Gateway.
Maintains and administers the Council's network and/or wide area network operating software and hardware, cable, routers, and hub installations, and other related network systems.
Maintains the operating system and security system and security software utilized on the network, including the addition/deletion of users.
Maintains performance tuning and capacity planning activities to enhance the performance of the network resources.
Coordinates network hardware and software installations.
Monitors the performance of routine backups and archival of files stored on the network.
Research and recommends the purchases of all IT hardware, software and licensing.
Develops and maintains Council's network disaster recovery plan.
Performs, installs, repairs or adjustments to Council's owned PC and related equipment.
Provides technical assistance and training to assist users on the use of standard applications.

Qualifications:
Bachelor's degree in Computer Information Systems, Computer Science or related field with significant course work in PC networking and hardware installations, or an equivalent experience and combination of formal training. Three (3) or more years of experience in local/ and or wide networks.
Proficient with Microsoft Office programs; Microsoft certifications preferred.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: GIS Manager

Salary Range:
$20.26 – $32.99

Job Description:
The GIS Manager coordinates and supervises the personnel involved in the design, development, implementation and maintenance of the Council's Geographic Information System (GIS). This employee has considerable knowledge of software, hardware, peripheral equipment and terminology related to GIS. The GIS Manger oversees the preparation of maps, programs, sketches, and related graphical media. Position is responsible for assuring that the Council's system is accurate, reliable, and comprehensive. Reports directly to Planning Director.

Essential Duties:
Coordinates GIS database development and maintenance, and system administration.
Oversees the conversion of various forms of data in maintaining geographical date, i.e., entering new data, changes and/or transfers into the GIS system.
Manages and supervises the GIS personnel issues and concerns.
Organizes and plans GIS activities.
Maintains geographical data retrieval system, ensuring the integrity and accessibility of data.
Assigns applicable projects and responsibilities to GIs staff.
Reviews and recommends approval of projects completed by GIS staff.
Coordinates the operation of all GIS hardware and software.
Answers public inquiries and inter departmental inquires pertaining to geographical information, i.e., hurricane surge data, land use data, census data, economic data, and environmental data.
Analyzes databases, libraries, reports, and maps to ensure accuracy in data management and processing.
Updates and maintains Arc IMS system for the RPC.
Coordinates relationships with public and private organization involved in GIS development and maintenance.
Makes recommendations regarding hiring, discipline, and promotion of subordinates; evaluates and rates employee performances.
Performs related work as required.

Qualifications:
Bachelors degree in Urban Planning, Public Administration, Computer Science or related field, or an equivalent combination of education, training and experience that provide the required knowledge , skills, and abilities. Five (5) years of experience that demonstrates skill, progression and working knowledge of modern GIS programs i.e. Arc/Info, ArcView, UNIX, Windows 3.11/95NT, with at least three (3) years having been in a successful, progressively responsible supervisory, managerial capacity.
Proficient with Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: GIS Analyst
Salary Range:
$16.94 –$27.31

Job Description:
Under the general direction of the GIS Manager the GIS Analyst assists in developing and maintaining the Council's GIS system. Employees in this class must have knowledge of software, hardware, peripheral equipment, SQL Databases and terminology related to GIS. Employee has a high level of GIS skill exploiting the spatial capabilities of GIS oriented tools, database and other associated technology.

Essential Duties:
Assists the GIS Manager in the design and implementation of the Council's GIS system.
Administers hardware and software required for the operation of the council's GIS system. Hardware includes HP Plotters, printers, digitizers, and personal computer. Software includes Windows Operating System, ARC/Info, Arc/View, and windows.
Responsible for the implementation and maintenance of web products and related software.
Provides technical assistance to other departments, outside agencies and the public related issues.
Assists GIS Manager in the distribution and networking of GIS software and data throughout the departments.
Responds to GIS data, mapping, and other requests by the Council and public.
Creates and manages GIS data sets.
Performs related work as required.

Qualifications:
Bachelors Degree in Computer Science, Planning, or related field, or an equivalent combination of education, training and experience that provide the required knowledge, skills and abilities. Two (2) years of experience in the operation of Arc/Info-Arc/View GIS software preferred.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Public Information Specialist/Webmaster

Salary Range:
$17.98 - $28.70

Job Description:
Under the general direction of the GIS Manger the Public Information Specialist/Webmaster engages in promoting the Council by writing or selecting publicity material, and releasing it through various communications media. This position manages the in-house library of the Council and prepares publications including press releases, brochures and special reports to the general public, elected and appointed officials and staff. As Webmaster, this position maintains specific websites, used as resources that provide the general public, planning professional, elected and appointed officials and staff updated information.

Essential Duties:
Administers all aspects of library management for the Council's special collection library.
Selects, acquires, catalogues and process library materials.
Responds to requests for information, conducts research.
Participates actively in the Southwest Florida Library Network.
Designs and produces written material as requested.
Creates and updates various web pages that may include forms, menus, tables, frames, graphics and other elements.
Performs daily and weekly maintenance activities; updating current information , deleting outdated material, searches and resolves errors and broken links and correcting formatting.
Designs new facades periodically to keep site fresh.
Tracks and reports page hits to staff members as necessary.
Maintains internal Intranet, provides user and technical documentation for the Intranet.

Qualifications:
Bachelor's degree in Business Communications, Library Science, Information Systems, or related field, or an equivalent experience and combination of formal training, with three (3) years experience that provide the knowledge, skills and abilities.
Proficient in Microsoft Office, Adobe, and Corel applications.
Macromedia Dreamweaver, HTML experience required.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Charlotte Harbor National Estuary (CHNEP) Director

Salary Range:
Determined by CHNEP Board

Job Description:
The CHNEP Director is responsible for planning, organizing, supervising, and coordinating numerous activities of the CHNEP, within the study of Peace River Watershed, Myakka River Watershed, Charlotte Harbor (Proper), Lemon Bay/Gasparilla Sound/Cape Haze Complex/Pine Island Sound/Matlacha Pass, Tidal Caloosahatchee River and the Estero bay Watershed.
This program is directed by a Policy Committee composed of policy level representatives of the U.S. Environmental protection Agency (EPA), the Florida Department of Environmental protection (FDEP), the Southwest Florida Regional Planning Council (SWFRPC), the Central Florida Regional Planning Council(CFRPC), the Southwest Florida and South Florida Water Management Districts (SWFWMD and (SFWMD), the Florida Fish & Wildlife Conservation Commission, the Florida department of Community Affairs (DCA) and local governments and municipalities of Lee, Charlotte, Hardee, and Desoto Counties, and portion of Manatee, Polk, and Sarasota Counties.
This program is administered by the SWFRPC.

Essential Duties:
Coordinating and managing staff support for the Policy and Management Committees Technical and scientific reports
Quality control for contractor work
Oversight of data management system
Coordination of public participation and education initiatives
Analysis and evaluation of technical and scientific reports
Preparation of reports and documents
Coordination of contractual, budgetary, audit and personnel aspects of the program
Coordinating with relevant State, federal, regional and local projects
Liaison with the media, public, academic, and other interested parties.
Conduct and attend meetings and conferences, travel may be required outside of normal working hours.
Carry out complex responsibilities with general instructions, guidance, and supervision of the Management and policy direction of the Policy Committee.
Foster strong intergovernmental, interagency and interdisciplinary coordination cooperation and collaboration is essential.

Qualifications:
Masters Degree in Environmental Sciences, Environmental Engineering, Urban and Regional Planning, Policy Analysis, Public Administration or a related field. Applicant must be a highly motivated professional, with a minimum of eight (8) years in environmental science, with at least three years having been in a successful, progressively responsible supervisory, managerial capacity.
Proficient in Microsoft Office programs.
A valid Florida Drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Deputy Director – CHNEP

Salary Range
$31.08 - $42.62

Job Description:
The Deputy Director of the Charlotte Harbor National Estuary Program (CHNEP) performs professional and administrative work to support the effective implementation of the CHNEP Comprehensive Conservation Management Plan (CCMP).This position handles special projects under the direction of the CHNEP Director, acts as liaison to the CHNEP partners as required, and in the absence of the CHNEP Director, acts in her stead. Responsible for providing guidance and advice to the CHNEP Management Conference and staff regarding statutory and regulatory issues affecting CCMP implementation and process. This position has direct interaction with EPA Project Managers at the Regional and Headquarter level.

Essential Duties:
Responsible for submitting annual EPA funding requests.
Identifies and pursues funding opportunities that are consistent with the CCMP.
Performs contract and grant reviews, revisions and ensuring compliance with applicable Federal and State statues and regulations.
Provides guidance and advice to the CHNEP Management Conference, partners, public officials private industry representatives, citizens and staff regarding statutory and regulatory issues, legislation, and funding affecting CCMP implementation and process.
Provide contract and grant management to the CHNEP.
Assist with Workplan development and confers with Director in the preparation of budget.
Advises CHNEP staff and Management Conference on legal questions arising in the course of carrying out their duties, including proper legal interpretation and application of statutes, case law, ordinances, and other regulations.
Researches, prepares and review documents of legal significance before submission to the CHNEP Management Conference.
Negotiates terms of contracts and agreements as required.
Responsible for staff career developments.
Attends meetings and conferences, travel may be required outside of normal working hours.

Qualifications:
Masters Degree in Environmental Science, Biology, Natural Resources Management, Business, Public Administration or related field, or an equivalent combination and experience that provide the knowledge, skills and abilities. Applicant must be a highly motivated professional with a minimum of seven (7) years in environmental science with at least two (2) years having been in a successful, progressively responsible supervisory, managerial capacity.
Proficient in Microsoft Office Programs.
A valid Florida Drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Program Scientist-CHNEP

Salary Range:
$20.26 – $32.99

Job Description:
The Program Scientist is an interdisciplinary specialist who works as part of a team to carry out the goals of the Program to implement the Management Plan and annual workplan. The position is primarily responsible for staffing the Technical Advisory Committee (TAC) and managing and implementing the Program's research, monitoring and restoration projects and data management activities.
Employee in this position work with a high degree of independence under the general direction of the CHNEP Director.

Essential Duties:
Develops, refines, and implements CCMP activities related to research, restoration, monitoring, and data management. Coordinates with CHNEP partners so that the study area has consistent and comparable data.
Manages CHNEP's technical projects including developing and refining projects through the Management Conference, advertising scopes of work, and managing projects.
Manages the inter-agency Coastal Charlotte Harbor Monitoring Network, including performing annual field audits.
Organizes technical workshops and conference. Ensures that proceedings are published.
Serves as staff the CHNEP Technical Advisory Committee, including developing agenda packets, minutes, and coordination with TAC chairs.
Aids with the management and Policy Committees as needed.
Researches, compiles, analyze and display data for problem solving and publication.
Presents information in various forums and formats.
Attends and participates in various meetings related to research, restoration, monitoring, and data management throughout the watershed and elsewhere. Travel may be required outside of normal work hours.
Works cooperatively and positively with a variety of disciplines including elected officials, scientists and citizens, including presenting scientific information in a meaningful ways.
Contributes to public outreach materials such as writing articles for the program newsletter and website, provide technical review of material that are produced for the public, and responding to inquires from the public.
Contributes to grant and funding applications.
Performs related work as required.

Qualifications:
Bachelors Degree in Environmental Science, Marine/Freshwater Science, Biological Science Natural Resource Management, or related natural science field or an equivalent combination of education, training and three (3) years experience that provide the knowledge, skills and abilities.
Prefer proficiency in statistics, graphic representation, and GIS.
Proficient in Microsoft Office programs.
A valid Florida Drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Communications Manager - CHNEP

Salary Range:
$20.26 – $32.99

Job Description:
The Communications Manager is responsible for developing, implementing and evaluating a strategic communication plan that implements the Charlotte Harbor National Estuary Program (CHNEP). The Communications Manager is responsible for staffing the Management Conference, especially the Citizens Advisory Committee (CAC). Employee in this position work with a high degree of independence under the general direction of the CHNEP Director.

Essential Duties:
Supports the Management Conference by encouraging participation in the CHNEP, communicating between and among members, developing meeting agendas, responding to requests as indentified by members.
Plan, develop, coordinate and implement a comprehensive communications program that involves public information, internal information, marketing, media relations and community relations.
Work collaborative with a diverse team to create, manage and develop materials, including publications, videos and events.
Coordinate communications projects with vendors and contractors.
Provide writing and editing support, review for adherence to CHNEP guidelines of outbound communication.
Assist in developing new revenue sources through sponsorship, donations, etc.
Serve as liaison, represents CHNEP on various committees, agencies and projects. Travel may be requires outside of normal work hours.
Publish quarterly newsletter about "happenings" in the CHNEP study area.
Develop and maintain website that provides all CHNEP produced items, promotions, events, materials, registrations and request forms. Ensures content and design are relevant, timely and engaging.
Manages public outreach grant programs, developing guidance, application procedures and review, correspondence and oversight of projects.

Qualifications:
Bachelor Degree in Marketing, Business, Communications or a related field, or an equivalent combination of education, training and three (3) years experience that provide the knowledge, skills and abilities.
Proficient in Microsoft Office, Adobe, and Macromedia Dreamweaver.
A Valid Forida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Metropolitan Planning Organization (MPO) Director

Salary Range:
$36.08 - $48.63

Job Description:
The MPO Director is responsible for planning, organizing, supervising, and coordinating transportation planning activities for the Lee County Metropolitan Planning Organization, an administrative entity of the SWFRPC. The Lee County MPO maintains a long-range transportation plan for the service area and participates in corridor location studies with Lee County Transportation Planning staff. The MPO Director will participate in projects related to transportation planning and engineering practice, development of regional impact review, community impact assessment, transportation modeling, and transit planning and related aspects of regional and metropolitan transportation planning.
This position reports to the Executive Director of the Southwest Florida Regional Planning Council (SWFRPC).

Essential Duties:
Assures that the functions of the MPO, as defined by Federal, State and rules adopted are conducted appropriately and successfully.
Provides leadership and works with the Board to assure comprehensive, cooperative and continuing policies, plans and process are developed that reflect the current and future transportation and growth management needs of defined study area.
Plans, assigns, directs and coordinates activities of the MPO staff; evaluates and rates employee performances.
Develops the work plan and budget for the MPO, ensures that the transportation planning process is performed in compliance with the current Unified Planning Work Program (UPWP) and applicable state and federal regulations.
Establishes and maintains effective working relationships with officials of a variety of public and private agencies.
Participates in monthly MPO and advisory committee meetings; directs the preparation of meeting agendas and support material.
Attends meetings, conferences, and seminars involving local, state, and national transportation issues related to the MPO. Travel may be required outside of normal working hours.
Acts as primary advocate within the community, including the media, on all MPO priorities.
Tracks state and federal legislation relevant to the organization and its members.

Qualifications:
Masters Degree in Planning, Transportation, Traffic Engineering, or related field, or an equivalent combination of education, training and experience that provide the knowledge, skills, and abilities. Applicant must be a highly motivated professional planner, with a minimum of eight (8) years in transportation planning, with at least three (3) years having been in a successful, progressively responsible supervisory, managerial capacity. Competency in transportation modeling; familiarity with FTUMTS demand simulation model desired.
Proficient in Microsoft Office programs.
A valid Florida Drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Metropolitan Planning Organization (MPO) Deputy Director

Salary Range:
$31.08 - $42.62

Job Description:
The Deputy Director is responsible for assisting in planning, directing, and coordinating the long-range transportation planning functions. Responsibilities include assisting in implementing state and federal urban area transportation planning projects, providing staff support to the Metropolitan Planning Organization (MPO) Governing Board, managing state and federal transportation planning grants and assisting in preparing County Transportation Improvement Programs.
The position requires considerable knowledge of the theories, principles, and practices of transportation planning.
This position exercises considerable independent judgment, reports to the general direction of the MPO Director.

Essential Duties:
Coordinates programs with local governments.
Establish and maintain effective working relationships with officials of a variety of public and private agencies.
Monitors programs and funding opportunities.
Prepares and monitors consultant contracts.
Conducts research, analyzes information, and reports for decision making regarding MPO planning.
Prepares and provides presentations to the MPO Board and its advisory committees on projects and updates.
Assists in meeting State and Federal requirements in completing tasks.
Assists in the development of monthly MPO Board agendas.
Ensures that documentations are reviewed for quality assurance.
Ability to meet effectively with public, governmental representatives, consultants and other interested groups; express ideas clearly, concisely and effectively, both oral and written.
Attends meetings, conferences, and seminars involving local, state and national transportation issues related to the MPO. Travel may be required outside of normal working hours.

Qualifications:
Masters Degree in Urban and Regional Planning, Transportation, Traffic Engineering or related field, or an equivalent combination of education, training and experience that provide the knowledge, skills and abilities. Applicant must be a highly motivated professional planner with a minimum of seven (7) years in transportation planning, with at least two (2) years having been in a successful, progressively responsible supervisory, managerial capacity.
Proficient in Microsoft Office Programs.
A valid Florida Drivers License is required.

Southwest Florida Regional Planning Council

Position Title: Metropolitan Planning Organization (MPO) Senior Planner

Salary Range:
$ 20.26 – $32.99

Job Description:
Under the general direction of the MPO Director, the Senior Planner performs designing, drafting, implementation and monitoring of the Metropolitan Planning Organizations long range transportation plan. Employees in this class identify issues/problems, research and gather data, analyze alternatives and implement plans with their particular area of specialization. Such areas include transportation, land use, natural resources, economic development, and emergency preparedness planning. Employee in this position has considerable communication with city and county administrators, regulatory agencies and the public.

Essential Duties:
Reviews and analyzes various reports, studies, and other forms of documentation to gain information, determine compliance, and apply to assigned planning tasks.
Develops elements of MPO's long range transportation plan in area of specialization, i.e., transportation, land use, natural resources, economic development and emergency preparedness.
Provides technical assistance to communities within the region.
Researches, compiles, analyze and display data for problem solving and official publication regarding assigned area of specialization.
Analyzes demographic, statistical, and other forms of data relevant to area of specialization for incorporating into planning tasks.
Compiles data and assimilates such into various reports for documentation purpose, accountability, and future reference, i.e., impact studies, population data and analysis, maps and diagrams.
Presents information in various forums concerning planning projects and their relation to area of specialization.
Attends and participates in various meetings. Travel may be required after normal working hours.
Responds to public inquires.
Performs related work as required.

Qualifications:
Bachelors Degree in Urban and Regional Planning, Public Administration, Transportation, Engineering and/or a closely related field, or an equivalent combination of education plus five (5) years experience that provide the required knowledge, skills and abilities.
Proficient in Microsoft Office programs.
A valid Florida Driver's License is required.

Southwest Florida Regional Planning Council

Position Title: Metropolitan Planning Organization (MPO) Public Relations Specialist/Planner

Salary Range:
$17.98 -$28.70

Job Description:
Under the general direction of the MPO Director the Public relation Specialist/Planner performs professional work developing, coordinating, and implementing programs designed to increase public awareness of the functions and activities of the Lee County Metropolitan Planning Agency (MPO). Employees in this position identify issues/problems, research and gather data, analyze alternatives and implement plans with their particular area of transportation. Employee in this position has considerable communication with City and County Administrators, regulatory agencies and the public.

Essential Duties:
Develops and coordinates public awareness programs and marketing plans for the Lee County MPO.
Develops and maintains a county wide media relations policy that ensures good relations relationship with media, as well as consistent, timely and accurate release of information.
Responds to and arranges media request for interviews
Publicizes Lee County MPO projects and events through media advisories, press conference, direct media contact, MPO website and external publications.
Composes and prepares news releases; provides information effort during emergency situations.
Directs efforts of writing team to produce a community newsletter; develops brochures, pamphlets, and news letter for distribution.
Responds to information request via email, telephone or written correspondence.
Compiles data and assimilates such into various reports for documentation purposes, accountability, and futures references.
Prepares monthly progress reports for Florida department of Transportation (FDOT) and federal Highway Administration.
Coordinates regional joint planning meeting dates and agenda.
Attends and participates in various meetings. Travel may be required outside of normal working hours.
Presents information in various forums concerning planning projects.
Assists the Director and MPO staff with special projects, reports, policies, regulations, budget and record retention, and with other tasks as directed.

Qualifications:
Bachelor's Degree in Public Administration, Business Management, Communication, or related field, or an equivalent combination of education, training and experience that provide the required knowledge, skills and abilities.
Proficient in Microsoft Office Programs.
A valid Florida Driver's License is required.

HRCC

HR COMPENSATION CONSULTANTS, LLC

Proposal for Compensation Consulting

City of Bonita Springs

August 10, 2011
Revised August 12, 2011
– increase in # of positions

Transmitted via email and mail to:
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Deputy City Clerk - HR
City of Bonita Springs
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239-949-6262
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COMPANY OVERVIEW:
HR Compensation Consultants, LLC (HRCC) is a multifaceted consulting firm, certified by the State of Florida as a Minority Business Enterprise, providing individualized human resources services and solutions in the areas of:

- Total Compensation Strategy
- Salary & Benefits Surveys
- Classification & Compensation Plan Development.

HRCC's founder, Katie Busch, typically serves as the Project Manager. We believe that success is best achieved by maximizing client communication and participation throughout the project. Our experience has demonstrated that successful projects incorporate the following characteristics:

- Clear understanding between the client and consultant regarding project goals, objectives, scope, process, schedule and products.
- Timely and responsive status updates.
- Review and understanding of client's needs before and during the course of the project.

OUR UNDERSTANDING OF YOUR PROJECT:
The City of Bonita Springs (Bonita Springs) has approximately 68 employees in 40 unique positions*, is anticipating another 15 positions,* and is seeking a consultant to assist in the following scope of work:

1. Conduct a classification study to align jobs based on job function.
2. Create and provide job descriptions for all approved positions, including a recommendation on FLSA status.
3. Conduct a compensation study to create a new pay plan.
4. Conduct an Employee Benefits market comparison to identify the total compensation of key City positions.
5. Create Compensation Administration Guidelines.

STUDY OBJECTIVES, TASKS & TIMELINE FOR PAY PLAN & JOB DESCRIPTIONS

Outlined below are the Major Tasks associated with various Study Objectives, along with a timeline to ensure that the project is completed in 12 weeks* (assuming a start date of 9/12/2011):

Project Objectives	Major Tasks Conducted by Bonita Springs	Support and Analysis Provided by HRCC	Timeline*
1. Review existing job information and create internal consistency of job classifications. OFF-SITE & ON-SITE	Gather Bonita Springs organizational charts, employee information, job descriptions (if available) Create job classification listing with HRCC Consultant for review by department heads. Meet with department heads to confirm classification role and level assignments.	Review Bonita Springs' information and get needed clarification. Provide Bonita with a Classification Guide, Role and Level Definitions, and Classification Review Process. Provide Position Questionnaire to gather job info and outline the Job Description Review Process. Conduct an initial job mapping.	9/12/2011 – 10/12/2011
2. Evaluate the current external market competiveness of Bonita Springs' pay ranges and employee benefits plan. OFF-SITE	Work with HRCC Consultant to compare current Bonita Springs' actual pay to current job market survey data (for base pay & benefits) and internal classifications.	Identify several labor market survey sources and compile average pay. Compare current pay ranges and employee benefits plan to current job market survey data Work with Bonita Springs to compare current Bonita Springs' actual pay to survey pay & benefits data and internal classifications.	9/23/2011 – 10/29/2011
3. Make DRAFT recommendations for a new classification & compensation plan. ON-SITE	Work with HRCC Consultant to create a new pay plan for Bonita Springs' jobs to ensure internal equity and external marketplace competiveness.	Work with Bonita Springs to create a new pay to ensure internal equity and external marketplace competiveness. Provide final job descriptions.	10/29/2011 – 12/6//2011
4. Make recommendations for adjustment of Bonita Springs' actual employee pay and employee benefits plan. OFF-SITE	Based on new pay plan, identify appropriate adjustments for Bonita Springs' actual employee pay.	Work with Bonita Springs to provide guidance on typical implementation plans and appropriate adjustments for Bonita Springs' actual employee pay.	11/15/2011 – 1/26/2012
5. Provide Final Report. OFF-SITE & ON-SITE		HRCC documents study tasks and findings, and presents to Council.	1/26/2012

Job Description Review Process & Timeline

Well-written job descriptions help an employee to see where their job fits within the department and the entire company. They also serve as an integral piece in recruiting and are used during the performance management process.

- HRCC will provide a process and tools to Bonita Springs for the review of current job descriptions to identify necessary changes.
- The supervising manager (to whom the position reports) should take the lead in reviewing the job description, and employees who are performing the job should also contribute to the review and editing of job descriptions. This review process usually takes three (3) weeks.

Reviewed job descriptions should be returned to the Deputy City Clerk before sending to HRCC who will create the final job descriptions for Bonita Springs. *Note that jobs that have multiple incumbents in various departments will be streamlined to cover the basics of all work performed.* HRCC will return final job descriptions within four (4) weeks.

NEW CLASSIFICATION METHODOLOGY

To evaluate internal equity, HRCC recommends that the City of Bonita Springs use a simple classification model to support a new pay structure. This job framework provides a better understanding of reward and career development opportunities across the organization. The new classification model provides:

- An uncomplicated approach to defining and documenting the content of jobs
- A consistent way to determine the value of jobs within the client organization relative to the outside job market

Based on the list of job titles provided by Bonita Springs, it is likely that the City's jobs can be slotted into the following Roles:

1. **Associate** – Service or production-related work typically requires minimum skill. Previous experience is preferred, but not required.
2. **Technician** – Service-related work that focuses on technical or specialized individual contributor work; requires knowledge gained through technical certification and previous experience.
3. **Professional** – focus on higher level, technical or specialized individual contributor work; requires knowledge gained through formal education.
4. **Leader** – Technical or specialized work, requires knowledge gained through formal education, primary focus of job is <u>people management</u> (hiring, training, performance management, budgeting), highest levels include accountability for strategic direction of organization

Illustrated below is a **possible** classification model that Bonita Springs could use. This classification model is based on the role a job has, recognizes various levels of work (entry, intermediate, senior, etc.):

Grade	Leader Titles	Leader Level	Professional Level	Technician Level	Associate Level
9	City Manager	**L5**			
8	Assistant City Manager	**L4**			
7	Director	**L3**			
6	Manager	**L2**	**P3**		
5	Supervisor	**L1**	**P2**		
4			**P1**	**T3**	
3				**T2**	**A3**
2				**T1**	**A2**
1					**A1**

HRCC will review available job information to slot the City's jobs into the classification model:

- Organization Charts
- Revised Job Descriptions
- List of employees with job titles, pay, department and reporting relationships

BENEFITS COMPARISON & RECOMMENDATIONS

HRCC will create a profile of the City's benefit offerings for seven (7) key benchmark jobs and compare it to the benefit offerings of several local governmental entities, and other sources as deemed appropriate. A dependable source is **SHRM's 2011 Employee Benefits Survey Report.** This benchmark survey, which has been conducted every year for the last six years, is a great tool to use to help organizations identify changes to benefits programs that will enhance their competitiveness. The Report is composed of 10 benefits sections:

1. health care and welfare benefits
2. preventive health and wellness benefits
3. financial and compensation benefits
4. paid leave benefits
5. family-friendly benefits
6. flexible working benefits
7. personal services benefits
8. housing and relocation benefits
9. business travel benefits, and
10. other benefits.

HRCC will review the comparisons to Bonita Springs' benefits profile and make recommendations for changes for Bonita Springs to consider.

MARKET PRICING APPROACH TO PAY STRUCTURE DEVELOPMENT

For the review and analysis of pay information, HRCC will review pay data from up to five sources (public and private sector) and use the following market-pricing approach to pay structure development for each location.

1. Compile salary data to determine the market competitive pay rates for as many City jobs as are able to be matched
2. Develop a pay structure using the market pay rates for recruitment areas around Bonita Springs
3. Assign benchmark jobs to the pay structure, based on market data and the City's internal equity (see New Classification Methodology section)
4. Assign non-benchmark jobs to the pay structure (those jobs for which there is no data or limited market data) based on the City's internal equity

REPORT, RECOMMENDATIONS & PRESENTATION

HRCC will document the methodology used in developing our internal equity and pay recommendations to ensure that the City's new compensation plan is successful in attracting and retaining a qualified and productive workforce. The Report will also include an implementation plan and identify any associated costs for changes to employee's actual wages or salaries.

Draft recommendations will be reviewed with the City before providing a Final Report. The Final Report includes:

- the methodology employed, findings, and recommendations including a job listing
- an allocation list comparing the current job titles to the proposed job titles
- new pay structure
- Compensation Administration Guidelines

HRCC Project Manager, Katie Busch, will make a presentation to Council on the Final Report.

COMPANY SPECIFICS

Contact Information

HR Compensation Consultants, LLC
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Florida Minority Business Enterprise #24790802

Description of Background and Experience

HRCC is a multifaceted consulting firm providing individualized human resources services and solutions in the areas of:

Performance & Talent Management	Total Compensation Strategy
Management Coaching	Merit Administration
New Supervisor Training	Pay & Incentive Plan Development
Salary & Benefit Surveys	Reward & Recognition Programs
Employee Engagement	Mergers & Acquisitions Integration

The founder of HRCC, Katie Miller Busch offers over 15 years of progressive compensation experience having worked in various industries, including high-tech, loyalty marketing, biopharmaceuticals, retail, manufacturing and logistics solutions. She started her career in governmental consulting working exclusively for cities, counties, and state agencies in Florida, California and the Southwestern United States. Her recent experience also includes implementing classification and pay plans for the US and Canada and for countries in Latin America and Europe. Her Bio is attached in the following pages.

KATIE MILLER BUSCH

SUMMARY

Accomplished HR professional with over 15 years of progressively responsible experience:

- Strong consensus building and consultative skills; self-confident and credible change agent.
- Excellent business partnering skills in developing solutions / alternatives to compensation, HR & business issues.
- Robust project-management, analysis, presentation, and verbal / written communication skills.
- Trusted leader with proven success in motivating individuals to excel while promoting team work.

ACCOMPLISHMENTS

Integrated business units into a single classification and pay structure following multiple acquisitions.

Lead the implementation of many new compensation and classification programs, including one for 15,000 US employees.

Developed a Job Mapping & Market Pricing Tool to merge a company's European jobs into one system.

Implemented new performance management processes and programs driving employee pay-for-performance.

Administered annual merit and bonus payouts, while educating managers on differentiating pay based on performance.

EDUCATION / PROFESSIONAL AFFILIATIONS

Bachelor's Degree in International Business
Florida Atlantic University 1993

Society of Human Resource Management (SHRM) Member since 1999 PHR Certification 1999 SPHR Certification 2002

Human Resource Association of Palm Beach County (HRPBC) Member since 2003

Human Resource Association of Broward County (HRABC) Member since 2008

2010 & 2011 Speaking Engagements: Pay Strategies for a New Economy"

World at Work Member since 2001: Working towards CCP

South Florida Compensation & Benefits Association (SFCB) Board Member: 2007 to present; President 2011

Florida Public Personnel Association (FPPA)

2006: "Writing Better Performance Evaluations"; "Are Your Benefits Competitive in Today's Market?" and "Service Awards: Are Your Employees Rewarded for their Loyalty?"

2009: "Moving Towards a Pay-For-Performance System" and "Moving from a Point Factor System to a Market Pricing Approach"

COMPENSATION AND PERFORMANCE MANAGEMENT		
• Compensation, benefits, incentive, rewards and performance evaluation programs • FLSA determinations and ADA compliance	• Annual merit, bonus and salary increase budget guidelines • Salary and benefits surveys • Sales plan design	• Mergers and acquisitions work by assessing and integrating compensation programs • Job descriptions and class plan design
EMPLOYEE COMMUNICATIONS AND TRAINING		
• Formal and informal employee and manager communications (emails, brochures, newsletters and website) • Confidential employee exit interviews	• Tools and training on compensation, benefits, incentive and rewards philosophies and programs • Successfully implement program changes	• Employee engagement / opinion surveys • Action Plan objective setting and assessment
EMPLOYEE RELATIONS		
• Employee and Manager counseling sessions, related to work unit reorganization, job restructuring, and compensation and performance management issues	• Coach line managers and HR managers in regard to pay decisions, policy and guideline interpretation, job evaluation, and creative solutions to staffing problems	• Developed training for “Exiting” employees during a facility closing
HR INFORMATION SYSTEMS & COMPUTER SKILLS		
• Implementation, maintenance and upgrades o PeopleSoft o iVantage, WorkDay o SAP o ADP	• Job evaluation systems o Hay o RCS o IPE • Global job posting system	• Word • Excel • Access • Power Point • Outlook

HR Compensation Consultants, LLC is comprised of six (6) Consultants and Associate Consultants who provide project support as needed. Each member of the HRCC team contributes many years of outstanding expertise and experience in their fields of specialty, from general HR management to information technology. Assignments for project support work are made based on the client's needs.

Professional Fees: The professional fees for our services are based on a blended hourly rate which includes the work of a Project Manager, Consultant and administrative-support staff. The majority of the project work described herein is anticipated to be completed via email and conference calls.

Classification and Pay Plan & Job Descriptions:	Originally:	$10,350
Fees with additional 15 positions:	**Revised:**	**$12,250**

HRCC is pleased to offer billing on milestone completion:

- HRCC requires a 30% Retainer (~~$3,105~~ **$3,675**) to begin work – 9/12/2011
- A milestone payment of 30% (~~$3,105~~ **$3,675**) is due upon provision of the Draft Classification Plan – 11/12/2011
- A milestone payment of 30% (~~$3,105~~ **$3,675**) is due upon provision of the Draft Compensation Plan and Final Job Descriptions – 1/4/2012
- Remaining 10% (~~$1,035~~ **$1,225**) is due upon provision of the Final Report – 1/29/2012

Professional Fees and Estimated travel expenses for each two-day on-site visit are billed separately at a flat rate of $1,450 per visit plus direct cost for hotel.

References	***Services Provided***
Lois Schlam, Director HR, Planning & OD Community Partnership for Homeless 1550 North Miami Avenue Miami, Florida 33136 Direct: 305.329.3037 lschlam@cphi.org	Compensation Survey Classification Plan Design
Nicole Wilson, Human Resources Manager Synergistix, Inc. 480 Sawgrass Corporate Parkway, Suite 200 Sunrise, Florida 33325 Direct: 954.707.4222 Nicole.Wilson@syncrm.com	Compensation Survey Classification Plan Design Job Description Review
Kimberly Gibbons, Human Resources Manager Village of Wellington 12300 W. Forest Hill Blvd. Wellington, Florida 33414 Direct: 561.791.4063 kgibbons@wellingtonfl.gov	Compensation Survey Classification Plan Design Performance Appraisal Design Job Description Review
Kira Shropshire, VP of Human Resources Rave Motion Pictures 2101 Cedar Springs, Suite 800 Dallas, Texas 75201 Office: 214.880.6300 kshropshire@ravemotionpictures.com	Compensation Survey Classification Plan Design Employee Engagement Survey HR Mission & Annual Goals
Karen Morrison, Sr. Director of Human Resources CSL Plasma, Inc. 5201 Congress Avenue, Suite 220 Boca Raton, Florida 33487 Direct: 561.912.3073 Karen.Morrison@cslplasma.com	Compensation Support
Marilyn Hannan, Excursion Leader (HR Director) Anne M. Gannon, Tax Collector Palm Beach County 301 North Olive Avenue, 3rd Floor West Palm Beach, FL 33401 Direct: 561.355.3921 mhannan@pbcgov.org	Compensation Survey Classification Plan Design

Agenda Item

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REGIONAL ISSUES

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Agenda Item

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Lee County MPO Lease Discussion

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Agenda Item

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City of Cape Coral Proposal to Withdraw from the SWFRPC

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