



SWFRPC
MEDIA SUMMARY
January 17, 2008
9:00 A.M.

1. AGENDA ADOPTION

Southwest Florida Regional Planning Council (SWFRPC) will consider changes or additions to its agenda of January 17, 2008.

2. MINUTES OF THE NOVEMBER 15, 2007, SWFRPC MEETING

Draft minutes of the November 15, 2007 meeting of the SWFRPC will be considered.

3. CONSENT AGENDA

A. Intergovernmental Coordination and Review (IC&R)

Southwest Florida Regional Planning Council will finalize administrative and intergovernmental actions submitted under the IC&R process.

B. Financial Statements (November & December 2007)

Financial statements of November and December 2007 will be presented for the Southwest Florida Regional Planning Council's perusal and approval.

C. Metro Park Development of Regional Impact – Notice of Proposed Change

The Metro Park DRI is located within the City of Fort Myers on Metro Parkway, north of Colonial Boulevard (S.R.844) and east of the Seaboard Coast Line Railroad. The City approved the development order, April 1, 1985. The approval was for 3,016 multi-family dwelling units, 412,000 square feet of commercial

development, 294,000 square feet of office, and 430,000 square feet of industrial. There have been eight previous changes to the project.

Regional staff's recommendations are: 1) Notify City of Fort Myers, the Florida Department of Community Affairs and the applicant that the proposed changes will not constitute a substantial deviation or create a reasonable likelihood of additional regional impacts to regional resources or facilities not previously reviewed by the SWFRPC and that attendance at the public hearing is not necessary; 2) Notify the City of Fort Myers that an annual monitoring report is due immediately and that additional permitting of development be stopped until the annual report is submitted; and 3) Request City of Fort Myers to 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 and staff recommendations.

D. Sandhill Development of Regional Impact – Notice of Proposed Change

The Charlotte County Board of Commissioners originally approved the Sandhill Development Order, February 17, 1981. The project is located on all four quadrants of the I-75/Kings Highway Interchange in northern Charlotte County. There have been twenty-seven (27) previous changes to the project's development order.

On October 17, 2007, a proposed change was submitted to the Southwest Florida Regional Planning Council. The request is to reduce the commercial square footage and increase the number of hotel rooms. Regional staff has noted that the proposed development order is not sufficient and has requested language change and related project monitoring reports. Therefore, the recommendation is to notify Charlotte County, the Florida Department of Community Affairs and the applicant that the proposed changes do not appear to create a reasonable likelihood of additional regional impacts on regional resources or facilities not previously reviewed by the SWFRPC; 2) Render a codified Development Order; 3) Request an updated Map H that not only lists square footages and numbers of residential units but also the acreages for each land use with a current date; 4) Request an updated GIS shape file of the new legal description of the Sandhill DRI project prior to the Development Order (DO) approval at the local government level; 5) Request an updated Annual Monitoring Report prior to DO approval at the local government level and 7) Request that Charlotte 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 the

Charlotte 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.

E. Merchant's Crossing Development of Regional Impact – Noticed of Proposed Change

The Lee County Board of Commissioners originally approved the Merchants Crossing Development of Regional Impact project on October 31, 1990. The project is located in Lee County, North Fort Myers, on the northwest corner of Pine Island Road (S.R. 78) and U.S. 41. The original development order included retail commercial square footage, office square footage and hotel rooms. There have been five (5) previous changes to the Merchant's Crossing Development Order that have been adopted by the Lee County Board of County Commissioners.

Regional staff recommends 1) Notify Lee County, the Florida Department of Community Affairs and the applicant that the proposed DRI changes do not appear to create a reasonable likelihood of additional regional impacts on regional resources or facilities not previously reviewed by the SWFRPC; 2) Render a codified Development Order; 3) Request an updated Map H that not only lists square footages but also preserve areas and open space areas along with a current date; 4) Request an updated GIS shape file of the project; 5) Request an updated Annual Monitoring Report prior to DO approval at the local government level and 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 the 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.

F. Toll-Rattlesnake Development of Regional Impact – Extension Request

The applicant's agent for the Toll-Rattlesnake Development of Regional Impact project has requested a 90 day extension to the deadline for responding to the ADA's sufficiency questions. The Florida Administrative Code's DRI Rule 291-4.001(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 September 19, 2007. The 45-day extension set the new deadline for sufficiency responses to November 5, 2007. Subsequent to granting the 45-day extension, the applicant's agent submitted a letter to the Southwest Florida Regional Planning Council, October 1, 2007, requesting an additional 90-day extension to the sufficiency

response period. A 90-day extension was granted at the Council meeting held October 18, 2007. The current deadline for sufficiency responses is February 2, 2008. The applicant has submitted another letter requesting a 90-day extension to the sufficiency response period. The new proposed deadline for sufficiency responses would be May 2, 2008. Moreover, the applicant's agent states "this extension request is made to facilitate continued analysis of transportation impacts". Regional staff recommends approval of the extension.

G. City of Moore Haven Comprehensive Plan Amendment

A proposed amendment to the City of Moore Haven *Comprehensive Plan* will be reviewed by the Southwest Florida Regional Planning Council for consistency with the *Southwest Florida Strategic Regional Policy Plan*.

H. City of Fort Myers Comprehensive Plan Amendments

Proposed amendments to the City of Fort Myers *Comprehensive Plan* will be reviewed by the Southwest Florida Regional Planning Council for consistency with the *Southwest Florida Strategic Regional Policy Plan*.

4. ADMINISTRATIVE AGENDA

A. Babcock Ranch Master Development of Regional Impact – Development Order Review

Southwest Florida Regional Planning Council previously recommended conditional approval of the Babcock Ranch Master Development of Regional Impact project. The 13,630 acre Master Development of Regional Impact project is located in southeastern Charlotte County, south of County Road 74 and east of State Road 31. The project is envisioned to be sustainable and will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail, office commercial, light industrial, civic and education facilities, recreational and institutional uses.

On December 13, 2007, the Charlotte County Board of Commissioners approved the Babcock Ranch Master Development Order. A copy of the development order was rendered to the SWFRPC on December 19, 2007. Staff review of the development order finds that it is not consistent with all regional issues and recommendations identified within the official SWFRPC's recommendations. As such, Regional staff will ask the SWFRPC to request an appeal of the development order to the Florida Department of Community Affairs.

B. City of LaBelle Comprehensive Plan Amendment

Proposed amendments to the City of LaBelle *Comprehensive Plan* will be reviewed by the Southwest Florida Regional Planning Council for consistency with the *Southwest Florida Strategic Regional Policy Plan*.

5. REGIONAL ISSUES

A. Memorial for David Y. Burr – Chairman James Coletta

The Southwest Florida Regional Planning Council will consider an appropriate memorial recognition for former Executive Director David Burr.

B. Resolution by The Glades Board of County Commissioners Regarding Land Procurement by the Southwest Florida Water Management District and the US Army Corps of Engineers.

Southwest Florida Regional Planning Council is in receipt of Resolution 2007-28 by Glades County which gives notice to the aforementioned agencies that procurement of future lands should be completed only after alternatives studies have been done to alleviate financial hardship on the County.

C. Lower West Coast Watersheds Subcommittee Report – Mayor Mick Denham

Mayor Mick Denham will provide a digest of the activities and accomplishments of Lower West Coast Watersheds Subcommittee.

D. Legislative Update/Affordable Housing Topics – Executive Director Ken Heatherington

Executive Director Ken Heatherington will entertain questions and concerns regarding the legislative update which was included in the agenda package. Moreover, this agenda item affords an open dialogue concerning important legislative issues and priorities in the nation and state. Also, he will provide a digest pertaining to recent initiatives to stimulate affordable housing either by Federal, State or local governments and industry.

E. South Florida Water Management District Regional Water Supply Presentation – Mr. Phil Flood & Mr. Chip Merriam

Representatives of the South Florida Water Management District are slated to provide a comprehensive update regarding the regional water supply of Southwest Florida.

D. Other Emerging Regional Issues not on the agenda

This agenda item provides an avenue for other emerging regional issues to be explored and debated by the SWFRPC. Topics to be addressed are:

- Introduction of the SWFRPC Green Team/Energy/Climate Change and Green Infrastructure
- Regional Equity
- Century Commission
- American Planning Association

6. OLD BUSINESS

A. Nomination Committee Report/Election of 2008 Officers

During the last official meeting of 2007, a nominating committee was appointed to nominate the Council's 2008 slate of officers. The following individuals were recommended by the committee to lead the SWFRPC in 2008.

- Chairman – Ms. Andrea Messina, Governor Appointee
- Vice Chairman – Mayor Jim Humphrey, City of Fort Myers
- Secretary - Commissioner Paul Beck, Glades County Board of Commissioners
- Treasurer - Commissioner James Blucher, City of North Port

The Committee's recommendations or nominations from the floor will be entertained during the meeting.

B. Executive Director/Job Description Subcommittee Report

An update will be provided regarding the recommendations and directives of the Job Description Subcommittee formed by the Southwest Florida Regional Planning Council.

7. PUBLIC COMMENTS

- This agenda item affords an opportunity for members of the public to openly discuss and bring issues to the attention of the Southwest Florida Regional Planning Council. The public is encouraged to attend all meetings of the SWFRPC. Prior registration and approval by the SWFRPC to speak before the assembly are required.

8. DIRECTOR'S COMMENTS

- Executive Director Ken Heatherington of the SWFRPC will provide a verbal report of issues affecting the region.

9. STATE AGENCIES COMMENTS/REPORTS

- Florida Department of Environmental Protection
- Florida Department of Transportation
- South Florida Water Management District
- Southwest Florida Water Management District
- Southwest Florida's Economic Development Programs
- Southwest Florida School Boards
- Southwest Florida Stewardship Alliance

10. COUNSEL'S COMMENTS

- Counsel of the SWFRPC is afforded time to advise the body of pertinent legal issues confronting the jurisdiction.

11. COUNCILMEMBERS COMMENTS

- Officials of the SWFRPC are allowed a brief opportunity to share information regarding unique activities in their respective communities, or projects for future consideration.

12. ADJOURNMENT

- Adjournment signals the close of all proceedings of the Southwest Florida Regional Planning Council.