



SOUTHWEST Florida Regional Planning COUNCIL (SWFRPC)

MEDIA SUMMARY

September 15, 2011

1. INVOCATION

An invocation by an official of the SWFRPC will signal the start of the meeting.

2. PLEDGE OF ALLEGIANCE

A formal allegiance to the flag and United States of America will be recited.

3. ROLL CALL

Mrs. Nichole Gwinnett will call the official roll of the SWFRPC to determine the presence of a quorum.

4. 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.

5. AGENDA ADOPTION

Southwest Florida Regional Planning Council (SWFRPC) will consider changes or additions to its agenda of September 15, 2011.

6. MINUTES OF THE JULY 21, 2011 SWFRPC MEETING

Draft minutes of the aforementioned meeting of the SWFRPC will be considered for approval and adoption.

7. CONSENT AGENDA

A. Intergovernmental Coordination and Review

Southwest Florida Regional Planning Council will finalize administrative and intergovernmental applications submitted under the Florida Intergovernmental Coordination and Review process.

B. SWFRPC's Financial Statements (July/August 2011) & Grant Activity Sheets

Financial statements of July and August 2011 will be presented for the Southwest Florida Regional Planning Council's perusal and approval. Additionally, the Council's grant activity status update is provided in the agenda package.

C. Lee County Comprehensive Plan Amendments

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

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 2011. A total of 127 individuals received certificates for the training conducted. At present, the Southwest Florida LEPC has two Hazmat Chemistry IQ courses slated for delivery September 27, 2011 (Cape Coral) and September 28, 2011 (Bonita Springs).

E. Hazardous Materials Emergency Preparedness (HMEP) Planning and Training Grant Contract

The agenda item is intended to facilitate an execution of a formal HMEP contractual agreement between the Southwest Florida Regional Planning Council and the Florida Division Emergency Management to provide hazardous materials training to emergency responders of the region during the period of October 2011– June 2012.

F. Comprehensive Economic Development Strategy (CEDS)

Federal Economic Development Districts are required to submit a report detailing the activities and successful undertakings during the course of a year. Approval of the report by the Southwest Florida Regional Planning Council will allow Regional staff to transmit the document to the Federal Economic Development Administration.

G. Member Appointments and Certification for the Glades/Hendry Joint Local Coordinating Board for the Transportation Disadvantaged

The Southwest Florida Regional Planning Council will contemplate appointments and certification of nominees to serve on the Local Coordinating Board of the Glades and Hendry Transportation Disadvantaged Program.

H. Sarasota County Interstate Business Center Development of Regional Impact – Noticed of Proposed Change

The Sarasota Board of County Commissioners approved the Sarasota County Interstate Business Center development, February 22, 1994. The approval was for industrial park/warehousing uses, hotel rooms, office space and retail/services commercial uses. There have been five (5) previous changes to the project's development order. The proposed changes would extend the build-out date from December 31, 2010 – December 31, 2017, delete 32,000 square feet of retail uses and increase the industrial uses by 122,550 square feet.

Regional staff has concluded that the proposed changes would impact transportation networks. The applicant has performed a reassessment of the transportation impacts. The Florida Department of Transportation reviewed the changes and is satisfied that the revised requirements will adequately protect the interests of the State and the operations of I-75/Jacaranda Boulevard Interchange. As such, the recommendation is to notify Sarasota County, the Florida Department of Community Affairs, and the applicant regarding the regional findings and that the proposed changes do not create additional regional impacts. Further, staff recommends that Sarasota County provide copies of any development approvals and related materials to the SWFRPC for review to ensure consistency with the recommended NOPC change.

I. Palmer Ranch Development of Regional Impact – Master DO & Increment 18 – Noticed of Proposed Change

The Sarasota County Board of County Commissioners approved the first Master Development Order (MDO) for the Palmer Ranch Development of Regional Impact project, December 18, 1984. The current build-out for Increment XVIII is February 22, 2016. The MDO has been amended ten (10) times. On July 5, 2011, the SWFRPC received a NOPC for development order amendments. The proposed change is to add 38.4 acres to the total acreage of the Palmer Ranch development.

Regional staff has concluded that the proposed changes will not create additional regional impacts on regional resources. As such, the recommendation is to notify Sarasota County, the Florida Department of Community Affairs, and the applicant regarding the regional findings and that the proposed changes do not create additional regional impacts.

Further, staff recommends that Sarasota County provide copies of any development approvals and related materials to the SWFRPC for review to ensure consistency with the recommended NOPC change.

J. North Point Development of Regional Impact – Noticed of Proposed Change

On September 29, 2004, the Lee County Board of Commissioners approved the North Point Development of Regional Impact Development Order. The unincorporated project is situated in south central Lee County on the northeast corner of U.S. 41 and Williams Road. On February 23, 2011, the applicant submitted a NOPC to extend the project's build-out date to December 30, 2015. A traffic study conducted for the project has demonstrated that the three (3) year extension in the project's build-out will not result in a significant increase in transportation impacts.

Regional staff has concluded that the proposed changes will not create additional regional impacts on regional resources. As such, the request is to notify Lee County, the Florida Department of Community Affairs, and the applicant regarding the regional findings and that approval of the proposed change should be contingent upon the applicant's addressing the noted concerns. Further, staff recommends that Lee County provide copies of any development approvals and related materials to the SWFRPC for review to ensure consistency with the recommended NOPC change.

K. Lee County Gateway Development of Regional Impact – Noticed of Proposed Change

The Gateway Community Development of Regional Impact (formerly Westinghouse Gateway) is a mixed-use development located in east-central Lee County. The original development order and Planned Unit Development (PUD) application was approved by Lee County, May 31, 1985. There have been nine (9) previous amendments to the project's development order. The applicant is proposing to remove 185 acres from the Gateway development and transfer it to the adjacent Pelican Preserve.

Regional staff has concluded that the proposed changes will not create additional regional impacts on regional resources. However, Regional staff is recommending the inclusion of an updated Map H; revise the GIS legal description and the submission of a biennial monitoring report. Further, the request is to notify Lee County, the Florida Department of Community Affairs, and the applicant regarding the regional findings and that approval of the proposed change should be contingent upon the applicant's addressing the noted concerns. Further, staff recommends that the Lee County provide copies of any development approvals and related materials to the SWFRPC for review to ensure consistency with the recommended NOPC change.

L. Pelican Preserve Development of Regional Impact (DRI) – Noticed of Proposed Change

The Pelican Preserve Development of Regional Impact application (formerly known as the Sun City Fort Myers DRI) was originally approved by the City of Fort Myers, November 6, 2000. The development contains 1,017 acres and is located in the vicinity of the southeast quadrant of the I-75/Colonial Boulevard Interchange. In June 2011, Regional staff received an application for a NOPC seeking to add a 185-acre parcel to the development.

Regional staff has concluded that the proposed changes will not create additional regional impacts on regional resources. However, Regional staff is recommending the inclusion of an updated Map H; revise the GIS legal description and the submission of a biennial monitoring report. Further, the request is to notify the City of Fort Myers, the Florida Department of Community Affairs, and the applicant regarding the regional findings and that approval of the proposed change should be contingent upon the applicant's addressing the noted concerns. Further, staff recommends that the City of Fort Myers provide copies of any development approvals and related materials to the SWFRPC for review to ensure consistency with the recommended NOPC change.

M. Sarasota Gateway Development of Regional Impact – Built-out Agreement

Sarasota Board of County Commissioners approved the Sarasota Gateway (formerly known as The Gateway To Sarasota), December 8, 1992. On April 15, 2011, the project's administrator submitted a request to the Southwest Florida Regional Planning Council, Sarasota County and the Florida Department of Community Affairs seeking to allow the development to enter into an Essentially Built-out Agreement (EBOA).

Regional staff notes that 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. Additionally, the applicant must also work with Sarasota County to ensure that any and all development related issues creating local impacts are fully mitigated. Further, Regional staff is requesting that Sarasota County provide a copy of the final version of the EBOA and any related materials to ensure that the final version is consistent with the draft agreement.

N. Fountains Development of Regional Impact – Sufficiency Review Extension

The applicant for the Fountains Development of Regional Impact project is seeking a 155-day day extension to its deadline for responding to the Application for Development Approval's sufficiency questions. The new proposed deadline for sufficiency responses would be February 17, 2012. Regional staff recommends approval of the extension. The Southwest

Florida Regional Planning Council will consider the formal request.

O. Fiscal Year 2011 Budget Amendment

The agenda item is intended to facilitate a budget amendment consisting of moving funds throughout expense line items.

8. ADMINISTRATIVE ISSUES

A. SWFRPC Committee Reports

**(1). Regional Visioning Committee – Ms. Laura Holquist
- 2011 HUD Sustainable Communities Planning Grant**

Ms. Laura Holquist will lead in a discussion surrounding regional visioning.

(2). Executive Director Search Committee – Mr. Michael Grant

Mr. Michael Grant will provide an update regarding the search for an Executive Director of the SWFRPC.

(3). Budget & Finance Committee – Vice Chair Teresa Heitmann

A verbal report will be provided by Vice Chair Teresa Heitmann concerning the activities of the Budget & Finance Committee.

(4). Executive Committee – Chairman Karson Turner

Chairman Karson Turner will share pertinent information regarding directives of the Executive Committee.

(5). FY2012 Budget Committee – Vice Mayor Mick Denham

Vice Mayor Mick Denham will discuss the dissolution of the FY2012 Budget Committee since the Committee has completed its mission.

**(6). Estero Bay Agency on Bay Management Committee –
Commissioner Brian Bigelow**

Commissioner Brian Bigelow will facilitate discussion surrounding the plan implementation initiatives of the Estero Bay Agency on Bay Management Committee.

B. Amended SRPP EAR with DCA Corrections – Staff Planner David Crawford

On July 22, 2011, the SWFRPC submitted the draft Strategic Regional Policy (SRPP) to the Florida Department of Economic Opportunity (DEO), Division of Community Planning for review and comments. On August 1,

2011, Regional staff received verbal comments from the DEO. Those corrections were incorporated in the document for final review and approval by the SWFRPC.

C. Amend FY2012 Budget to provide for Highest Level of Core Staff Expertise and Efficiency within a Restricted Budget – Councilwoman Martha Simons

Councilwoman Martha Simons will introduce a proposal to address staff cost while maintaining the highest level of core staff expertise and institutional knowledge at the SWFRPC.

9. ADMINISTRATIVE ISSUES

A. Lee County MPO Lease Discussion – Interim Director Liz Donley

Interim Director Liz Donley will speak to the lease options currently under consideration by the Lee County MPO.

B. City of Cape Coral proposal to withdraw from the SWFRPC – Interim Director Liz Donley

Interim Director Liz Donley will expand on the City of Cape Coral's plan to withdraw from the SWFRPC.

10. DIRECTOR'S COMMENTS

This agenda items allows staff of the SWFRPC to provide a digest of pertinent issues facing the region and state.

11. 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 School Boards
- Southwest Florida's Economic Development Programs

12. COUNSEL'S COMMENTS

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

13. COUNCIL'S MEMBERS 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.

14. ADJOURNMENT

Adjournment signals the close of all proceedings of the official monthly meeting.