



# Southwest Florida Regional Planning Council

1926 Victoria Avenue, Fort Myers, Florida 33901-3414  
(239)338-2550 FAX (239)338-2560 SUNCOM (239)748-2550

March 3, 2010

Mr. D. Ray Fubanks  
Community Program Administrator  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

**Re: Collier County / DCA 10-1**

Dear Mr. Eubanks:

Staff of the Southwest Florida Regional Planning Council reviewed the proposed amendments (DCA 10-1) to the Collier County Comprehensive Plan. These reviews were performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment at its March 18, 2010 meeting. Of the seven requested amendments, Council staff has recommended that Council find all but one to be not regionally significant; two of the amendments to be procedural; and three of the amendments not to be consistent with the Strategic Regional Policy Plan.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,  
Southwest Florida Regional Planning Council

Kenneth Heatherington  
Executive Director

DYB/DEC  
Attachment

Cc: Nick Casalanguida, Interim Administrator, Community Development & Environmental Services  
Division, Collier County

3/3/10  
9 BW

**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS  
COLLIER COUNTY**

The Council staff has reviewed proposed amendments to the Collier County Comprehensive Plan (DCA 08-1). 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. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Location</u>	<u>Factors of Regional Significance</u>		
		<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
CP-2007-1	no	no	no	(1) not regionally significant; and (2) not consistent with SRPP
CP-2007-3	no	no	no	(1) procedural; (2) not regionally significant; and (3) not consistent with conditions with SRPP
CP-2008-1	no	no	no	(1) not regionally significant; and (2) consistent with SRPP

CP-2008-2	no	no	no	(1) not regionally significant; and (2) not consistent with SRPP
CP-2008-4	no	no	no	(1) procedural; (2) not regionally significant; and (3) consistent with SRPP
CP-2008-7	no	no	no	(1) procedural; (2) not regionally significant; and (3) consistent with SRPP
CP-2009-1	yes	no	yes	(1) regionally significant; and (2) not consistent with SRPP

**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Community Affairs and Collier County.

03/10

**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

**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.**

**SOUTHWEST FLORIDA  
REGIONAL PLANNING COUNCIL  
COMPREHENSIVE PLAN AMENDMENT REVIEW**

**1. Local Government Name:**

Collier County

**2. Amendment Number:**

DCA 10-1

**3. Did the RPC prepare the Plan Amendment: (YES) (NO)**

No

**4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable:**

February 3, 2010

**5. Date Amendment Review must be Completed and Transmitted to DCA:**

March 3, 2010

**6. Date the Review was Transmitted to DCA:**

March 3, 2010

**7. Description of the Amendment:**

**1. Petition CP-2007-1**

This petition is requesting an amendment to the Golden Gate Area Master Plan and Golden Gate Area Master Plan Future Land Use Map and Map Series, to create a Wilson Boulevard Conditional Uses Subdistrict that will allow a maximum of 40,000 square feet of permitted and conditional uses provided in the Estates zoning district for the property located on the southeast corner of Immokalee Road (CR 846) and Wilson Boulevard. The site consists of +/- 5.17 acres.

2. **Petition CP-2007-3**  
This petition is requesting an amendment to the Golden Gate Area Master Plan and Golden Gate Area Master Plan Future Land Use Map and Map Series, to create the Mission Subdistrict to allow church and related uses, including schools, adult care and child care, and community outreach programs. The proposed development will contain a maximum of 90,000 square feet for the property located on the south side of Oil Well Road (CR 858), approximately ¼ mile west of Everglades Boulevard. The subject site contains +/- 21.72 acres.
3. **Petition CP-2008-1**  
This petition is requesting an amendment to the Golden Gate Area Master Plan and Golden Gate Area Master Plan Future Land Use Map and Map Series, to create an Estates Shopping Center a maximum of 210,000 square feet of commercial uses identified in the C-5 zoning district, with a requirement to construct a grocery store, for a site located on the north side of Golden Gate Boulevard extending from Wilson Boulevard west to 3<sup>rd</sup> Street Northwest. The subject site contains +/- 40.62 acres.
4. **Petition CP-2008-2**  
This petition is requesting an amendment to the Golden Gate Area Master Plan and Golden Gate Area Master Plan Future Land Use Map and Map Series, to expand and modify the Randall Boulevard Commercial Subdistrict to allow an additional 370,940 square feet of commercial uses identified in the C-4 zoning district, with exceptions. The property is located on the south side of Randall Boulevard, extending from 8<sup>th</sup> Street Northeast and extends to the west to the canal on the west side of the Big Corkscrew Island Fire Station.
5. **Petition CP-2008-4**  
This petition is requesting an amendment to the Future Land Use Element and Future Land Use Map and Map Series, to redesignate from the Rural Fringe Mixed-Use District (RFMUD) Sending Lands to Neutral Lands property located on the east and south sides of Washburn Avenue, east of the Naples landfill. The subject site contains +/- 28.76 acres.
6. **Petition CP-2008-7**  
This petition is a staff requested amendment to the Future Land Use Element to add a new Policy 4.11 pertaining to aligning planning time frames in the County's Growth Management Plan.
7. **Petition CP-2009-1**  
This petition is requesting an amendment to the Future Land Use Element and Future Land Use Map and Map Series, to create the Dade-Collier Cypress Recreation District within the Conservation Designation for a site located along the Miami-Dade/Collier County border. The subject site consists of +/- 1,608 acres.

**8. Is the Amendment consistent with the Strategic Regional Policy Plan:**

**1. Petition CP-2007-1**

This amendment was originally submitted for 40,000 square feet of commercial uses allowing the land uses in the County's C-1 through C-3 zoning districts. The request was reviewed by the County staff and found not to be needed in the area since there were significant existing lands in the planning area that would allow commercial development. The petitioner submitted new subdistrict text language to replace the original request with the same amount of square footage of commercial uses, but allowing conditional uses of the E-Estates zoning district. The petitioner submitted no new needs analysis or other data to support the modified petition. The County staff found that the requested change was not supported and recommended not to approve the request.

Council staff reviewed the proposed amendment and the data and analyses provided in the petition and finds that the proposed commercial development does not have the magnitude, location or character to be regionally significant. Council staff supports the County staff position, that there is enough commercial development in the planning area and therefore the change is not needed at this time. The request is therefore found by Council staff as not consistent with the SRPP.

**2. Petition CP-2007-3**

At the Collier County Planning Commission (CCPC) meeting, the petitioner submitted changes to the original amendment that removed references to commercial uses from the requested new Mission Subdistrict that was intended to allow a church and related uses, including schools, adult care and child care, and community outreach programs. The CCPC approved the request subject to County staff preparing the appropriate text – as a new subdistrict or as a new exception to be listed under the existing Conditional Uses Subdistrict. After discussions with the County Zoning and Land Development Review personnel, the County staff could not determine a clear range of proposed uses that would be allowed under the “church” use; therefore County staff requested that the petitioner submit a request for an Official Interpretation so that a determination could be made as to the appropriate land development process that should be used.

Subsequent to the CCPC hearing, the petitioner submitted a revised cover letter that included new Subdistrict text, which was the same as recommended by the CCPC. The petitioner had not been through the Official Interpretation process to make a determination as to the appropriate land use process to use and therefore County staff did not recommend transmittal at this time.

Council staff reviewed the proposed amendment and the data and analyses provided in the petition and finds that the proposed church development does not have the magnitude, location or character to be regionally significant. Council staff supports the County staff position, that a final determination as to the appropriate land development process should be finalized prior to the approval of any Comprehensive Plan amendment. If the proposed amendment goes through the Official Interpretation process and it is found by

the County to require an amendment, Council staff has no objection to the requested amendment, however, based on the submitted information it appears that the petitioner has not completed the land use review process. Therefore, Council staff finds the petition procedural and not consistent with conditions with the SRPP.

**3. Petition CP-2008-1**

Based on the County staff report, this proposed development has gone thru some changing parameters as it was reviewed by the CCPC and the petitioner worked with the County. During the public input portion of the meeting, several people stated local concerns about the development, mostly dealing with increased traffic, consistency with the rural character of the area, whether there was enough population to support the development, and whether there would be disruptions in the quietness of the area.

After the CCPC meeting, the petitioner reduced the size of the proposed development from 225,000 square feet to 210,000 square feet, increased buffers, and increased building setbacks. In addition, the petitioner submitted additional data and analyses that dealt with the "need" for the proposed amendment and submitted additional data and analysis to address HB 697, which pertains to energy conservation and efficiency.

Based on the additional information, County staff concluded that the project would likely reduce vehicle trips traveled by providing commercial and employment opportunities proximate to the area's residents. Council staff agrees the County staff's observations.

Given the information available in the County's submittal, Council staff has reviewed the proposed amendment request and finds it not regionally significant due to its sub-threshold magnitude, location and character. Council staff believes that given its location in the County, it would help provide employment opportunities and reduce traffic on the adjacent road network. Council staff also finds that the proposed development, given the development parameter conditions being placed on the development by the petitioner and County is consistent with the SRPP.

**4. Petition CP-2008-2**

At the CCPC meeting, the petitioner proposed changes to the requested amendment to reduce the size of the development from 431,950 square feet to 411,950 square feet (finally per the County summary document to 370,950 square feet), increase the Randall Boulevard Center PUD from 21,000 square feet to 31,000 square feet, and provided additional data and analyses. The CCPC recommended that County staff recommendations and text relating to the proposed project's allowable square feet figures, the C-4 zoning district, and the discontinuance of the of the Corkscrew Island Fire Station and Florida Division of Forestry Fire Tower be approved.

Subsequent to the CCPC meeting, the petitioner provided additional data and analysis concerning the "need" for the commercial development and additional data concerning the requirements of HB 697. County staff expressed concerns about the "needs" information that was submitted, which dealt mainly with petitioner's conclusions reached

about a grocery use as part of the development proposal, yet the proposed subdistrict text did not require a grocery store. The County staff was concerned because the petitioner claimed that the grocery store would reduce vehicle trips and provide employment opportunities for the area's residents. Based on the information submitted, the County staff expressed concerns as to its accuracy.

Based on the County staff report, the proposed amendment would allow a development that would result in the following County findings:

- 1) The proposed site specific commercial amendment is a departure from the residents' established vision for Golden Gate Estates;
- 2) The Golden Gate Area Master Plan (GGAMP) limits new commercial projects in the Estates to uses generally found in the C-1 through C-3 zoning districts of the Collier County LDC, which are intended to serve the basic shopping needs of the area's residents;
- 3) Approval of the proposed subdistrict circumvents the master planning process and limits public involvement;
- 4) The proposed development will most likely alter the semi-rural character of the Estates area by increasing noise, light, and traffic;
- 5) The intensity and scale of the proposed development is consistent with commercial intensities found in urban areas;
- 6) The project's Primary Trade Area (PTA) and Secondary Market Area (SMA) has been identified for a demand for community commercial serving uses in 2010 of about 8,714 square feet, increasing to approximately 195,034 square feet by 2030. (It should be noted that 210,000 square feet of community commercial land uses are proposed in CP 2008-1 as seen above.);
- 7) The petitioner's market analysis identified that in the proposed project's PTA and SMA approximately 473,963 square feet of community center commercial land uses could be supported. However, the analysis did not less out the already approved community commercial supply of 200,000 square feet on 44 acres in the Orange Blossom Ranch PUD;
- 8) The CIGM identifies a deficit of community commercial land uses in the Estates and Rural Settlement Area will exist in year 2010 in the amount of 63,817 square feet and increase to 412,216 square feet by buildout. However, this deficit does not take into account the potential commercial square footage supply in the pending Big Cypress DRI, which is located approximately 6 miles from the proposed project site. The proposed DRI is likely to provide commercial and employment opportunities to residents residing in the eastern areas of the Estates;
- 9) No significant public facility impacts, except those related to the transportation network are expected to occur as a result of the approval of this amendment;
- 10) Approval of this request to add 390,959 square feet of commercial uses at the subject location may be deemed consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan, if the mitigation is approved by the BoCC;

- 11) The project consists of assembled properties that can accommodate community commercial uses. County staff is aware of no other assemblage in the Estates designated lands, except for land contained in the GMPA CP 2008-1 and the Orange Blossom Ranch 200,000 square feet;
- 12) The project will be served by central water and sewer;
- 13) The site has access to Randall Boulevard, a collector road that will eventually become a 4-laned divided highway; and
- 14) All development in this Subdistrict will be subject to lighting requirements found in Policy 5.1.1.

Given the information available in the County's submittal, Council staff has reviewed the proposed amendment request and finds it not regionally significant due to the fact the proposed development allowed by this amendment is just below the DRI threshold and therefore does not have the magnitude, location and character to be significant. Council staff agrees with the County staff that this project is not consistent with the Golden Gate Area Master Plan and there is no "need" for a project of this size at the current time. Council staff finds that the proposed development, given the development location and character concerns of the project, is not consistent with the SRPP

**5. Petition CP-2008-4**

Based on the County staff report, the original Rural Fringe Mixed-Use District (RFMUD) designations were based upon landscape scale analysis. Since then, proposals for re-designation have relied on site-specific environmental findings in order to demonstrate different site characteristics. According to County staff this amendment petition provided data and analysis that the subject site's specific environmental conditions supports the redesignation and the impacts to the County's Transfer of Development Rights (TDR) program will be minimal.

The site will be subject to all growth management plan requirements and limitations of the Neutral Lands designation, including the native vegetation preservation/retention requirements of the Conservation and Coastal Management Element (CCME). These requirements will be calculated at the time of any Conditional Use review by the County.

The southerly property boundary coincides with the current boundary recommended by the Wilson/Benfield Corridor Study for future road rights-of-way, in accordance with the County's Long Range Transportation Plan (LRTP). The site is recommended to be reserved for right-of-way at the time of Conditional Use review by the County.

Given the information available in the County's submittal, Council staff has reviewed the proposed amendment request and finds it not regionally significant due to the fact the proposed change will have minimal environmental impacts to the area and does not have the magnitude, location and character to be significant. Council staff finds that the requested land use change is procedural and given the location and character of the site, the amendment is consistent with the SRPP

**6. Petition CP-2008-7**

As part of the 2006 cycle of GMP amendments, the County staff proposed numerous amendments to the GMP, including amendments to the Transportation Element to change the year from 2025 to 2030 on the following maps: TR-1, 2030 Long Range Financially Feasible Map; TR 2, 2030 Long Range Needs Map; and TR3A, 2030 Functional Classification Map. The date revisions were proposed so as to extend the planning period for the Transportation Element from the year 2025 to 2030, based upon the long range transportation planning update by the Metropolitan Planning Organization (MPO). The Board of County Commissioners approved the transmittal of that petition to DCA.

When DCA rendered its Objections, Recommendations and Comments (ORC) Report in 2008, it included an Objection to this date extension because they stated that the County did not have a consistent time frame and provided several examples in the Comprehensive Plan that had different planning horizons. Pursuant to Rule 9-15.005(5)(a), F.A.C., the required elements and any optional elements shall be consistent with each other and where data are relevant to several elements, the same data shall be used, including population estimates and projections and public facility analysis.

In 2008, the Board of County Commissioners had three options: 1) Adopt the proposed amendment as transmitted and see if the DCA would find it not in compliance with State law; 2) Adopt the proposed amendment as transmitted and adopt a new policy committing to conducting future studies to assess adequacy of land availability (especially non residential) to support the necessary future population in the County to coincide with long term transportation maps, water and wastewater plans, the RLSA program, etc.; or 3) not adopt the proposed amendment. The Board chose option #3.

Since the net Evaluation and Appraisal Report (EAR) is due from the County on January 1, 2011 and this 2007-2008 cycle of GMP amendments is slated for adoption in July 2010, only five months prior to the EAR, County staff proposed the new Policy 4.11, which commits to addressing this issue through the EAR and the EAR-based amendment process. Council staff has reviewed the proposed policy and agrees and supports the Board of County Commission and County staff that this issue is best addressed through the proposed policy. Council staff therefore finds that the proposed amendment is procedural, not regionally significant, and consistent with the SRPP.

**7. Petition CP-2009-1**

The subject site contains approximately 1,608 acres of land and is located on Miami-Dade/Collier County line north of US 41 and south of the runway of the Dade-Collier Training and Transition (TNT) Airport and is within the Big Cypress Nation Preserve, which is an Area of Critical State Concern (ACSC). The subject site comprises a portion of 24,000 acres that is owned by Miami-Dade County, inclusive of the TNT Airport.

The Big Cypress National Preserve was authorized by an act of congress on October 11, 1974 (Public Law 93-440) and had a surrounding boundary that included 582,000 acres of land. The act was amended on April 29, 1988, when Congress passed the Big Cypress National Preserve

Addition Act (Public Law 100-301). The amendment was known as the Addition Act because it expanded the size of the original preserve by about 147,000 acres. Since the enlargement of the preserve, the expansion area has been referred to as the Addition.

In 1991, the National Park Service (NPS) finalized the *General Management Plan* for the Preserve. That plan addressed only the original Preserve and contained no guidance for the Addition area.

The NPS began administration of the Addition in 1996. Since that time, the Addition has been closed to public recreational motorized use and hunting, with the only permitted public uses being pedestrian and bicycling access and camping.

The subject lands are designated Conservation and is in the ACSC Overlay on the Countywide Future Land Use Map (FLUM) of the Collier County Growth Management Plan (GMP). At the present time, there are no Districts or Sub-districts in the land use designation.

This amendment seeks to amend the Future Land Use Element (FLUE) and the FLUM of the GMP to create the "Dade-Collier Cypress Recreation Area District" within the Conservation Designation to allow for a variety of outdoor recreation activities, including trails for the operation of off-highway vehicles (OHVs). An OHV is defined in Section 261.03(6) of the Florida Statutes as any all terrain vehicles (ATV), or off highway motorcycle (OHM) that is used off the roads or highways of this State and that is not registered and licensed for highway use under Chapter 320 of the Florida Statutes.

As proposed, the Dade-Collier Cypress Recreation Area District would be owned by Miami-Dade County and includes lands south of the TNT runway that has wetlands, cypress and hardwood forests, and five man-made lakes. The primary purpose of the new District would be to enhance the existing natural resources while providing for an appropriate level of recreational uses beneficial to the County and region.

The new District would allow with limitations a visitors' center building for administrative offices, orientation area, meeting room, and restrooms that would not exceed 2,400 square feet; a parking lot limited to a capacity of 80 passenger vehicles and associated trailers; primitive camping; recreation vehicle camping; fishing pier and docks; multi-use trails for pedestrians and bicycles; wildlife viewing platforms and overlooks; archery range; off highway vehicles (OHV) trails; and other uses as allowed in the Conservation designation. As proposed, development within the district except for trails, may be concentrated on already disturbed areas along the western portions of the site.

As presently proposed, the drainage and stormwater management systems for the proposed district may be designed to be compatible with environmental site assessments, development and mitigation strategies, environmental enhancements and regulatory requirements. Site development may restore/realign existing trails previously created by swamp buggies that traverse the site primarily in an east/west direction. Lake edges may be improved with a shallow littoral zone where determined appropriate.

At the time of rezoning of the property, an adaptive comprehensive management plan addressing the use of OHVs shall be provided that includes: OHV uses as defined in F.S. 261.03 and 261.20 for operation of OHVs on public land. These specifications may address vehicle and tire size, noise control, prohibition of certain OHV and prohibition of devices affixed to tires; provision of inspection program of vehicle registration program; provisions of demarcated site boundaries; definitive location of all proposed uses; development intensity limitations; and monitoring provisions to ensure OHV compliance.

The subject site was recommended by the Miami-Dade County Park and Recreation Department August 2007 study entitled, "Off-Highway Vehicle Trail Feasibility Study." This study evaluated 23 sites for potential future OHV usage and selected five sites, including the subject site for further investigation. The study found the land surrounding the TNT Airport as the most viable long-term option of the five sites – part because it is already owned by Miami-Dade county. Additionally, Collier County Resolution No. 09-144 was approved by the Board of County Commissioners on June 9, 2009 and directs the County Manager or his designee to support the establishment of the proposed recreation area, identify the applicable planning and development approvals necessary for the development of the recreation area, and assist with coordinating input from the applicable regulatory agencies.

Council staff has reviewed the proposed amendment and finds that the proposed site development is regionally significant in that the lands impacted by this amendment is located adjacent to the County line between Dade and Collier Counties on the west end. In addition, the proposed facility will attract users from outside the region that will result in an increase of site-specific traffic and will impact regional environmental resources that will affect the Everglades.

Council staff is concerned that the proposed recreational development of the subject site as described in the proposed amendment could negatively impact the Everglades Restoration effort. The Federal and State government and associated regulatory agencies have approved specific projects in the Restoration Plan that are intended to improve the natural stormwater sheet flow in the Big Cypress and thereby improve the overall environmental condition of the Everglades.

Specifically, a project proposed for Water Conservation Area 3 and called the "Decomartmentalization and Sheetflow Enhancement Project" will fill Canal L28 located to the east of the subject site. According to the South Florida Water Management District staff, this restoration project could potentially change the sheetflow characteristics on the subject site and make the area much wetter in the future than it is presently. This restoration project has the potential to hinder the proposed recreational uses planned for the site and thereby render it mostly useless for OHV recreational purposes in the future.

Because of the Everglades Restoration project and potential impacts to the environmental resource of the Big Cypress National Preserve and Everglades as previously discussed, Council staff finds that the proposed amendment is not consistent with the SRPP and would emphasize resource preservation, restoration, and research while providing limited recreational opportunities with limited facilities and support. In order to be consistent with the SRPP the subject site should provide the maximum amount of conservation, no OHV use, and minimal new facilities for visitor contact along the US 41 corridor.

The key impacts of implementing this would include moderate, long-term, beneficial, and widespread impacts on surface water flow and water quality including maintenance of sheet flow dynamics of the natural Big Cypress Swamp landscape; long-term, moderate, beneficial and potentially area wide impacts on the reduction of the introduction of known and new exotic / non-native plants and animals; long-term, moderate to significant, beneficial impacts on (likely to positively affect) the Florida Panther; long-term, moderate to significant, beneficial impacts on (likely to positively affect) the Red-cockaded Woodpecker population; long-term, minor to moderate, adverse impacts on major game species; long-term, moderate, beneficial and adverse area wide impacts on wilderness resources and values; long-term, moderate, beneficial and adverse impacts on visitor use and experience.

In addition, this alternative will reduce localized terrain alteration and exposure of marl and sandy soils creating rutted channels for more rapid water flow, reduce significant long-term, moderate to severe, adverse impacts on the Florida Black Bear; reduce introduction of human waste, trash and other debris; reduce long-term, moderate to severe adverse impacts on (likely to adversely affect) the Wood Stork and other wading birds species; reduce long-term, moderate to severe, adverse impacts on (likely to adversely affect) the Big Cypress Fox Squirrel; reduce increased negative human-wildlife interactions resulting in management and complaint issues; and reduce the potential for an increase in inappropriate public land use for dumping; and resource harvesting of rare and endangered plants.

## **9. Applicable Strategic Regional Policy Plan Goals, Strategies and Actions:**

### **1. Petition CP-2007-1**

#### **Livable Communities**

**Goal 2:** Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

**Strategy:** Develop 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.

#### **Economic Infrastructure**

**Goal 1:** A well-maintained social, health, and educational infrastructure to support business and industry.

**Strategy:** Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

Action 2: Identify existing urban lands and transportation corridors for development or redevelopment, and ensure adequate access and services are provided.

Action 3: Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.

## **2. Petition CP-2007-3**

### **Livable Communities**

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Strategy: Develop 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.

### **Economic Infrastructure**

Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Strategy: Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

Action 2: Identify existing urban lands and transportation corridors for development or redevelopment, and ensure adequate access and services are provided.

Action 3: Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.

## **3. Petition CP-2008-1**

### **Livable Communities**

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Strategy: Develop 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.

**Economic Infrastructure**

**Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.**

**Strategy: Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.**

**Action 2: Identify existing urban lands and transportation corridors for development or redevelopment, and ensure adequate access and services are provided.**

**Action 3: Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.**

**4. Petition CP-2008-2**

**Livable Communities**

**Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.**

**Strategy: Develop 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.**

**Economic Infrastructure**

**Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.**

**Strategy: Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.**

**Action 2: Identify existing urban lands and transportation corridors for development or redevelopment, and ensure adequate access and services are provided.**

**Action 3: Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.**

**5. Petition CP-2008-4**

**Livable Communities**

**Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.**

**Strategy: Develop 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.

**Economic Infrastructure**

**Goal 1:** A well-maintained social, health, and educational infrastructure to support business and industry.

**Strategy:** Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

**Action 2:** Identify existing urban lands and transportation corridors for development or redevelopment, and ensure adequate access and services are provided.

**Action 3:** Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.

**Action 5:** Review proposed development for increased densities and infill in suitable urban areas.

**6. Petition CP-2008-7**

**Livable Communities**

**Goal 3:** A stable economy based on a continuing excellent quality of life.

**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.

**7. Petition CP-2009-1**

**Livable Communities**

**Goal 4:** 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.

**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 preserve their environmental integrity.

**Action 9:** Insure that opportunities for governmental partnerships and public/private partnerships in preserving wildlife habitats are maximized.

### **Regional Cooperation**

**Goal 5: 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 4: The SWFRPC will promote state, regional and local agencies to consider lands identified as priority one habitat south of the Caloosahatchee River 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 7: The SWFRPC will continue to coordinate with the entities of the South Florida Ecosystem Restoration Task Force Working Group in their restoration efforts.**

### **10. The effects of the Proposed Amendment on Regional Resources or Facilities Identified in the Strategic Regional Policy Plan:**

#### **1. Petition CP-2007-1**

The proposed development that would result if this requested amendment is approved is below regionally significant thresholds and therefore will not have significant impact on regional resources due to its magnitude, location or character. The need for additional commercial development in this planning area of the County was not finalized with County staff by the petitioner. Council staff supports the County finding that the proposed amendment is not needed at this time.

#### **2. Petition CP-2007-3**

The proposed development that would result if this requested amendment is approved is church related and the land used currently planned for the site will not have significant impacts on regional resources due to its minimal magnitude, location and character. The County and petitioner have not finalized the process that is required for approval at this time.

#### **3. Petition CP-2008-1**

The proposed development that would result if this requested amendment is approved is below regional significant thresholds and therefore will not have significant impact on regional resources due to its magnitude, location or character. The need for additional commercial development in this planning area of the County was provided by the petitioner and the County staff determined that the proposed development will provide a reduction of vehicle trips and increased employment opportunities in a part of the County where commercial development is needed. Council staff supports the County finding that the proposed amendment will assist in the improvement of the employment situation in the County and reduce vehicle trips into the urbanized portion of the County.

**4. Petition CP-2008-2**

The proposed development that would result if this requested amendment is approved is just below regionally significant thresholds for a DRI and therefore will not have regionally significant impact on regional resources due to its magnitude, location or character. The need for additional commercial development in this planning area of the County was not finalized by the petitioner with the County staff. Council staff supports the County finding that the proposed amendment is not needed at this time.

**5. Petition CP-2008-4**

This proposed amendment is a procedural request that will redesignate the subject site. The impacts to the County's TDR program will be minimal. The land use designation change for the site will not have significant impacts on regional resources due to it's to the change.

**6. Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no effect on the regional resources or facilities identified in the Strategic Regional Policy Plan.

**7. Petition CP-2009-1**

This amendment, if approved, will result in the creation of the Dade-Collier Cypress Recreation District within the Conservation designation identified in the County FLUE and shown on the FLUM for a site located along the Miami-Dade/Collier County border. Due to the magnitude, location, and character of this amendment, it has the potential to have significant impacts on regional resources and facilities that are identified in the Strategic Regional Policy Plan. The subject request will have impacts on the Everglades Restoration effort and potentially, the subject site could be impacted by the "Decomartmentalization and Sheetflow Enhancement Project" that will fill Canal L28 located to the east of the subject site. This project could render the property useless for the intended recreational uses in the future.

**11. Extra-Jurisdictional Impacts that would be Inconsistent with the Comprehensive Plan of the Affected Local Government:**

**1. Petition CP-2007-1**

The development that would result if the proposed amendment is approved would not have extra-jurisdictional impacts that would be inconsistent with the County's Comprehensive Plan. The proposed amendment would allow commercial development that was not shown to be needed at this time in the planning area of the County.

**2. Petition CP-2007-3**

The development that would result if the proposed amendment is approved would not have extra-jurisdictional impacts that would be inconsistent with the County's

Comprehensive Plan. The proposed amendment would allow a church development that is service oriented. The final land uses and the process to be utilized for approval of the project does not seem to be finalized at this time, therefore this amendment is a procedural matter.

**3. Petition CP-2008-1**

The development that would result if the proposed amendment is approved would not have extra-jurisdictional impacts that would be inconsistent with the County's Comprehensive Plan. The proposed amendment would allow commercial development that was shown to be needed in the subject planning area of the County.

**4. Petition CP-2008-2**

The development that would result if the proposed amendment is approved has the potential to have extra-jurisdictional impacts that would be inconsistent with the County's Comprehensive Plan. Transportation impacts from a project this size could impact the regional roadway network without proper mitigation. The proposed amendment due to its magnitude was identified by the County staff to exceed the need in the subject planning area of the County. Council staff found that the project is inconsistent with the SRPP due to the lack of need for the project based on the County staff analysis.

**5. Petition CP-2008-4**

This proposed amendment is a procedural request that will redesignate the subject site. This change will not have extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government.

**6. Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no effect on extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government.

**7. Petition CP-2009-1**

If as proposed amendment is approved as planned, the recreation facilities will result in impacts that would be inconsistent with the County's Comprehensive Plan. The proposed amendment would allow recreational facilities that would negatively impact rare and endangered species located in the Big Cypress National Preserve, hinder the Everglades restoration effort, reduce conservation lands in the region, and potentially result in significant impacts on U.S. 41 from areas external to the region.

**Analysis of the effects on the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:**

**12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases:**

**1. Petition CP-2007-1**

If approved, this amendment will result in commercial development that has not been shown to be needed and is therefore inconsistent with the local plans. The proposed amendment will provide for commercial development at a location that will is not currently approved for commercial, but because of its minimal magnitude and character, it will not have significant regional impacts. The proposed amendment will not impact any military bases.

**2. Petition CP-2007-3**

If approved, this amendment will result in church development that may be consistent with the local plans when the final land uses and the process for review are completed. The proposed amendment will provide for a development at a location that will is not currently approved for the land use proposed, but because of its minimal magnitude and character, it will not have significant regional impacts. The proposed amendment will not impact any military bases.

**3. Petition CP-2008-1**

If approved, this amendment will result in commercial development that has been shown to be needed and is therefore consistent with the local plans. The proposed amendment will provide for commercial development at a location that will is not currently approved for commercial, but because of its sub-threshold magnitude, location, and character of the project, it will not have significant regional impacts. The proposed amendment will not impact any military bases.

**4. Petition CP-2008-2**

If approved, this amendment will result in commercial development that has not been shown to be needed and is therefore inconsistent with the local plans. The proposed amendment will provide for commercial development at a location that will is not currently approved for commercial and because is just below DRI magnitude and because of its location and character, it will have significant but not regional impacts. The proposed amendment will not impact any military bases.

**5. Petition CP-2008-4**

This proposed amendment is a procedural request that will redesignate the subject site. This change will not have extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government. The proposed amendment will not impact any military bases.

**6. Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no effect on compatibility among local plans. The proposed amendment will not impact any military bases.

**7. Petition CP-2009-1**

If approved, this amendment will result in a recreational facility that has not been which result in significant environmental and infrastructure impacts that would be inconsistent with the local plans. The proposed amendment will provide for human activities at a location that is intended as a conservation area. This action will significantly impact wildlife and vegetation, water resources, and roadways. The proposed amendment will not impact any military bases, but may have negative impacts on the existing TNT airport that is adjacent and to the north of the proposed facilities.

**13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan, including, but not limited to, impacts on groundwater recharge and the availability of water supply:**

**1. Petition CP-2007-1**

If approved, this amendment will result in an increase in development and thereby result in more impervious surfaces in the planning area. This action will reduce the groundwater recharge on the subject site, but because of the minimal magnitude, location, and character of the proposed development, the requested amendment will not have significant impacts on regional resources.

**2. Petition CP-2007-3**

If approved, this amendment will result in an increase in development and thereby result in more impervious surfaces in the planning area. This action will reduce the groundwater recharge on the subject site, but because of the minimal magnitude of the proposed development, the requested amendment will not have significant impacts on regional resources.

**3. Petition CP-2008-1**

If approved, this amendment will result in an increase in development and thereby result in more impervious surfaces in the planning area. This action will reduce the groundwater recharge on the subject site, but because of the sub-threshold magnitude, location and character of the proposed development, the requested amendment will not have significant impacts on regional resources.

**4. Petition CP-2008-2**

If approved, this amendment will result in an increase in development and thereby result in more impervious surfaces in the planning area. This action will reduce the groundwater recharge on the subject site. Because of the magnitude, location, and character of the proposed development, the requested amendment will have significant

impacts on County resources, but does not reach the level of development to have significant impact on regional resources. Because the proposed development that would result from this amendment was determined to exceed the need in the subject planning area, the potential impacts on regional resources will not be addressed at this time.

**5. Petition CP-2008-4**

This proposed amendment is a procedural request that will redesignate the subject site. This change will not have impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan. The proposed change is based on environmental analyses provided by the County. The requested amendment will not result in regional impacts to groundwater recharge or availability of water supply in the subject County.

**6. Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no effect on significant regional resources or facilities that are identified in the Strategic Regional Policy Plan, including, impacts on groundwater recharge and the availability of water supply.

**7. Petition CP-2009-1**

If approved, this amendment will result in an increase in development on the site and thereby result in more impervious surfaces in an area of the County. The subject site will be subject to increased sheetflow in the future in order to provide for the Everglades restoration. The proposed amendment will allow development that will potentially impact regional resources and facilities by placing recreational facilities on a site that will be impacted by future Everglades Restoration improvement projects. The Federally and State approved "Decomartmentalization and Sheetflow Enhancement Project," which is part of the Everglades Restoration Plan, will be constructed east of the proposed project and has the potential to produce sheetflow across the entire site. Based on the construction of this project and the intended stormwater management results, the requested amendment will have significant impacts on regional resources and facilities by placing development activities on the site.

**14. Affordable housing issues and designation of adequate sites for affordable housing:**

**1. Petition CP-2007-1**

The proposed amendment will not have significant regional impacts on affordable housing in the County. The development that would result from the proposed amendment would be located in a part of the County where sufficient affordable housing is available due to the current economic situation of southwest Florida.

2. **Petition CP-2007-3**

The proposed amendment will not have significant regional impacts on affordable housing in the County. The development that would result from the proposed amendment would be located in a part of the County where sufficient affordable housing is available due to the current economic situation of southwest Florida.
3. **Petition CP-2008-1**

The proposed amendment will not have significant regional impacts on affordable housing in the County. The development that would result from the proposed amendment would be located in a part of the County where sufficient affordable housing is available due to the current economic situation of southwest Florida.
4. **Petition CP-2008-2**

The proposed amendment will not have significant regional impacts on affordable housing in the County. The development that would result from the proposed amendment would be located in a part of the County where sufficient affordable housing is available due to the current economic situation of southwest Florida.
5. **Petition CP-2008-4**

The proposed amendment will not have significant regional impacts on affordable housing in the County. The proposed amendment is procedural and will not result in regionally significant impacts to affordable housing availability in the County.
6. **Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no effect on affordable housing availability in the County.
7. **Petition CP-2009-1**

The proposed amendment will not have significant regional impacts on affordable housing in the County. The proposed development proposed the subject site will not produce an activity that will result in the need for affordable housing.
15. **Protection of natural resources of regionally significance identified in the Strategic Regional Policy Plan including, but limited to, protection of spring and groundwater resources, and recharge potential:**
  1. **Petition CP-2007-1**

The commercial development that would result from this amendment does not have the magnitude, location or character to significantly impact regional natural resources, recharge potential or groundwater resources. There are no springs requiring protection on or near the subject site.
  2. **Petition CP-2007-3**

The proposed development that would result from this amendment due to its minimal magnitude, location and character will not significantly impact regional natural resources. The proposed development will have minimal impacts on recharge potential or groundwater resources. There are no springs requiring protection on or near the subject site.

**3. Petition CP-2008-1**

The commercial development that would result from this amendment does not have the magnitude, location or character to significantly impact regional natural resources, recharge potential or groundwater resources. There are no springs requiring protection on or near the subject site.

**4. Petition CP-2008-2**

The commercial development that would result from this amendment will have significant impacts on County resource, but because the proposed development will be below DRI levels it will not have the magnitude, location or character to significantly impact regional natural resources, recharge potential or groundwater resources. There are no springs requiring protection on or near the subject site.

**5. Petition CP-2008-4**

This proposed amendment is a procedural request that will redesignate the subject site. This change will not have impacts to significant regional natural resources identified in the Strategic Regional Policy Plan. The proposed change is based on environmental analyses provided by the County. The requested amendment will not result in regional impacts to groundwater resources or recharge potential in the County. There are no springs requiring protection on or near the subject site.

**6. Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no effect on protection of natural resources of regional significance identified in the Strategic Regional Policy Plan, including springs, groundwater resources, or recharge potential.

**7. Petition CP-2009-1**

The proposed construction of the recreation facilities planned for the subject site that would result from this amendment will impact the protection of regionally significant natural resources that are identified in the Strategic Regional Policy Plan. Human intrusion into the existing conservation area will negatively affect the wildlife and vegetation found on the site. In addition groundwater resources and recharge potential for the site will be impacted due to the construction of park facilities. There are no springs requiring protection on or near the subject site.

16. **Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:**
  1. **Petition CP-2007-1**

The commercial development that would result from this amendment does not have the magnitude, location or character to significantly impact regional roadways, airports, public transportation systems, high speed rail facilities, and intermodal facilities. There are no seaports in southwest Florida and the proposed amendment will not significantly impact water access in the region.
  2. **Petition CP-2007-3**

The development that would result from this amendment does not have the magnitude, location or character to significantly impact regional roadways, airports, public transportation systems, high speed rail facilities, and intermodal facilities. There are no seaports in southwest Florida and the proposed amendment will not significantly impact water access in the region.
  3. **Petition CP-2008-1**

The commercial development that would result from this amendment does not have the magnitude, location or character to significantly impact regional roadways, airports, public transportation systems, high speed rail facilities, and intermodal facilities. There are no seaports in southwest Florida and the proposed amendment will not significantly impact water access in the region.
  4. **Petition CP-2008-2**

The commercial development that would result from this amendment does not have the magnitude, location or character to significantly impact regional roadways, airports, public transportation systems, high speed rail facilities, and intermodal facilities. There are no seaports in southwest Florida and the proposed amendment will not significantly impact water access in the region.
  5. **Petition CP-2008-4**

The commercial development that would result from this amendment does not have the magnitude, location or character to significantly impact regional roadways, airports, public transportation systems, high speed rail facilities, and intermodal facilities. There are no seaports in southwest Florida and the proposed amendment will not significantly impact water access in the region.
  6. **Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no significant impact on regional roadways, airports, public transportation systems, high speed rail facilities, or intermodal facilities.

There are no seaports in southwest Florida and the proposed amendment will not significantly impact water access in the region.

**7. Petition CP-2009-1**

The construction of recreation facilities on the subject site that would result from this amendment will substantially impact the regional roadways like U.S. 41 and the TNT Airport. Public transportation systems, high speed rail facilities, and intermodal facilities will not be impacted by the proposed development. There are no seaports in southwest Florida and the proposed amendment will not significantly impact water access in the region.

**17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:**

**1. Petition CP-2007-1**

The commercial development that would result from the proposed amendment will not significantly impact the adequacy or compatibility with emergency preparedness plans and local mitigation strategies. The proposed commercial project will not significantly impact the availability of hurricane shelters, maintenance of county hurricane clearance times, or hazard mitigation.

**2. Petition CP-2007-3**

The development that would result from the proposed amendment will not significantly impact the adequacy or compatibility with emergency preparedness plans and local mitigation strategies. The proposed church facilities project will not significantly impact the availability of hurricane shelters, maintenance of county hurricane clearance times, or hazard mitigation.

**3. Petition CP-2008-1**

The commercial development that would result from the proposed amendment will not significantly impact the adequacy or compatibility with emergency preparedness plans and local mitigation strategies. The proposed commercial project will not significantly impact the availability of hurricane shelters, maintenance of county hurricane clearance times, or hazard mitigation.

**4. Petition CP-2008-2**

The commercial development that would result from the proposed amendment will not significantly impact the adequacy or compatibility with emergency preparedness plans and local mitigation strategies. The proposed commercial project will not significantly impact the availability of hurricane shelters, maintenance of county hurricane clearance times, or hazard mitigation.

**5. Petition CP-2008-4**

This proposed amendment is a procedural request that will redesignate the subject site. This change from the proposed amendment will not significantly impact the adequacy or compatibility with emergency preparedness plans or local mitigation strategies. The proposed change in designation will not significantly impact the availability of hurricane shelters, maintenance of county hurricane clearance times, or hazard mitigation.

**6. Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will have no significant impact on adequacy and compatibility with emergency preparedness plans or local mitigation strategies. In addition, the proposed amendments will have no impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, or hazard mitigation.

**7. Petition CP-2009-1**

The requested amendment will have no significant impact on adequacy or compatibility with emergency preparedness plans or local mitigation strategies. In addition, the proposed amendment will have no impacts on or availability of hurricane shelters, maintenance of county hurricane clearance times, or hazard mitigation.

**18. Analysis of the effects of extra-jurisdiction impacts which may be created by the amendment:**

**1. Petition CP-2007-1**

Due to the location and small magnitude of the development that would result from the requested amendment, there are no regionally significant extra-jurisdictional impacts created by the requested amendment.

**2. Petition CP-2007-3**

Due to the location and magnitude of the development that would result from the requested amendment, there are no regionally significant extra-jurisdictional impacts created by the requested amendment.

**3. Petition CP-2008-1**

Due to the location and magnitude of the development that would result from the requested amendment, there are no regionally significant extra-jurisdictional impacts created by the requested amendment.

**4. Petition CP-2008-2**

Due to the location and sub-threshold magnitude of the proposed development that would result from the requested amendment, there are no regionally significant extra-jurisdictional impacts created by the requested amendment.

**5. Petition CP-2008-4**

This proposed amendment is a procedural request that will redesignate the subject site. The change would result from the requested amendment will not create regionally significant extra-jurisdictional impacts.

**6. Petition CP-2008-7**

This proposed amendment is a procedural request that the County staff requested pertaining to aligning planning time frames in the County's Growth Management Plan. The requested amendment will not result in extra-jurisdiction impacts.

**7. Petition CP-2009-1**

The proposed amendment will allow the construction of a recreation facility that will attract significant use by people that are located outside the region. Due to its location and the fact that the proposed facilities will be owned by Miami-Dade County, major users of the proposed facility will be coming from the east coast of Florida. These impacts on the roadway network and the problems associated with the successful implementation of approved Everglades restoration projects will result in significant extra-jurisdictional impacts.