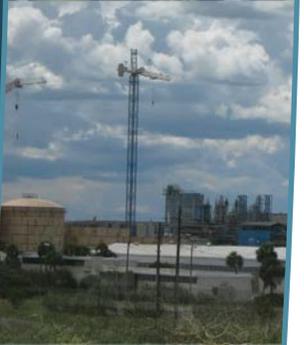


# Central Florida Regional Planning Council



## 2012 Annual Report





# Central Florida Regional Planning Council



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**[www.cfrpc.org](http://www.cfrpc.org)**

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# Mission

The Council's primary mission is to provide support to the citizens and counties of our region and to seek ways to improve the quality of life of the citizens of the Heartland.

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## A Successful Year for CFRPC

2012 was a banner year for collaboration at all levels of government in the Heartland and a time for building partnerships among the business community, citizens and government. CFRPC served in a key role to facilitate those efforts.

Economic development planning and coordination resulted in an updated Comprehensive Economic Development Strategy (CEDS) for the region. This provides not only key information and data needed by economic developers and businesses but also identifies key regional projects, opportunity areas, and areas of significant investments.

The CEDS was developed on a "six pillar platform", the same structure and process as plans developed by the Florida Chamber of Commerce Foundation, the Florida Department of Economic Opportunity, and all eleven Regional Planning Councils in Florida. There is now alignment between our regional plan, the state, the private sector and our economic development district designated by the US Economic Development Administration.

We have award winning local government projects and plans developed and administered by the CFRPC. The Council provided valuable assistance to cities and counties as they revised their land development regulations to comply with their updated Comprehensive Plans, and undertook visioning for downtowns.

Three complimentary energy studies were undertaken including a Heartland Regional Energy Inventory, as well as an Energy Assurance Plan and an Energy Resiliency Plan developed statewide by all the Regional Planning Councils in Florida. These energy efforts support the potential for alternative energy as a growing economic opportunity in the Heartland.

Grants supporting broadband planning, the protection of Avon Park Air Force Range's mission and key natural habitat, and Brownfields redevelopment are but a few of the initiatives CFRPC was involved in this year.

CFRPC is committed to serving our citizens and finding new opportunities for our local governments to maximize their resources to make the Heartland of Florida a better place for us all.



*W. Patrick Huff, Chairman*



*Patricia M. Steed, Executive Director*

# 2012 Council Members

**W. Patrick Huff, Chairman**

Bartow City Commission

**Clayton Williams, Vice Chairman**

Okeechobee City Council

**Sue Birge**

Hardee County Commission

**Don Elwell**

Highlands County Commission

**Robert Heine**

Arcadia City Council

**Buddy Mansfield**

DeSoto County Commission

**Jacqueline Tucker**

DeSoto County Gubernatorial Appointee

**Patricia Detwiler**

Wauchula City Council

**Andrew J. Fells**

Sebring City Council

**Dr. Marshall Goodman**

Polk County Gubernatorial Appointee

**Chet Huddleston**

Hardee County Gubernatorial Appointee

**Pete Chichetto**

Winter Haven City Commission

**Andy Tuck**

Highlands County Gubernatorial Appointee  
and School Board Member

**Edith Yates**

Lakeland City Commission

**Melony M. Bell**

Polk County Commission

**Ray Domer**

Okeechobee County Commission

**Elvie Posey**

Okeechobee County Gubernatorial Appointee



# Our Region

## DESOTO



**AREA**  
640 sq mi (land and water)

**ESTABLISHED**  
1887

**COUNTY SEAT**  
Arcadia

**INCORPORATED**  
City of Arcadia

**DEMOGRAPHICS**  
Population: 34,862  
Median Age (2010): 38.1

**TOP EMPLOYMENT**  
Forestry  
Fishing Related Activities  
Transportation & Utilities

**DETAILS**  
DeSoto County has a total land area of 637 square miles. The population grew from 32,309 persons in 2000 to 34,862 persons in 2010, yielding a density of 55 persons per square mile. Between 2000 and 2010, the average annual growth rate was 0.82% per year.

## HARDEE



**AREA**  
638 sq mi (land and water)

**ESTABLISHED**  
1921

**COUNTY SEAT**  
Wauchula

**INCORPORATED**  
City of Bowling Green  
City of Wauchula  
Town of Zolfo Springs

**DEMOGRAPHICS**  
Population: 27,731  
Median Age (2010): 32.8

**TOP EMPLOYMENT**  
Healthcare & Social Assistance  
Transportation and Utilities

**DETAILS**  
Hardee County has a total land area of 637 square miles. The population grew from 26,938 persons in 2000 to 27,731 persons in 2010, yielding a density of 44 persons per square mile. Between 2000 and 2010, the average annual growth rate was 0.29% per year.

## HIGHLANDS



**AREA**  
1,106 sq mi (land and water)

**ESTABLISHED**  
1921

**COUNTY SEAT**  
Sebring

**INCORPORATED**  
City of Avon Park  
Town of Lake Placid  
City of Sebring

**DEMOGRAPHICS**  
Population: 98,786  
Median Age (2010): 51.5

**TOP EMPLOYMENT**  
Healthcare & Social Assistance  
Retail Trade  
Transportation & Utilities

**DETAILS**  
Highlands County has a total land area of 1,029 square miles. The population grew from 87,366 persons in 2000 to 98,786 persons in 2010, yielding a density of 96 persons per square mile. Between 2000 and 2010, the average annual growth rate was 1.31% per year.

## OKEECHOBEE



### AREA

892 sq mi (land and water)

### ESTABLISHED

1917

### COUNTY SEAT

Okeechobee

### INCORPORATED

City of Okeechobee

### DEMOGRAPHICS

Population: 39,996

Median Age (2010): 38.6

### TOP EMPLOYMENT

Retail Trade

Transportation & Utilities

### DETAILS

Okeechobee County has a total land area of 774 square miles. The population grew from 35,910 persons in 2000 to 39,996 persons in 2010, yielding a density of 52 persons per square mile. Between 2000 and 2010, the average annual growth rate was 1.14% per year.

## POLK



### AREA

2,010 sq mi (land and water)

### ESTABLISHED

1861

### COUNTY SEAT

Bartow

### INCORPORATED

City of Auburndale, City of Bartow, City of Davenport, Town of Dundee, City of Eagle Lake, City of Fort Meade, City of Frostproof, City of Haines City, Village of Highland Park, Town of Hillcrest Heights, City of Lake Alfred, Town of Lake Hamilton, City of Lake Wales, City of Lakeland, City of Mulberry, City of Polk City, City of Winter Haven

### DEMOGRAPHICS

Population: 602,095

Median Age (2010): 39.8

### TOP EMPLOYMENT

Retail Trade

Transportation & Utilities

### DETAILS

Polk County has a total land area of 1,875 square miles. The population grew from 483,924 persons in 2000 to 602,095 persons in 2010, yielding a density of 321 persons per square mile. Between 2000 and 2010, the average annual growth rate was 2.44% per year.



# Planning

## Planning Advisory Services

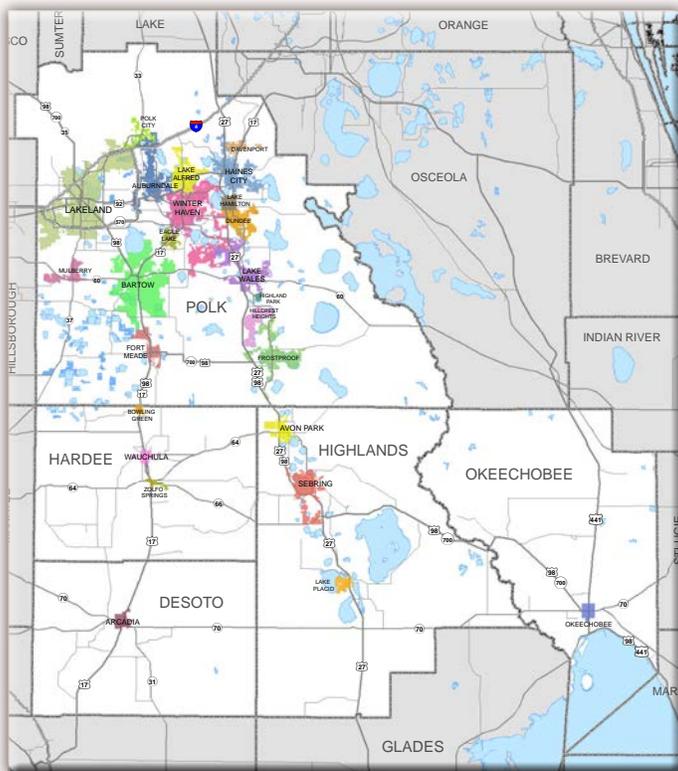
In 2012, the CFRPC provided Planning Advisory Services to eleven jurisdictions. Planning Advisory Services include technical assistance in the review and preparation of small- and large-scale comprehensive plan amendments as well as rezonings and development proposals.

## Land Development Regulations

In 2012, the CFRPC assisted nine local jurisdictions in the updates of their Land Development Regulations.

## Geographical Information Systems (GIS) Mapping Services

The CFRPC provided GIS Mapping Services to thirteen municipalities in the Region in 2012. The GIS mapping services included updates to the Future Land Use Map and Zoning Map of each jurisdiction as well as requested maps such as the delineation of Community Redevelopment Areas, Utility Service Areas, and of natural resources and environmentally sensitive areas.



## Developments of Regional Impact (DRI)

In 2012, the Council held hearings on two Development of Regional Impact (DRI) Substantial Deviation Applications for Development Approval. These DRIs include:

### CF Industries South Pasture Mine Extension (Hardee County)

The Council held a public hearing in May 2012 on this DRI Substantial Deviation Application for Development Approval (ADA) and forwarded recommended conditions of approval to Hardee County. The County approved the DRI in the fall of 2012. The CF Industries South Pasture Mine Extension is a DRI located in Hardee County. The ADA requested approval to add to the previously approved DRI boundary a total of 7,513 acres of land located adjacent to the South Pasture Mine portion of the Hardee Phosphate Complex. A total of 6,418 acres will be mined or disturbed within the tract to extract phosphate ore. The request also included extending the approved completion date by an additional thirteen years (from December 2029 to December 2042).

### Oakbridge (Lakeland, Polk County)

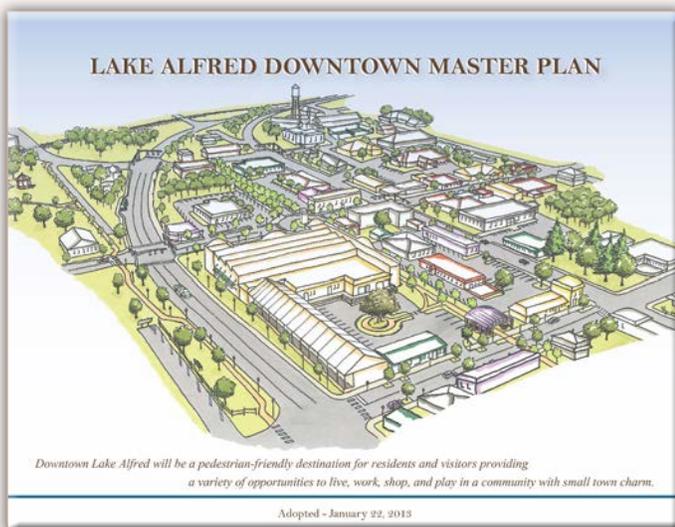
The Council held a public hearing in November 2012 on this DRI Substantial Deviation Application for Development Approval (ADA) and forwarded recommended conditions of approval to the City of Lakeland. The Oakbridge DRI is a multi-use development located in Lakeland, Florida in the vicinity of the Polk Parkway and Harden Boulevard. The project is divided by Harden Boulevard and the Polk Parkway into three quadrants. The “Southeast Quadrant” or “South Village” is located adjacent to Harden Boulevard and South Parkway Frontage Road, just south of the Polk Parkway and on the east side of Harden Boulevard. Changes in the Southeast Quadrant included in this substantial deviation included the addition of 550,000 square feet of commercial development, an increase of ninety-eight residential units and some reductions in hotel rooms and restaurants. The ADA proposed changing the buildout date for Phase Two to December 31, 2017.

## Community Visioning

The CFRPC offers Community Visioning assistance to communities in developing vision and strategic plans for the future. These are accomplished through Community Workshops, Consensus Building Workshops, and surveys to develop the core values that can be used as the driving force in the community's future planning efforts.

### Lake Alfred Downtown Master Plan

In 2012, the CFRPC, through a Planning Advisory Services Agreement with the City of Lake Alfred, completed the Lake Alfred Downtown Master Plan. The Master Plan was developed and designed by the Lake Alfred Community, including residents and business owners, through several community workshops and outreach activities. The Master Plan provides a roadmap to achieving the Community's vision for the future of the City's downtown. The Master Plan, in its entirety, may be downloaded at: <http://www.cfrpc.org/LakeAlfredDowntown/documents/masterplan.pdf>.



The goal of the Master Plan is to provide for: a strong economy; a livable, healthy community; pedestrian, bicycle, and vehicular connectivity; and continuation of the community's small town character. The vision and goal of the plan was shaped through the many voices heard at the public participation efforts that were a vital component of the Master Plan Process.

The Master Plan sets forth six planning principles developed through community input as provided below.

1. Redevelop semi-vacant and underutilized properties.
2. Promote new business downtown while providing equal focus on retention and expansion of existing businesses.
3. Create a more walkable and pedestrian-oriented atmosphere.
4. Make Downtown Lake Alfred a place where festivals and events naturally fit.
5. Enhance the appearance of the Downtown through business beautification and targeted streetscaping and landscaping projects.
6. Enhance an atmosphere of collaboration among businesses, residents and the City.



In an effort to solicit as much public input as possible, the elements that became the Master Plan were presented to interested persons through a variety of community workshops and were also taken out to the general public at various community events. This consisted of booths at festivals and events, presentations at meetings, walking door to door to talk to residents and business owners, and an activity with the local summer camp program to obtain input from Lake Alfred's youngest residents.

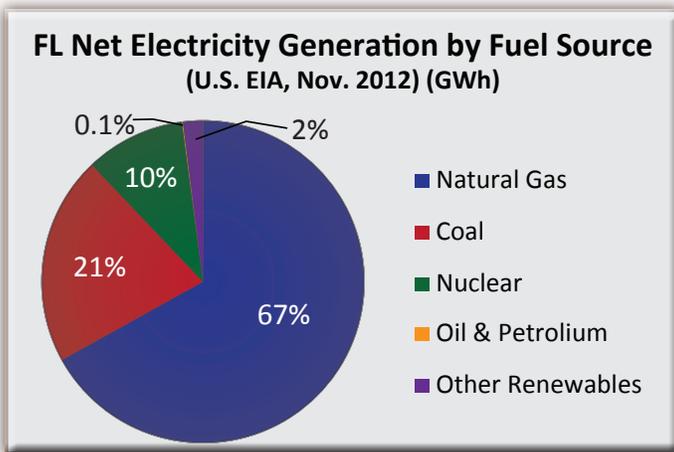
In the Master Plan Appendices, identified priority projects and potential funding sources are provided to guide making the Master Plan a reality. The City will be updating its Land Development Regulations in 2013 to allow more flexible development design in the downtown.

# Programs

## Energy

### Energy Baseline Inventory

The Energy Baseline Inventory is a comprehensive energy usage and greenhouse gas emissions inventory for a six county region (DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee Counties). The inventory measures baseline energy consumption and greenhouse gas emissions from the residential, commercial, industrial, and institutional/government sectors across four main categories: electricity, natural gas, transportation fuels, and solid waste. The Inventory establishes a measurement to enable benchmarking of the effectiveness of potential future strategies, policies, and programs.



### Florida Energy Assurance Study

The Energy Assurance Strategies report is a joint study that involves all eleven Regional Planning Councils in the state, and is funded by the Florida Office of Energy (housed in the Florida Department of Agriculture and Consumer Services). It will determine and model the economic impacts of a disruption or shortage in energy supply, as might happen after a disaster event. Model strategies were developed to enhance statewide energy assurance. In addition, case studies were gathered from across the state of projects or organizations that are enhancing their own energy assurance. The ultimate goal of this project is to increase statewide energy assurance following energy supply disruptions.

### Florida Energy Resiliency Strategies Study

The Energy Resiliency Strategies project, a joint study involving all eleven Regional Planning Councils in the state, is funded by the U.S. Economic Development Administration. It will determine and model the economic impacts of a disruption in energy supply or prices to businesses and communities. In addition, a statistically-significant survey was conducted to determine Floridians' ability to recover and cope with potential increases in energy prices (electricity and petroleum), as well as their opinions and attitudes regarding energy in Florida. Statewide, regional energy summits had industry experts and stakeholders providing input on local opportunities, strengths, weaknesses, and challenges. Potential local strategies to enhance energy resiliency, potential local synergies, and local happenings in the energy sector were also explored. The ultimate goal of this project is to increase the economic and energy resiliency of Florida businesses and residents to increases in energy prices, and to enhance state energy security.



### Alternative Fuels Economic Development Strategy

The Alternative Fuels Economic Development Strategies analysis will help determine which strategies are appropriate to encourage clusters for alternative energy-related industries. The strategies for developing these industries will capitalize on some of the Heartland region's unique strengths: large tracts of land, a strong agricultural tradition, solar access, and a year-round growing season.

## Homeland Security

CFRPC Staff provides assistance to various agencies throughout the state for the conduct of training exercises in order to allow first responders and other emergency management personnel to practice their skills. These exercises were conducted in full compliance with the Homeland Security Exercise and Evaluation Program (HSEEP) and included Full Scale, Table Top, Drills and Functional Exercises.



During 2012 CFRPC planned, conducted and documented a total of fifteen exercises. These exercises varied in complexity from a table top involving fifteen players to a full scale exercise that involved in excess of one hundred players. Each exercise was designed based upon the needs and desires of the county Emergency Management Director. Two exercises included “no-notice” activation of Emergency Operations Centers (EOCs) where the leadership from the county involved in the exercise was replaced by a leadership team from several counties. Each exercise was evaluated by personnel from outside the county that was involved and a formal After Action Report (AAR) was provided.

## Hazardous Materials

The District VII Local Emergency Planning Committee (LEPC), staffed by CFRPC, is charged with facilitating regional hazardous materials emergency response and compliance with hazardous materials reporting laws.



The CFRPC serves as the public access repository for the reports filed under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) in the District VII LEPC area, which includes Polk, Hardee, Highlands, DeSoto, and Okeechobee Counties. This information is used to compile local and regional hazardous materials emergency response plans that are activated in the event of a chemical emergency. These plans are updated regularly as more facilities come into compliance or as inventories change.

In 2012 the Central Florida Regional Planning Council conducted a table top exercise to test our Local Emergency Planning Committee Hazardous Materials Emergency Plan. This exercise also integrated a response to a series of tornado strikes throughout the Okeechobee and Highlands Counties area. The exercise focused on a vehicular accident where a semi-tractor trailer left the roadway and struck an above ground valve stack used to control the natural gas pipeline from Gulfstream Natural Gas creating a not only a hazardous material event, but also created a sheltering/evacuation situation based upon the subsequent fires from the gas pipeline. The Florida Department of Transportation was included in this event because the location of the fire blocked the use of US Highway 98 near the Highlands/Okeechobee County line. This forced the rerouting of any traffic attempting to travel from Sebring to Okeechobee. This exercise was so well liked that it has become the model that was used in 2013 to test response in Hardee and Polk Counties to a similar scenario.

## Broadband

The Central Florida Regional Planning Council, in partnership with the Southwest Florida Regional Planning Council and the Tampa Bay Regional Planning Council, received a grant from the State Department of Management Services to develop a broadband toolkit and training manual.

### Toolkit and Training Manual

The broadband toolkit will contain all the databases, surveys, models, and other tools necessary to assess broadband demand and create a strategic broadband plan. The broadband toolkit will be useful to any community or region, whether rural, suburban or urban. The broadband training manual will guide community leaders and stakeholders through the planning process, providing instruction as to the use and applicability of the broadband toolkit.



### Broadband Polk

Broadband Polk is a collaborative effort involving Polk County citizens, business leaders, civic organizations, non-profits, educational institutions, economic development professionals, high tech experts, and key representatives from various segments of the local economy. Facilitated cooperatively by Polk Vision and the Central Florida Regional Planning Council, the Broadband Polk Advisory Committee is working to raise awareness of the importance of robust broadband infrastructure in the 21st century economy and to develop a comprehensive broadband plan to address the current and future broadband needs for Polk County.

Tasks included mapping, public outreach, survey and data analysis, goal setting, strategy development, and composition. In 2012, the project saw eighty-eight deliverables produced for the State of Florida, as well as drafts of the Toolkit, Training Manual, and Broadband Polk plan, setting the stage for completion of the project and the Broadband Polk plan in 2013.

### Broadband Demand Model

As part of a regional broadband planning project, the Central Florida Regional Planning Council has developed a draft model to predict broadband demand in the year 2020 by producing a weighted broadband demand score for all of Polk County. The model inputs are future land use, projections of population and employment, and estimates of current broadband penetration.

### Heartland Rural Mobility Plan

The Heartland Rural Mobility Plan (HRMP), includes twelve pilot projects for further evaluation and implementation. One of those projects is a circulator for the Arcadia area in DeSoto County. The new DeSoto–Arcadia Regional Transit (DART) system initiated service on November 14, 2012. The route deviated service is open to the general public with a fare of fifty cents per passenger. The new transit service provides DeSoto County residents with enhanced mobility and access to life sustaining activities, including: health care services, employment opportunities, government services, and commercial centers.



The DART service became a reality through funding provided by the Florida Department of Transportation (FDOT), the U.S. Department of Transportation Federal Transit Administration (FTA) and fare box revenue. As the slogan for DART says “We’ll take you there!” CFRPC has supported the DART service with marketing materials and coordinating activities.

## Transportation Disadvantaged

The Central Florida Regional Planning Council is the Designated Official Planning Agency (DOPA) for the Transportation Disadvantaged (TD) Program (Chapter 427, Florida Statutes) in Hardee, Highlands, and Okeechobee Counties. The Council provides planning services and staff support and implements the program for the TD Commission at the local level. The TD Commission ensures the availability of safe, efficient, cost-effective and quality transportation services for individuals throughout the State.

**Table 1. Transportation Disadvantaged in 2012**

<b>Passenger Trips Provided</b>	193,587
<b>Vehicle Miles Traveled</b>	2,278,477
<b>Total Accidents</b>	3
<b>Total Local Match</b>	\$73,419
<b>Total Operating Expense</b>	\$3,511,553

The Central Florida Regional Planning Council created a multi-county service area which is served by a Local Coordinating Board (LCB) comprised of members from each of the three counties. The Board provides oversight and recommendations to the Community Transportation Coordinator (CTC) for transportation operations, conducts evaluations of the CTC and its operators, sets local standards and develops the service area plan called the Transportation Disadvantaged Service Plan (TDSP).

**Table 2. Transportation Disadvantaged Trips Provided Per County in 2012**

<b>County</b>	<b>People Served</b>	<b>Total Trips</b>	<b>Unmet Trip Demands</b>
Hardee	556	24,236	1,278
Highlands	1,910	128,274	1,022
Okeechobee	714	41,077	178
<b>Region</b>	<b>3,180</b>	<b>193,587</b>	<b>2,478</b>

The CTC for the service area is a total brokerage system and contracts with local transportation providers for actual transportation service.

## Public Transit Service Program

The Central Florida Regional Planning Council administers the Federal Transit Administration Section 5311 program for the Multi-County Transportation Disadvantaged (TD) service area of Hardee, Highlands and Okeechobee counties. These funds are designed to be used in rural communities throughout the United States. The TD service area is without fixed route public transit service and the FTA 5311 funds are used to enhance mobility to the general public in the service area. In FY 2011/2012 approximately 15,628 trips were provided to the general public through this program.

## Job Access & Reverse Commute (JARC) Grant Award

The goal of the JARC program is to improve access to transportation services to employment and employment related activities for eligible low-income individuals, and to transport residents of urbanized areas and non-urbanized areas to suburban employment opportunities. The program requires coordination of federally-assisted programs and services in order to make the most efficient use of federal resources.



To assist in identifying eligible clients in need of transport, the Council partners with the district Workforce Boards, Department of Education, and Vocational Rehabilitation agencies in the region. These agencies also schedule trips with the Transportation Disadvantaged Community Transportation Coordinator (CTC), and provide support documentation for the use of their time and services toward meeting necessary match requirements. In FY 2011/2012 approximately 5,674 trips were provided with 5316 JARC funding.

**New Freedom Grant Award**

The Council administers the Federal Transit Administration Section 5317 New Freedom program in the three county transportation disadvantaged service area of Hardee, Highlands and Okeechobee to support “new public transportation services” that go beyond those required by the Americans with Disabilities Act of 1990 (ADA), and new public transportation alternatives beyond those required by ADA designed to assist individuals with disabilities.



Through the use of these funds, access to employment and other general trips have been provided to meet the needs of the disabled community. In FY 2011/2012, approximately 10,224 trips were provided with New Freedom funding.

**Funding Support**

The Council applies for FTA 5310 Capital funds to procure vehicles that are used in the multi-county Transportation Disadvantaged service area of Hardee, Highlands and Okeechobee counties. Vehicles awarded through this grant are titled to the Council who then leases them to the community Transportation Coordinator (CTC). The Council was awarded funds to procure two wheelchair accessible mini vans in 2012.

Funds received from Federal Transit Administration 5311, 5316, 5317 and 5310 programs brought additional resources to the service area in the amount of approximately \$890,515 in 2012.

**Table 3. 2012 Transportation Disadvantaged Funding**

5311 Trips	New Freedom 5317 Trips	JARC 5316 Trips	Awarded Vehicles	Value of Service
15,628	10,224	5,674	2	\$890,515

**Heartland Brownfields Revitalization Partnership**

The Heartland Brownfields Revitalization Partnership (HBRP) assists local governments in cleaning up and generating economic development on abandoned or underused commercial and industrial sites. With funding from the Environmental Protection Agency’s (EPA) Brownfields program, and the cooperation of the property owners, sites were assessed for the historical potential for environmental contamination, and, if needed, field testing of soil, water and buildings was conducted. If sites prove to be contaminated, loan and subgrant funding through a Revolving Loan Fund, created with a cleanup grant from the EPA, is available.

The Revolving Loan Fund is managed by CFRPC staff with advice from the HBRP Steering Committee, composed of staff from local government and agencies, and a loan/subgrant advisory committee of business and financial representatives. Applications are available from the staff which also provides assistance in preparing the loan or subgrant application, and obtaining cost estimates from a panel of eligible consultants.



Staff and consultants can provide advice on establishing designated Brownfield areas and sites and obtaining State and local incentives to promote productive economic development on Brownfields. CFRPC continues to seek funding to support assessment and cleanup of eligible properties and promote economic and community development projects on these sites.

### 2012 Brownfields Activities

In 2012, subgrant and loan policies for the Revolving Loan Fund were established and the first subgrant was approved. The subgrant assisted a Community Redevelopment Agency in safely cleaning up asbestos contamination in vacant housing adjacent to a school. Staff also worked with several potential applicants for grants and loans and advised others on the opportunities for redevelopment provided under the state and federal Brownfields programs.

### Avon Park Air Force Range-Joint Land Use Study Implementation

The Central Florida Regional Planning Council is working closely with the Avon Park Air Force Range (APAFR) to carry out the recommendations of a Joint Land Use Study (JLUS) conducted by the CFRPC in cooperation with the Range and the surrounding jurisdictions of Highlands, Okeechobee, Osceola, and Polk Counties, and the Cities of Avon Park, Frostproof, and Sebring. The JLUS studied the planned land uses in the areas that surround the Range, and the military training needs of the armed forces and to determine their compatibility. The study was designed to protect public health, safety and welfare while safeguarding the ability of the military services and homeland security agencies to provide needed training on the Range.

Military operations can be loud and can present safety concerns for civilian communities. Conversely, urban development near the perimeter of military ranges can impact the viability of the installation and its mission. Development can be affected by low level flight patterns in military operating areas and required clear zones for airport runway approaches.

Currently, with support from the Department of Defense/Office of Economic Adjustment and from Enterprise Florida, Inc., CFRPC is responsible for leadership, coordination, and management of implementation activities including coordination with the jurisdictions on land use changes, voluntary acquisition of conservation or development rights on sensitive areas, real estate disclosures and coordination and communication with local governments and state

agencies. CFRPC also provides public information and identifies opportunities for effective coordination between the Range, affected local government, and stakeholders. A Policy Committee of public officials and state agency representatives guides the process and makes recommendations for coordination between APAFR and local governments. The CFRPC team coordinates the land use planning activities with a working group of planners and agencies from local jurisdictions and the APAFR.



### 2012 JLUS Activity

During 2012, with financial support from the Department of Defense's Office of Economic Adjustment to implement the JLUS, the Council worked with the local governments in the Range's Military Operating Area (MOA). Local Comprehensive Plans and Land Development Regulations were updated to incorporate policies that support the Range's national defense and homeland security missions. The Council coordinated with Highlands and Polk Counties, The United States Air Force and The Nature Conservancy and successfully sought funds to acquire conservation easements from property owners adjacent to the Range to protect the mission from incompatible land uses. Since the Range is located in a remote rural area, the Council is researching methods to let potential purchasers of property in the MOA know that the property is located in an area that can be impacted by military training activities. A manual is under development as a guide to effective communication between the Range and the community and local governments.

## Economic Development Assistance

As the Economic Development District for the Central Florida Region, the CFRPC is responsible for: Development and Implementation of the Comprehensive Economic Development Strategy (CEDS), providing Grant Writing and Technical Assistance to Local Governments for Economic Development Projects, and providing Economic Analysis.

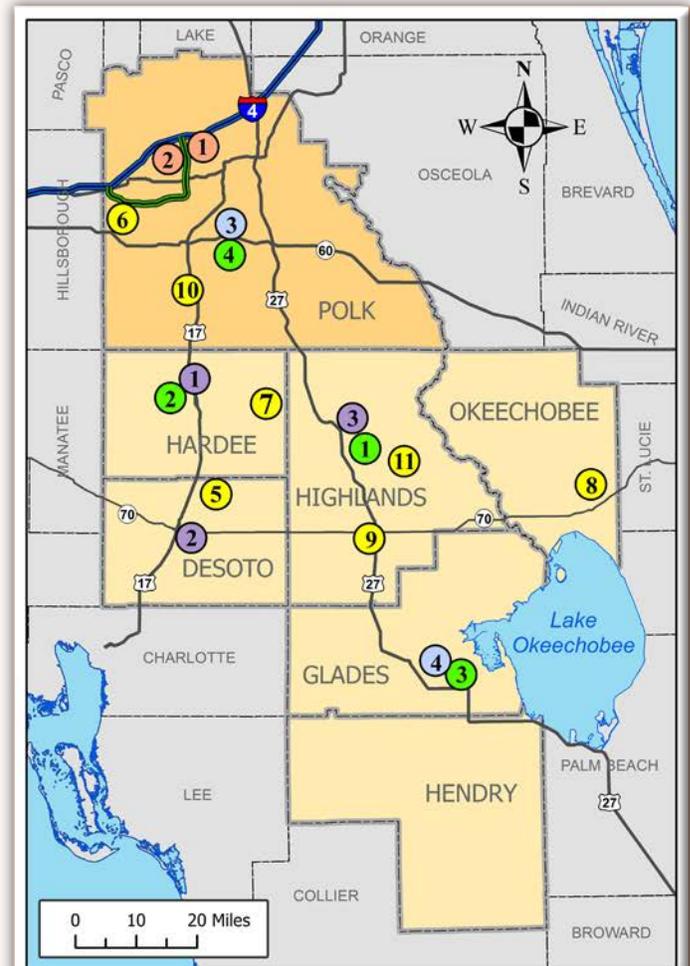
The CEDS must be updated every five years. In 2012, the Central Florida Regional Planning Council completed a complete update to the CEDS. Staff collected data and performed analyses, which were vetted with the CEDS Committee. This committee is appointed by the Council, and represents both the private and the public sectors.

The CEDS analyzes regional economy, guides regional goals and objectives, identifies investment priorities and funding sources, creating a road map to economic diversity through private sector investment and job creation. The CEDS contains a background of the economic development situation of the Region's current conditions, including economy, population, geography, workforce development, transportation access, and strategies.

For the first time, all Comprehensive Economic Development Strategy (CEDS), in the State of Florida have adopted a uniform framework utilizing common data sets. The Florida Chamber's Six Pillars of the Future Economy were used as the basis for the CEDS.



The Key Projects, Opportunities and Investments for the Central Florida Region were identified, as follows:



### Key Projects

- ① RACEC Catalyst Project
- ② FINR Expansion
- ③ Americas Gateway
- ④ Polk Gateway (CSX)

### Opportunities

- ① Hardee Co. Commerce Park
- ② DeSoto Co. GPW Mem. Hospital/Business Park
- ③ Sebring Airport

### Broadband

- ① Broadband Polk
- ② FRBA

(Numbers do not imply priority)

### Investments

#### Research and Development

- ① Polk Commerce Center
- ② Florida Polytechnic Logistics
- ③ CSX Logistics Center

#### Renewable Energy

- ④ Americas Gateway
- ⑤ DeSoto Next Gen. Solar Farm
- ⑥ Lakeland Electric Solar Farm
- ⑦ National Solar
- ⑧ LS9 Biofuels Facility
- ⑨ US EnviroFuels
- ⑩ US EcoGen Polk
- ⑪ BP Biofuels

## Heartland 2060 Consortium



The six predominantly rural Heartland Counties of DeSoto, Glades, Hardee, Hendry, Highlands and Okeechobee, and Archbold Biological Station, Florida's Heartland REDI (FHREDI), Heartland Workforce, Sebring Airport Authority, and the Shimberg Center for Housing Studies at the University of Florida joined with the CFRPC to guide the activities of the HUD grant supporting Heartland 2060.

The Heartland 2060 Regional Plan will create a vision for the future that enables growth while protecting natural areas, wildlife and agricultural production; supporting healthy communities; and ensuring a vibrant economic and social life.



Alternative Futures are being developed, an Environment and Natural Resources Database has been completed and updated, an Affordable Housing Model and Inventory has been developed, and an Energy Baseline Inventory and Analysis is nearing completion. Technical and Working Groups met throughout the year. Six Focus groups were conducted in order to gather input from different segments of the Heartland community.

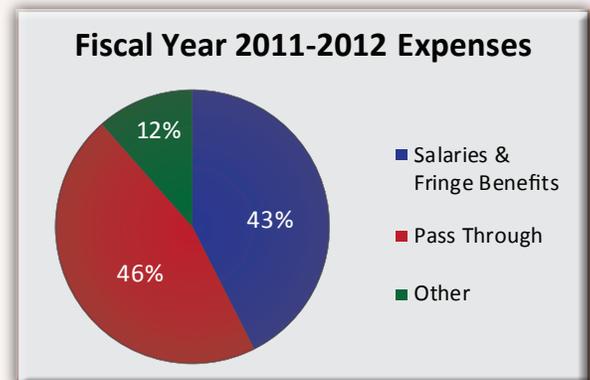
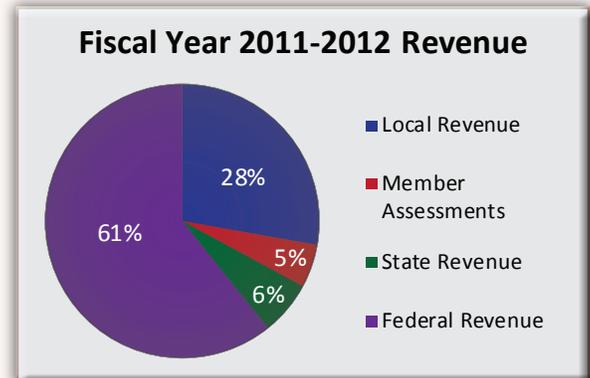
## Financial Report

CFRPC's revenues increased from prior fiscal year by approximately 33%. This was due in part to various grants and contracts that were obtained at the end of fiscal year 2011 and were fully under way during the entire fiscal year 2012. These included Broadband, HUD for Heartland 2060 and Mobility Management. CFRPC ended the year with twenty-two employees, up from twenty-one from the prior fiscal year.

The financial statements of CFRPC are audited each year. The following information was extracted from the financial statements for the year ended September 30, 2012.

Total Revenues were \$3,926,467, of which \$1,741,383 were directly passed through to other entities.

Total Expenses were \$3,790,916, of which \$1,741,383 were directly passed through to other entities with \$2,049,533 remaining for operation.



# Honors and Awards

**NADO 2012 Innovation Award**  
Preparing for the Future in the Heartland:  
Regional Land Use and Affordable Housing



*Russ Crowley, NADO President, presents  
2012 Innovation Award to Pat Steed*

**Heart of Florida Section APA 2012 Award of Merit**  
Lake Alfred Downtown Master Plan



*CFRPC Project Team for Lake Alfred Downtown Master Plan*

**Livable Polk Community Recognition Award 2012**  
Sustainable Landscaping and Parking

**APA National Planning Award 2012**

Best Practices in Hazard Mitigation and Disaster Planning – FL Statewide Regional Evacuation Study Program

**USF National Center for Transit Research 2012-13**

Best Workplaces for Commuters – Outstanding Commuter Benefits

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