



**Central Florida Regional Planning Council  
August 10, 2016  
Bartow Public Library  
2150 South Broadway Avenue  
Bartow, FL  
9:30 a.m.**

**Meeting Minutes**

Chairman Buddy Mansfield called the meeting to order at 9:30 a.m. Norman White offered the invocation, followed by the Pledge of Allegiance.

Roll was called with the following members present.

Chairman, Commissioner Buddy Mansfield, DeSoto County  
Vice-Chair, Commissioner Edie Yates, City of Lakeland  
Jackie Tucker, DeSoto County Gubernatorial Appointee  
City Councilmember Joe Fink, City of Arcadia  
Commissioner Mike Thompson, Hardee County  
City Councilmember Neda Cobb, City of Wauchula  
Commissioner Don Elwell, Highlands County  
Commissioner Bryant Culpepper, Okeechobee County  
Commissioner Melony Bell, Polk County  
City Commissioner, Mike O'Connor, City of Okeechobee  
City Commissioner Pat Huff, City of Bartow and Ridge League of Cities  
City Commissioner, William Twyford, City of Winter Haven  
Hazel Sellers, Polk County Gubernatorial Appointee; Polk County School Board  
Jeff Kincart, Polk County Gubernatorial Appointee  
Todd Miller, Hardee County Planning Director, Ex-officio  
Ben Dunn, Highlands County Development Services Director, Ex-officio  
Tom Deardorff, Polk County Director of Growth Management, Ex-officio  
Cindy Rodriguez, Southwest Florida Water Management District, Ex-officio

Members absent:

Mayor John Shoop, City of Sebring  
Donna Howerton, Highlands County Gubernatorial Appointee; Highlands County  
School Board  
Chet Huddleston, Hardee County Gubernatorial Appointee  
Elvie Posey, Okeechobee County Gubernatorial Appointee  
Debbie Chesna, Florida Department of Transportation, Ex-officio  
Elizabeth "Libby" Maxwell, South Florida Water Management District, Ex-officio  
Mary Yeargan, Department of Environmental Protection, Ex-officio



**AGENDA ITEM #1 PUBLIC COMMENTS**

There were no public comments.

**AGENDA ITEM #2 COUNCIL ADMINISTRATION**

A. June 8, 2016, Council Meeting Minutes

Chairman Mansfield asked if there were any changes to the June 8, 2016 Council Meeting Minutes.

**MOTION**

There being none, Pat Huff moved to approve the June 8, 2016 Council Meeting Minutes as submitted. Hazel Sellers seconded.

Motion carried unanimously.

B. Financial Report

Pat Steed reviewed the Statement of Activities and Statement of Net Assets for the month ended June 30, 2016. She pointed out the Meeting Expense line item, saying it was unusually high because the expenses for the SR 37 charrette in Lakeland were put in this line item, were budgeted in the Consultant line item and will be adjusted in the final budget.

**MOTION**

Mike Thompson moved to accept the June 30, 2016 Financial Report as presented. Melony Bell seconded.

Motion carried unanimously.

**AGENDA ITEM #3 POLK COUNTY ACTIVITIES REPORT**

Jim Freeman, Polk County Manager, reported that Polk County's current number of jobs equals that of 2007, prior to the economic downturn. Since 2012, Polk County has added nearly 20,000 new jobs. In 2012, the voters of Polk County approved a tax exemption referendum to help compete with neighboring counties for private sector job growth. As a result, many new jobs have been added in Polk County, with over half a billion in capital investment. Polk County has been successful in promoting its geographical location, based on the state road system and interstate highway connecting Polk County. Distribution is one area Polk County has excelled in, with over four million square feet of

distribution space. Mr. Freeman stated that property values fell in 2008 from approximately 36 billion to 23 billion. After nearly ten years, property values have recovered by nearly 80%. He reported that Florida is expecting about 7.5 million new residents over the next 25 years, and Polk County expects between 300,000 to 400,000 new residents, with much of that growth in the northeast quadrant of the county. He discussed how Polk County plans to support that population growth, with road system investments and water supply planning. Polk County's current population is 635,000, with 62% of its residents residing in unincorporated areas. Discussion followed.

Pat Huff congratulated the Polk County Commission on the opening of the 700 space parking structure in downtown Bartow.

**AGENDA ITEM #4 ACCEPT BID FOR AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY (JLUS) NOISE STUDY INTERPRETATION AND AUTHORIZE CONTRACT**

Shannon McPherson, presented the sealed bids that were submitted in response to the request for proposals (RFP) for professional services for the Noise Study Data Interpretation. She requested the Council accept staff's recommended low bid and authorize the Executive Director to execute the contract with HMMH. Discussion followed.

**MOTION**

Melony Bell moved to accept staff's recommended bid and authorize the Executive Director to execute the contract with HMMH Consulting Firm. Pat Huff seconded.

Motion carried unanimously.

**AGENDA ITEM #5 THE SENTINEL LANDSCAPES PARTNERSHIP AND THE AVON PARK AIR FORCE RANGE**

Pat Steed provided some history on this project, saying that in 2006 staff was invited to meet with staff from Highlands and Polk County and the Avon Park Air Force Range to discuss the need for military coordination planning. Staff began working to identify which of the local governments were identified in State Statute as needing to address military coordination in their comprehensive plans. Then began working with those local governments to get them into compliance. During this process, it was discovered that the Air Force Range did not have planning assistance, so a grant was received and the CFRPC partnership with the Air Force Range began. It has been through that continued partnership that has led to the Council helping ensure the continued mission of the Air Force Range and conservation of important natural resources in the area.

Jennifer Codo-Salisbury presented a brief overview of the Joint Land Use Study (JLUS), prepared and implemented through grants from the Department of Defense's Office of Economic Adjustment. The Range is located in both Polk and Highlands Counties, and

seven local governments are affected by activities of the range, as well as residents and business in the influence areas. She discussed compatibility coordination and land acquisition for the range. The Noise Study began in 2013, which continued to identify influence areas of the range. Currently, staff is working on the JLUS Second Implementation Grant.

Charles (Buck) MacLaughlin of the Avon Park Air Force Range provided an overview of the range, its location, land mass, military features, history, and its current capability and future initiatives. He also announced there is a new Commander at the Range, Lt. Col. Daniel Edgar.

Deborah Keller (Keller), of The Nature Conservancy explained that The Sentinel Landscapes Partnership has announced the designation of Avon Park Air Force Range as one of three of the newest Sentinel Landscapes in the country, and the first in Florida. This designation officially recognizes the role that working agricultural lands and natural resources contribute in sustaining the military missions of installations and ranges, and the long-term health of communities. Participating in the Sentinel Landscapes Partnership leverages U.S. Department of Defense, U.S. Department of the Interior, and U.S. Department of Agriculture investments with additional funding from other Federal and State programs. Collectively, these programs work to sustain the local agricultural economy, to protect critical conservation areas and to ensure the military training mission.

Pat Steed added that staff continues to work with counties who are eligible for State Defense Infrastructure Grants (DIG). These grants are economic development grants that are intended for military areas. The Council administers those grants and contracts with the Nature Conservancy who deals directly with the willing property owners regarding conservation easements. The CFRPC also is able to match state money with local resources to leverage grants. This is an efficient way of delivering a lot of impact using many resources together, and the CFRPC is proud to be a part of this effort.

Discussion followed.

**AGENDA ITEM #6 CONTRACT WITH THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO) FOR COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT**

Jennifer Codo-Salisbury announced that the Council has been awarded a FY 16/17 Community Planning Technical Assistance Grant by the State of Florida Department of Economic Opportunity (DEO). The grant award provides for the drafting of land development regulations specific to allowing the provision of temporary post-disaster accommodations for the 30 jurisdictions in the Central Florida region. Regulations will be drafted for the five counties of DeSoto, Hardee, Highlands, Okeechobee and Polk and the 25 municipalities within these counties.

## **MOTION**

Edie Yates moved to approve the DEO Contract and authorize the Executive Director to execute and administer the grant agreement. Neda Cobb seconded.

Motion carried unanimously.

## **AGENDA ITEM #7 FY 16/17 COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT AND COMPETITIVE FLORIDA PARTNERSHIP AWARDS**

Jennifer Codo-Salisbury provide an update regarding the State of Florida Department of Economic Opportunity (DEO) FY 16/17 Community Planning Technical Assistance Grant and Competitive Florida Partnership Awards in the Region. Along with the grant awarded to the RPC, DeSoto County received a grant to update their Comprehensive Plan. Also awarded grants were the Cities of Bowling Green, Lake Placid, and Frostproof, and the Town of Dundee.

## **AGENDA ITEM #8 REPORT ON FLORIDA REGIONAL COUNCILS ASSOCIATION (FRCA) POLICY BOARD MEETING**

Pat Steed reported that the Florida Regional Councils Association (FRCA) Policy Board Meeting was held in July, 2016. Three members from each of the ten RPC's in the State, come together to benefit their regions. Members from the Central Florida RPC are Chairman Buddy Mansfield, Jackie Tucker, and Pat Huff, who is also the immediate past Chairman of FRCA. She reported that the Board went through a rebranding exercise at the meeting, where they had input on a new FRCA Logo. The logo will be unveiled at the next FRCA meeting. Also discussed at the FRCA meeting was the RPC's legislative platform for 2017, and projects that may be available on a statewide basis, where all ten RPCs will work together. The RPCs have recently partnered to complete a statewide project of updating the Regional Statewide Evacuation Plans across the state. That project has won a number of national awards. Discussion followed.

## **AGENDA ITEM #9 STATUS REPORT FOR THE HEARTLAND REGIONAL TRANSPORTATION PLANNING ORGANIZATION (HRTPO)**

Pat Steed briefed the Council on activities of the six-county Heartland Regional Transportation Planning Organization (HRTPO). The Technical Advisory Committee recently held a meeting. Staff continues to work with Florida Department of Transportation (FDOT) and Federal Highway Administration (FHWA) on identifying additions to the 2040 Long Range Transportation Plan. A new Transportation Improvement Program (TIP) was just adopted for all six counties. Also, staff had its first certification review where staff was

evaluated on the HRTPO's accomplishments. The evaluation will be presented to the HRTPO Board at its next meeting.

#### **AGENDA ITEM #10 EXECUTIVE DIRECTOR'S ANNUAL PERFORMANCE EVALUATION**

Chairman Mansfield stated that he received performance evaluations from eight Council members. The Executive Director received primarily "excellent" ratings. The comments made by Council members on their evaluation forms were all extremely complementary. Chairman Mansfield added that Pat Steed is one of the top Directors of any organization and performs her job in an exemplary manner. She goes above and beyond, and is more thorough than anyone he has ever worked with. He thanked Ms. Steed for her hard work and dedication.

Ms. Steed thanked Chairman Mansfield and the Council for their kind words and continued support, and thanked them for the opportunity to serve as their Executive Director. She also thanked her staff for their hard work.

#### **AGENDA ITEM #11 EXECUTIVE DIRECTOR'S REPORT**

Pat Steed stated that it is known that Regional Planning Councils work in many areas. According to a FRCA survey, the work RPCs do in the Economic Development area is not well known. She stated that the CFRPC maintains a nationally recognized regional economic computer model for economic development known as the REMI Model. It is a tool used to project the economy in a variety of areas. It was used to assist in projecting the economy for the Heartland 2060 effort. That data was then used in the HRTPO Long Range Transportation Plan (LRTP). She added that having the REMI Model is an important tool to have in the region. The Central Florida Regional Planning Council has entered into an agreement with the Lakeland Economic Development Council to conduct REMI analysis for them. One study has already been completed, and the CFRPC will be available to conduct others as needed. She hoped to expand upon that ability. Also, as the designated Economic Development District for this region since the mid 1970's, the CFRPC conducts planning activities that insures this region remains eligible for Economic Development projects. Ms. Steed added that the Comprehensive Economic Development Strategy will be due for an update in the next few months, and the CEDS committee will need to be updated as well. This will be on an upcoming Council agenda.

Ms. Steed stated that the complex issue of the recent algae growth on the southeast coast of Florida will be addressed at the next Council meeting on September 14, 2016.

**AGENDA ITEM #12 OTHER BUSINESS**

The next meeting is scheduled for September 14, 2016, at 9:30 a.m. in Okeechobee County at the County Commission Chambers.

There being no further business, the meeting adjourned.

Respectfully submitted,

*W. Patrick Huff* (ACTING CHAIR)

Buddy Mansfield, Chairman  
June 8, 2016 Council Meeting Minutes