
**COMPREHENSIVE PLAN UPDATE
PUBLIC WORKSHOP**

**EVERGLADES CITY
APRIL 13, 2022
6:00-8:00 P.M.**

**Ken Metcalf, AICP
Director of Planning & Development Services
Stearns Weaver Miller**

WORKSHOP OBJECTIVES

■ Review and discuss:

- Scope of draft amendments and schedule
- Community Survey results
- 1989 Original Future Land Use Map, 1990 Lawfully Effective FLUM and 1993 Amended FLUM
- Proposed Future Land Use Map
- Key policy considerations for each Element of Comprehensive Plan

SCOPE, STATUS AND SCHEDULE

- Redrafted all *elements* of the Comprehensive Plan due to their outdated condition.
- First draft of proposed Comprehensive Amendments are complete, except for new Property Rights Element and revisions to Economic Element.
- Expect to add additional policies and details for certain elements to finalize draft for Local Planning Agency public hearing scheduled for April 28, 2022.
- Draft for Local Planning Agency will be available for public review on City's website and at City Hall on April 18, 2022.

SURVEY RESULTS – 44 RESPONSES

- Some did not fill out all questions. So, totals may not add to 44 for all responses.
- Question 1: Residence/Business owner/Work in City/Work Outside City/Live in Everglades City Utility Service Area
 - **36 City residents, 6 business owners (5 live in City), 10 work in City (one lived in USA), 9 work outside City (2 lived in USA) and 4 lived in USA**
- Question 2: List the top three things that you like most about Everglades City.
 - **Typical responses: Fishing, outdoor recreation, small town feel, quiet, friendly**
- Question 3: List the top three things that you would change about Everglades City if you could.
 - **Typical responses: Infrastructure condition (water, sewer, drainage, sidewalks and street lights), cable/cell phone reception, public transit, historic preservation improvements, trash in yard/businesses**
- Question 4: How satisfied are you with your choices for shopping in Everglades City? **Average Score 3.8 (Satisfied)**

SURVEY RESULTS (CONT.)

- Question 5: How often do you travel out of town to go shopping? **20 once per week, 11 every two weeks, 3 once every month or longer**
- Question 6: How satisfied are you with your choices for restaurants and entertainment in Everglades City? **Average Score 3.9 (Satisfied)**
- Question 7: How often do you travel out of town to eat out or for entertainment? **14 rarely never, 4 weekly, 7 every other week, 11 monthly, 1 every other month.**

SURVEY RESULTS (CONT.)

- Question 8: How far do you travel for work? Where do you go? Naples, Marco Island, other?
 - **13 (1/3) respondents. Several under 3.5 miles, several Naples, Bonita, two at 35 and 40 miles**
- Question 9: How satisfied are you with your housing situation? **Average Score 4.5 (Satisfied to Highly Satisfied)**
- Question 10: Would you accept some increase in traffic to enjoy more shopping, restaurants, or entertainment activities in Everglades City? **Average Score 2.2 (Disagree)**

SURVEY RESULTS (CONT.)

- Question 11: Do you favor more tourism in Everglades City?
Average Score of 2.9 (Neutral)
- Question 12: Where do you typically drive to outside of Everglades City and for what purpose?
 - **Nearby parks/passive recreation, shopping/eating (Q6-Q7), work (Q8), medical**
- Question 13: Please provide any other comments that you'd like to share about the future of Everglades City:
 - Same as Q.2 (mostly reiterating positives about City)
 - Concerns about infrastructure, environmental protection, potential for urbanization

ELEMENTS OF COMPREHENSIVE PLAN AMENDMENTS

- New Optional Administration Element
- Future Land Use Element
- Transportation Element
- Housing Element
- Infrastructure Element
- Recreation Element
- Conservation Element
- Coastal Zone Management Element
- Intergovernmental Coordination Element
- Capital Improvements Element
- New Mandatory Property Rights Element (in progress)
- Economic Element (discuss whether to retain)

ADMINISTRATION ELEMENT

- **Organization of Comprehensive Plan**
 - Volume I (Adopted)
 - Volume II (Support Document – Not Adopted)
- **Planning Periods (5 year and 2045 Plan Horizon)**
- **Meaning of goals, objectives and policies**
- **Adopted maps (2045 Future Land Use Map and 2045 Future Traffic Circulation Map)**
- **Definitions**

ADMINISTRATION ELEMENT

■ Periodic evaluation and amendments

- Technical assistance funds to comprehensively update Volume II (support document)
- Local Planning Agency function (s. 163.3174, Florida Statutes)

■ Major Funding Needs

- Wastewater Treatment Plant highest priority for public health and environmental protection
- \$4.3MM FDEP grant = less than half of \$9.5MM funding need

■ Technical Assistance Funding for Comprehensive Plan implementation/update to Land Development Regulations

■ Request for Area of Critical State Concern Designation

BENEFITS OF AREA OF CRITICAL STATE CONCERN (ACSC) DESIGNATION

- State Land Planning Agency can recommend Administration Commission (Governor and Cabinet) designate ACSC
- ACSC designation provides funding support to ensure protection of important state resources
- Apalachicola and Florida Keys – Examples where ACSC designation supported wastewater funding
- ACSC designation would potentially prioritize funding for wastewater treatment plant and collection system evaluation/improvements, stormwater management evaluation/improvements and post-disaster redevelopment after hurricane
- Technical assistance and funding from State strengthens local government administration, planning and regulatory capabilities

ACSC STATE OVERSIGHT

- *Principles for Guiding Development* are adopted by statute or rule for each ACSC. Example: Florida Keys PGD (s. 380.0552(7), F.S.)
- **State Oversight**
 - State reviews Comprehensive Plan amendments and Land Development Regulations for consistency with Principles for Guiding Development
 - Administration Commission can initiate and adopt amendments to City Comprehensive Plan by Final Order
 - Administration approves Land Development Regulations by Final Order and can initiate and adopt amendment to LDRs by Final Order
 - State reviews Development Orders/Building Permits issued by City for consistency with PGD and can appeal development orders within 45 days to Florida Land and Water Adjudicatory Commission (FLAWAC)

ACSC LOCAL GOVERNMENT RESPONSIBILITIES

- **Adopt Comprehensive Plan amendments and Land Development Regulations consistent with PGD**
- **Work with State Land Planning Agency (DEO) to adopt work program to achieve objectives of ACSC designation**
 - Schedule for infrastructure improvements
 - Schedule for other planning/regulatory milestones
- **Work with State Land Planning Agency on progress reports to Administration Commission**
- **ACSC designation terminated upon local government achieving objectives**

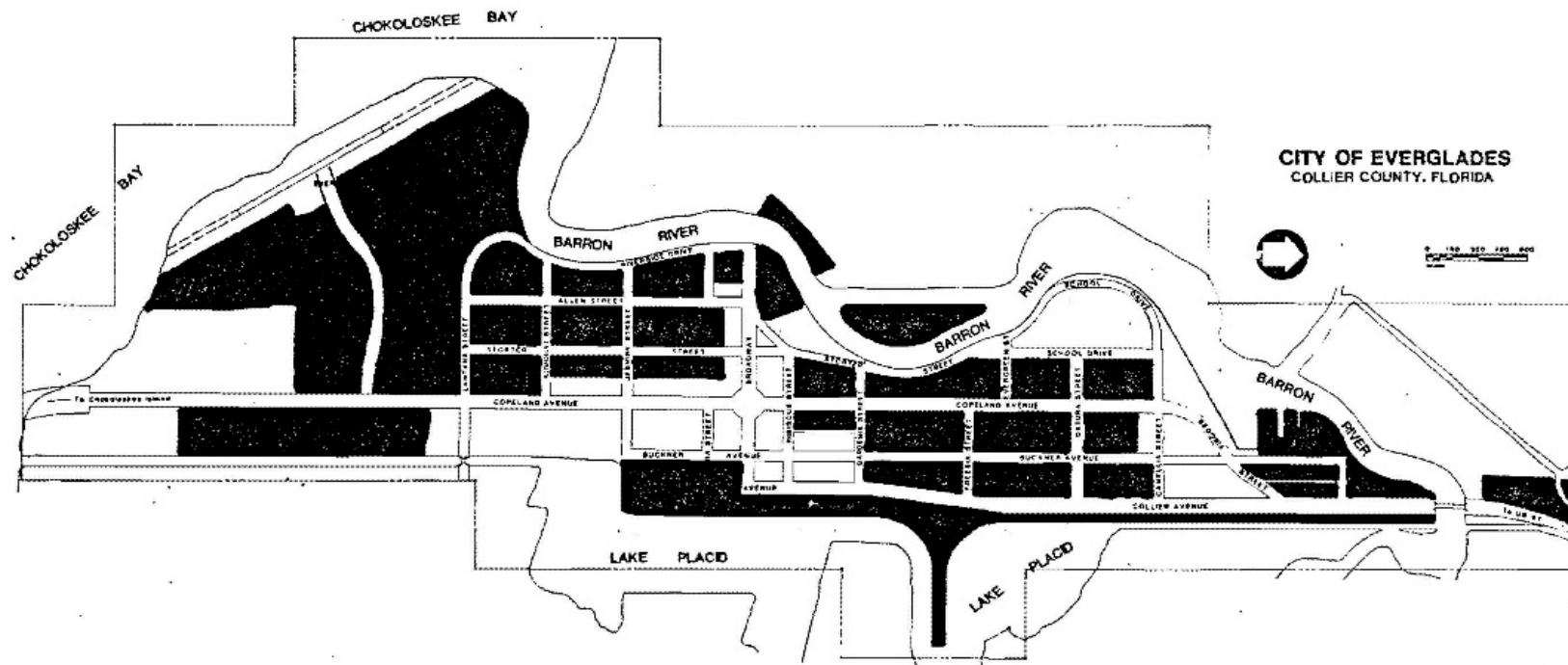
ORIGINAL COMPREHENSIVE PLAN ADOPTION

- Ordinance 89-01 adopted Comprehensive Plan, but was found Not In Compliance
- Ordinance 90-3 amended Comprehensive Plan adopted by Ordinance 89-01 and was found In Compliance.
- Ordinance 89-01 did not reference an exhibit, making the scope of the initial adopted plan uncertain.
- Ordinance 90-3 amended five elements of the 1989 Comprehensive Plan previously found Not In Compliance.
- SWM prepared a consolidated version of the current Comprehensive Plan that integrates the 1989 Comprehensive Plan with the 1990, 1993 and 2008 amendments.

CURRENT FUTURE LAND USE MAP (FLUM)

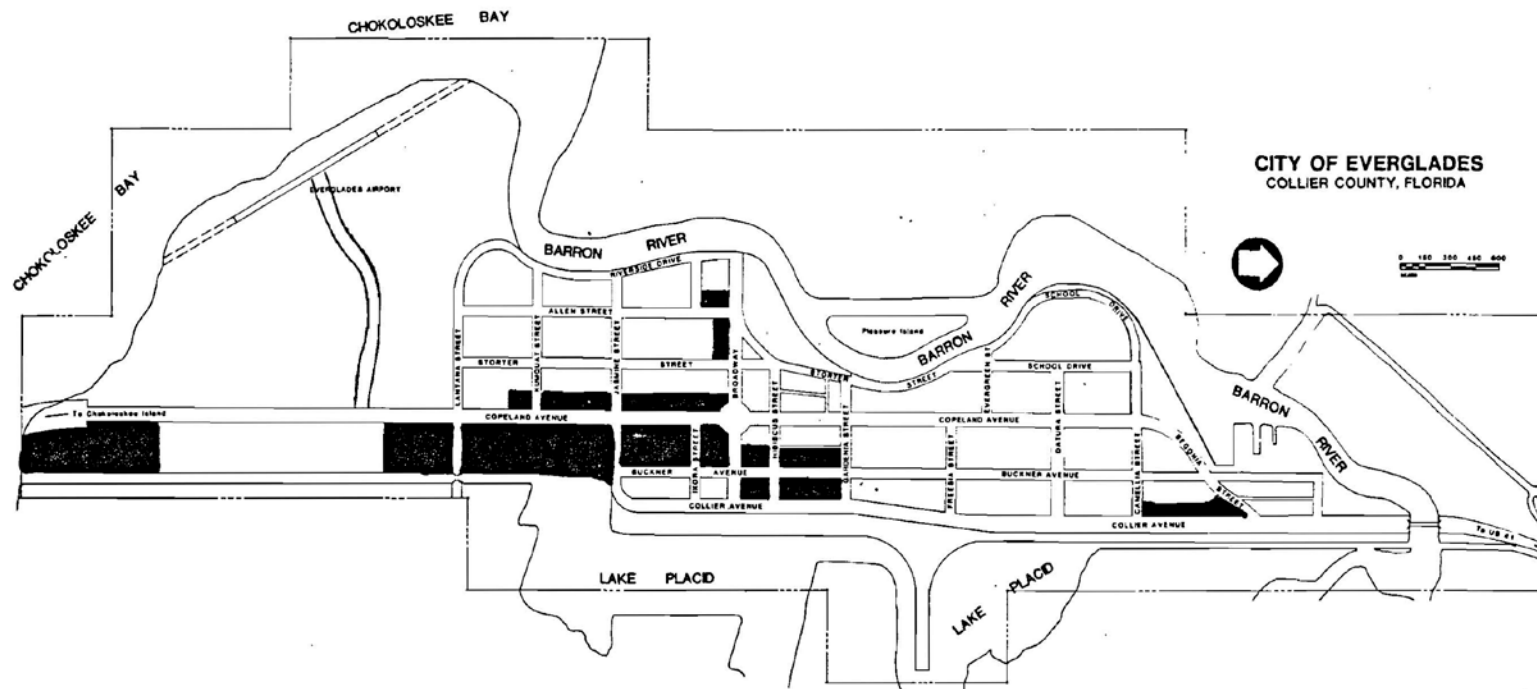
- Ordinance 89-01 adopted generalized version of the FLUM consisting of 6 maps with the following land use categories: Residential (Map 1), Commercial (Map 2), Agriculture and Industrial (Map 3), Recreation (Map 4), Conservation (Map 5) and Education (Map 6).
- Residential (Map 1) and Agriculture and Industrial (Map 3) included an asterisk.
- DCA original adoption Not in Compliance and required amendment to Conservation Map.

Residential*



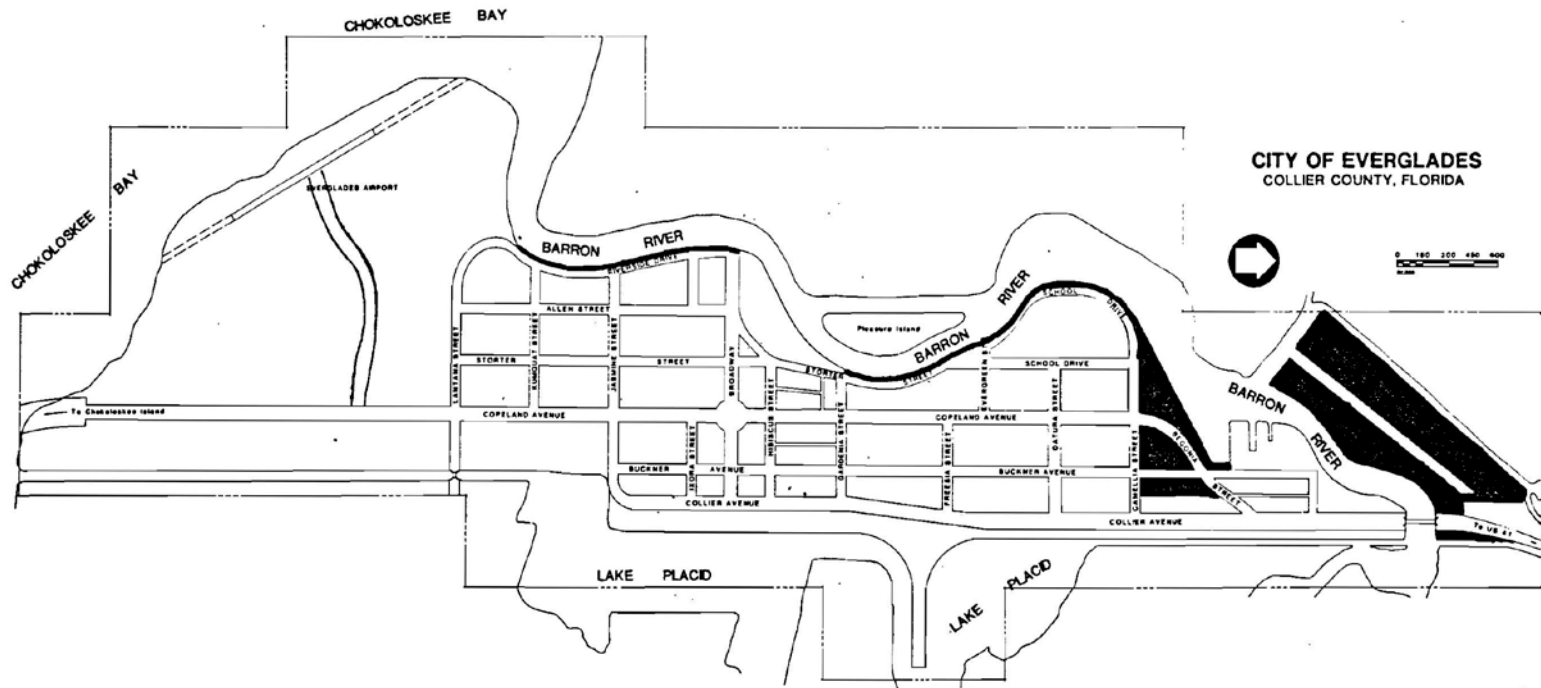
* Includes: Single Family, multi-family, Mobile Homes, and all transient residential.

Commercial



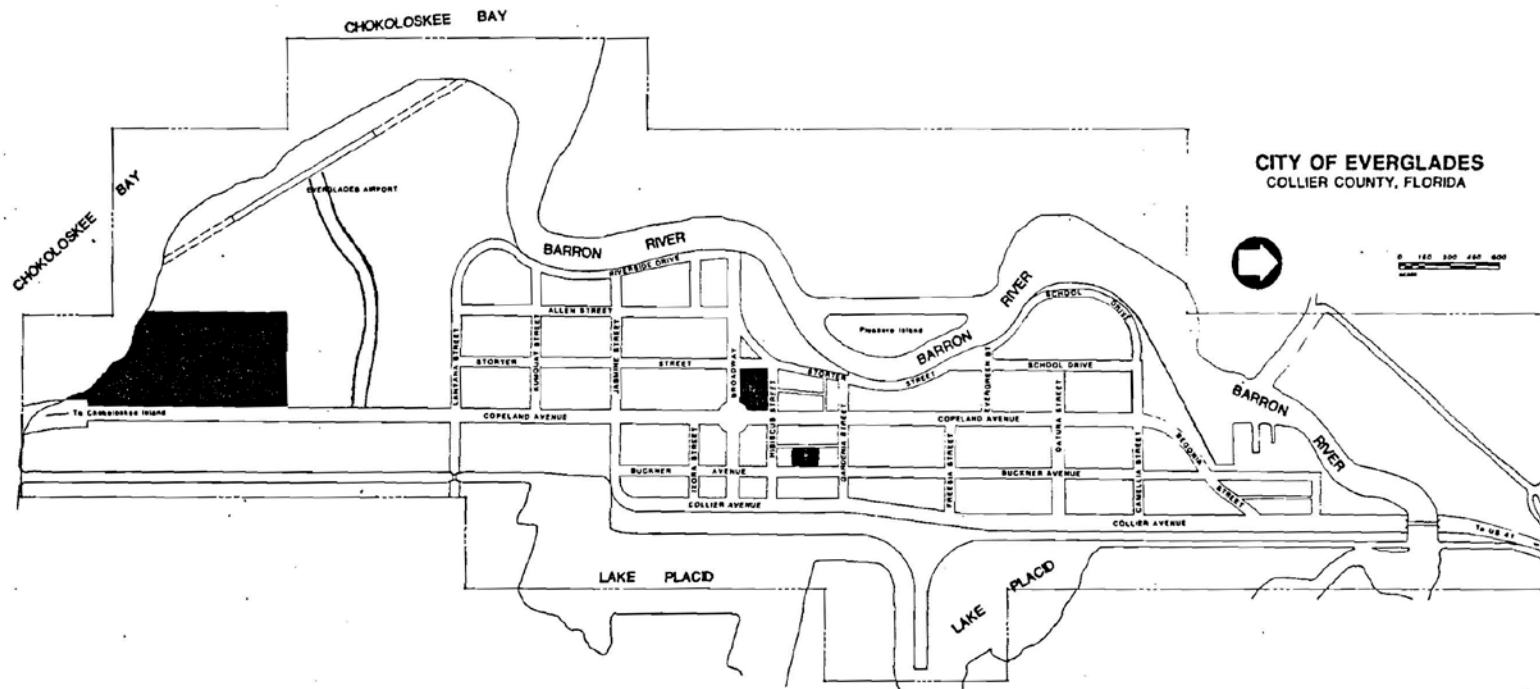
FUTURE LAND USE - MAP 3

Agricultural and Industrial*



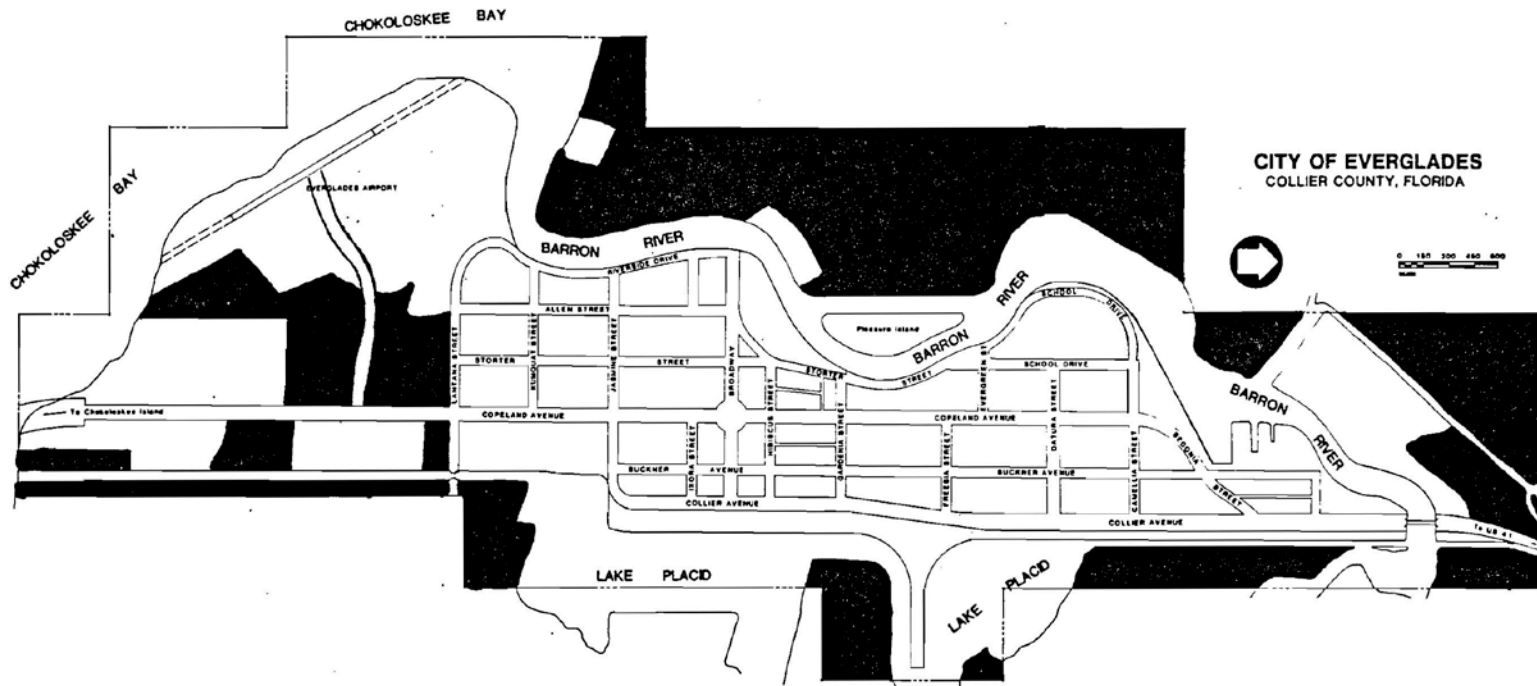
*Mixed use area

Recreation



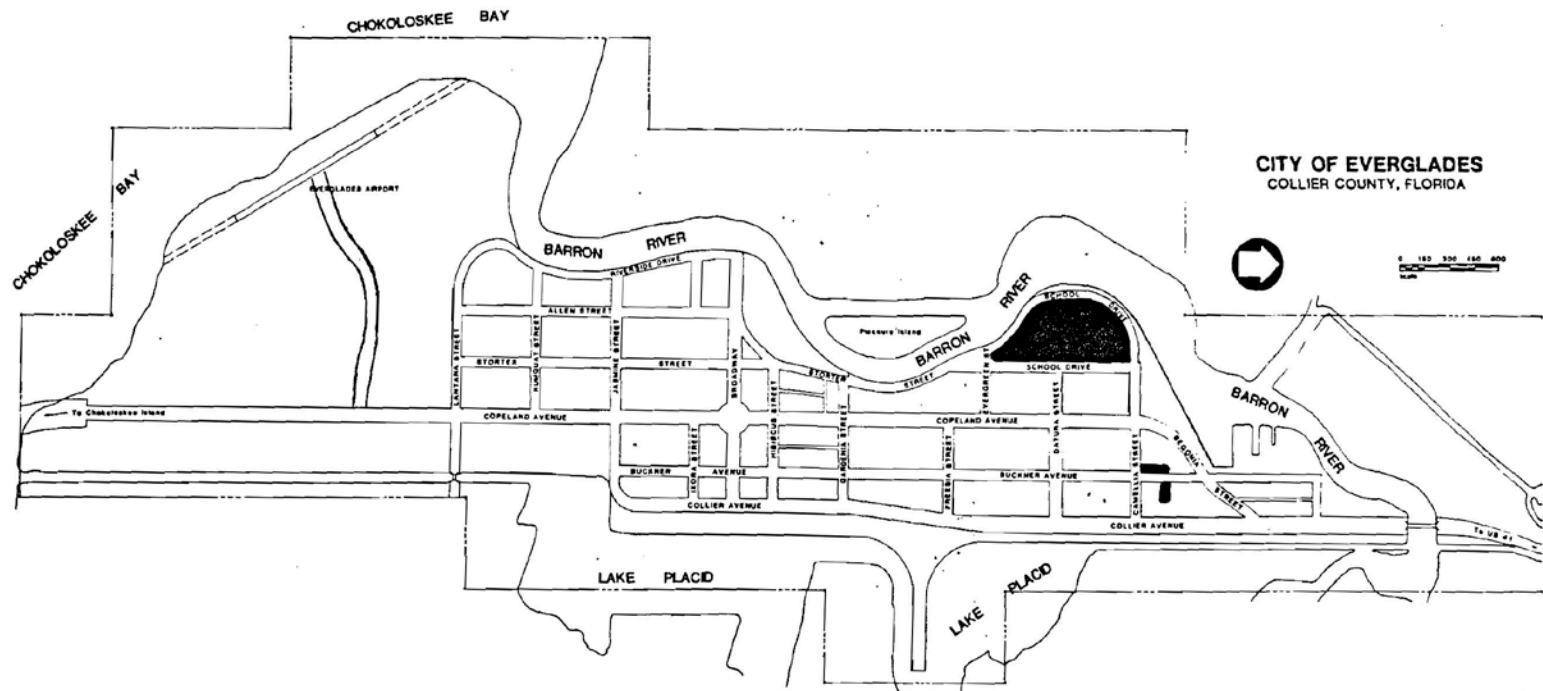
FUTURE LAND USE - MAP 5

Conservation



FUTURE LAND USE - MAP 6

Education



ORIGINAL COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS

- Adopted generalized FLUM, but did not list permitted uses, density or intensity for the FLUM categories.
- The proposed Comprehensive Plan (not adopted) included a table with density estimates.
- The proposed Comprehensive Plan (not adopted) included a **Land Use Appendix** referring to the intended detailed subcategories: Single Family, Multi-Family, Residential Tourist, Historic Preservation, Mobile Home Rental Park, Travel Trailer Recreational Park, Village Commercial, Condensed Commercial, Commercial Fishing, Unzoned and Big Cypress Acquisition

APPENDIX

FUTURE LAND USE - MAP SERIES NARRATIVE DESCRIPTION

HISTORIC PRESERVATION:

Blocks 13, 21, 22
West 1/2 of Block 23
Block 27 - Lots 2 & 3
That Portion of Lot 5, Block 20
known as the existing August, 1988
Rod and Gun Club

Lot 4, Tracts J & K, known as Outward
Bound (August, 1988)

SINGLE FAMILY:

Blocks - 12, 14, 19, 30, 36, 37, 38, 39
Lots - 1 - 5, Block 18
Lots - 2 - 5, Block 29
Lots - 4 - 10, Block 27
Lots - 1 - 5, Block 35
Lots - 1 - 9, Block 40
Lots - 1 - 20, The Villas
Lots - 1 - 4, Tract I

MULTI-FAMILY:

All of Pleasure Island
Blocks 9, 10, 11, and 15
Lots - 7 - 16, Block 7
Lots - 4 - 15, Block 8

RESIDENTIAL TOURIST:

Blocks 16, 25, 34
Land Along Lake Placid Between Tracts H and M
known as The Captain's Table

Lots - 1 - 6, Block 20 EXCEPT that portion known as
the Rod and Gun Club existing August, 1988.

MOBILE HOME RENTAL PARK:

Portion of Tract B Lying West of SR 29 adjacent to Tract A to the West,
SR 29 to the East, Northern City Limits and the Barron River to the South

TRAVEL TRAILER RECREATIONAL PARK:

Blocks 1, 2, and 3
Portions of Tracts N & R Lying between SR 29 and Lake Placid Canal

VILLAGE COMMERCIAL:

Blocks 17, 24, and 28
East 1/2 Block 22
Lots - 6 - 10, Block 19
Lots - 1 - 6, Block 4
Lots - 1 and 11 - 16, Block 27
Lots - 6 - 10, Block 35
Lot - 10, Block 40

Portions of Tracts C, G, H Lying Between SR 29
and Lake Placid Bordering Barron River on North
and River Wilderness on South

CONDENSED COMMERCIAL:

Blocks 26 & 33
Tract L

Portions of Tract N Lying Between SR 29
and Lake Placid Canal,
Plantation Parkway to North

COMMERCIAL FISHING:

Dupont Island Lying in Tracts A & D
Blocks 5 & 6
Lots - 7 - 11, Block 4
Lots - 1 - 6, Block 8
Lots - 1 - 6, Block 7

Portions of narrow strips of land located between the Barron River and School Drive,
the Barron River and Storter Avenue, and the Barron River and Riverside Drive,
owned by the City of Everglades. Portions not owned by City of Everglades
are not considered to be in this Commercial Fishing Designation BUT AS SINGLE
FAMILY

That Portion of TRACT B Lying between SR 29 and Lake Placid Canal, bordered by
City Limits to North and Barron River to South

UNZONED:

Portions of TRACTS E, F, I, J, and K which are not included in Lot Number
designations.

BIG CYPRESS ACQUISITION:

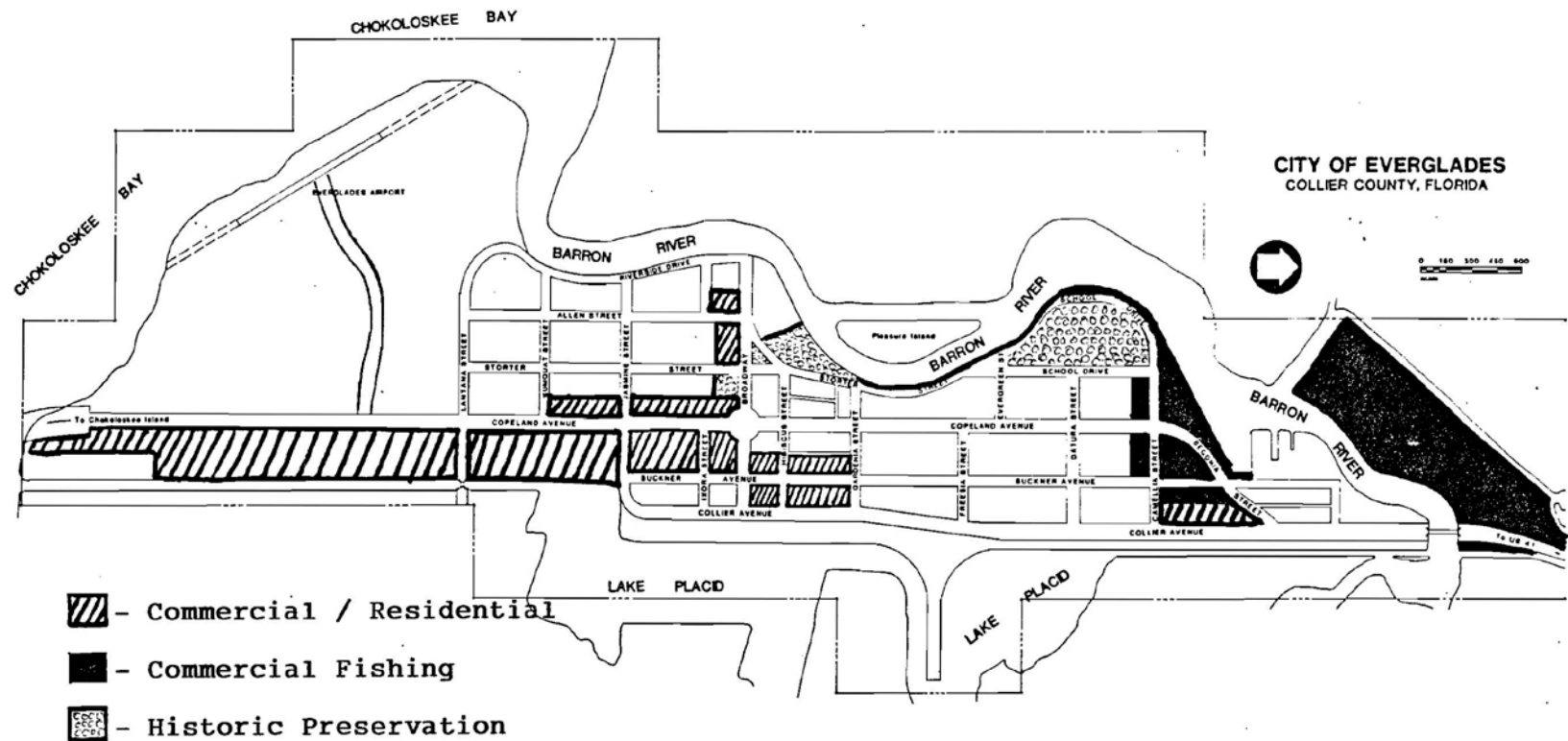
All Land Lying East of Lake Placid and Lake Placid Canal Bordered by City Limits on
North and South

1989 FUTURE LAND USE MAP SERIES

- Included additional maps that are part of the Future Land Use Map series, such as Public Buildings and Mixed Use.
- These maps were not adopted as land use designations, but indicated the intent of the City in regard to land use activities within the six designated areas.

FUTURE LAND USE - MAP 13

Mixed Uses



NOTE: See "Addendum to Map 13", next page

1990 ADOPTED CONSERVATION MAP

- Ordinance 1990-03 adopted the corrected version of Conservation Map #5 in response to DCA Compliance issues.

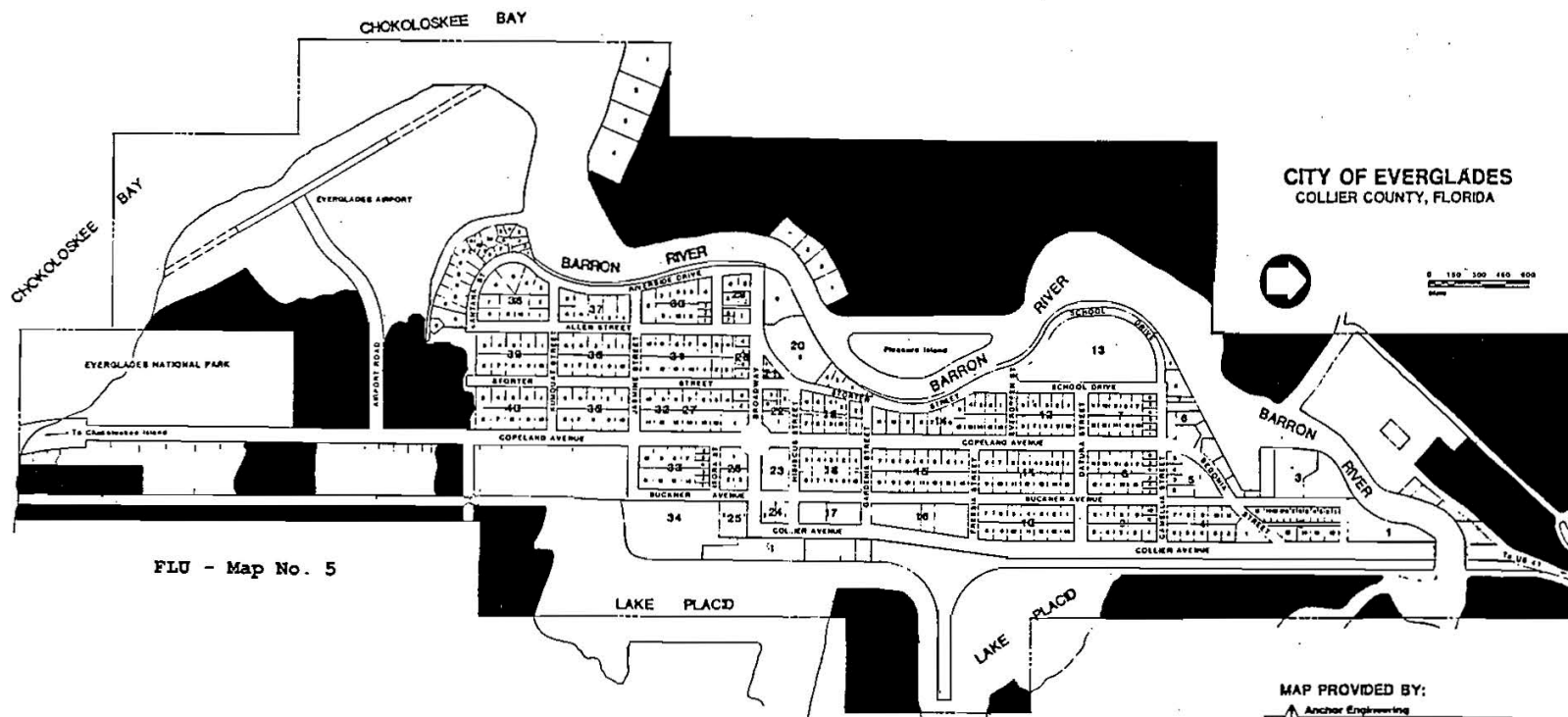
III.

Future Land Use Element:

- | | | |
|-------|---|--|
| A. 1. | 2 | Future Land Use Map 5 - Conservation:
The map has been revised to include a map scale, north arrow, preparation date, preparer's name, etc. |
| A. 2. | 2 | Future Land Use Map 5 - Conservation:
The map has been revised to accurately and correctly depict wetlands/conservation areas. |

DCA Item III. A. 1. and 2.

Future Land Use - Conservation

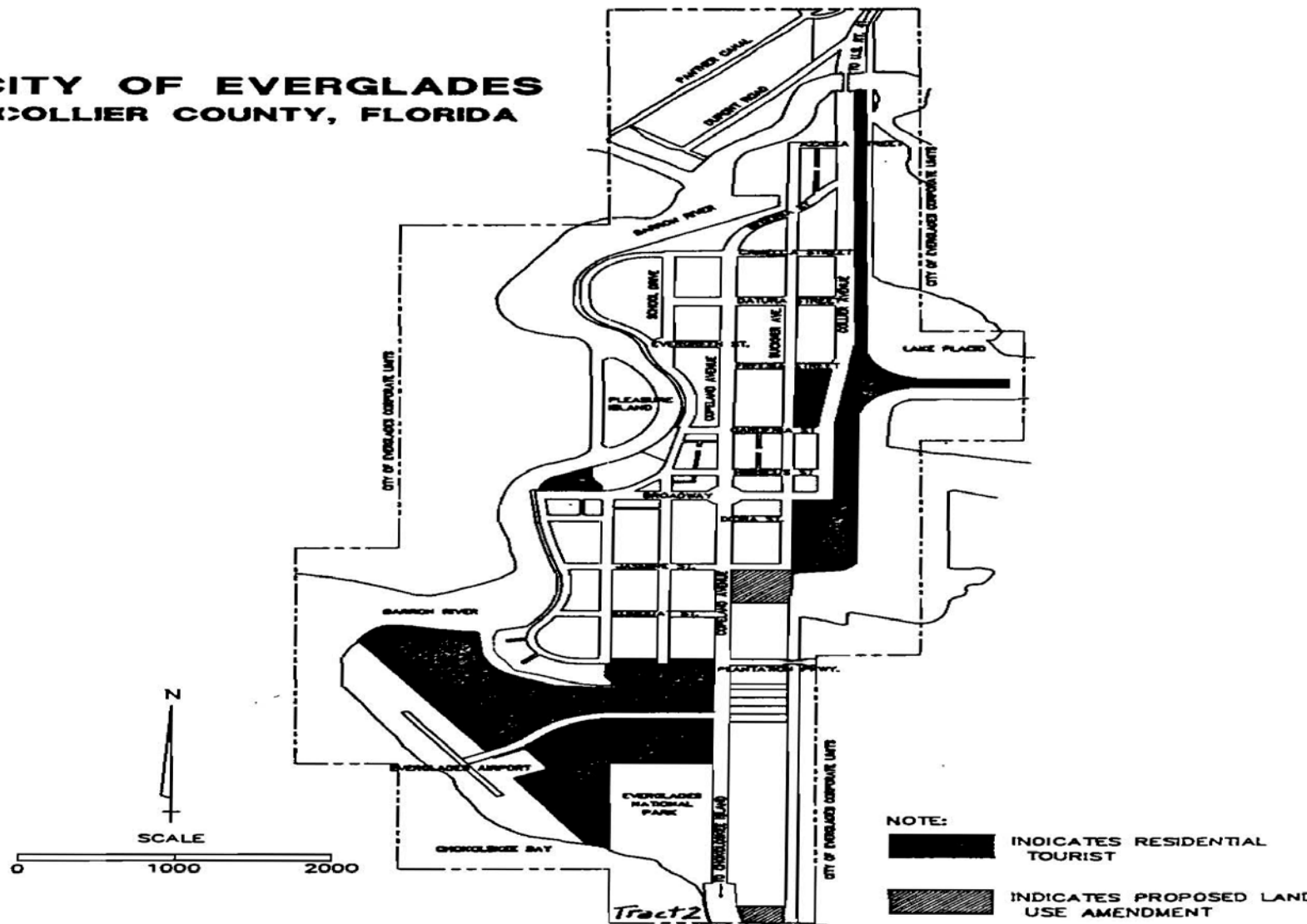


1993 AMENDMENT

- Amendment package 93-1 (Ordinance 93-1 and Ordinance 93-2) adopted Map No. 4A.
- The note on Map No. 4A was based on an incorrect assumption that the Residential Tourist land use designation had been previously adopted, but that designation was part of the 1988 proposed FLUM and not the actual 1989 adopted FLUM.
- This amendment actually changed two tracts from Commercial as identified on the 1990 adopted FLUM to Residential Tourist. The balance of the Residential Tourist designation shown on Map No. 4A was never adopted.

MAP NO. 4A
FUTURE LAND USE-RESIDENTIAL TOURIST

CITY OF EVERGLADES
COLLIER COUNTY, FLORIDA



SOURCE: CITY OF EVERGLADES-CITY PLANNING AND ZONING COMMITTEE
PREPARED BY COLLIER COUNTY GROWTH PLANNING DEPARTMENT-9-14-92

COLLIER COUNTY COLORIZED MAP

- Collier County produced a color map in 1992 titled:
CITY OF EVERGLADES
COLLIER COUNTY, FLORIDA
LAND USE PLAN
- SWM provided the City with a reproduced version of the Collier Map and labeled as the Current Future Land Use Map.
- We have confirmed based on our final research that the generalized maps as referenced in this presentation constitute the current version of the FLUM. **Our previous map should be discarded.**

CITY OF EVERGLADES

COLLIER COUNTY, FLORIDA

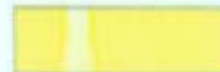
LAND USE PLAN



LEGEND



HISTORIC PRESERVATION



SINGLE FAMILY



MULTI-FAMILY



RESIDENTIAL TOURIST



MOBILE HOME RENTAL PARK



TRAVEL TRAILER RECREATIONAL VEHICLE



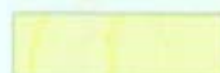
VILLAGE COMMERCIAL



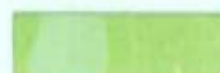
CONDENSED COMMERCIAL



COMMERCIAL FISHING



NOT ZONED--MANDATORY PRESERVATION



BIG CYPRESS ACQUISITION



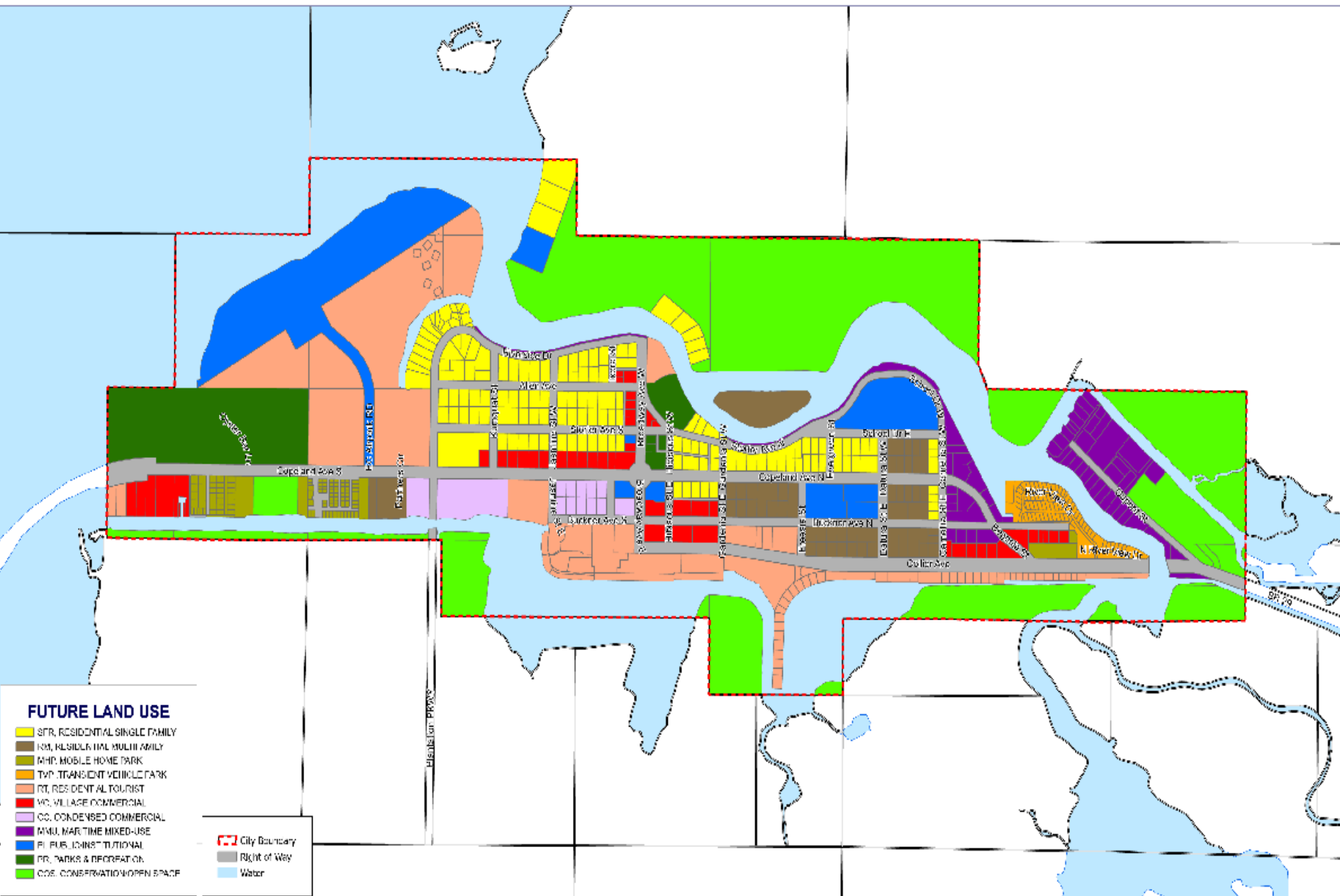
UNDER REGULATORY AGENCIES WHICH
SUPERCEDE THE CITY'S JURISDICTION

FUTURE LAND USE ELEMENT

- Adopts new Future Land Use Map
- Describes each land use category
- Defines permitted uses, density and intensity standards
- Requires consistent land development regulations and defines how consistency is determined
- Requires development orders to be consistent and defines how consistency is determined
- Address statutory preemptions
- Density build back and lot of record policies

NEW FUTURE LAND USE MAP

- Detailed version of FLUM – Change from 6 future land use categories to 11 land use categories
- Avoids problem of generalized categories not matching actual permitted uses (example: Generalized Residential category included Residential Tourist per the asterisk, which allows certain commercial uses)
- Provides better guidance to match with zoning approach



DRAFT FUTURE LAND USE MAP **APRIL 13, 2022**

1 inch = 800 feet

0 400 800 1,200 Feet

Map Date: April 13, 2022

PROJECT:

EVERGLADES CITY

Collier County, Florida

FLUM DESIGNATIONS

- Eliminates Historic Preservation category. Designates uses based on actual land use. For example, City Hall is designated Public/Institutional and Everglades Rod and Gun Club is designated as Recreation. Historic preservation policies will continue to protect historic uses.
- Designates Transient Vehicle Park and Mobile Home Park based on actual use.
- Defines Conservation and Open Space category based on public ownership and/or areas protected by conservation easement.
- Defines Maritime Mixed Use category to define and reflect broader scope of uses than just commercial fishing.
- Residential Tourist east of airport comprised of significant wetlands. Have not changed to Conservation, but should be prioritized for acquisition/Purchase of Development Rights by state if seller is willing.

ROUNDAABOUT AREA

- Land uses should promote walkability of area.
- Recommend changing church (southeast of roundabout) from Commercial to Public/Institutional. New FLUM reflects this change.
- Recommend changing property to the east of church from Condensed Commercial to Village Commercial.
- Condensed Commercial allows light industrial uses which should not be located in proximity to roundabout.
- Recommend changing name from Condensed Commercial to General Commercial/Light Industrial.

DENSITY STANDARDS

- **Current Comprehensive Plan does not include density standards**
- **Proposed density standards:**
 - Single family: Maximum one unit per ~~lot acre~~ (corrected after workshop)
 - Multi-family: Maximum 16 units per acre
 - Mobile Home Park: 12 spaces per acre
 - Transient Vehicle Park: 12 spaces per acre
 - Residential Tourist: 16 units per acre

NON-RESIDENTIAL STANDARDS

- **Current Comprehensive Plan does not include intensity standards. Zoning utilizes impervious surface ratios (ISR): 70% (MF, RT, RV/MH) and 85% (HP, CF, VC and CC). Lot coverage 70% for PS.**
- **ISR limits impervious (buildings, parking and pavement). Impervious ratio is high and should be reevaluated as part of stormwater management system evaluation.**
- **Building size is controlled only by ISR, setbacks and building height (38 feet or 28 feet plus base flood elevation).**
- **Recommend floor area ratio to control the size of buildings.**

RECOMMENDED FLOOR AREA RATIO (FAR)

- **Residential Tourist** – Max FAR = .30 for commercial uses and .50 for tourist lodging uses.
- **Village Commercial**
 - Max single building size = 8,000 s.f.
 - Max of all buildings at site = 20,000 s.f. or .20 FAR.
- **Condensed Commercial**
 - Max single building size = 12,000 s.f.
 - Max of all buildings at site = 50,000 square feet or .40 FAR.
- **Public/Institutional** – Max FAR = .60
- **Parks and Rec** – Max FAR = .30, max ISR = .50

TRANSPORTATION ELEMENT

- Rescinds Transportation Concurrency
- Adopts 2045 Future Traffic Circulation Map
- Greater emphasis on multi-modal planning
- Coordinates with Future Land Use designations and strategies
- Incorporates by reference County airport protection zones

HOUSING ELEMENT

- Addresses substandard housing
- Addresses displacement/relocation of households
- Defines affordable housing per statute and includes affordable housing strategies (in progress)
- Allows accessory apartments and live-work units
- Allows dormitories/group quarters for commercial fishing and service workers
- Addresses special needs population – congregate care and community residential homes
- Addresses historic preservation

INFRASTRUCTURE ELEMENT

- Mandatory concurrency applies to potable water, sanitary sewer and solid waste.
- Must adopt level of service standards for potable water, sanitary sewer and solid waste (in progress).
- Requires 10-year Water Supply Plan to be adopted 18 months after SFWMD adoption of Lower West Coast Regional Water Supply Plan.
- Water conservation practices
- Coordination with Collier County on natural groundwater recharge protection near City's wellfield.
- Funding strategies

RECREATION ELEMENT

- Rescinds concurrency for recreation/open space
- Periodic evaluation of recreational needs
- Differentiates active and passive recreational needs
- Requires multifamily to provide private recreation
- Coordination with School District on public access to school recreational sites
- Supports ecotourism

CONSERVATION ELEMENT

- **Includes goals, objective and policies required by statute:**
 - Protection of marine habitat/fisheries
 - Protection of wetlands by type and function
 - Protection of listed species
 - Water quality/infrastructure improvements for wastewater and stormwater
 - Conservation strategies
 - Water source protection

COASTAL MANAGEMENT ELEMENT

- Coastal resource protection (similar to Conservation Element)
- Protect Maritime uses
- Shoreline priorities (water dependent uses)
- Coastal High Hazard Area policies
- Hurricane Preparedness
- Hurricane Recovery/Post Disaster Reconstruction
- Maintain hurricane evacuation capability
- Flood Resiliency

INTERGOVERNMENTAL COORDINATION ELEMENT

- Identifies primary federal and state agencies requiring intergovernment coordination.
- Identifies County Departments/Constitutional Offices requiring intergovernmental coordination.
- Identifies regional agencies requiring intergovernmental coordination.
- Identifies subject area for coordination with each of the above.
- Specifies types of coordination mechanisms
- Comprehensive Plan/Zoning coordination (in progress)

CAPITAL IMPROVEMENTS ELEMENT

- **Prioritizes improvements by type**
- **Implements improvement plans based on all elements, but primarily Transportation, Infrastructure and Recreation**
- **Incorporates level of service standards from Infrastructure Element (in progress)**
- **Requires 5-year Capital Improvement Schedule (in progress)**
 - Program funded improvements
 - Show projected revenue and projected expenditures for capital improvement projects (exceeding \$50,000)
 - Identify unfunded projects

PROPERTY RIGHTS ELEMENT

- **Mandatory element added in 2020**
- **Intend to parrot statute**
- **Future Land Use Element also addresses property rights:**
 - **Density build-back policy**
 - **Lot of Record policy**

ECONOMIC ELEMENT

- Have not yet revised
- Does the City desire to retain the Economic Element?
- Support Commercial Fishing
- Support Eco-tourism
- Other targeted economic sectors?
- May help with grant requests

VOLUME II – SUPPORT DOCUMENT

- **Not part of adopted Comprehensive Plan.**
- **Supports Adopted Comprehensive Plan**
- **Grant requires:**
 - Updated Population Projections
 - Updated Existing Conditions Analysis
- **Scope of adopted amendments do not require additional supporting analysis at this time**
- **Recommend applying for Technical Assistance grant to complete a comprehensive update of Volume II**