

[DRAFT FOR DISCUSSION AT APRIL 28, 2022 LOCAL PLANNING AGENCY
PUBLIC HEARING]

Economic Element

Goal: The development and maintenance of long-term economic stability to provide for the well-being of the City of Everglades and its present and future residents.

Objective EE-1.1: Employment Base. The development of a stable employment base for the residents of the City of Everglades.

Policy EE-1.1.1: Off-Season. Existing industries with high "off-season" unemployment should be targeted to receive high priority for business expansion to extend and expand the period of peak-season employment.

Policy EE-1.1.2: Start Ups. Employment sectors with the greatest potential for job formation should be identified and an objective assessment made of the potential of encouraging the "start-up" or relocation of these industries to the City of Everglades.

Objective EE-1.2: Cooperation. Encourage cooperation and coordinated effort among public and private sector organizations and agencies to expand existing industries and to attract compatible new public and private sector economic activities *to* locate in the City of Everglades.

Policy EE-1.2.1: Assessment. Undertake objective assessments of which economic activities will remain in or locate in the City of Everglades given the existing political, environmental, transportation, labor force, and land cost considerations in the community.

Objective EE-1.3: Economic Opportunities. Creation of long-term economic opportunities in employment and business proprietorship.

Policy EE-1.3.1: Community Awareness. Increase community awareness of the need to expand existing economic activity and create a climate which will support the development of new economic activities.

Policy EE-1.3.2: New Opportunities. Create sufficient new economic opportunities so that working-age residents will remain in the City of Everglades to seek their economic livelihood.

Policy EE-1.3.3: Land Use. The Future Land Use Map should set aside adequate, well-placed lands to accommodate those employment sectors with the greatest potential for

providing employment to City residents.

Policy EE-1.3.4: Economic Development Program. Establish a proactive program of economic development to enlist the assistance of county, regional, state, and federal agencies and organizations to bring about the expansion of existing industries and to attract new, compatible economic activities to the City of Everglades.

Policy EE-1.3.4 (a): Funding. Actively seek sources of funding through entitlement programs and grants to provide the financial resources needed to undertake a long-term economic development program.

Policy EE-1.3.4 (b): Incentives. Develop a program of incentives for private industry to locate new businesses in the City of Everglades.

Policy EE-1.3.4 (c): Target Industry Program. Develop a target industry program and related economic analysis for use in recruiting new economic activities to the City of Everglades.

Objective EE-1.4: Unique Character. Utilize the unique economic opportunities which exist in a small coastal community like the City of Everglades based on the demographic, land use, and surrounding habitat characteristics of the area.

Policy EE-1.4.1: Assets. The local environment, including clean air and water, historic landmarks, and unique natural resources, should be maintained as one of the area's primary economic assets.

Policy EE-1.4.2: Community Profile. Undertake, and update when necessary, a Community Profile of residents and businesses and their employees within the City of Everglades and the immediately surrounding area to demonstrate the advantages of the area to expanding businesses which may consider relocating their activities to the City and thereby expanding employment opportunities for local residents

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Conservation Element

Goal CE-1. Protect the environment by ensuring future growth and development occurs in a sustainable manner that does not adversely affect natural resources, water quality and air quality.

Objective CE-1.1: Marine Resources. Identify and protect fisheries, marine habitats and listed species utilizing marine habitats from adverse development impacts through land use controls, wastewater treatment and stormwater management, development standards and intergovernmental coordination.

Policy CE-1.1.1: Infrastructure Improvements. The City shall prioritize intergovernmental coordination efforts to obtain additional and sufficient funding for a new wastewater treatment plant, and for additional funding to support improvements to the wastewater collection network and stormwater management system.

Policy CE-1.1.2: Development Standards. The City will undertake an analysis to re-evaluate the impervious surface development standards and identify opportunities to improve stormwater management with particular emphasis placed on maritime industrial areas.

Objective CE-1.2: Wetland and Upland Resources. Identify and protect wetlands and related soil types, upland habitats, including forests and related soil types, and listed species utilizing wetlands and upland habitats from adverse development impacts through land use controls, development standards and intergovernmental coordination.

Policy CE-1.2.1. Wetland Protection. Wetlands shall be designated as Conservation and Open Space upon either acquisition by a government agency or upon impressing with a Conservation Easement. Wetlands that are not currently owned by a government agency or protected by a Conservation Easement are deemed appropriate for potential acquisition or protection pursuant to a Conservation Easement. One significant wetland area remains in private ownership within the City and is not designated as Conservation. This area is located immediately east of the airport and was changed from Conservation to Residential Tourist in 1993 pursuant to Ordinance 93-1. This land use category indicates that maximum densities and impervious surface ratio may not be achievable, particularly where wetlands occur. These wetlands are hereby prioritized for acquisition and/or protection through a Conservation Easement. Any proposed development application on a parcel containing wetlands shall require an environmental assessment, which identifies the location, type, values, functions and size of the wetlands, and shall demonstrate that wetland impacts have been minimized, avoided and mitigated where incompatible uses occur within wetland areas. The application must provide permits from state and federal agencies with jurisdiction prior to issuance of building permits for development within jurisdictional wetlands, and any such building permits shall be consistent with jurisdictional permits.

Policy CE-1.2.2. Upland Habitat Protection. The Future Land Use Classification and Cover System (FLUCCS) Map presented in Volume II indicates that the City has very limited upland habitats, if any, within its boundaries. Development applications proposing to remove or impact existing, forested areas shall identify habitat type as part of an environmental assessment and confirm whether any such areas are presently utilized by listed species.

Objective CE-1.3: Water Sources. Protect the quantity and quality of current and projected water sources through land use controls, development standards and intergovernmental coordination.

Policy CE-1.3.1: Wellfield Protection. The City's wellfields are located in unincorporated Collier County and are subject to County jurisdiction in regard to land use and development regulations. Adopt agreement with Collier County to define wellfield protection areas, maintain conservation or very low density future land use categories within wellfield protection areas and to provide for the County adoption of land development regulations to uses and development activities to ensure protection of wellfield protection areas.

Policy CE-1.3.2: Structured Use Rates. Continue to implement a structured rate program in accordance with Water Use Permit conditions to encourage water conservation.

Policy CE-1.3.3: Xeriscaping. Adopt regulations to allow for xeriscaping and alternatives to grass lawns to reduce irrigation demands.

Policy CE-1.3.4: Groundwater Recharge. City of Everglades soil types, which consist primarily of muck, are not conducive to natural groundwater recharge. The City shall coordinate with Collier County regarding groundwater recharge in relation to the City's wellfield.

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Coastal Management Element

Goal CM-1: Protect coastal and marine resources, prioritize water dependent and water related uses, retain and promote commercial fishing and ecotourism, increase resilience to flood events and sea level rise, implement hurricane preparedness, recovery and post disaster recovery and maintain acceptable hurricane evacuation clearance time for residents and visitors.

Objective CM-1.1: Coastal and Marine Resources. Protect coastal and marine resources by designating suitable coastal land uses, density and intensity, adopting and implementing appropriate development standards and planning, funding and constructing required potable water, wastewater and stormwater improvements to maintain or improve water quality.

Policy CM-1.1.1: Wetland Protection. Designate lower density land uses based on the type, quality and function of wetlands as further addressed in the Conservation Element. Require development applications to include an environmental assessment of onsite habitats. Require applicants to provide documentation of required state and federal permits prior to issuance of a building permit for development within wetlands.

Policy CM-1.1.2: Listed Species Protection. Designate lower density land uses within known listed species habitat areas. Require development applications to include an environmental assessment of onsite habitats. Require applicants to provide documentation of required state and federal permits prior to issuance of a building permit for development within listed species habitat.

Objective CM-1.2: Shoreline Priorities. Maintain and expand traditional maritime uses where appropriate from an environmental perspective.

Policy CM-1.2.1: Shoreline Land Use. Future land use designations shall ensure commercial fishing, maritime industrial, such as canneries, sport fishing/ecotourism uses and other water dependent uses are permitted as-of-right within established areas and that potentially competing uses will be subject to heightened review to avoid displacing traditional water front uses.

Policy CM-1.2.2: Open Space and Impervious Coverage. Ensure development standards require sufficient open space to allow for proper stormwater management, while accommodating heavy equipment where established for maritime industrial uses.

Objective CM-1.3: Hurricane Preparedness, Response, Recovery and Post Disaster Reconstruction. Maintain hurricane evaluation capability by generally maintaining the established residential development pattern and avoiding density increases that would increase hurricane evacuation clearance time. Maintain an emergency management program in coordination with County, State and Federal agencies to ensure public safety, minimize property damage and facilitate recovery and longer term post disaster reconstruction.

Policy CM-1.3.1: Coastal High Hazard Area (CHHA) Density Limitations. The City of Everglades lies entirely within the CHHA, defined by s. 163.3178, F.S., as as the area inundated by a Category 1 storm surge as determined by the Sea Lake and Overland Surges from Hurricane Model (SLOSH). The Future Land Use map designates extensive areas of the City as low density, single family neighborhoods along with certain blocks designated for higher density multifamily development. The City shall generally maintain this development and density pattern, discourage comprehensive plan amendments and zoning amendments that would increase density, and will not consider any such applications, except in accordance with the criteria set forth in Section 163.3178, F.S.

Policy CM-1.3.2: Public Expenditures in the CHHA. All public expenditures within the City will occur within the CHHA. The City shall avoid subsidizing excessive development within the CHHA by maintaining the development and density patterns as established by the Future Land Use Map and Zoning Map. Capital improvements shall not oversize facility capacity beyond projected needs.

Policy CM-1.3.3: Hurricane Preparedness. The City shall implement its Comprehensive Emergency Management Plan and maintain operational readiness in coordination with Collier County, State Division of Emergency Management and the Federal Emergency Management Agency.

Policy CM-1.3.4: Hurricane Evacuation. The City adopts the hurricane evacuation clearance time standards set forth in Section 163.3178, F.S., for the purpose of considering Comprehensive Plan amendments pursuant to Policy CM-1.3.1. The City shall coordinate with Collier County on evacuation strategies for residents that require public assistance to evacuate to a hurricane shelter or other location. The City shall make public information available to residents concerning hurricane evacuation and support mandatory evacuation orders.

Policy CM-1.3.5: Hurricane Recovery and Post Disaster Construction. The City shall implement its Comprehensive Emergency Management Plan and maintain operational readiness in coordination with Collier County, State Division of Emergency Management and the Federal Emergency Management Agency to support recovery operations immediately following a hurricane or other natural disaster. The City shall adopt land development regulations to establish a triage process for giving highest priority to emergency permits required to correct unsafe structural conditions and other hazards, expedited building permits to avoid further immediate damage, buildings that sustained damage, but are generally not susceptible to immediate additional damage, and building permits for longer term post disaster reconstruction.

Objective CM-1.4: Resilience to Flooding. Policy CM-1.4.1. The City shall adopt and implement policies, regulatory standards, administrative procedures, incentives or other strategies to reduce vulnerability to sea level rise, high-tide events, storm surge, stormwater runoff and flash floods.

Policy CM-1.4.1. Decision-making Process. The City shall consider in all decision-making processes whether the action or decision will increase, reduce or mitigate flood potential from sea level rise, high tide and storm surge, including:

1. Comprehensive Plan and Land Development Code amendments. The City shall evaluate its policies and regulations on a periodic basis to consider amendments to reduce and/or mitigate flooding impacts and shall ensure amendments do not increase the extent and depth of flood potential.
2. Subdivision and Site Plan reviews. The City shall ensure all applicable policies and regulations are enforced during development review procedures.
3. Budgetary Process, Strategic Plans and Departments. The City shall consider opportunities to reduce and/or mitigate flood impacts in preparing its budget, evaluating public projects and determining priorities by Department.
4. Infrastructure Improvements. The City shall apply for grants to elevate vulnerable infrastructure above the projected 2060 sea level rise inundation area and implement floodproofing and other engineering solutions to increase public health and safety and improve flood resiliency.

Policy CM-1.4.2. Reduce Insurance Claims. The City shall implement the following redevelopment and development principles, strategies and engineering solutions to reduce insurance claims:

1. Evaluate land acquisition opportunities based on the following guiding principles:
 - a. Identify and prioritize sites that are determined most susceptible to flooding based on modeling and/or records on repetitive structural damage.
 - b. Prioritize sites that maximize public benefits, including shoreline access, recreation, conservation and other objectives of the Comprehensive Plan.
 - c. Reduce acquisition costs by seeking out willing sellers through voluntary land acquisition.
 - d. Coordinate with regional, state and federal agencies and non-profit programs on funding acquisition priorities.
 - e. Pursue options to aggregate acquisition lands to maximize effectiveness and reduce infrastructure demands.
2. Implement strategies to reduce density/intensity of development in flood zones:
 - a. Prioritize potential sites appropriate for less than fee simple purchase of partial development rights following the same principles as for fee simple acquisition.
 - b. Prioritize sites that are suitable for conversion to less susceptible and or lower value land uses in conjunction with fee simple purchase of partial development rights.
 - c. Evaluate opportunities to implement drainage improvements, selective seawall construction or other engineering solutions in conjunction with density reduction strategies.

3. Amend floodplain regulations to require the elevation of new structures and substantially repaired/improved structures located in flood zones to a minimum of [TBD] feet above applicable base flood elevation standards.
4. Amend floodplain regulations to require a cumulative calculation of improvement costs over a [TBD]-year period in determining whether improvements result in a substantial improvement to a nonconforming structure below required base floor elevation.
5. Prioritize public expenditures that would elevate key infrastructure components above projected flooding from high tides and projected sea level rise through 2060.
6. Seek grant funding to improve stormwater management capability. Conduct periodic inspections of drainage systems to ensure maximum conveyance.
7. Coordinate with the Florida Department of Transportation, Collier County, Collier School District and other government agencies that own development sites, control right-of-way or provide services in order to evaluate opportunities for partnering on drainage improvements and to encourage designs that minimize and mitigate flood impacts.

Policy CM-1.4.3. Site Development Techniques and Best Management Practices. The City shall evaluate and adopt Land Development Regulations to require or incentivize the following site development techniques and best management practices to reduce losses due to flooding and resulting insurance claims:

- a. Evaluate the feasibility of adopting more stringent drainage level-of-service standards as related to duration, frequency and recovery design criteria.
- b. Evaluate the feasibility of revising regulations to reduce the extent of required impervious surfaces, including minimum and maximum off-street parking ratios, options for compact parking spaces, bicycle storage parking credits, specific shared parking ratios for uses with different peak periods, and use of pervious materials for driveways, parking and sidewalks.
- c. Require shared access points and cross-connections between developments where feasible and where it result would reduce impervious surfaces.
- d. Reduce minimum pavement width requirements for driveways and local streets.
- e. Enforce floodplain regulations to require minimum floodplain standards to be met.
- f. Continue to provide public education on flood protection, best management practices and the National Flood Insurance Program via its website, pamphlets workshops, and other outreach methods.

Policy CM-1.4.4. Consistency with Florida Building Code. The City shall maintain flood-resistant construction requirements that are consistent with, or more stringent, than the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R., Part 60.

Policy CM-1.4.5. Compliance with Chapter 161, Florida Statutes. Construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 shall be consistent with Chapter 161, Florida Statutes.

Policy CM-1.4.6. National Flood Insurance Program. The City shall continue to participate in the National Flood Insurance Program Community Rating System and shall periodically evaluate program options for improving its rating to maximum insurance premium discounts.