

Economic Development Plan

For

City of Fellsmere, Florida

November, 2009



Presented by Sebastian River Area Chamber of Commerce
Economic Development Task Force

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Executive Summary

In April, 2009, the Sebastian River Area Chamber of Commerce initiated discussions with the Fellsmere Community Redevelopment Agency during their meeting on April 2, 2009, and proposed a Chamber led Task Force to help the City of Fellsmere prepare an Economic Development Plan to help attract new businesses and retain existing businesses in the Fellsmere area.

The City advertised for committee members interested in working on behalf of the City in this effort and referred individuals to the Chamber of Commerce. A list of Task Force members is provided further in this report. The Task Force was provided a copy of the enabling resolution, and a list of tasks to perform to create the plan.

From June, 2009 until October, 2009, the Economic Development Task Force met twice a month at City offices or Marsh Landing Restaurant. Throughout the schedule the Task Force was joined by the City Manager. Additionally, representatives from various businesses were included in the discussions, and on occasion one or another council members were invited to attend, ask questions and provide feedback.

Recommendations:

1. The City of Fellsmere should place the Tax Abatement Referendum on the City's 2010 ballot for voter consideration;
2. Utilizing this report, the City of Fellsmere should draft & implement an Economic Development element for the City's Comprehensive Plan;
3. The City of Fellsmere should consider the creation of a dedicated staff position for planning and Economic Development;
4. The City of Fellsmere should develop and engage in a marketing campaign to target domestic and foreign investment;
5. The City should proactively pursue substantive programs that foster Economic Development, (e.g. Brownfield designation, TEA designation, etc.)
6. Review and update of the CRA Master Plan, incorporating the additional 860 acres recently added, should be considered in the near future.

Sebastian River Area Chamber of Commerce
Economic Development Task Force for the City of Fellsmere
Task Force Members and Meeting Schedule

Rafael Ospina – Ospina & Co., L.L.C.
Scott Hodges – RO-ED, Inc.
Maggie Sammons - Custom Air Systems, Inc.
Jeff Murray – Fellsmere Joint Ventures
Donna Miller – Miller Properties
Doug Rodante – Green Flight International
Don Wright – Don Wright Real Estate, LLC
Jason Nunemaker- City Manager, City of Fellsmere
Beth L. Mitchell – Sebastian River Area Chamber of Commerce

Meeting Dates:

June 16, 2009
July 14, 2009
August 11, 2009
August 31, 2009
Sept. 14, 2009
Oct. 19, 2009

Economic Development for City of Fellsmere

Vision Statement

The City of Fellsmere will preserve and improve the quality of life for the residents of Fellsmere by collaborating with the private sector to develop commercial and industrial areas of the City. This will enhance the tax base and contribute to the economic vitality of the City, resulting in retention of existing business and recruitment of new business, with the creation of jobs that provide wages above the average annual wages in our community. Because the City is experiencing a 15% unemployment rate or higher, and it is expected that there will be a 9% or higher reduction in ad valorem tax revenue over the next few years, the city is willing and eager to attract business development.

It is the City of Fellsmere's desire to reestablish the leading historically dominant role in economic development in North Indian River County. The City has many assets and resources to offer business development including:

- Over 500 acres of land in the Community Redevelopment Agency, expanding to 1,360 acres, effective 12/3/09;

- Over 23,000 acres of undeveloped land that is vacant and/or currently zoned agriculture;

- The City is positioned well for transportation with vacant property adjacent to the I-95 corridor;

- Favorable political climate to cooperate and collaborate with private enterprise.

1. Identify and Define Targeted, Qualified and Desirable Businesses:

The Task Force reviewed the list of targeted industries from Indian River County and Enterprise Florida, State of Florida. It is recommended that the City also adopt those targeted industries. Additionally the City of Fellsmere includes the following categories for special consideration in business development:

- Natural Resource Development
 - Ecotourism
- Research and prototype facilities
- Traditional and alternative energy
- Out Door Recreational
 - RV parks
 - Retail outfitters
 - Marine supplies and manufacturing
- Industrial facilities and markets
 - Light, medium and heavy

2. Create desirable business criteria to evaluate level of incentives to be offered:

In order to coordinate incentive packages that may be available through Indian River County and the State of Florida Enterprise Program, the City establishes the following minimum criteria that must be met for a business to qualify for incentives that may be offered by the City, County and State:

1. Must be a qualified targeted industry as defined by the State of Florida, Indian River County and/or the City of Fellsmere.
2. Must create and provide new jobs for a minimum of five (5) employees that pay a minimum of 75% of the average annual wage as reported by the Florida Agency for Workforce Innovation.

3. Identify incentives unique to the City of Fellsmere:

The City of Fellsmere will consider incentives that expand upon the state and county programs, and that can be used to finalize an economic development plan. Initial considerations for incentives should be in connection with state and county programs as identified in the appendix attached.

The city has strategic partnership agreements with primary land holders within the City to make land available as an incentive for business development.

The City may also consider infrastructure improvements to help business, and may partner with private enterprise to develop grant opportunities for infrastructure.

Infrastructure improvements may include:

- Sewer connectivity;
- High speed internet access/fiber optic cable/satellite drop stations
- Road paving projects;
- Sidewalk and lighting projects.

Brownfield grants may also be developed with public/private partnership arrangement.

Additionally, within the city limits, is a 500 acre area designated as the Community Redevelopment area. CRA funding is available on an annual basis for enhancement or improvement of the infrastructure and for façade, signage and landscaping improvements. This area will be expanded to a total acreage of 1,360 acres effective 12/3/09.

If a city designated economic development project qualifies for incentives from Indian River County then the potential targeted industry may also qualify for financial relief from impact fees imposed by the County.

The City of Fellsmere is also considering Tax Abatement Program, as proposed by Indian River County, and will ask the residents and voters of Fellsmere to formally adopt this plan in the next scheduled election.

4. Create a Fast Track Permitting and Approval Process for New Business:

Based upon the elements of economic development, the goal of a fast track process would be that a proposed designated project should be site plan approved within a brief amount of time. For business, time is money. Some economic development agencies set a goal of thirty days. Depending upon the scope of the project, the time element should be flexible, without being unreasonable, with the expectation that a designated project would be prioritized in any review process.

The City of Fellsmere has an informal process in place for the development of new business. Once a business is identified as a qualified target business that meets the criteria to obtain incentives, then a facilitator should be identified to coordinate all of the efforts towards establishing the new business. The City Manager is currently serving in this capacity. A new facilitator, with planning experience, working in conjunction with the City Manager, would coordinate with the various economic development agencies to maximize incentive programs, help develop grant applications for infrastructure improvements and develop private/public partnership agreements. The facilitator would also coordinate the various regulatory agencies site plan approval process, particularly on a county and state level. The facilitator could also coordinate special planning and zoning meetings if required and would act as a liaison between the new business, city staff and the community at large.

Currently, the City's informal process allows the City Manager to provide administrative approval for site plan approval for projects that require up to 15,000 square feet of space, contingent up the project meeting the Land Development Code. This process should be formalized.

5. Work with existing business owners and the City of Fellsmere to retain and/or expand their business:

The City of Fellsmere recognizes the value of existing business and the potential for growth and expansion. Most specifically the Community Redevelopment Agency Grants Program that provides funding for infrastructure improvements including signage, façade improvements, landscaping and sewer connectivity. The proposed expansion of the CRA area to cover an additional 860 acres of land within the City limits will greatly enhance the number of businesses that may qualify for grant funding.

The CRA program also provides the mechanism to provide infrastructure improvements for the overall benefit of the designated area including streetscaping, lighting, sidewalks gateway improvements and other projects. A review of the CRA Master Plan should be considered to incorporate the new land that will be incorporated with the expanded designation.

Other services that are available to existing businesses include access to USDA grants and loans for small business, advisory services through SCORE and SBA loans through the local banking connections.

Additionally, Indian River County and Enterprise Florida have initiated a new program, through State funding that targets existing small business for growth and expansion. “Economic Gardening Program” targets businesses that employ 5 – 10 employees who may be eligible for additional training, services and funding for expansion. Expansion of an existing business may also qualify for incentives provided to new business relocating, if the proposed criteria are met.

6. Marketing Economic Development for the City of Fellsmere:

The task force discussed marketing efforts that are necessary for the City. Discussion included several concepts and strategies including the following:

Separate website for Economic Development: This new website or a separate section in the City’s existing website would be dedicated to telling the story of Fellsmere and its efforts to attract business with high paying jobs to the area. Site plan selectors, who are scouting for businesses to relocate businesses, will automatically skip over communities that do not have a presence on the internet. Information on the site would include this document, or the portions that are adopted; available land; contact information and links to other economic development sites. It would utilize business friendly language to include comments like “we know time is money, the fastest permit issued, open for business, room to grow!”

Beyond the website the task Force also recommends that the city become proactive by:

- a. Registering with Enterprise Florida, to become eligible for state funding;
- b. Utilize the partnerships that have already been established with ROED, and others;
- c. Budgeting funds to attend niche trade shows and develop literature or brochures to be able to respond to business inquiries.
- d. Target market the business owners that are listed in Section 1 of this report could also produce positive results through advertising on the internet and with brochures.
- e. Actively solicit site selectors and respond to their inquiries, and work with the County designated Economic Development representatives.

Throughout these efforts the strategy for Fellsmere should be that “everything we do is news”, and press releases, particularly to economic development websites and magazines should be issued as new business is developed in the City.

All of these efforts would coincide with ongoing efforts through the Indian River County Economic Development Council and its agency.

7. Identify available land for commercial and industrial development:

Early in the process the Task Force received a report from the City to quantify the amount of land that is available for commercial and industrial development. The attached report from Lawandales Planning shows the most compelling reason for business to locate in Fellsmere is the amount of land. As stated earlier in this report, in general terms, there is or will be, over 500 acres of land within the CRA boundaries, and an additional 23,000 acres of agricultural land available for future business development.

8. Miscellaneous comments;

Designation and implementation of a Brownfield area

Tax Abatement

Attract foreign investment through the EB5 Visa Program

Draft & adopt Economic Development Element in Comprehensive Plan.

List of Appendix

1. Enabling resolution for Task Force
2. List of tasks to be performed
3. Indian River County Economic Development
 - Targeted Industries
 - Incentive Programs
4. 2009 Florida Statute, 403.973 Expedited permitting; comprehensive plan amendment.
5. Identification of Commercial and Industrial Land, City of Fellsmere
6. Florida climate is business-friendly, Florida Association of Realtors article

Economic Development Task Force

List of Projects and Tasks

Identify available land for commercial and industrial development

Identify and define targeted, qualified and desirable businesses

Create desirable business criteria to evaluate level of incentives to offer

Identify incentives unique to Fellsmere

Create a Fast-Track permitting and approval process for new business

Identify infrastructure improvements required for new business development

Work with existing business owners and the growth management department to retain and/or expand their businesses

Evaluate the need for a confidential task force to work with potential new businesses

Develop a process in assisting new business – in opening new business

**RESOLUTION
NO. 09-1**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FELLSMERE, INDIAN RIVER COUNTY, FLORIDA,
ENDORING THE EFFORTS OF THE SEBASTIAN RIVER AREA
CHAMBER OF COMMERCE TO ESTABLISH AN ECONOMIC
DEVELOPMENT PLAN FOR THE FELLSMERE AREA;
PROVIDING FOR RATIFICATION; PROVIDING FOR
CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Sebastian River Area Chamber of Commerce initiated discussions with the Fellsmere Community Redevelopment Agency (FCRA) during their meeting on April 2, 2009, and the FCRA recommended the City Council endorse the Chamber preparing an Economic Development Plan to help attract new businesses and retain existing businesses in the Fellsmere area; and

WHEREAS, the City Council concurred with the recommendation of the Fellsmere Community Redevelopment Agency to endorse the Chamber preparing an Economic Development Plan during their meeting on April 2, 2009; and

WHEREAS, the City Council supports the establishment of a Chamber organized and facilitated committee to consist of members appointed by the Chamber and one City staff member; and

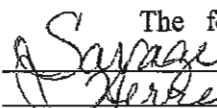
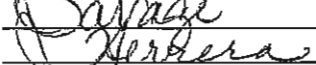
WHEREAS, the City Council believes it is in the best interest of the City of Fellsmere to endorse the Chamber's efforts to establish an Economic Development Plan and participate by having the City Manager or his designee participate on the committee.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fellsmere, Indian River County, Florida endorses the efforts of the Sebastian River Area chamber of Commerce to establish an Economic Development Plan for the Fellsmere area to attract and retain existing business to the Fellsmere area.

SECTION 1. RATIFICATION. The above recitals are hereby ratified, confirmed and adopted.

SECTION 2. CONFLICT. All resolutions or parts thereof, which conflict with the provisions of this Resolution, to the extent of such conflict, as superseded and repealed.

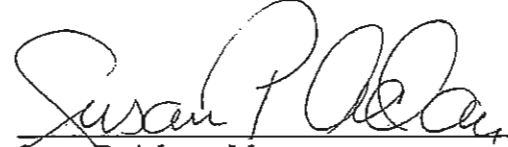
SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was moved for adoption by Council Member . The motion was seconded by Council Member  and, upon being put to a vote, the vote was as follows:

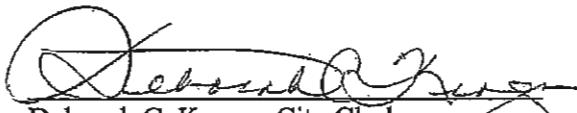
Mayor, Susan P. Adams Yes
Council Member Fernando Herrera Yes
Council Member Joel Tyson Yes
Council Member Sara J. Savage Yes
Council Member Daniel Naranjo Yes

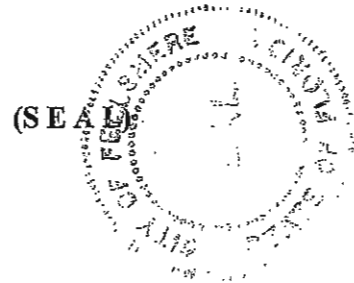
16th The Mayor thereupon declared this Resolution duly passed and adopted this day of April, 2009.

CITY OF FELLOSMERE, FLORIDA


Susan P. Adams, Mayor

ATTEST:


Deborah C. Krages, City Clerk
R-09-I.doc



**Incentives to
Relocate or Expand
Your Business
in
Indian River County, Florida
A Certified Green Local Government**

Gateway to Florida's Research Coast





Indian River County, Florida Economic Development Incentives



We invite you to join other exceptional Indian River County businesses to see why: Indian River County is central to your success!

Incentives for Targeted Industries Include:

- Local Jobs Grant Program
- Enterprise Zone Tax Benefits
- Waive County Utility Deposits
- Special Incentives Granted by the Board of County Commissioners
- Local Training Grants
- State of Florida programs

Eligibility for Local Incentive Programs

- At least five new jobs are created within six months of appropriate incentive approval, or a time period as negotiated by the Board of County Commissioners
- Salary or wages are equal to or greater than 75% of the county's average annual wage
- Type of business is included on the county's Targeted Industry Cluster list, below

Targeted Industry Clusters Include:

Clean Energy

- Solar Energy
- Biomass Energy/Biofuels
- Fuel Cells and Hydrogen
- Ocean Energy

Life Sciences Industry

- Biotechnology
- Medical Device Manufacturing
- Pharmaceuticals
- Health Care

Information Technology

- IT Products/Services
- Software Development
- Modeling/Simulation/Training
- Photonics/Lasers/Optics
- Microelectronics
- Telecommunications

Aviation/Aerospace

- Aviation Education
- Aircraft Manufacturing
- General Aviation Services
- Medical Flight Support

Emerging Technologies

- Materials Science
- Nanotechnology
- Marine Science

Financial/Professional Services

- Corporate/Regional Headquarters
- Research and Development

Arts, Entertainment, Recreation

- Sports Facilities
- Film Shoots

Manufacturing/Warehouse/Distribution

Other clean light industries that have an average annual wage equal to or above the county-wide average annual wage and that support an innovation economy.

Local Jobs Grant Program

The Local Jobs Grant Program is a cash incentive paid to a business meeting eligibility requirements as specified above. Grants are paid over a three-year period, after the new jobs are in place, provided that the business has maintained the minimum job threshold at the wage levels stated on the application.

The application is submitted to the Indian River County Chamber of Commerce and reviewed for completeness. It is forwarded to the county's Economic Development Council, who makes a recommendation to the Board of County Commissioners.

Grant Calculation

Percent of Average Wage of New Qualified Jobs	Grant Amount per New Job Created
75% of county average wage	\$3,000 per job
100% of county average wage	\$5,000 per job
150% of county average wage	\$7,000 per job

A 10% bonus is available when a business locates or expands within the Enterprise Zone.

The maximum grant amount available to an individual company is \$500,000, except for businesses in the Enterprise Zone.

The Local Jobs Grant Program can be used as the local match required by the state's Qualified Targeted Industry Tax Refund Program, as explained on the next page.

Enterprise Zone Program

The Indian River County/City of Vero Beach Enterprise Zone encompasses 4.7 square miles, including properties within the Vero Beach Municipal Airport and the adjacent Gifford Community north of the airport. Businesses located in the Enterprise Zone can take advantage of the following benefits:

- Sales tax refunds for new equipment purchased and used in the Enterprise Zone
- Sales tax refunds on construction materials used in the rehabilitation of real property in the Enterprise Zone
- Corporate or sales tax credits for new jobs created and filled by Enterprise Zone residents
- Corporate tax credit based on the increased value of new or improved property

The Indian River County Chamber of Commerce coordinates local Enterprise Zone activities.

Waive County Utility Deposit

The county will guarantee county utility deposits (water, sewer) for targeted businesses, as described, who also meet the criteria below. In lieu of paying the deposit amounts up front, the county will pledge funds that may be drawn upon when necessary.

- A business included on the county's Targeted Industry List, and
- A good credit history, and
- A utility deposit of less than \$10,000. For businesses with a utility deposit of more than \$10,000, the county will guarantee up to \$10,000

Special Incentives Granted by the Board of County Commissioners

The Board of County Commissioners has flexibility to grant special incentives on a case by case basis, based on job creation, wage levels and increased property taxes.

Incentives could include the purchase or lease of land, infrastructure improvements, payment or financing of county impact fees, or cash incentives.

Local Training Grants/Assistance

On the Job Training Grants: OJT helps employers offset the costs associated with new hires. The Grant serves as a cost effective way for local employers to hire quality applicants by reimbursing up to 50% of the employee's salary during their training period. Grants may be accessed through Workforce Solutions.

Employed Worker Training Grants: Employed Worker Training grants reimburse employers for up to 50% of direct training costs to train current employees in new skills that may lead to greater productivity. The employer chooses the training that meets company needs. Grants may be accessed through Workforce Solutions.

Recruitment/Assessment Services: At no cost, Workforce Solutions will assist businesses in finding qualified candidates who are trained and equipped with the right skills to fill their positions. Professional Recruiters efficiently recruit, screen and refer only qualified applicants to open positions.

Florida Qualified Target Industry Tax Refund Program (QTI)

- A business located outside of an Enterprise Zone may be eligible to receive a tax refund of up to \$5,000 per new job created.
- If a business locates within an Enterprise Zone, they may be eligible for up to \$8,000 per job in the tax refunds.
- Eligibility criteria includes:
 - Inclusion on the state/local Targeted Industry list
 - For companies new to Florida, creating at least 10 new jobs; expansions will result in a 10% increase in the company's employment
 - New employees are paid an average annual wage equal to or exceeding 115% of the county's average wage
- Through the county's Local Jobs Grant Program, local government provides the program's required 20% match of total taxes refunded

Florida Incumbent Worker Training (IWT)

- Provides grant funding for customized re-training of existing full-time permanent employees to upgrade skills in companies expanding in Florida
- Training costs covered include curriculum development, materials and instructors
- Funds are granted through Workforce Solutions, the region's local workforce development agency; the maximum grant amount is \$50,000
- Types of training include occupational skills, computer software, CEUs, workplace literacy and soft skills

Florida Quick Response Training Program (QRT)

- Provides grant funding for customized training for new full-time permanent employees for companies new to Florida or expanding in Florida
- Training costs covered include curriculum development, materials and instructors
- All job openings associated with the QRT project are posted through Workforce Solutions One-Stop Career Centers
- Priority is given to high-quality jobs paying an average annual wage of at least 115% of the county's average wage and for jobs created in an Enterprise Zone

Florida Economic Development Transportation Fund (EDTF)

The Economic Development Transportation Fund program (EDTF), also known as the Road Fund program, is designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. Improvements include publicly maintained access points, such as: access roads to a site, signalization, airport taxiway, or road widening.

Project approval is based upon:

- Capital investment made by the benefiting company
- Number of permanent full-time jobs to be created and/or retained at the facility, and
- Average hourly wage, excluding benefits, for the new/retained permanent full-time employees

Up to \$3,000,000 may be granted to a local government to implement the improvements on the company's behalf, limited to \$7,000 per job created and/or retained.


A waiver of the per job limit may be granted for projects in an Enterprise Zone

Contact Information

Indian River County Chamber of Commerce
1216 21st Street
Vero Beach, FL 32960
772-567-3491, extension 121
772-778-3181 Fax
www.indianriverchamber.com

Indian River County Community Development Department
1801 27th Street
Vero Beach, FL 32960-3365
772-226-1243
772-978-1606 Fax
www.ircgov.com

August 18, 2009

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The 2009 Florida Statutes

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403.973 Expedited permitting; comprehensive plan amendments.--

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(1) It is the intent of the Legislature to encourage and facilitate the location and expansion of those types of economic development projects which offer job creation and high wages, strengthen and diversify the state's economy, and have been thoughtfully planned to take into consideration the protection of the state's environment. It is also the intent of the Legislature to provide for an expedited permitting and comprehensive plan amendment process for such projects.

(2) As used in this section, the term:

(a) "Duly noticed" means publication in a newspaper of general circulation in the municipality or county with jurisdiction. The notice shall appear on at least 2 separate days, one of which shall be at least 7 days before the meeting. The notice shall state the date, time, and place of the meeting scheduled to discuss or enact the memorandum of agreement, and the places within the municipality or county where such proposed memorandum of agreement may be inspected by the public. The notice must be one-eighth of a page in size and must be published in a portion of the paper other than the legal notices section. The notice shall also advise that interested parties may appear at the meeting and be heard with respect to the memorandum of agreement.

(b) "Jobs" means permanent, full-time equivalent positions not including construction jobs.

(c) "Office" means the Office of Tourism, Trade, and Economic Development.

(d) "Permit applications" means state permits and licenses, and at the option of a participating local government, local development permits or orders.

(3)(a) The Governor, through the office, shall direct the creation of regional permit action teams, for the purpose of expediting review of permit applications and local comprehensive plan amendments submitted by:

1. Businesses creating at least 100 jobs, or

2. Businesses creating at least 50 jobs if the project is located in an enterprise zone, or in a county having a population of less than 75,000 or in a county having a population of less than 100,000 which is contiguous to a county having a population of less than 75,000, as determined by the most recent decennial census, residing in incorporated and unincorporated areas of the county, or

(b) On a case-by-case basis and at the request of a county or municipal government, the office



may certify as eligible for expedited review a project not meeting the minimum job creation thresholds but creating a minimum of 10 jobs. The recommendation from the governing body of the county or municipality in which the project may be located is required in order for the office to certify that any project is eligible for expedited review under this paragraph. When considering projects that do not meet the minimum job creation thresholds but that are recommended by the governing body in which the project may be located, the office shall consider economic impact factors that include, but are not limited to:

1. The proposed wage and skill levels relative to those existing in the area in which the project may be located;
2. The project's potential to diversify and strengthen the area's economy;
3. The amount of capital investment; and
4. The number of jobs that will be made available for persons served by the welfare transition program.

(c) At the request of a county or municipal government, the office or a Quick Permitting County may certify projects located in counties where the ratio of new jobs per participant in the welfare transition program, as determined by Workforce Florida, Inc., is less than one or otherwise critical, as eligible for the expedited permitting process. Such projects must meet the numerical job creation criteria of this subsection, but the jobs created by the project do not have to be high-wage jobs that diversify the state's economy.

(d) Projects located in a designated brownfield area are eligible for the expedited permitting process.

(e) Projects that are part of the state-of-the-art biomedical research institution and campus to be established in this state by the grantee under s. 288.955 are eligible for the expedited permitting process, if the projects are designated as part of the institution or campus by the board of county commissioners of the county in which the institution and campus are established.

(4) The regional teams shall be established through the execution of memoranda of agreement between the office and the respective heads of the Department of Environmental Protection, the Department of Community Affairs, the Department of Transportation and its district offices, the Department of Agriculture and Consumer Services, the Fish and Wildlife Conservation Commission, appropriate regional planning councils, appropriate water management districts, and voluntarily participating municipalities and counties. The memoranda of agreement should also accommodate participation in this expedited process by other local governments and federal agencies as circumstances warrant.

(5) In order to facilitate local government's option to participate in this expedited review process, the office shall, in cooperation with local governments and participating state agencies, create a standard form memorandum of agreement. A local government shall hold a duly noticed public workshop to review and explain to the public the expedited permitting process and the terms and conditions of the standard form memorandum of agreement.

(6) The local government shall hold a duly noticed public hearing to execute a memorandum of agreement for each qualified project. Notwithstanding any other provision of law, and at the option of the local government, the workshop provided for in subsection (5) may be conducted on the same date as the public hearing held under this subsection. The memorandum of agreement that a local government signs shall include a provision identifying necessary local government procedures and time limits that will be modified to allow for the local government decision on the project within 90 days. The memorandum of agreement applies to projects, on a case-by-case basis, that qualify for special review and approval as specified in this section. The memorandum of

agreement must make it clear that this expedited permitting and review process does not modify, qualify, or otherwise alter existing local government nonprocedural standards for permit applications, unless expressly authorized by law.

(7) At the option of the participating local government, appeals of its final approval for a project may be pursuant to the summary hearing provisions of s. 120.574, pursuant to subsection (14), or pursuant to other appellate processes available to the local government. The local government's decision to enter into a summary hearing must be made as provided in s. 120.574 or in the memorandum of agreement.

(8) Each memorandum of agreement shall include a process for final agency action on permit applications and local comprehensive plan amendment approvals within 90 days after receipt of a completed application, unless the applicant agrees to a longer time period or the office determines that unforeseen or uncontrollable circumstances preclude final agency action within the 90-day timeframe. Permit applications governed by federally delegated or approved permitting programs whose requirements would prohibit or be inconsistent with the 90-day timeframe are exempt from this provision, but must be processed by the agency with federally delegated or approved program responsibility as expeditiously as possible.

(9) The office shall inform the Legislature by October 1 of each year which agencies have not entered into or implemented an agreement and identify any barriers to achieving success of the program.

(10) The memoranda of agreement may provide for the waiver or modification of procedural rules prescribing forms, fees, procedures, or time limits for the review or processing of permit applications under the jurisdiction of those agencies that are party to the memoranda of agreement. Notwithstanding any other provision of law to the contrary, a memorandum of agreement must to the extent feasible provide for proceedings and hearings otherwise held separately by the parties to the memorandum of agreement to be combined into one proceeding or held jointly and at one location. Such waivers or modifications shall not be available for permit applications governed by federally delegated or approved permitting programs, the requirements of which would prohibit, or be inconsistent with, such a waiver or modification.

(11) The memoranda of agreement shall include guidelines to be used in working with state, regional, and local permitting authorities. Guidelines may include, but are not limited to, the following:

(a) A central contact point for filing permit applications and local comprehensive plan amendments and for obtaining information on permit and local comprehensive plan amendment requirements;

(b) Identification of the individual or individuals within each respective agency who will be responsible for processing the expedited permit application or local comprehensive plan amendment for that agency;

(c) A mandatory preapplication review process to reduce permitting conflicts by providing guidance to applicants regarding the permits needed from each agency and governmental entity, site planning and development, site suitability and limitations, facility design, and steps the applicant can take to ensure expeditious permit application and local comprehensive plan amendment review. As a part of this process, the first interagency meeting to discuss a project shall be held within 14 days after the office's determination that the project is eligible for expedited review. Subsequent interagency meetings may be scheduled to accommodate the needs of participating local governments that are unable to meet public notice requirements for executing a memorandum of agreement within this timeframe. This accommodation may not exceed 45 days from the office's determination that the project is eligible for expedited review;

(d) The preparation of a single coordinated project description form and checklist and an agreement by state and regional agencies to reduce the burden on an applicant to provide duplicate information to multiple agencies;

(e) Establishment of a process for the adoption and review of any comprehensive plan amendment needed by any certified project within 90 days after the submission of an application for a comprehensive plan amendment. However, the memorandum of agreement may not prevent affected persons as defined in s. 163.3184 from appealing or participating in this expedited plan amendment process and any review or appeals of decisions made under this paragraph; and

(f) Additional incentives for an applicant who proposes a project that provides a net ecosystem benefit.

(12) The applicant, the regional permit action team, and participating local governments may agree to incorporate into a single document the permits, licenses, and approvals that are obtained through the expedited permit process. This consolidated permit is subject to the summary hearing provisions set forth in subsection (14).

(13) Notwithstanding any other provisions of law:

(a) Local comprehensive plan amendments for projects qualified under this section are exempt from the twice-a-year limits provision in s. 163.3187; and

(b) Projects qualified under this section are not subject to interstate highway level-of-service standards adopted by the Department of Transportation for concurrency purposes. The memorandum of agreement specified in subsection (5) must include a process by which the applicant will be assessed a fair share of the cost of mitigating the project's significant traffic impacts, as defined in chapter 380 and related rules. The agreement must also specify whether the significant traffic impacts on the interstate system will be mitigated through the implementation of a project or payment of funds to the Department of Transportation. Where funds are paid, the Department of Transportation must include in the 5-year work program transportation projects or project phases, in an amount equal to the funds received, to mitigate the traffic impacts associated with the proposed project.

(14)(a) Challenges to state agency action in the expedited permitting process for projects processed under this section are subject to the summary hearing provisions of s. 120.574, except that the administrative law judge's decision, as provided in s. 120.574(2)(f), shall be in the form of a recommended order and shall not constitute the final action of the state agency. In those proceedings where the action of only one agency of the state is challenged, the agency of the state shall issue the final order within 10 working days of receipt of the administrative law judge's recommended order. In those proceedings where the actions of more than one agency of the state are challenged, the Governor shall issue the final order within 10 working days of receipt of the administrative law judge's recommended order. The participating agencies of the state may opt at the preliminary hearing conference to allow the administrative law judge's decision to constitute the final agency action. If a participating local government agrees to participate in the summary hearing provisions of s. 120.574 for purposes of review of local government comprehensive plan amendments, s. 163.3184(9) and (10) apply.

(b) Challenges to state agency action in the expedited permitting process for establishment of a state-of-the-art biomedical research institution and campus in this state by the grantee under s. 288.955 are subject to the same requirements as challenges brought under paragraph (a), except that, notwithstanding s. 120.574, summary proceedings must be conducted within 30 days after a party files the motion for summary hearing, regardless of whether the parties agree to the summary proceeding.

(15) The office, working with the agencies participating in the memoranda of agreement, shall

review sites proposed for the location of facilities eligible for the Innovation Incentive Program under s. 288.1089. Within 20 days after the request for the review by the office, the agencies shall provide to the office a statement as to each site's necessary permits under local, state, and federal law and an identification of significant permitting issues, which if unresolved, may result in the denial of an agency permit or approval or any significant delay caused by the permitting process.

(16) This expedited permitting process shall not modify, qualify, or otherwise alter existing agency nonprocedural standards for permit applications or local comprehensive plan amendments, unless expressly authorized by law. If it is determined that the applicant is not eligible to use this process, the applicant may apply for permitting of the project through the normal permitting processes.

(17) The office shall be responsible for certifying a business as eligible for undergoing expedited review under this section. Enterprise Florida, Inc., a county or municipal government, or the Rural Economic Development Initiative may recommend to the Office of Tourism, Trade, and Economic Development that a project meeting the minimum job creation threshold undergo expedited review.

(18) The office, working with the Rural Economic Development Initiative and the agencies participating in the memoranda of agreement, shall provide technical assistance in preparing permit applications and local comprehensive plan amendments for counties having a population of less than 75,000 residents, or counties having fewer than 100,000 residents which are contiguous to counties having fewer than 75,000 residents. Additional assistance may include, but not be limited to, guidance in land development regulations and permitting processes, working cooperatively with state, regional, and local entities to identify areas within these counties which may be suitable or adaptable for preclearance review of specified types of land uses and other activities requiring permits.

(19) The following projects are ineligible for review under this part:

(a) A project funded and operated by a local government, as defined in s. 377.709, and located within that government's jurisdiction.

(b) A project, the primary purpose of which is to:

1. Effect the final disposal of solid waste, biomedical waste, or hazardous waste in this state.
2. Produce electrical power, unless the production of electricity is incidental and not the primary function of the project.
3. Extract natural resources.
4. Produce oil.
5. Construct, maintain, or operate an oil, petroleum, natural gas, or sewage pipeline.

History.--s. 148, ch. 96-320; s. 2, ch. 97-28; s. 9, ch. 99-244; s. 221, ch. 99-245; s. 91, ch. 2000-165; s. 14, ch. 2000-317; s. 3, ch. 2003-420; s. 6, ch. 2006-55; s. 23, ch. 2007-105; s. 110, ch. 2008-4.

Site Map

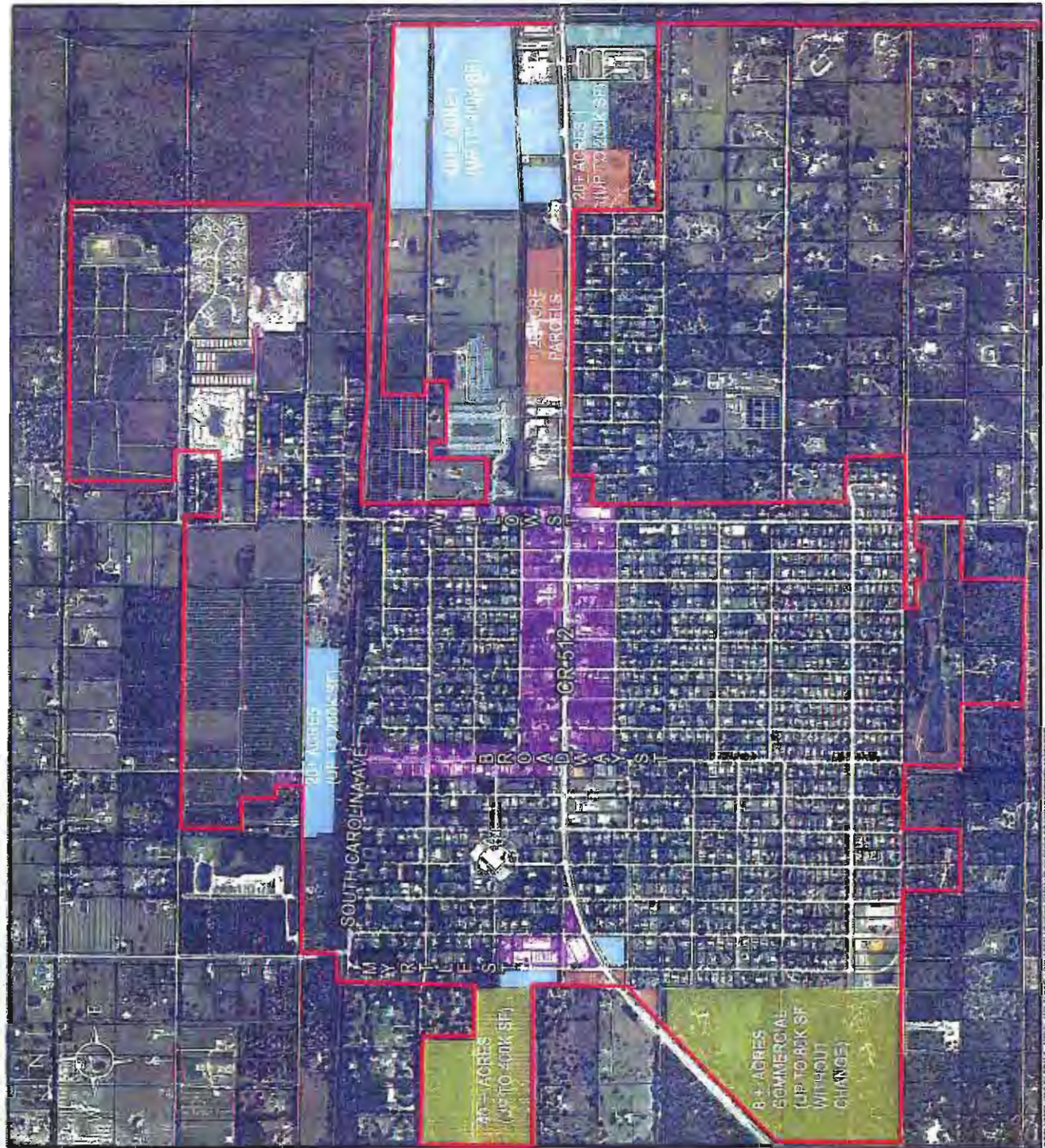
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COMMERCIAL AND INDUSTRIAL LAND

- C-2 Commercial
- Industrial Restricted
- MUD Mixed-Use District
- ACREAGE DESIGNATED TO COMMERCIAL, INDUSTRIAL OR MIX
- VARIOUS VACANT COMMERCIAL AND INDUSTRIAL PARCELS THROUGHOUT CITY



LAWDALES PLANNING AFFILIATES, INC.
Planning for Community

DISCLAIMER: NOT TO SCALE. AERIAL AND PARCEL LINE WORK ADAPTED FROM AERIAL PHOTO COURTESY PROPERTY ANALYSTS

Commercial - C-1				
Property Address	Property St Name	Owner Name	Zoning	Acres
2	MAPLE ST	SPIVEY, CLIFFORD & ANNA LEE	C-1	0.22
1	OLEANDER ST	SPIVEY, CLIFFORD & ANNA LEE	C-1	0.32
9	OLEANDER ST	CITY OF FELLSMERE	C-1	0.09
1008	STATE ST	MORTON, JOHN & NEDA	C-1	0.2
	STATE ST	COLEMAN, ALPHONSO & WILLIE MAE *	C-1	0.17
	STATE ST	COLEMAN, ALPHONSO & WILLIE MAE *	C-1	0.17
1002	VERNON ST	DAVIS, ELIZABETH (DEC)	C-1	0.2
1003	VERNON ST	ROSS, OSCAR	C-1	0.2
			Total: 8 Parcels	1.57

Commercial - C-2				
Property Address	Property St Name	Owner Name	Zoning	Acres
	CR 512	*MACATA ENTERPRISE CORP,	C-2	1.29
	CR 512	LEGG, ANN	C-2	1.26
	CR 512	LEGG, ANN	C-2	1.26
	CR 512	LEGG, ANN	C-2	1.29
	CR 512	LEGG, ANN	C-2	1.26
	CR 512	MACATA ENTERPRISE CORP*	C-2	1.29
	CR 512	MACATA ENTERPRISE CORP*	C-2	1.29
	CR 512	MACATA ENTERPRISE CORP,	C-2	1.29
	CR 512	MINOTTI, DAVID L &	C-2	2.52
	CR 512	MINOTTI, DAVID L & DANIEL	C-2	1.26
	CR 512	MINOTTI, DAVID L & GABRIEL A &	C-2	1.26
13811	CR 512	DYE, ERIC W	C-2	1.07
	CR 512	YANKEE-MELVIN PROP INC,	C-2	3.75
2	MYRTLE ST	*FELSPORT INC,	C-2	1.18
46	MYRTLE ST	TAYLOR, CARL D	C-2	0.24
11010	CR 512	FELLSMERE INVESTMENTS LLC	C-2	1.74
11020	CR 512	FELLSMERE INVESTMENTS LLC	C-2	0.38
11030	CR 512	FELLSMERE INVESTMENTS LLC	C-2	0.89
11040	CR 512	FELLSMERE INVESTMENTS LLC	C-2	0.83
11050	CR 512	FELLSMERE INVESTMENTS LLC	C-2	0.93
			Total: 20 parcels	26.28

Commercial Business District - CBD				
Property Address	Property St Name	Owner Name	Zoning	Acres
1	BAY ST	BRILEY, ROGER A	CBD	0.43
2	BAY ST	*NATIONS BANK,	CBD	0.22
8	BAY ST	ANNUTTO, ANTHONY T (DEC) & JULIA	CBD	0.43
13	BAY ST	LEET, DONALD &	CBD	0.43
14	BAY ST	DASILVA, MANUEL A (1/2) &	CBD	1.22
	BAY ST	TAYLOR, PEGGY SUE	CBD	0.36
1	BROADWAY ST	FLEMING, TERRY D	CBD	0.7
1	BROADWAY ST	CITY OF FELLSMERE PARK	CBD	0.07
3	BROADWAY ST	*KNOWLES, GERARD M & DOROTHY I	CBD	0.07
5	BROADWAY ST	KNOWLES, GERARD M & DOROTHY I	CBD	0.22
11	BROADWAY ST	*STAPLETON, CHRISTOPHER P (TRS) FBO	CBD	0.22
17	BROADWAY ST	*KNOWLES, GERARD M & DOROTHY I	CBD	0.14
19	BROADWAY ST	*KNOWLES, GERARD M & DOROTHY I	CBD	0.14
21	BROADWAY ST	BENISATTO, IRENE (PR) & EST OF PETE	CBD	0.07
23	BROADWAY ST	*WELCH, THERESA E *	CBD	0.07
25	BROADWAY ST	*WEAVER, DONALD E (TR)	CBD	0.57
25	BROADWAY ST	WELCH, THERESA E	CBD	0.14
29	BROADWAY ST	WELCH, THERESA E	CBD	0.07
31	BROADWAY ST	*STAPLETON, CHRISTOPHER P (TRS) FBO	CBD	0.14
45	BROADWAY ST	*WELCH, THERESA E *	CBD	0.22
51	BROADWAY ST	METHODIST CH BD OF MISSIONS, & CH E	CBD	0.29
52	BROADWAY ST	*GAGNON, ROBERT G & ANNA	CBD	0.16
59	BROADWAY ST	METHODIST CH BD OF MISSIONS & CH E	CBD	0.22
65	BROADWAY ST	*STAPLTON, CHRISTOPHER P (TRS) FBO	CBD	0.14
71	BROADWAY ST	*MCFARLAND, BARBARA A	CBD	0.14
72	BROADWAY ST	MILLER, JOHN O	CBD	0.24
75	BROADWAY ST	*MCFARLAND, BARBARA A	CBD	0.14
79	BROADWAY ST	*MCFARLAND, BARBARA A	CBD	0.14
85	BROADWAY ST	TAYLOR, PEGGY SUE	CBD	0.14
89	BROADWAY ST	TAYLOR, PEGGY SUE	CBD	0.07

Commercial Business Distrist - CBD				
Property Address	Property St Name	Owner Name	Zoning	Acres
118	BROADWAY ST	CHAPIN,KENNETH L & DIANE E	CBD	0.16
119	BROADWAY ST	*STAPLETON,CHRISTOPHER P (TRS) FBO	CBD	0.07
123	BROADWAY ST	WEATHERUP,JO M	CBD	0.07
129	BROADWAY ST	*WELCH,THERESA E *	CBD	0.14
132	BROADWAY ST	*SMITH,JERALD E SR & LAURA SCHULER	CBD	0.16
138	BROADWAY ST	*GILBERT,BRIAN & GLORIA	CBD	0.16
139	BROADWAY ST	VANDEVOORDE,RENE' G (TR)	CBD	0.36
140	BROADWAY ST	*GILBERT,BRIAN & GLORIA	CBD	0.08
142	BROADWAY ST	*ANDERSON,ROBERT	CBD	0.32
149	BROADWAY ST	KOSTAMO, MIGNON WATTS	CBD	0.43
150	BROADWAY ST	*ANDERSON,ROBERT	CBD	0.16
154	BROADWAY ST	*ANDERSON,ROBERT	CBD	0.16
158	BROADWAY ST	CUNNINGHAM,PATRICIA J &	CBD	0.18
	BROADWAY ST	CHAPIN,KENNETH L & DIANE E	CBD	0.08
5	ELM ST	*FELLSMERE PROPERTIES LLC,	CBD	0.64
20	ELM ST	MAC WILLIAM, ALEX JR	CBD	0.22
27	ELM ST	*STAPLETON,CHRISTOPHER P (TRS) FBO	CBD	0.07
32	ELM ST	AVANT,DOROTHY H (TR)	CBD	0.14
	ELM ST	SALINAS,JOEL & ARGELIA	CBD	0.43
1	HICKORY ST	*NATIONS BANK,	CBD	0.65
2	HICKORY ST	*STAPLETON,CHRISTOPHER P (TRS) FBO	CBD	2.15
5	HICKORY ST	*GIAMBANCO,GIUSEPPE & STELLA	CBD	0.36
19	HICKORY ST	*CANN,IRENE M	CBD	0.57
1	LIME ST	*KORMAN,BRUCE J & RUBY L	CBD	0.29
9	LIME ST	TOM,PATRICK	CBD	0.93
26	LIME ST	SCHWEY,JACK J	CBD	0.46
30	LIME ST	ZAMARRIPA,JOSE LUIS	CBD	0.22
36	LIME ST	HEIN,ROBERT CARL & STARR NADINE	CBD	0.22
	LIME ST	TOM,PATRICK	CBD	1.44
6	MULBERRY ST	TILARO,ELIZABETH MANLEY	CBD	0.36
11	MULBERRY ST	HEINZ,TINA M	CBD	0.22
14	MULBERRY ST	HEDRICK,WILLIAM	CBD	0.29
17	MULBERRY ST	WHITE,DENNIS R & CHRISTINE D	CBD	0.29
33	MULBERRY ST	SOLIS,LORENA	CBD	0.29
	MULBERRY ST	SCHNEIDER,GENEVIEVE V (TR)(1/2)	CBD	0.79
5	OAK ST	YATES,ROY WAYNE (LE)	CBD	0.22
11	OAK ST	YATES,ROY WAYNE (LE)	CBD	0.22
17	OAK ST	AZTECA MEXICAN STORE INC,	CBD	0.43
18	OAK ST	*STAPLETON,CHRISTOPHER (TRS) FBO	CBD	1.22
18	OAK ST	ARQUELLES,ANGEL & NONA	CBD	0.22
24	OAK ST	ARGUELLES,NONA & ANGEL	CBD	0.22
27	OAK ST	SCHWEY,JACK	C-1	0.3
29	OAK ST	*SMITH,CURTIS D (TRS) & CATHERINE	CBD	0.22
30	OAK ST	*DIAMOND,ELFRIEDE F	CBD	0.22
35	OAK ST	*SMITH,CURTIS D (TRS) & CATHERINE	CBD	0.22
36	OAK ST	*DIAMOND,ELFRIEDE F	CBD	0.22
1	PINE ST	REALTY TRUST CO	CBD	0.43
2	PINE ST	*GARCIA,HERLINDO & MARIA G	CBD	0.06
12	PINE ST	*YATES,DENNIS R & LISA F	CBD	0.14
16	PINE ST	*YATES,DENNIS R & LISA F	CBD	0.14
22	PINE ST	*WEAVER,DONALD E (TR)	CBD	0.72
31	PINE ST	*STAPLETON,CHRISTOPHER P (TRS) FBO	CBD	0.14
	PINE ST	PETTIE,B PAUL (TR)	CBD	0.14
10	WILLOW ST	DAY, JOHN L	CBD	0.29
31	WILLOW ST	CONNORS,JAMES E (TR)	CBD	0.23
37	WILLOW ST	ALMANZA, EMILIANO & JUANITA	CBD	1.48
38	WILLOW ST	SOLIS,LORENA	CBD	0.29
	WILLOW ST	*LYNCH,ROBERT N (BISHOP) & DIOCESE	CBD	0.14
			Total: 87 Parcels	29.08

Industrial - I				
Property Address	Property St Name	Owner Name	Zoning	Acres
	97TH ST	*RMR PARTNERSHIP,	I	10.29
	99TH ST	*RMR PARTNERSHIP,	I	10.54
12498	CR 512	PRO MAIN OFFICE CARE INC,	I	1.29
	CR 512	*BIGGE, CHARLES &	I	1.29
	CR 512	*BIGGE, CHARLES E &	I	1.29
	CR 512	*BIGGE, CHARLES E &	I	1.03
	CR 512	BABELA, MARILYN (1/2) &	I	1.29
	CR 512	BURGESS, JOHN & ELYSE	I	1.29
	CR 512	ELLIS, MYRON R	I	2.51
	CR 512	LEGGE, FRANCIS M & DOROTHY K	I	1.29
	CR 512	MEYER, HAROLD E & GLADYS E *	I	1.29
	MAPLE ST	CURTISS, ERNA E &	I	0.48
2	MYRTLE ST	MAC WILLIAM, ALEX JR	I	0.3
10	MYRTLE ST	*SCHNEIDER, JOHN G & GENEVIEVE V	I	1.04
25	MYRTLE ST	JUAREZ, EDUARDO	I	0.2
38	MYRTLE ST	*SCHNEIDER, JOHN G & GENEVIEVE V	I	0.79
30	OLEANDER ST	*SCHNEIDER, JOHN G & GENEVIEVE V	I	1.78
34	OLEANDER ST	SMITH, KIMBERLY J	I	0.32
	OLEANDER ST	SCHNEIDER, JOHN G (TR)(1/2) &	I	0.96
35	WILLOW ST	CONNORS, JAMES E (TR)	I	0.16
61	WILLOW ST	*PETERSEN, G RUSSELL & MELISSA M	I	0.37
83	WILLOW ST	LANCASTER, PAUL E & PATRICIA A	I	0.29
143	WILLOW ST	FELLSMERE WATER CONTROL DIST	I	0.53
			Total:	23 Parcels
				40.62

Mixed Use District - MUD				
Property Address	Property St Name	Owner Name	Zoning	Acres
	95th Street	LILLY, JAMES W & RENA L	MUD	5.4
			Total:	1 Parcel
				5.4

No Zoning Category Assigned - But planned for Commercial/Industrial in Future Land Use				
Property Address	Property St Name	Owner Name	Zoning	Acres
	CR512	RO-ED	-	450
	CR512	FELLSMERE 392	-	41
	CR512	CGV OF FELLSMERE LLC	-	8
	141st Ave	BANACK FAMILY LIMITED PARTNERSHIP	-	40
			Total:	3 parcels
				539

Florida's climate is business-friendly, says FAR

ORLANDO, Fla. – July 2, 2009 – As the Sunshine State, Florida's warm and sunny weather draws residents and visitors eager to experience all the state has to offer, including the many opportunities and strong support it provides for business and industry.

"Not only is Florida a great place to call home, it's a great place to do business," says Cynthia Shelton, 2009 president of the Florida Association of Realtors® (FAR). "Our state has made it a priority to not only encourage new businesses and industries to come to Florida, but to provide the kind of supportive climate that entrepreneurs and businesses need to succeed and prosper. Florida is the fourth most populous state in the U.S., with a large and diverse population fueling innovation in industry, and providing a creative and highly skilled workforce."

A broker/salesperson with Colliers Arnold Associates Inc. in Orlando, Shelton has more than 30 years of experience in the real estate industry, including residential, ownership, management, development and commercial sectors. With her extensive business background, Shelton understands the state's appeal to business owners and entrepreneurs. With no state income tax and a favorable tax environment for corporations, she points out that Florida is an attractive location for people who want to own their own business and raise their families in a desirable place close to their livelihood.

Enterprise Florida, a public-private partnership devoted to statewide economic development, notes Florida's business strengths on its Web site (<http://www.eflorida.com>) along with a list of recent accolades the state has received.

For example, did you know:

- Florida continues to be one of the best states for business, ranking No. 1 in the nation for workforce; among the top 10 for technology, innovation and access to capital; and third overall in Chief Executive's survey of the best places for jobs and business growth. (Chief Executive, March 2009)
- Four Florida metros, Orlando, Miami-Ft. Lauderdale, Cape Coral-Fort Myers and Jacksonville, are among the nation's best places to start a small business. (Bizjournals, Feb 2009)
- Florida has the second highest number (tied with Washington) of leading metropolitan areas on the Milken Institute/Greenstreet Real Estate Partners Best Performing Cities 2008 - 2009 Largest Metros Index. Florida consistently ranks among the top states in this annual report, which measures economic growth, job creation and technology growth. (Milken Institute, September 2008)
- Florida continues to gain ground among the nation's top states for entrepreneurship,

moving up to rank fourth overall in the 2008 Small Business Survival Index. Florida's low tax rates have helped improve its ranking from sixth in 2006 and fifth in 2007. (Small Business & Entrepreneurship Council, December 2008)

- Florida earned top spots on Site Selection's 2008 Top State Business Climate rankings. The state's business climate ranked fourth among executives and sixth overall. (Site Selection, November 2008)
- Florida continues to rank among the top five states for best tax climates for business, according to a Tax Foundation survey. With no state income tax, low corporate taxes, a low unemployment insurance tax rate and sales tax exemptions for certain business transactions, Florida has remained among the top five U.S. states since the survey's inception. (The Tax Foundation, October 2008)
- Florida's economic climate ranks No. 1 in the U.S., according to Forbes' Best States for Business. Ranking eighth overall, Florida also scored among the top five in the Labor and Growth Prospects categories. (Forbes, August 2008)

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