



# COUNCIL MEETING AGENDA

**February 19, 2015**

**9:00am – 11:30am**

**Mission Statement:**

*To work together across neighboring communities to consistently protect and improve the unique and relatively unspoiled character of the physical, economic and social worlds we share...for the benefit of our future generations.*

<b>1</b>	<b>INVOCATION</b>	
<b>2</b>	<b>PLEDGE OF ALLEGIANCE</b>	
<b>3</b>	<b>ROLL CALL</b>	
<b>4</b>	<b>PUBLIC COMMENTS</b>	
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	a) Collier County Comprehensive Plan Amendment (DEO15-1ESR)	Page 62
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<b>11</b>	<b>REGIONAL ISSUES</b>	
	a) Caloosahatchee Watershed – Regional Water Management Issues Presentation – <b>Vice-Mayor Doug Congress</b>	Page 242
	b) Overview of SWFWMD Water Quality Metrics – <b>Ms. Melissa Dickens</b>	
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Two or more members of the Charlotte Harbor National Estuary Program may be in attendance and may discuss matters that could come before the Charlotte Harbor National Estuary Program, respectively, for consideration.

In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this meeting should contact the Southwest Florida Regional Planning Council 48 hours prior to the meeting by calling (239) 338-2550; if you are hearing or speech impaired call (800) 955-8770 Voice/(800) 955-8771 TDD.



## COUNCIL MEETING AGENDA

a) Budget & Finance Committee – <b>Councilman Kit McKeon</b>	
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b) Economic Development Committee – <b>Councilman Forrest Banks</b>	
c) Energy & Climate Committee – <b>Mr. Don McCormick</b>	
d) Estero Bay Agency on Bay Management Committee – <b>Mr. James Beever</b>	Page 282
e) Executive Committee – <b>Mr. Bob Mulhere</b>	
f) Legislative Affairs Committee – <b>Vice Mayor Doug Congress</b>	
g) Quality of Life & Safety Committee – <b>Mayor Willie Shaw</b>	
h) Regional Transportation Committee – <b>Ms. Margaret Wuerstle</b>	
<b>13</b>	<b>NEW BUSINESS</b>
<b>14</b>	<b>STATE AGENCIES COMMENTS/REPORTS</b>
<b>15</b>	<b>COUNCIL ATTORNEY'S COMMENTS</b>
<b>16</b>	<b>COUNCIL MEMBERS' COMMENTS</b>
<b>17</b>	<b>ADJOURN</b>

**NEXT SWFRPC MEETING DATE: March 19, 2015**

### NOTES:

- 1. The SWFRPC's Executive Committee is scheduled to meet at 8:30 a.m.**
- 2. The SWFRPC's Quality of Life & Safety Committee is scheduled to meet immediately following the RPC meeting.**

Two or more members of the Peace River Basin Management Advisory Committee and Charlotte Harbor National Estuary Program may be in attendance and may discuss matters that could come before the Peace River Basin Management Advisory Committee and Charlotte Harbor National Estuary Program, respectively, for consideration.

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# **SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL MEMBERSHIP**

CHAIR..... Mr. Robert “Bob” Mulhere  
 VICE CHAIR..... Mr. Don McCormick  
 SECRETARY..... Councilman Forrest Banks  
 TREASURER..... Mr. Thomas Perry

## **CHARLOTTE COUNTY**

Commissioner Tricia Duffy, Charlotte Co BCC  
 Commissioner Ken Doherty, Charlotte Co BCC  
 Councilwoman Nancy Prafke, City of Punta Gorda  
 Ms. Suzanne Graham, Governor Appointee  
 Mr. Donald McCormick, Governor Appointee

## **GLADES COUNTY**

Commissioner Weston Pryor, Glades Co BCC  
 Commissioner Tim Stanley, Glades Co BCC  
 Councilwoman Pat Lucas, City of Moore Haven  
 Mr. Thomas C. Perry, Governor Appointee

## **LEE COUNTY**

Commissioner Frank Mann, Lee Co BCC  
 Commissioner Cecil Pendergrass, Lee Co BCC  
 Councilman Jim Burch, City of Cape Coral  
 Vice Mayor Doug Congress, City of Sanibel  
 Councilman Forrest Banks, City of Fort Myers  
 Mayor Anita Cereceda, Town of Fort Myers Beach  
 (City of Bonita Springs Vacancy)  
 Ms. Laura Holquist, Governor Appointee  
 (Gubernatorial Appointee Vacancy)

## **COLLIER COUNTY**

Commissioner Tim Nance, Collier Co BCC  
 Commissioner Penny Taylor, Collier Co BCC  
 Councilwoman Teresa Heitmann, City of Naples  
 (City of Marco Island Vacancy)  
 Mr. Robert “Bob” Mulhere, Governor Appointee  
 Mr. Alan D. Reynolds, Governor Appointee

## **HENDRY COUNTY**

Commissioner Karson Turner, Hendry Co BCC  
 Commissioner Don Davis, Hendry Co BCC  
 Commissioner Sherida Ridgill, City of Clewiston  
 Commissioner Daniel Akin, City of LaBelle  
 Mr. Mel Karau, Governor Appointee

## **SARASOTA COUNTY**

Commissioner Carolyn Mason, Sarasota Co BCC  
 Commissioner Charles Hines, Sarasota Co BCC  
 Vice-Mayor Rhonda DiFranco, City of North Port  
 Councilman Kit McKeon, City of Venice  
 Mayor Willie Shaw, City of Sarasota  
 (Gubernatorial Appointee Vacancy)  
 Mr. Felipe Colón, Governor Appointee

## **EX-OFFICIO MEMBERS**

Phil Flood, SFWMD  
 Jon Iglehart, FDEP  
 Melissa Dickens, SWFWMD  
 Carmen Monroy, FDOT

## **SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL STAFF**

MARGARET WUERSTLE.....EXECUTIVE DIRECTOR  
 KATHERINE MOHR.....LEGAL COUNSEL

James Beever  
 David Crawford  
 Maryann Devanas  
 Nancy Doyle

Nichole Gwinnett  
 Rebekah Harp  
 Charles Kammerer  
 Jennifer Pellechio

Jerilyn Walker  
 Timothy Walker

## **SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL (SWFRPC) ACRONYMS**

ABM - Agency for Bay Management - Estero Bay Agency on Bay Management

ADA - Application for Development Approval

ADA - Americans with Disabilities Act

AMDA -Application for Master Development Approval

BEER - Bureau of Economic Business and Research at the University of Florida

BLID - Binding Letter of DRI Status

BLIM - Binding Letter of Modification to a DRI with Vested Rights

BLIVR -Binding Letter of Vested Rights Status

BPCC -Bicycle/Pedestrian Coordinating Committee

CAC - Citizens Advisory Committee

CAO - City/County Administrator Officers

CDBG - Community Development Block Grant

CDC - Certified Development Corporation (a.k.a. RDC)

CEDS - Comprehensive Economic Development Strategy (a.k.a. OEDP)

CHNEP - Charlotte Harbor National Estuary Program

CTC - Community Transportation Coordinator

CTD - Commission for the Transportation Disadvantaged

CUTR - Center for Urban Transportation Research

DEO - Department of Economic Opportunity

DEP - Department of Environmental Protection



DO - Development Order

DOPA - Designated Official Planning Agency (i.e. MPO, RPC, County, etc.)

EDA - Economic Development Administration

EDC - Economic Development Coalition

EDD - Economic Development District

EPA – Environmental Protection Agency

FAC - Florida Association of Counties

FACTS - Florida Association of CTCs

FAR - Florida Administrative Register (formerly Florida Administrative Weekly)

FCTS - Florida Coordinated Transportation System

FDC&F -Florida Department of Children and Families (a.k.a. HRS)

FDEA - Florida Department of Elder Affairs

FDLES - Florida Department of Labor and Employment Security

FDOT - Florida Department of Transportation

FHREDI - Florida Heartland Rural Economic Development Initiative

FIAM – Fiscal Impact Analysis Model

FLC - Florida League of Cities

FQD - Florida Quality Development

FRCA -Florida Regional Planning Councils Association

FTA - Florida Transit Association

IC&R - Intergovernmental Coordination and Review

IFAS - Institute of Food and Agricultural Sciences at the University of Florida

JLCB - Joint Local Coordinating Boards of Glades & Hendry Counties

JPA - Joint Participation Agreement

JSA - Joint Service Area of Glades & Hendry Counties

LCB - Local Coordinating Board for the Transportation Disadvantaged

LEPC - Local Emergency Planning Committee

MOA - Memorandum of Agreement

MPO - Metropolitan Planning Organization

MPOAC - Metropolitan Planning Organization Advisory Council

MPOCAC - Metropolitan Planning Organization Citizens Advisory Committee

MPOTAC - Metropolitan Planning Organization Technical Advisory Committee

NADO – National Association of Development Organizations

NARC -National Association of Regional Councils

NOPC -Notice of Proposed Change

OEDP - Overall Economic Development Program

PDA - Preliminary Development Agreement

REMI – Regional Economic Modeling Incorporated

RFB - Request for Bids

RFI – Request for Invitation

RFP - Request for Proposals

RPC - Regional Planning Council

SHIP -State Housing Initiatives Partnership

SRPP – Strategic Regional Policy Plan

TAC - Technical Advisory Committee

TDC - Transportation Disadvantaged Commission (a.k.a. CTD)

TDPN - Transportation Disadvantaged Planners Network

TDSP - Transportation Disadvantaged Service Plan

USDA - US Department of Agriculture

WMD - Water Management District (SFWMD and SWFWMD)



Apalachee • Central Florida  
 East Central Florida • North Central Florida  
 Northeast Florida • South Florida • Southwest Florida  
 Tampa Bay • Treasure Coast • West Florida • Withlacoochee

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## Regional Planning Council Functions and Programs

March 4, 2011

- **Economic Development Districts:** Regional planning councils are designated as Economic Development Districts by the U. S. Economic Development Administration. From January 2003 to August 2010, the U. S. Economic Development Administration invested \$66 million in 60 projects in the State of Florida to create/retain 13,700 jobs and leverage \$1 billion in private capital investment. Regional planning councils provide technical support to businesses and economic developers to promote regional job creation strategies.
- **Emergency Preparedness and Statewide Regional Evacuation:** Regional planning councils have special expertise in emergency planning and were the first in the nation to prepare a Statewide Regional Evacuation Study using a uniform report format and transportation evacuation modeling program. Regional planning councils have been preparing regional evacuation plans since 1981. Products in addition to evacuation studies include Post Disaster Redevelopment Plans, Hazard Mitigation Plans, Continuity of Operations Plans and Business Disaster Planning Kits.
- **Local Emergency Planning:** Local Emergency Planning Committees are staffed by regional planning councils and provide a direct relationship between the State and local businesses. Regional planning councils provide thousands of hours of training to local first responders annually. Local businesses have developed a trusted working relationship with regional planning council staff.
- **Homeland Security:** Regional planning council staff is a source of low cost, high quality planning and training experts that support counties and State agencies when developing a training course or exercise. Regional planning councils provide cost effective training to first responders, both public and private, in the areas of Hazardous Materials, Hazardous Waste, Incident Command, Disaster Response, Pre- and Post-Disaster Planning, Continuity of Operations and Governance. Several regional planning councils house Regional Domestic Security Task Force planners.
- **Multipurpose Regional Organizations:** Regional planning councils are Florida's only multipurpose regional entities that plan for and coordinate intergovernmental solutions on multi-jurisdictional issues, support regional economic development and provide assistance to local governments.
- **Problem Solving Forum:** Issues of major importance are often the subject of regional planning council-sponsored workshops. Regional planning councils have convened regional summits and workshops on issues such as workforce housing, response to hurricanes, visioning and job creation.
- **Implementation of Community Planning:** Regional planning councils develop and maintain Strategic Regional Policy Plans to guide growth and development focusing on economic development, emergency preparedness, transportation, affordable housing and resources of regional significance. In addition, regional planning councils provide coordination and review of various programs such as Local Government Comprehensive Plans, Developments of Regional Impact and Power Plant Ten-year Siting Plans. Regional planning council reviewers have the local knowledge to conduct reviews efficiently and provide State agencies reliable local insight.

- **Local Government Assistance:** Regional planning councils are also a significant source of cost effective, high quality planning experts for communities, providing technical assistance in areas such as: grant writing, mapping, community planning, plan review, procurement, dispute resolution, economic development, marketing, statistical analysis, and information technology. Several regional planning councils provide staff for transportation planning organizations, natural resource planning and emergency preparedness planning.
- **Return on Investment:** Every dollar invested by the State through annual appropriation in regional planning councils generates 11 dollars in local, federal and private direct investment to meet regional needs.
- **Quality Communities Generate Economic Development:** Businesses and individuals choose locations based on the quality of life they offer. Regional planning councils help regions compete nationally and globally for investment and skilled personnel.
- **Multidisciplinary Viewpoint:** Regional planning councils provide a comprehensive, multidisciplinary view of issues and a forum to address regional issues cooperatively. Potential impacts on the community from development activities are vetted to achieve win-win solutions as council members represent business, government and citizen interests.
- **Coordinators and Conveners:** Regional planning councils provide a forum for regional collaboration to solve problems and reduce costly inter-jurisdictional disputes.
- **Federal Consistency Review:** Regional planning councils provide required Federal Consistency Review, ensuring access to hundreds of millions of federal infrastructure and economic development investment dollars annually.
- **Economies of Scale:** Regional planning councils provide a cost-effective source of technical assistance to local governments, small businesses and non-profits.
- **Regional Approach:** Cost savings are realized in transportation, land use and infrastructure when addressed regionally. A regional approach promotes vibrant economies while reducing unproductive competition among local communities.
- **Sustainable Communities:** Federal funding is targeted to regions that can demonstrate they have a strong framework for regional cooperation.
- **Economic Data and Analysis:** Regional planning councils are equipped with state of the art econometric software and have the ability to provide objective economic analysis on policy and investment decisions.
- **Small Quantity Hazardous Waste Generators:** The Small Quantity Generator program ensures the proper handling and disposal of hazardous waste generated at the county level. Often smaller counties cannot afford to maintain a program without imposing large fees on local businesses. Many counties have lowered or eliminated fees, because regional planning council programs realize economies of scale, provide businesses a local contact regarding compliance questions and assistance and provide training and information regarding management of hazardous waste.
- **Regional Visioning and Strategic Planning:** Regional planning councils are conveners of regional visions that link economic development, infrastructure, environment, land use and transportation into long term investment plans. Strategic planning for communities and organizations defines actions critical to successful change and resource investments.
- **Geographic Information Systems and Data Clearinghouse:** Regional planning councils are leaders in geographic information systems mapping and data support systems. Many local governments rely on regional planning councils for these services.

# Agenda Item

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Invocation

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# --- Agenda --- Item

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Pledge of Allegiance

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Roll Call

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Public Comments

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# Agenda Item

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Minutes

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**MINUTES OF THE  
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL  
JANUARY 15, 2015 MEETING**

The meeting of the **Southwest Florida Regional Planning Council** was held on **January 15, 2015** at the offices of the Southwest Florida Regional Planning Council - 1<sup>st</sup> Floor Conference Room at 1926 Victoria Avenue in Fort Myers, Florida. Chairwoman Teresa Heitmann called the meeting to order at **9:03 AM** Chairwoman Teresa Heitmann and then led an invocation and the Pledge of Allegiance. SWFRPC Planner 1/Grants Coordinator, Nichole Gwinnett conducted the roll call.

**MEMBERS PRESENT**

**Charlotte County:** Commissioner Chris Constance as alt. for Commissioner Ken Doherty, Commissioner Tricia Duffy, Councilwoman Nancy Prafke, Mr. Don McCormick

**Collier County:** Councilwoman Teresa Heitmann, Commissioner Tim Nance, Mr. Bob Mulhere

**Glades County:** None

**Hendry County:** Commissioner Don Davis, Commissioner Daniel Akin, Mr. Melvin Karau

**Lee County:** Commissioner Frank Mann, Councilman Forrest Banks, Councilman Jim Burch, Vice Mayor Doug Congress

**Sarasota County:** Commissioner Charles Hines, Commissioner Carolyn Mason, Commissioner Rhonda DiFranco, Mayor Willie Shaw, Councilman Kit McKeon

**Ex-Officio:** Ms. Sara Catala for Ms. Carmen Monroy - FDOT, Mr. Jon Iglehart - FDEP, Mr. Phil Flood - SFWMD, Ms. Melissa Dickens - SWFWMD

**MEMBERS ABSENT**

**Charlotte County:** Ms. Suzanne Graham

**Collier County:** Commissioner Georgia Hiller, Mr. Alan Reynolds

**Glades County:** Commissioner Donna Storter-Long, Commissioner Paul Beck, Councilwoman Pat Lucas, Mr. Thomas Perry

**Hendry County:** Commissioner Karson Turner, Commissioner Sherida Ridgill

**Lee County:** Commissioner Cecil Pendergrass, Mayor Anita Cereceda, Ms. Laura Holquist

**Sarasota County:** Mr. Felipe Colón

**Ex-Officio:** None

Ms. Gwinnett announced that there wasn't a quorum present at the time that the roll call was done; however, within a few minutes later members had arrived and also participated in the WebEx.

#### **AGENDA ITEM #4 PUBLIC COMMENTS**

There were no public comments made at this time.

#### **AGENDA ITEM #5 AGENDA**

The supplemental agenda was approved as presented.

#### **AGENDA ITEM #6 Election of 2015 Officers**

A motion was made by Commissioner Mann to accept the 2015 Slate of Officers, which included the following: Chair - Mr. Robert Mulhere, Vice-Chair - Mr. Don McCormick, Secretary - Councilman Forrest Banks, Treasurer - Mr. Thomas Perry. Commissioner Davis seconded the motion and the motion passed unanimously.

At this time, Councilwoman Heitmann handed over the gavel to the new Chair, Mr. Robert Mulhere.

#### **AGENDA ITEM #7 Minutes of the November 20, 2014 Meeting**

Councilman Banks made a motion to approve the minutes of the November 20, 2014 meeting as presented and the motion was seconded by Commissioner Davis. The motion carried unanimously.

#### **AGENDA ITEM #8 DIRECTOR'S REPORT**

Ms. Wuerstle presented the 2014 Roland Eastwood Planner of the Year Award to David Crawford.

Financial Statements will be discussed under Budget and Finance Committee.

The 2014 Audit has begun and should be done by the end of month and will be brought to the March meeting.

New CPA Firm hired to replace Wally Cordell. Introductions of Erica Harp from Hughes and Snell CPA firm.

Office Space contract with Krise Commercial Group sign will be going up soon.

Appointed Liaisons list of staff for each community is listed in packet. The staff will monitor agenda's, attend meetings and be that communities go to person.

Chair Mr. Robert Mulhere suggested sending out letter to the jurisdictions with members that are not attending meetings.

Ms. Wuerstle presented the grants we are currently working on.

Submitted Brownfields this is a six hundred thousand dollar grant. Will not hear anything for months. Submitted Promise Zone grant to help Hendry, Glades, and Immokalee.

Medical manufacturing Corridor is still in process of submittal.

Please remember we have 2.2 million out in grants pending.

Commissioner Mann asked to go back to letter chairman. Commissioner Mason clarification of members on the phone counted Chairman Mulhere on phone or in person counted..

Commissioner Mann asked that the letter came from Chairman Mulhere and not from Ms. Wuerstle.

#### **AGENDA ITEM #9(a) Grant Activity Sheet**

This item was for information purposes only.

#### **AGENDA ITEM #10 CONSENT AGENDA**

A motion was made by Commissioner Nance to approve the consent agenda as presented; Councilwoman Heitmann seconded the motion and the motion passed unanimously.

#### **AGENDA ITEM #11 REGIONAL IMPACT**

Mr. Crawford gave a PowerPoint presentation on the following items. Explained the Comp Plan Review process the standard and expedited state review that was adopted in 2011.

#### **AGENDA ITEM #11(a) Collier County Comprehensive Plan Amendment (DEO 14-5ESR)**

Mr. Crawford presented the item. Collier County mixed use south on 41 30 acre parcel undeveloped to urban mixed use has utilities both residential and commercial 150 units hotel, assist living economic impact will be positive of the county. Recommending to Council to find not regional significant and is not to DRI status and complaint to the Regional policies plan. Chair Mr. Mulhere abstained from the vote.

A motion was made by Commissioner Mann to approve as presented; Councilman McKeon seconded the motion and the motion passed unanimously.

#### **AGENDA ITEM #11(b) Hendry County Comprehensive Plan Amendment (DEO 15-1ESR)**

Mr. Crawford presented the item. City of LaBelle and is 2 parts first area is annex to the city on the south side from agricultural uses to industrial 650 acres and will help the economy of the city. Commissioner Constance asked about the impact on SR 29. Mr. Crawford explained it would never be a DRI process does not address industrial. Mr. Crawford asked for approval it does meet the Strategic Regional Policy Plan. The second one is within the city 126 acres for urban use not enough units to affect the region.

**A motion was made by Commissioner Davis to approve as presented; Commissioner Nance seconded the motion and the motion passed unanimously.**

At this time Ms. Wuerstle introduced Maryann Devanas come on board to take over for Mr. Crawford when he retires next month.

#### **AGENDA ITEM #12(a) Budget & Finance Committee**

Councilman McKeon gave the committee report. Reviewed the information with Nancy and Ms. Wuerstle. This stage of the year we are in very good shape. Review the chart there is a dip of 131 thousand dollars which take place in November and December every year which is normally 60 to 70 thousand dollar range due to Vacations and Holidays this year difference was due to uncontrollable illness. When staff is not working than no billable income. Ideally 25% income and 25% expense we are at 12.4% income and 20% expenses at this time. Also CHEP is no longer here and they always had deferred income. There will be a budget and finance committee meeting after audit is over for the audit team to go over with committee. Ms. Wuerstle explained the CHEP got paid in advance for their work where as the Planning Council Staff does work and then gets paid.

**A motion was made by Commissioner Mann to approve the budget and finance agenda as presented; Mayor Shaw seconded the motion and the motion passed unanimously.**

Councilman McKeon announced a budget amendment to include a grant for 80 thousand. Chairman Mulhere asked how many DRI's ? David Crawford answered no new DRI's at this time all though NOPC's have been coming in.

**A motion was made by Commissioner Constance to approve the budget and finance agenda as presented; Commissioner Nance seconded the motion and the motion passed unanimously.**

#### **AGENDA ITEM #12(b) Economic Development Committee**

Councilman Banks gave the committee report. FRCA meeting review redistricting was main topic Palm Beach County former state representative pushing for them to be put in different district. This would cause a statewide study. Planning Council boundaries are controlled by the Governor. Vice Chair Mr. McCormick reviewed Palm Beach Commissioner Meeting where a resident expert called it the cabinet responsibility would be amendment to the rules. Chair Mulhere state entities within the boundaries more consistent. Councilwoman Heitmann discussion at all about sending a letter to Governor for funding? Ms. Wuerstle this was discussed at the Executive Director's Meeting not going to the Governor for funding perusing Amendment 1 for funding also adding

EPO review funding. Subcommittee for the RPC. Florida Transportation Department Study does not show anything in Southwest Florida. Suggested to members to mention RPC's when meeting with legislators.

**AGENDA ITEM #12(c)**  
**Energy & Climate Committee**

Mr. McCormick gave the committee report. One word report implication of building regulations and land use regulations. Councilman Burch referred to a newspaper article stating that Florida is not up to date with wind and solar power. FPL lobby hard to make sure solar did not get out there unless they were involved.

**AGENDA ITEM #12(d)**  
**Estero Bay Agency on Bay Management (EBABM) Committee**

Mr. Beever gave the committee report. Agency meet and main order of business election of officers for 2015. Dr. Win Everham (FGCU) Chair, Patty Whitehead (Responsible growth management collision) Vice Chair and Wayne Daltry (Audubon of SWF) Secretary. Chair Mr. Mulhere Martha Simmons asked to be the RPC representative to serve on the ABM Jim believes she has been appointed to the ABM by the RPC. Mr. Beever explains nitrogen and phosphates impacts.

**A motion was made by Commissioner Mann to approve the officers for EBABM presented; Commissioner Constance seconded the motion and the motion passed unanimously.**

Mr. Beever presented the 2015 work plan for EBABM. Cela Tega entitled "Sea Level rise adaption and resiliency planning in the Estero Bay watershed".

**A motion was made by Commissioner Constance to approve the 2015 work plan for EBABM presented; Councilman McKeon seconded the motion and the motion passed unanimously.**

**AGENDA ITEM #12(e)**  
**Executive Committee**

Chair Mulhere no report at this time.

**AGENDA ITEM #12(f)**  
**Legislative Affairs Committee**

Vice-Mayor Congress gave the committee report. Presented letter to Governor for consideration of funding the RPC's including the statutory requirements economic development and job creation. Delegations hearings are complete. Now time to monitor everything going on in Tallahassee.

**AGENDA ITEM #12(g)**  
**Quality of Life & Safety Committee**



Mayor Shaw gave the committee report at this time. Thanked Sarasota County for presentation on medical marijuana. Councilman McKeon Manasota League of Cities no way to enforce the amendment on medical marijuana suggested creating a law in the process. Commissioner Hines explained effort on medical marijuana. Sarasota sent the head of planning and zoning to Denver for a week to work with police, fire, EMT and zoning departments about the pros and cons of medical marijuana has a great presentation. Councilwoman Heitmann thinks it is something we need to educate would benefit us as a region. Commissioner Constance talked about new petition for amendment better to go through legislation not a constitutional amendment. Board schedules presentation from Sarasota's Planning and Zoning Director for March meeting. Discussion about does this really involve the RPC outcome was yes because of zoning.

**A motion was made by Commissioner Mann to add to the RPC's legislation priorities to include medical marijuana Commissioner Nance seconded the motion and the motion passed unanimously.**

### **AGENDA ITEM #12(h) Regional Transportation Committee**

Ms. Wuerstle no report at this time.

### **AGENDA ITEM #13 NEW BUSINESS**

Chair Mulhere noted that there were two items for discussion under "New Business".

### **AGENDA ITEM #13(b) Southwest Florida's Visitors Center – I-75 Rest Area**

Commissioner Constance gave a PowerPoint presentation Southwest Florida Visitors Center in Port Charlotte at the rest area that will be closing in April. FDOT favors on site rest areas policy. 20 acres 5 acres must be used for water retentions. Tourist information for each entity of our Region Councilman Burch agrees RPC should be involved with this process. Form a committee includes Secretary Hathaway. Chair Mulhere long time lease or purchase? Commissioner Constance how to we get FDOT what they want and we get what we want. Who host the North Florida visitor centers? Visit Florida host the welcome centers. Commissioner Constance did not present for action this as informational. Introduced Laura Stinner tourist director s will send the presentation to the RPC. Councilwoman Heitmann applauded Commissioner Constance for his efforts. Commissioner Constance tourism is the lead to economic development

### **AGENDA ITEM #13(a) Caloosahatchee Watershed – Regional Water Management Issues White Paper**

Vice-Mayor Congress presented the item. Have RPC address the resolution with a presentation.

### **AGENDA ITEM #14 STATE AGENCIES COMMENTS/REPORTS**

**SFWMD** - Mr. Flood announced Governor Board award the first construction contract for the C-43 reservoir.

**FDOT** - Ms. Catala passed out flyers on visioning regional workshops encouraging MPO elected officials to go Feb.2 in Sebring. Website will be set up for comments.

**FDEP** - Mr. Iglehart announced New Secretary of FDEP Jonathan Steverson. Purchase of 669 acres Charlotte Harbor Flat lands. 620 acres Corkscrew Regional Ecosystem Watershed.

**SWFWMD** - Ms. Dickens announced February 11 workshop for cooperative funding.

#### **AGENDA ITEM #15**

#### **COUNCIL ATTORNEY'S COMMENTS**

No report was given at this time.

#### **AGENDA ITEM #16**

#### **COUNCIL MEMBERS' COMMENTS**

Vice Chair Mr. McCormick –Amendment 1 discussion at FRCA where is the funding is not clear where the 300 million coming from. Discussion from Tallahassee this is new money.

Vice Mayor Congress – Thanked Councilwoman Heitmann for her efforts as Chair and Welcomed Mr. Mulhere as new chair. Last official meeting thank you and look forward to working with you in the future.

Councilman Burch – Welcome Ms. Catala for FDOT.

Commissioner Hines – World Rowing Championships February 16-22 at Benderson Park in Bradenton this park is regional. International events are scheduled for the Olympic trials.

Councilman Banks – Encouraged members to attend the FDOT workshops there is no transportation map for Southwest Florida.

Councilwoman Heitmann – Is anyone designated as bicycle friendly? Vice Mayor Congress responded yes Sanibel is Silver Award. Councilwoman Heitmann does we water supplies needs in the future of region? Asked about ASR wells both Mr. Flood and Ms. Dickens explained WMD's updating their plans and do fund the ASR wells. Councilman Burch suggested Councilwoman speaks with Mr. Beever.

Chair Mr. Mulhere – Thanked Councilwoman Heitmann for being the chair for 2014.

Councilwoman Heitmann – Asked that we continue to make the RPC relevant and thanked Ms. Wuerstle for her leaderships

#### **AGENDA ITEM #17**

#### **ADJOURNMENT**

**A motion was made by Chair Mr. Mulhere to adjourn the meeting Commissioner Mann seconded the motion and the motion passed unanimously.**

The meeting adjourned at 11:14 a.m.

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Councilman Forrest Banks, Secretary

The meeting was duly advertised in the January 5, 2015 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 41, Number 02.

# Agenda Item

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# Director's Report

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## EXECUTIVE DIRECTOR'S REPORT: February 19, 2015

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### **Mission Statement:**

*To work together across neighboring communities to consistently protect and improve the unique and relatively unspoiled character of the physical, economic and social worlds we share...for the benefit of our future generations.*

### **1. Management / Operations**

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- a. Budget Update
  - The Audit for 2014 will be presented at the March meeting
- b. Introduction of Katherine Mohr, Esq. Attorney for the SWFRPC
- c. Retirements
  - Dave Crawford
  - John Gibbons
- d. SB 484 and SB 562 filed by Senator Simpson
- e. Sunshine Law and interactive or telephonic participation by members
- f. Grants Awarded:
  - EDA Medical Manufacturing Analysis \$58,000
  - DEO Labelle Farm Tours \$20,000
  - DEM - Collier \$8042

### **2. Resource Development and Capacity Building**

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- a. FRCA: Activity Report attached
- b. VISIT Florida Video for ***Our Creative Economy***
- c. Liaison Contacts: Sanibel, Lee County, Everglades City, Ft. Myers Beach, Hendry County, Glades County, Immokalee
- d. Legislative Contacts: Senator Garrett Richter, Senator Lizbeth Beniquisto, Representative Ken Roberson
- e. Outreach: Dean Cordova, FGCU; Lee County Veteran Stand Down; Hendry County Farm Tour; FHREDI Workshop

### **3. Second Quarter FY 2014-2015 (January - March)**

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- a. Implementation of Workplan:
  - Grants Submitted:
    - ✓ The Brownfields Grant has been submitted - \$600,000
    - ✓ Promise Zone Designation for Glades, Hendry, Immokalee has been submitted
    - ✓ NEA for the *Our Creative Economy* project has been submitted - \$200,000
    - ✓ Bloomberg Philanthropies - Public Art Challenge has been submitted with

- Ft. Myer as the lead applicant and Naples, Punta Gorda, Glades County, North Port and Cape Coral hosting sites - \$1,200,000
- ✓ National Endowment for the Humanities for *Our Creative Economy* \$15,000
- ✓ EPA Environmental Workforce Development and Job Training \$200,000
- Grants Under Development:
  - ✓ I-75 Medical Manufacturing Corridor designation;
- Pending Grants: approximately \$2,215,000 in various grants submitted

## **RESPONSE TO SB 484 AND SB 562 FILED BY SENATOR SIMPSON**

### **BACKGROUND**

- Senator Simpson, serves as Chair of the Senate Community Affairs Committee (and is a potential future presiding officer).
- The Senator filed a repealer bill (removing the RPCs from State legislation) on February 23rd. It was filed as SB 484.
- The Senator wants the boundaries of RPCs adjusted to take the number of RPCs from 11 to 9, with the true intent being the long term goal of even fewer RPCs. However, the Senator has agreed to new boundaries for only 10 RPCs. Specifically he wants the Withlacoochee RPC eliminated.
- **The Southwest Florida Regional Planning Council boundaries COULD also be revised. Central Florida Regional Planning Council has an interest in Hendry County and Glades County; Tampa Bay Regional Planning Council has an interest Sarasota County and South Florida Regional Planning Council has an interest in Collier County. This is important due to the next bullet point below.**
- Senator Simpson established a working group that includes his Committee staff, the Governor's Office, House staff and 2 RPC Directors to work on these issues. Pat Steed, the Executive Director of the CFRPC, and Brian Teeple (NEFRC) were appointed to this working group.
- The Southwest Florida Regional Planning Council is not represented on this Committee. Further, the two RPCs that are on the committee do not represent the views of Southwest Florida and the other unrepresented RPCs.
- The Senator also wants a list of places in the statutes where the RPC participation can be eliminated inasmuch as it is duplicative, unused or doesn't add value in order to further weaken the RPCs.
- If agreement can be reached, the Senator will do a strike all amendment to SB 484 to reflect the agreement. Otherwise he will move SB 484 as is.
- The Senator committed to meet with the governor (along with Ron Book, lobbyist for FRCA) to solicit his commitment to this approach and agreement on funding.
- In addition to recommended deletions to the statutes, the Senator is also interested in proposals for new/expanded roles for the RPCs.

- On January 30, 2015 Senator Simpson filed a DRI bill SB 562 making the local governments responsible for reviewing DRIs.

#### **REASONS NOT TO SUPPORT SB 484 OR SB 562**

The established boundaries should be maintained, not eliminated or modified, and collaboration among the existing RPCs should be encouraged for the following reasons:

1. The bills are punitive and destructive and are being used to force the RPCs to work against each other.
2. All regional planning councils are not represented on the committee established by Senator Simpson nor are the areas of the State with the greatest population. Additional RPCs should be added to the committee so that the representation is balanced.
3. The two executive directors appointed to the Senator's committee do not represent the views of the entire State or the SWFRPC and they have parochial interests.
4. Each RPC has unique and valid concerns regarding the DRI and Sector Plan processes.
5. SWF has a unique ecosystem that supports an environmental quality that is the basis of our economy. We do not want this resource and our economy destroyed.
6. SWFRPC shares a network of transportation and watershed systems that are integrated and do not connect to Central Florida or Tampa Bay. The existing RPC boundary allows us to plan across jurisdictional boundaries for coordination and resource management. The rural Counties of Hendry and Glades are more closely related to the adjacent coastal counties of Lee, Collier, and Charlotte Counties than with the rural counties of central Florida. Additionally, the issues associated with the Caloosahatchee River heavily impact both Glades and Hendry counties.
7. Sarasota County does not naturally fit with the TBRPC. Approximately 80% of Sarasota's watershed connects to Charlotte Harbor and most DRI activity is in the Myakka watershed. Issues related to Sarasota County have much more in common with Charlotte, Lee, and Collier Counties than with the heavily urbanized issues associated with the TBRPC.
8. Regional level review is more protective of watersheds than local level review and better serves the health, safety and welfare of all jurisdictions within the

watershed. (Ensures that upstream jurisdictions are concerned with downstream jurisdictions.)

9. Environmental systems that span more than one jurisdiction could be damaged by not having any entity that can identify and protect these larger systems to insure the overall eco-system is in place and functioning in a healthy manner.
10. Changing RPC boundaries will hurt economic development. Regional Planning Councils have the same boundaries as the Federal Economic Development Districts. Changing boundaries would require revisions to the EDA agreements and rewrites of the Comprehensive Economic Development Strategies (CEDS) that have been established with extensive public input and public support.
11. Since the initial DRI legislation was enacted SWFRPC has provided comprehensive reviews for 211 DRI projects. The SWFRPC continues to monitor the active DRI developments. Furthermore, many DRIs are continuously being revised to improved economic development options. If DRI review is vested in local jurisdictions, our local governments may not have the resources to take on the added responsibilities and review tasks.
12. DRIs are by definition multi-jurisdictional. To have only local staff assessing projects based on their local government's needs and desires will not provide a regional viewpoint. This will result in the adjacent counties or cities needs and desires not being fully recognized and addressed and could, under the worst case scenario, lead to expensive and damaging legal actions.
13. Balanced consideration of State concerns ( FDOT, DEP, FWC) might not be fully evaluated if local jurisdictions are the sole decision makers for DRI projects.
14. Intergovernmental coordination is the most important role of the RPCs. Without bringing together the region's elected officials to see how other local governments are handling significant development issues, valuable information exchanges will not happen and therefore, will result in reduced governmental coordination. There is no other venue for elected officials to communicate and understand regional issues on a monthly basis.
15. Services to the development industry will be lost because they will not have a major research source for development activities in the region when they do their economic assessments for potential development projects.





## MONTHLY ACTIVITY REPORT: January 2015

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### OUTREACH

- Along with Brian Teeple (NEFRC), Chair of the FRCA Executive Directors Advisory Committee, met with Bill Killingsworth, Director of the Florida Department of Economic Opportunity's Division of Community Development, to discuss several issues, including the need to move forward with the Governor's economic development appointments to regional planning councils.
- Along with Chairman Teeple, met with representatives of the Florida Department of Economic Opportunity's Division of Strategic Business Development and Bureau of Labor Market Statistics to see whether the Department and the Councils could better coordinate their respective economic modeling programs.
- Met with Jenna Titcomb and John Thomas from the Florida League of Cities regarding coordinating the regional activities of the Florida Local Government Coalition with the appropriate regional planning councils.
- Congratulated Jon Steverson on his appointment as the new Secretary of the Florida Department of Environmental Protection.
- Reached out to the Secretary of the Florida Department of Transportation, District 3, to promote the continuation of the District's transportation planning contracts with the Apalachee and West Florida Regional Planning Councils.

### RESOURCE DEVELOPMENT/CAPACITY BUILDING

- To enhance partnerships and strengthen the relationship between regional planning councils and their state and federal partners, participated in or attending the following meetings: Rural Economic Development Initiative; Florida Defense Support Task Force; Enterprise Florida, Inc.'s (EFI's) Stakeholders Council; EFI's Legislative Committee meeting; EFI's meeting of its Board of Directors; Florida .
- Prepared and submitted to the Florida Department of Economic Opportunity FRCA's 2014-15 second quarter report demonstrating implementation of the *Florida Strategic Plan for Economic Development*.
- Attended the first meeting of the Florida Department of Transportation's Florida Transportation Plan/Strategic Intermodal System Plan Update Steering Committee.
- Participated in the Florida Chamber Foundation's 2015 Transportation Summit.
- Participated in a planning meeting for the Florida Civic Advance inaugural annual conference, which is an initiative of the Florida Consensus Center.
- Distributed funding announcements from the Florida Department of Economic Opportunity, U.S. Department of Agriculture, U.S. Department of Homeland Security/FEMA, and U.S. Department of Transportation.

**LEGISLATIVE SUPPORT**

- Provided support to FRCA's Executive Director, Ron Book, and Chairman Teeple to address certain legislative issues.
- Coordinated with Mr. Book to ensure FRCA was represented at the Sadowski Coalition's meetings with House and Senate leadership.
- Finalized the 2015 FRCA Legislative Agenda as approved by the FRCA Policy Board on January 9, 2015 and posted it to the FRCA website.
- Created and distributed a Legislative Highlights report covering the January 5-9, 2015 Interim Committee Week and reviewed pertinent bills and issued related bill tracking reports.

**ASSOCIATION MANAGEMENT**

- Worked with Mr. Book to respond to a constituent concern in the Withlacoochee region.
- Participated in a variety of conference calls involving the Executive Directors, FRCA President Pat Huff, and Policy Board presenters in preparation for the January 9, 2015 FRCA Policy Board meeting.
- Prepared for and participated in the January 8-9 FRCA meetings.
- Finalized the logistics, secured speakers, developed agendas, and drafted meeting summaries for the February 12-13, 2015 FRCA meetings.

# Agenda Item

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Staff Summaries

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# Agenda Item

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# Grant Activity Sheet (Information Only)

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SWFRPC Grant Summary As Of February 10, 2015

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
1	SWFRPC	PO	Yes	TBRPC - Tampa Bay Regional Planning Council	Rebekah Harp	Tampa Bay RPC Graphics and Publications					10/21/2014	10/21/2014			10/21/2014		As needed publication and graphic design, including FOR (Future of the Regions) award materials and annual report.	\$0.00
2	SWFRPC	PO	Yes	TBRPC - Tampa Bay Regional Planning Council	Rebekah Harp	2015 Disaster Planning Guide					1/28/2015		\$4,000.00	\$4,000.00	2/5/2015	3/1/2015	2015 Disaster Planning Guide for eight counties in English and Spanish.	\$0.00
3	SWFRPC	Grant	Yes	DEM - FL Div. of Emergency Management	Tim Walker	Collier Hazard Analysis					12/5/2014		\$8,042.00	\$8,042.00	12/23/2014	6/15/2015	There are 4 deliverables stipulated with the contractual agreement.	\$0.00
4	SWFRPC	Grant	Yes	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY14-15 HMEP Planning						2/4/2015	\$22,000.00	\$22,000.00	10/1/2014	9/30/2015	Major Planning Project; travel coordination for LEPC Chairman; LEPC program coordination and quarterly reports.	\$0.00
5	SWFRPC	Grant	Yes	EPA - US Environmental Protection Agency	Jim Beever	WQFAM							\$160,000.00	\$160,000.00	10/1/2011	9/30/2015	Extention 2014-2015	
6	SWFRPC	Contract	Yes	Glades County	Tim Walker	Glades County Small Quantity Generators (SQG)						5/17/2012	\$3,900.00	\$3,900.00	5/17/2012	5/16/2017	The goal of the assessment, notification, and verification program is to inform Small Quantity Generators (SQGs) of their legal responsibilities, limit the illegal disposal of hazardous waste, and identify the location of waste operators for an update to State officials. Also, local knowledge of hazardous waste is useful for land development planning, emergency protective services, health care and water quality management.	\$0.00
7	SWFRPC	Contract	Yes	DOE - US Dept. of Energy	Rebekah Harp	Solar Ready II	1/24/2013	1/24/2013		3/22/2013	7/18/2013		\$140,000.00	\$90,000.00	7/1/2013	1/1/2016	Recruit local governments to review and adopt BMPs. Host stakeholder meetings and/or training programs, providing technical assistance to local governments as needed, and tracking any policy adoptions and local government feedback.	\$50,000.00

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8	SWFRPC	Grant	Yes	EPA - US Environmental Protection Agency	Jim Beever	A Unified Conservation Easement Mapping and Database for the State of Florida			4/15/2013	4/8/2013	6/3/2013		\$294,496.00	\$148,996.00	10/1/2013	9/30/2015	GIS database with Conservation Easements	\$145,500.00
9	SWFRPC	Grant	Yes	EDA - US Economic Development Administration	Jennifer Pellechio	EDA Planning Grant			1/22/2013	12/18/2013	4/18/2014	4/21/14	\$270,000.00	\$189,000.00	1/1/2014	12/31/2016	CEDS Plan, Annual Reports, CEDS Working Committee	\$81,000.00
10	SWFRPC	Grant	Yes	EDA - US Economic Development Administration	Jennifer Pellechio	Advanced Manufacturing in West Central Florida An Ecosystem Analysis Supporting Regional Development				12/26/2013	9/3/2014		\$116,514.00	\$58,257.00			SWOT Analysis, Web Survey, REMI, Regional website, branding strategy, brochures	\$30,584.45
11	SWFRPC	Grant	Yes	Visit Florida	Margaret Wuerstle	Our Creative Economy: Video - Southwest Florida Regional Strategy for Public Art			2/18/2014	2/18/2014	5/14/2014	7/17/14	\$10,000.00	\$5,000.00	7/1/2014	5/31/2015		\$5,000.00
12	SWFRPC	Contract	Yes	EPA/CHNEP - Charlotte Harbor National Estuary Program	Jim Beever	Mangrove Loss Project			4/4/2014	4/4/2014	12/19/2014		\$243,324.00	\$60,000.00			Report, transect information, presentations, articles	\$63,800.00
13	SWFRPC	Grant	Yes	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Agriculture Tours to Promote Assets and Economic Development in the City of LaBelle			6/6/2014	5/7/2014	8/26/2014		\$25,000.00	\$20,000.00	12/1/2014	5/31/2015	City of LaBelle Agriculture Tour Plan	\$0.00
14	SWFRPC	Grant	Yes	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	Glades-Hendry TD Planning Agreement FY2014-15					5/16/2014		\$38,573.00	\$38,573.00	7/1/2014	6/30/2015	Update of TDSP, CTC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.	\$0.00

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15	SWFRPC	Contract	Yes	DEM - FL Div. of Emergency Management	Nichole Gwinnett	Title III (LEPC) FY14-15					7/1/2014	9/24/2014	\$42,000.00	\$42,000.00	7/1/2014	6/30/2015	LEPC Program Coordination; attendance during four (4) local quarterly meetings; attendance during four (4) state quarterly meetings; quarterly reports; quarterly news articles/updates; annual LEPC plan update; industry compliance support; housing of chemical data, meeting minutes; exercise coordination; publishing of public availability notice; etc .	\$0.00
16	SWFRPC	Grant	Yes	City of Bonita Springs	Jim Beever	Spring Creek Restoration Plan					8/27/2014	8/26/14	\$50,000.00	\$50,000.00	9/1/2014	9/30/2015	The Spring Creek Vulnerability Assessment and The Spring Creek Restoration Plan	\$0.00
17	SWFRPC	Grant	To Be Submitted	FDOT - Florida Department of Transportation	Jennifer Pellechio	Florida Highway Beautification Grant - City of Clewiston			10/1/2015									
18	RC&DC	Grant	To Be Submitted	The Energy Foundation	Rebekah Harp	Solar GIS Website											GIS website designed to help citizens estimate potential benefits and costs of installing solar panels at specific locations across the SWFRPC region.	
19	SWFRPC	Grant	To Be Submitted	Artplace America	Margaret Wuerstle	ArtPlace - "OUR CREATIVE ECONOMY"			3/12/2015				\$3,000,000.00	\$3,000,000.00			TBD	\$0.00
20	SWFRPC	Grant	To Be Submitted	NOAA - National Oceanic and Atmospheric Administration	Jim Beever	Measuring and Forecasting Future Ecosystem Services in the CHNEP Study Area	1/30/2015		3/17/2015					\$400,000.00			Products of the study will include updated valuations of the ecosystem services provided by existing conservation lands in the CHNEP; an updated conservation lands mapping of the project study area; a documentation and quantification of the ecosystem services provided by each habitat type, etc.	\$0.00

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21	RC&DC	Grant	Pending	Dreyfus Foundation - The Max and Victoria Dreyfus Foundation	Beth Nightingale	"Our Creative Economy A Regional Strategy for Southwest Florida Public Art, Festivals and Cultural Venues"	11/10/2014	11/10/2014					\$20,000.00	\$20,000.00			1. complete the Lee County public art descriptions (name of artist, year of creation, material, and significance); 2. provide QR Codes for Lee County's public art assets which will drive traffic to the Guide and direct users to other public art assets and venues; and 3. Create and promote a photo share site to encourage making art (photography) from art (public art assets and venues).	\$0.00
22	RC&DC	Grant	Pending	The Awesome Foundation	Barbara Hawkes	2015 Zombicon Festival: Documentary Video			10/15/2014	10/2/2014							WGCU Public Media, an affiliate of Florida Gulf Coast University (FGCU), in Fort Myers, FL will create a documentary regarding the ZombiCon festival.	
23	SWFRPC	Grant	Pending	Bloomberg Philanthropies	Margaret Wuerstle	Painting with Sunlight			12/15/2014	12/15/2014			\$1,275,000.00	\$900,000.00			Each of the six host cities will be provided an application that is unique to their site. The project highlights new opportunities for renewable energy by using solar energy to highlight and promote the arts.	\$61,875.00
24	SWFRPC	Grant	Pending	EPA - US Environmental Protection Agency	John Gibbons	Environmental Workforce Development Job Training			2/3/2015	2/3/2015			\$200,000.00	\$200,000.00			OSHA 29 CFR 1910.120 40-Hour HAZWOPER and other training.	\$0.00
25	SWFRPC	Grant	Pending	Florida Humanities Council	Jennifer Pellechio	Public Art Field Guide and Map Viewer for Lee County	01/15/2015	01/15/2015	3/11/2015		1/28/2015		\$15,000.00	\$15,000.00			TBD	\$0.00



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26	SWFRPC	Grant	Pending	CHNEP - Charlotte Harbor National Estuary Program	Margaret Wuerstle	North Port EcoFest Tour				1/12/2015			\$308.85	\$58.85			North Port Friends of Wildlife will ask folks to sign up with their organization and that of CHNEP. They will encourage folks to get involved to help in these organizations' endeavors. Many photos will be taken during the bus tour, possibly some videos. They will be posted on NPFOWL's Facebook. NPFOWL will be reaching out to schools during this involvement.	\$0.00
27	SWFRPC	Grant	Pending	Visit Florida	Jennifer Pellechio	OUR CREATIVE ECONOMY Marketing			2/9/2015	2/9/2015			\$5,000.00	\$2,500.00			TBD	\$2,500.00
28	SWFRPC	Grant	Pending	NEA - National Endowment for the Arts	Margaret Wuerstle	Our Creative Economy - A Regional Strategy for Southwest Florida's Public Art and Cultural Venues			1/15/2015	1/14/2015			\$400,000.00	\$200,000.00			• Asset Mapping • A Regional Strategy for Enhancing Public Art: A SWOT • Southwest Florida's Public Art and Cultural Venues Field and Tour Guide	\$113,472.00
29	SWFRPC	Grant	Pending	EPA - US Environmental Protection Agency	Dottie Cook	Southwest Florida Brownfields Coalition			12/19/2014	12/19/2014			\$600,000.00	\$600,000.00				\$0.00
30	SWFRPC	Grant	Pending	USDA - US Dept. of Agriculture	Dottie Cook	Southwest Florida Rural Promise Zone	10/17/2014	10/14/2014	11/21/2014	11/21/2014			\$0.00	\$0.00			Rural designation of a Promise Zone for Immokalee in Collier County, Glades County, and Hendry County	\$0.00
31	RC&DC	Grant	Pending	Sunoco Foundation	Barbara Hawkes	Safety Training for Agriculture-Related Staff (STARS)	Open	10/23/2014					\$350,000.00	\$350,000.00			Eligibility Quiz. Letter of Inquiry (LOI) - If LOI reflects the Foundation's priorities, you will be asked to complete a full application.	
32	SWFRPC	Contract	Pending	NACo - National Association of Counties	Jennifer Pellechio	NACo County Prosperity Summit			10/3/2014	10/3/2014			\$0.00	\$0.00			Summit	\$0.00
33	RC&DC	Grant	Pending	Southwest Florida Community Foundation	Nichole Gwinnett	SWFRPC & RC&DC Collaboration			9/30/2014	9/30/2014			\$25,000.00	\$25,000.00			Provide information to the non-profit community about collaborative models that have succeeded in our area and to share proven effective practices for non-profits working together.	\$0.00

SWFRPC Grant Summary As Of February 10, 2015

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34	SWFRPC	Grant	No	NEH - National Endowment for the Humanities	Jay McLeod	ZombiCon: Dying for the Arts			8/13/2014	8/13/2014	2/3/2015		\$75,000.00	\$45,000.00			Film Script/Storyline developed, in collaboration with humanities scholars.	\$0.00
35	RC&DC	Grant	No	Atilus, LLC	Rebekah Harp	RC&DC Website			9/30/2014	9/30/2014	12/31/2014		\$20,000.00	\$20,000.00			New website, 2-year hosting, Adwords setup, and BoardMa tool (50 licenses).	
36	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Economic Development Plan for Immokalee				10/22/2014	10/1/2014		\$25,000.00	\$25,000.00			TBD	\$0.00
37	SWFRPC	Grant	No	Rauschenberg/SWFLA Community Foundation	Jennifer Pellechio	Dr. Martin Luther King Jr. Blvd and Veronica S. Shoemaker Blvd Corridors Retail Market Analysis and Community Preference Survey	1/6/2015	1/6/2015			2/2/2015		\$50,000.00	\$50,000.00			TBD	\$0.00
38	SWFRPC	Grant	No	Wells Fargo	Rebekah Harp	Mote Marine Programming			8/31/2012	8/31/2012	8/31/2012			\$21,058.00			Master Plan and Design documents allog with market analysis and feasibility study	
39	SWFRPC		No	WalMart	Rebekah Harp	Mote Marine - Teens influencing community through technology			8/10/2012	8/10/2012	8/10/2012			\$9,500.00	12/3/2012			
40	SWFRPC		No	WalMart	Jennifer Pellechio	Integrated Training Center-- Partnered with United Way			8/10/2012	8/9/2012	8/10/2012		\$275,000.00	\$55,000.00				
41	SWFRPC	Grant	No	NOAA - National Oceanic and Atmospheric Administration	Jim Beever	Curriculum development to educated decision makers and planners on preparing and responding to the impacts of changing climate conditions			8/29/2012	8/29/2012	11/6/2012			\$203,000.00	12/3/2012		curriculum development, train the rainer workshops, electronic workbook, videos recorded	
42	SWFRPC	Grant	No	Robert Wood Johnson	Margaret Wuerstle	PASS = Plan for Achieving Student Success			10/14/2012	10/14/2012	12/1/2012			\$70,000.00	12/3/2012		Documentation of the number middle school students serviced, track their academic performance and their attendance as a result of intervention at an younger age based on truancy	
43	SWFRPC	Grant	No	Southwest Florida Community Foundation	Jennifer Pellechio	Capacity Building - Communication Guide			10/15/2012	10/15/2012	12/1/2012			\$800.00	12/3/2012		Development of a marketing and communication plan for the RPC	

SWFRPC Grant Summary As Of February 10, 2015

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44	SWFRPC	Grant	No	FEMA - Federal Emergency Management Agency	Jennifer Pellechio	Promoting Community Resilience through interactive mapping & toolkits for HOA			10/26/2012	10/26/2012	5/7/2013		\$35,000.00	\$35,000.00			Interactive mapping and toolkit for City of Ft. Myers	\$17,100.00
45	SWFRPC	Grant	No	FWS - US Fish & Wildlife Service	Jim Beever	Master's Landing Phase 1			10/25/2012	10/25/2012	12/1/2012		\$2,042,517.50	\$75,000.00			Management Plan/ enhancement of wetlands and assoc. upland habitats for migratory birds on lands owned by the Calusa Land trust	\$1,967,517.00
46	SWFRPC	Grant	No	NOAA - National Oceanic and Atmospheric Administration	Jennifer Pellechio	Creating a Better Climate for Businesses through Climate Change Adaptation Planning Education in Southwest Florida	11/19/2012	11/19/2012	1/11/2013		6/5/2013		\$81,086.00		12/3/2012			
47	SWFRPC	Grant	No	Gannet Foundation	Nichole Gwinnett	Mapping of Food Deserts & Farmers Markets			2/10/2013	2/10/2013	5/20/2013		\$10,000.00	\$10,000.00			Develop spatial analyses graphics of food deserts, produce production areas, existing Farmers Markets and the potential location for new Farmers Markets.	\$0.00
48	SWFRPC	Grant	No	Kresge Foundation	Jim Beever	Climate Change Education				3/22/2013	6/3/2013		\$100,000.00	\$100,000.00			The Southwest Florida Regional Planning Council proposes to develop a Florida Business Climate Change Education Program and Curriculum (FBCCEPC) for business leaders, decision-makers and entrepreneurs in southwest Florida. A Business Solutions for Climate Change Adaptation web page.	\$0.00
49	SWFRPC	Contract	No	NSF - National Science Foundation	Jim Beever	Adaptation of Coastal Environments (ACE) Coastal SEES- UF				1/14/2013	8/1/2013		\$100,000.00	\$100,000.00	10/1/2013			
50	SWFRPC		No	Mosaic	Margaret Wuerstle	Mobile Service Vehicle				9/30/2012	12/31/2012		\$300,000.00	\$35,000.00			NonTraditional outreach to homeless camps and doumentation of needs, number of clients& services required	

SWFRPC Grant Summary As Of February 10, 2015

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
51	SWFRPC	Grant	No	USDA - US Dept. of Agriculture	Rebekah Harp	Farm to School - HUB			4/24/2013	4/24/2013	11/20/2013		\$140,725.00	\$13,360.00	1/1/2014	9/30/2015	<ul style="list-style-type: none"> <li>•Host regional stakeholder meeting.</li> <li>•Hire and Train two food service processors.</li> <li>•Secure warehouse rental space</li> <li>•Distributing food from hub to school districts</li> <li>•Completion of project – self sustaining</li> </ul>	\$40,728.00
52	SWFRPC	Grant	No	USDA - US Dept. of Agriculture	Nichole Gwinnett	Opportunity Buy Program Coordinator			4/23/2013	4/23/2013	11/20/2013		\$99,667.00	\$15,000.00	11/1/2013	10/31/2015	A part time employee will be assigned to develop and coordinate this program over a two year period. After the program is implemented and stable, it will be turned over to the school districts for their continued usage.	\$53,621.00
53	SWFRPC	Grant	No	EPA - US Environmental Protection Agency	John Gibbons	Southwest Florida Job Training Project			4/9/2013	4/9/2013	6/13/2013		\$200,000.00	\$200,000.00			Grant is to be administered over a two year period. The following courses are to be conducted. Two (2) OSHA 40-hours HAZWOPER courses; Three (3) First Aid/CPR courses; Two (2) OSHA Basic Safety courses; Two (2) EPA Renovate, Repair, and Paint courses; One (1) Solid Waste Management Awareness course; Two (2) Lead Abatement Certification courses; Two (2) Mold Abatement courses; One (1) Asbestos Abatement course; One (1) Green Environment course	\$0.00
54	SWFRPC	Grant	No	FDACS - FL Dept. of Agriculture and Consumer Services	Margaret Wuerstle	Mobile Market: Creating a Nutritional Oasis in the Food Deserts of SWFL			4/10/2013	4/10/2013	7/11/2013		\$335,954.00	\$25,000.00				
55	RC&DC	Grant	No	Cape Coral Community Foundation	Margaret Wuerstle	Guide & Regional Asset mapping of Public Arts			7/10/2013	7/9/2013	10/1/2013		\$15,000.00	\$15,000.00				\$0.00

SWFRPC Grant Summary As Of February 10, 2015

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
56	SWFRPC	Grant	No	Gulf Coast Community Foundation	Nichole Gwinnett	Guide & Regional Asset mapping of Public Arts	8/19/2013	8/14/2013	8/30/2013		8/15/2013		\$80,000.00	\$75,000.00			Track hits to the website; collect arts-industry related economic and labor data demonstrating the arts economic impact similar to the database used by New England Foundation for the Arts to inform public policy decision making; and track the number of jurisdictions adopting the recommendations in their comprehensive plans.	\$5,000.00
57	SWFRPC	Grant	No	EPA - US Environmental Protection Agency	Jennifer Pellechio	Rt 41 Corridor, Rt 29 Moore Haven and Rt 80 Labelle				11/20/2012	5/9/2013		\$600,000.00	\$100,000.00			Sites identified and evaluated along Rt. 41 and Rt 27 and scattered sites.	
58	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Our Creative Economy - A Regional Strategy for SW Florida's Public Art & Cultural Venues	06/01/2013				7/12/2013		\$150,000.00	\$150,000.00			1. Asset Mapping; 2. A Multi-Jurisdictional Strategy for Enhancing Public Art; and 3. A Southwest Florida's Public Art and Cultural Venues Field and Tour Guide	\$0.00
59	SWFRPC	Grant	No	EDA - US Economic Development Administration	Jennifer Pellechio	Develop a Regional Strategy for Manufacturing			6/13/2013	6/13/2013	7/22/2013		\$200,000.00	\$80,000.00			Assessment/Inventory, Mapping, Website & Strategy Plan	\$200,000.00

## SWFRPC Grant Summary As Of February 10, 2015

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
60	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Regional Strategy for Agricultural Sustainability in Hendry & Glades Counties		5/10/2013			7/12/2013		\$150,000.00	\$150,000.00			The final result will be an Agricultural Vision that the local governments can use as a reference or incorporate when considering changes to their comprehensive plans and land development codes. This project will create a Regional Strategy for Agricultural Sustainability that will include: 1. Creation of a working committee consisting of stakeholders from the six county regions including the water management districts, IFAS, the Farm Bureau, Natural Resources Conservation Service, local government representatives and agriculturists. 2. Identification of issues including development pressures, farming constraints, diversification, adaptation to climate changes, trade and export	
61	SWFRPC	Grant	No	Florida Humanities Council	Jennifer Pellechio	Our Creative Economy: A Regional Strategy for Enhancing Public Arts and Cultural Venues	8/19/2013	8/16/2013			9/3/2013		\$15,000.00	\$15,000.00			The Southwest Florida Regional Planning Council, in partnership with the Hendry County Tourism Development Council, and the Native American Tribes of Florida, proposes to identify, map and document existing public art and public art venues in Hendry County. A Field Guide to the Public Art of Hendry County will assist residents, visitors and tourists to find public art geographically and in temporal space (for regularly scheduled events) in electronic and print media. The deliverables from this project will be incorporated into the overall regional strategy.	

SWFRPC Grant Summary As Of February 10, 2015

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
62	SWFRPC	Grant	No	USDA - US Dept. of Agriculture	Sean McCabe	Sustainable Southwest Florida Farmlands Initiative			6/24/2013	6/21/2013	8/13/2013		\$100,000.00	\$100,000.00				\$0.00
63	RC&DC	Grant	No	Lowe's Charitable and Educational Foundation (LCEF)	Tim Walker	Low-Impact Sustainable Parking Demonstration Project			7/31/2013	7/30/2013	9/16/2013		\$35,000.00	\$25,000.00			Pictures, data collection and reporting, publicity (Hold opening ceremony attended by elected officials from at least 15 local governments and at least 5 state agency representatives; list site with Florida Native Plant Society; publish article in "Harbor Happenings")	\$10,000.00
64	RC&DC	Grant	No	WalMart	Sean McCabe	Sustainable Southwest Florida Farmlands Initiative			8/9/2013	8/9/2013	11/26/2013		\$150,000.00	\$150,000.00			Working committee; ID issues, SWOT, research, recommendations, sustainability & climate change analysis, map agricultural lands & conservation easements, final report	\$0.00
65	SWFRPC	Grant	No	FEMA - Federal Emergency Management Agency	John Gibbons	Strengthening Resilience Across Whole Communities of Practice: A Regionally-based Virtual Training Approach			8/16/2013	8/16/2013			\$64,000.00	\$64,000.00			National LEPC Training and Exercise Program	\$0.00
66	RC&DC	Grant	No	Wells Fargo	Margaret Wuerstle	Mobile Market: Creating a Nutritional Oasis in the Food Deserts of Lee County			8/31/2013	8/29/2013	9/4/2013		\$132,434.00	\$13,784.00			Coordination w/Roots Heritage Urban Food Hub in the deployment of "Mobile Market"	\$0.00
67	RC&DC	Grant	No	Chichester duPont Foundation	Margaret Wuerstle	Sustainable Southwest Florida Farmlands Initiative			9/1/2013	8/30/2013	12/12/2013		\$85,000.00	\$85,000.00			Create a working committee, meetings, SWOT analysis, develop recommendations for enhancing and preserving agricultural lands, sustainability and climate change analysis, map conservation easements and final report.	

SWFRPC Grant Summary As Of February 10, 2015

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
68	RC&DC	Grant	No	Patagonia Foundation	Jim Beever	Walking the Watersheds: Identifying Nutrient and Other Pollution Sources in the Estero Bay Watershed			8/31/2013	8/30/2013	12/30/2013		\$17,237.00	\$9,237.24			Identification of the sources of nutrient and other pollution and in the impaired watersheds Involvement citizens in stewardship of those watersheds and increase local involvement in water quality protection Assistance to the water quality agencies to direct restoration and remediation efforts to the sources of water quality impairment.	\$7,999.76
69	SWFRPC	Grant	No	Elizabeth Dole Foundation	Margaret Wuerstle	Homeless Veterans Camp			10/15/2013	9/9/2013	1/1/2014		\$150,000.00	\$150,000.00			Maps of camp locations and documentation of number of homeless veterans	\$0.00
70	SWFRPC	Grant	No	NOAA - National Oceanic and Atmospheric Administration	Jim Beever	The effects of sea level rise on Total Ecosystem Services Value (TEV) in Southwest Florida	9/10/13	9/10/13	11/14/2013	11/13/2013	5/8/2014		\$208,245.74	\$200,245.74			TEV valuation of southwest Florida in existing and future climate change scenarios	
71	SWFRPC	Grant	No	The KEEN Effect	Margaret Wuerstle	Hendry County Big "O" Birding Extravaganza			12/6/2013	12/6/2013	1/14/2014		\$20,000.00	\$10,000.00				\$4,000.00
72	SWFRPC	Grant	No	EPA - US Environmental Protection Agency	Jennifer Pellechio	FY14 Brownfields Assessment Grant			1/22/2014	1/22/2014	5/28/2014		\$600,000.00	\$600,000.00				\$0.00
73	SWFRPC	Grant	No	NEA - National Endowment for the Arts	Margaret Wuerstle	Our Creative Economy - A Regional Strategy for Southwest Florida's Public Art and Cultural Venues			1/13/2014	1/13/2014			\$400,000.00	\$200,000.00			•Asset Mapping •A Regional Strategy for Enhancing Public Art: A SWOT •Southwest Florida's Public Art and Cultural Venues Field and Tour Guide	\$113,472.00
74	SWFRPC	Grant	No	EPA - US Environmental Protection Agency	John Gibbons	Environmental Job Training for dislocated workers and veterans with employable job skills			2/13/2014	2/13/2014	5/12/2014			\$200,000.00			•Cooperative Agreement Application required •Finalized Budget and Work Plan •Progress Reports •Data Registration electronically •Final Report require	
75	RC&DC	Grant	No	PNC Foundation	Margaret Wuerstle	Our Creative Economy: A Regional Strategy for Enhancing Public Arts and Cultural Venues				3/14/2014	7/1/2014		\$20,000.00	\$10,000.00			A field guide to the public art of Charlotte County.	\$10,000.00



SWFRPC Grant Summary As Of February 10, 2015

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76	RC&DC	Grant	No	Presbyterian Committee	Margaret Wuerstle	A Nutritional Oasis for Marginalized Individuals	Open	2/11/14			8/15/2014		\$15,000.00	\$15,000.00				
77	SWFRPC	Grant	No	EDA - US Economic Development Administration	Jennifer Pellechio	SWFRPC, TBRPC, SFRPC Medical Corridor Initiative				4/14/2014	6/1/2014		\$0.00	\$0.00			Designation	\$0.00
78	RC&DC	Grant	No	Seeds of Change	Margaret Wuerstle	Fort Myers Nutritional Oasis in the Food Deserts	3/31/14	3/18/14			4/23/2014						Training of fifteen individuals to grow produce in the existing community garden.	
79	RC&DC	Grant	No	USDA - US Dept. of Agriculture	Margaret Wuerstle	Mobile Market: A Nutritional Oasis for Food Markets of SWFL			3/31/2014	3/31/2014	10/1/2014		\$599,549.00	\$298,605.00	10/1/2014	9/30/2017	Education Plan	
80	SWFRPC	Grant	No	USDA - US Dept. of Agriculture	Nichole Gwinnett	Opportunity Buy Program Coordinator			4/30/2014	4/30/2014	12/1/2014		\$195,979.00	\$99,848.00			A part-time employee will be assigned to develop and coordinate this program over a two year period. After the program is implemented and stable, it will be turned over to the school districts for their continued usage.	\$42,510.00
81	RC&DC	Grant	No	USDA - US Dept. of Agriculture	Rebekah Harp	The Smart Process Food Hub			4/30/2014	4/30/2014	12/1/2014		\$139,457.00	\$98,729.00			Host regional stakeholder meeting; hire and train two food service processors; secure warehouse rental space; distributing food from HUB to school districts; and completion of project - self sustaining.	\$25,728.00
82	SWFRPC	Grant	No	USDOT - US Dept. of Transportation	Margaret Wuerstle	Public/Private Regional Transportation Connectivity Plan			4/28/2014	4/25/2014	9/12/2014		\$1,378,476.00	\$1,148,476.00			Public/Private Regional Transportation Connectivity Plan	\$70,000.00

SWFRPC Grant Summary As Of February 10, 2015

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83	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	The Zoning Mapping Project - Hendry County			6/6/2014	5/6/2014	8/29/2014		\$25,000.00	\$25,000.00			<p>This project will update the framework for zoning in Hendry County. The concept is to enhance the existing database and update all parcels with 2015 data, incorporating over 35K parcels depicting specific development as it relates to zoning classification in Hendry County.</p> <p>The County is regulated by the Zoning Ordinance, which controls the overall scale and use of buildings throughout the county. Hendry's zoning is a reflection of ongoing planning work, which helps to guide future growth in the county.</p> <p>The result will be a tangible geodatabase that Hendry County can utilize to create economies of scale in order provide seamless customer</p>	\$0.00
84	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	OUR CREATIVE ECONOMY -- Asset Mapping			6/6/2014	5/9/2014	9/9/2014		\$25,000.00	\$25,000.00			A field guide to the Public Art in both electronic and print media.	\$0.00
85	SWFRPC	Grant	No	DOE - US Dept. of Energy	Jennifer Pellechio	Solar Market Pathways			5/21/2014	5/20/2014	6/18/2014							\$20,000.00

SWFRPC Grant Summary As Of February 10, 2015

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86	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	SWFL - Comprehensive Economic Development Strategy (CEDS) Incorporates Economic Resiliency			6/6/2014	6/5/2014	9/9/2014		\$25,000.00	\$25,000.00		5/31/2015	This project will create an in-depth study analysis based on the federal change requirements to the document incorporating economic vulnerabilities as it related to jobs and employers. The outcome of the integrated technical assistance would be a general framework for considering economic resilience in the CEDS for Southwest Florida. The project would build upon the national model by creating "Resiliency Specific Action Plans" to address the top economic vulnerabilities and strengthen economic resilience. These would include specific economic diversification strategies and projects.	\$0.00
87	RC&DC	Grant	No	USDA - US Dept. of Agriculture	Nichole Gwinnett	Fort Myers Food Desert Farmer's Market			6/20/2014	6/19/2014	9/29/2014		\$97,792.00	\$97,792.00			1. Establish a year-round daily farm stand and weekend Farmer's Market offering affordable, fresh, local produce. 2. Support farmers, food producers and value added vendors with training and workshops and provide opportunities for independent entrepreneurs. 3. Expand the access of the residents of the surrounding food desert to locally grown and produced food and encourage consumption of nutritious, fresh foods.	\$0.00

## SWFRPC Grant Summary As Of February 10, 2015

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88	SWFRPC	Contract	No	Alliance	Rebekah Harp	Consulting Services for Website Development and Maintenance			6/11/2014	6/11/2014			\$90,000.00	\$90,000.00			To maintain the stability of your site, the Alliance would receive dedicated technical support during development, testing, and launch; ongoing assistance with site maintenance; and solution monitoring and customer support.	\$0.00
89	SWFRPC	Grant	No	Florida Humanities Council	Jennifer Pellechio	Develop and refine the Art Field Guide and online Map Viewer for Lee County	7/1/14	7/1/14	8/6/2014		7/2/2014		\$15,000.00					
90	RC&DC	Grant	No	Bank of America	Beth Nightingale	OUR CREATIVE ECONOMY - A Regional Strategy for SW Florida Public Art and Cultural Venues			9/15/2014	9/12/2014	12/16/2014		\$45,000.00	\$45,000.00				\$0.00
91	RC&DC	Grant	No	Artplace America	Beth Nightingale	Artplace Creative Placemaking	11/3/2014	10/29/2014	3/1/2015		1/9/2015						Print and online directories of public art.	
92	RC&DC	Grant	No	Fidelity Foundation	Beth Nightingale	Our Creative Economy - Sarasota County (Sponsorship)				9/24/2014	10/9/2014		\$60,000.00	\$60,000.00				\$0.00
93	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	City of Clewiston - Sector Plans and Developments of Regional Impact Database and Website				9/12/2014	12/19/2014		\$25,000.00	\$25,000.00			Technical Assessment, Final Website, Final Geodatabase	\$0.00
94	SWFRPC		No	John S. and James L. Knight Foundation	Barbara Hawkes	The Southwest Florida Regional Planning Council's Retrospective Digital Historical Challenge Archive	9/30/2014	9/25/2014			10/21/2014						Application refined October 21-28, 2014	\$0.00
95	RC&DC	Grant	No	Fidelity Foundation	Margaret Wuerstle	Our Creative Economy - Collier County		9/17/2014			10/1/2014		\$60,000.00	\$60,000.00				\$0.00

# Agenda Item

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Consent Agenda

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# --- Agenda --- Item

9a

Intergovernmental Coordination and  
Review

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## Project Review and Coordination Regional Clearinghouse Review

The attached report summarizes the project notifications received from various governmental and non-governmental agencies seeking federal assistance or permits for the period beginning January 1, 2015 and ending January 31, 2015.

The staff of the Southwest Florida Regional Planning Council reviews various proposals, Notifications of Intent, Preapplications, permit applications, and Environmental Impact Statements for compliance with regional goals, objectives, and policies of the Regional Comprehensive Policy Plan. The staff reviews such items in accordance with the Florida Intergovernmental Coordination and Review Process (Chapter 29I-5, F.A.C.) and adopted regional clearinghouse procedures.

Council staff reviews projects under the following four designations:

Less Than Regionally Significant and Consistent - no further review of the project can be expected from Council.

Less Than Regionally Significant and Inconsistent - Council does not find the project to be of regional importance, but notes certain concerns as part of its continued monitoring for cumulative impacts within the noted goal areas.

Regionally Significant and Consistent - Project is of regional importance and appears to be consistent with Regional goals, objectives and policies.

Regionally Significant and Inconsistent - Project is of regional importance and appears not to be consistent with Regional goals, objectives, and policies. Council will oppose the project as submitted, but is willing to participate in any efforts to modify the project to mitigate the concerns.

The report includes the SWFRPC number, the applicant name, project description, location, funding or permitting agency, and the amount of federal funding, when applicable. It also includes the comments provided by staff to the applicant and to the FDEP-State Clearinghouse in Tallahassee.

**RECOMMENDED ACTION:** Approval of the administrative action on Clearinghouse Review items.

02/2015

# ICR Council - 2014

SWFRPC #	Name1	Name2	Location	Project Description	Funding Agent	Funding Amount	Council Comments
2014-29	Fred D. Fox	Fred Fox Enterprises, Inc.	Glades County	City of Moore Haven - Environmental Review - Neighborhood Revialization Small Cities Community CDBG			Regionally Significant and Consistent



## *Review in Progress*

<i>SWFRPC #</i>	<i>First Name</i>	<i>Last Name</i>	<i>Location</i>	<i>Project Description</i>	<i>Funding Agent</i>	<i>Funding Amount</i>	<i>Council Comments</i>
2014-05			Charlotte County	EPA - State Revolving Funds - Charlotte County Utilities - The East and West Spring Lake Wastewater Pilot Program."			Review in Progress
2014-17			Lee County	FDEP JCP Application (#0200269-009-JC) for the Captiva and Sanibel Islands Renourishment Project in Lee County.			Review in Progress
2014-18			Sarasota County	FDEP JCP Application #0240984-001-JC - South Siesta Key Beach Restoration Project - Phase 2 in Sarasota County.			Review in Progress
2014-20			Lee County	FDEP - Collier 26-4 Well in Lee County. Permit #1360			Review in Progress
2014-32			Collier County	Department of the Army, Jacksonville District Corps of Engineers – Draft Environmental Assessment, Design Refinements for the Picayune Strand Restoration Project – Collier County, Florida.			Review in Progress
2015-01			Hendry County	Hendry-Glades Mental Health Clinic, Inc. - FTA Section 5310 Program Grant - "Operating Expenses" for Hendry County, Florida	FTA	\$23,396.00	Review in Progress

<i>SWFRPC #</i>	<i>First Name</i>	<i>Last Name</i>	<i>Location</i>	<i>Project Description</i>	<i>Funding Agent</i>	<i>Funding Amount</i>	<i>Council Comments</i>
2015-03			Region	Hope Hospice and Community Services, Inc. - HOPE PACE - FTA Section 5310 - Enhanced access to healthcare for seniors - operating assistance.	FTA	\$301,656.00	Review in Progress
2015-04			Lee County	Dr. Piper Center for Social Services, Inc. - Section 5310 Application - It is a two-fold program: 1. Provide assistance to frail, homebound seniors, 60 and older, thus preserving their life of independence and isolation. 2. Provide volunteer opportunities to low-income seniors 60 and older to serve identified frail elderly clients in our communities.	FTA	\$98,455.00	Review in Progress

# Agenda Item

9b

SWFRPC Fixed Assets Removal

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## **SWFRPC FIXED ASSETS REMOVAL**

The attached list has been approved by both the Network Administrator and Executive Director for disposal of surplus equipment. Staff is seeking approval of the Council to dispose of these items and follow the procedures listed in our Computer Disposal Policy.

**RECOMMENDATION ACTION:**

Review the attached list of surplus items to be disposed of and obtain final approval by Council in order to follow procedures in Computer Disposal Policy.

**02/2015**

# SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

## COMPUTER DISPOSAL POLICY

Effective Date: December 14, 2007

**Policy Statement:**

All Council-owned electronic equipment, including but not limited to, computers, monitors, faxes, copy machines, cell phones, and personal digital appliances (PDAs) with a printed circuit board that the Network Administrator has deemed to be surplus or non-usable shall be disposed of in a manner that is consistent with Federal, state and local statutes and regulations, with recycling being the preferred method. All equipment identified as surplus shall be recycled by the Council's selected and approved vendor list. In addition, all surplus computers or servers that contain hard drives shall be wiped clean or shall be destroyed by magnetic degaussing.

If equipment is recycle/disposed through the Lee County Government Solid Waste Division there is a fee which is subject to change.

**Responsibility:**

The administration of the recycling program shall be under the Network Administrator and the Executive Director. The Network Administrator identifies equipment as surplus to the needs for the Council, the Executive Director, reviews, and approves these declarations and brings the matter before the Council for final approval.

**Action:**

The initial action is the Network Administrator presents the Executive Director a list of surplus equipment. This list depicts: purchase date, current capital value, and reason for designation as surplus and recommended method of disposal. Once a list is approved by the Executive Director, it is placed on the Council's Agenda in the Administrative Items section for final approval.

Possible methods of disposal include: in-house auction of equipment, donation to other agencies, recycling, disposal or any other method deemed to be consistent with the purpose and mission of the Council.

## SWFRPC Disposal

### Surplus Equipment - February 2015

<b>Computer Towers*</b>				
<b>Inventory #</b>	<b>Make</b>	<b>Model</b>	<b>Purchase Date</b>	<b>Purchase Cost</b>
644	Dell	Latitude E6410	8/2/2010	\$1,129.80
598	Dell	D630	8/8/2008	\$1,073.00
608	Dell	Latitude E6500	4/8/2009	\$823.53
518	Dell	PowerEdge 2600 Server	12/14/2006	\$8,328.00

<b>Monitors*</b>				
<b>Inventory #</b>	<b>Make</b>	<b>Model</b>	<b>Purchase Date</b>	<b>Purchase Cost</b>
557a	Dell	19"	5/10/2006	n/a

<b>Miscellaneous*</b>				
<b>Inventory #</b>	<b>Make</b>	<b>Model</b>	<b>Purchase Date</b>	<b>Purchase Cost</b>
599	APC	Smart UPS 1500 VA	12/14/2006	\$359.00

\*All equipment listed on this sheet is "End of Life" no longer operational.  
All computers are phased out of the network at 5 years old.

**CHNEP Disposal****Surplus Equipment - February 2015**

<b>Inventory #</b>	<b>Make</b>	<b>Model</b>	<b>Purchase Date</b>
452	CP10T	Projector	5-Nov-98
517	Dell	Latitude C840	15-Nov-02
559	Dell	Precision 390	3-Jan-07
594	Dell	2300MP	29-Jul-05
596	Nikon	D90 DSLR	8-Oct-08
601	Edge	Disk Go	21-Oct-08
602	Dell	Optiplex 755	6-Nov-08
611	Iomega	Prestige Portable Hard Drive	25-May-09
615	BravoPro	CD/DVD Duplicator	23-Aug-07
634	FujiFilm	FinePix S1800	26-Aug-10
635	FujiFilm	FinePix S1800	26-Aug-10
636	FujiFilm	FinePix S1800	26-Aug-10
637	FujiFilm	FinePix S1800	26-Aug-10
638	FujiFilm	FinePix S1800	26-Aug-10
639	FujiFilm	FinePix XP10	26-Aug-10
640	FujiFilm	FinePix XP10	26-Aug-10
641	FujiFilm	FinePix XP10	26-Aug-10
642	FujiFilm	FinePix XP10	26-Aug-10
643	FujiFilm	FinePix XP10	26-Aug-10
651	Dell	T1500	14-Jan-11
653	Dell	1410x Projector	15-Feb-11
654	Logitech	Laptop Speaker Z205	11-Feb-11
655	Dell	Latitude E5510	15-Feb-11
656	Dell	Latitude E5510	15-Feb-11
664	HP	CLJ 5525DN	12-Apr-12
667	Dell	Precision T3500	14-Nov-11
671	LI-1400	Datalogger	
679	Dell	T3500	28-Sep-12
685	Seagate	Backup Plus - 4TB External Drive	19-Apr-13
698	Bose	SoundDock 10 BT DMS SLV	23-Jun-14

**Monitors**

<b>Inventory #</b>	<b>Make</b>	<b>Model</b>	<b>Purchase Date</b>
225	Dell	19"	
667a	Dell	22"	11/14/2001
239	Dell	19"	10-Aug-10
555a	Dell	20"	1-May-06
206	Viewsonic -Optiquest	19"	16-Jan-07
207	Dell	20"	17-Apr-06
208	Dell	20"	17-Apr-06

# --- Agenda --- Item

10

10

Regional Impact

10

10



# --- Agenda --- Item

10a

10a

Collier County Comprehensive  
Plan Amendment – DEO 15-  
1ESR

10a

## LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS COLLIER COUNTY

The Council staff has reviewed proposed changes to the Collier County Growth Management Plan DEO 15-1ESR. The changes were developed as a result of the 2013 Cycle 3 Growth Management Plan amendments. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Factors of Regional Significance</u>			
	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-1ESR (CP-2014-2/ PL20140000113)	no	no	no	(1) not regionally significant; and (2) consistent with SRPP

**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Collier County.

## Attachment I

### COMMUNITY PLANNING ACT

#### Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;  
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda  
 Collier County, Everglades City, Marco Island, Naples  
 Glades County, Moore Haven  
 Hendry County, Clewiston, LaBelle  
 Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel  
 Sarasota County, Longboat Key, North Port, Sarasota, Venice

## **Attachment I**

### **Comprehensive Plan Amendments**

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

#### **Regional Planning Council Review**

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government.

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

**NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.**

**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL  
LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEW  
FORM 01**

**LOCAL GOVERNMENT:**

Collier County

**DATE AMENDMENT RECIEVED:**

December 22, 2014

**DATE AMENDMENT MAILED TO LOCAL GOVERNMENT AND STATE:**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government Comprehensive Plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any affected local government within the region. A written report containing the evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State land planning agency within 30 calendar days of receipt of the amendment.

December 22, 2014

**1. AMENDMENT NAME:**

**Application Number: DEO 15-1ESR (CP-2014-2/PL20140000113)**

**2. DESCRIPTION OF AMENDMENT(S):**

This petition is a privately-initiated petition submitted by Stock Development and H & LD Venture LLC. The amendment proposes to affect the transfer of TDR credits among properties in an area identified by Collier County's Future Land Use Element (FLUE) and Future Land Use Map FLUM, as Rural Fringe Mixed Use District (RFMUD) and Urban Residential Fringe (URF) Subdistrict, changing the Future Land Use Element by adding two (2) site-specific exceptions from existing limitations in the Transfer of Development Rights (TDR) program.

1. The first amends the URF Subdistrict provisions themselves,
2. The second amends the way density transfers are permitted by the Density Bonuses' provisions of the FLUE Density Rating System.

The specific effect on the density realized by this proposed change to the Collier County GMP follows.

**Growth Management Plan Amendment (CP-2014-2) Future Land Use Element (FLUE)**

The proposed amendments to the County's Future Land Use Element (FLUE) is specific to the 196.4 acre subject site, located in southern Collier County, approximately 1.5 miles north of Rattlesnake Hammock Road, approximately 1 mile south of Beck Boulevard and immediately east of Collier Boulevard with approximately 1,000 feet of frontage on this arterial roadway.

The property is designated in the Urban Fringe Residential (URF) Sub-District, is zoned Planned Unit Development (PUD) and is found within the 235 acre PUD know as San Marino, (Ordinance 2000-10). Of the 235 total acres, approximately 39 acres of the PUD has been developed with a 350 multi-family dwelling unit apartment complex know as "Aventine at Naples". The balance of the PUD's acreage is the subject of this amendment.

Petition DEO 15-1ESR (CP-2014-2/PL20140000113CP-2014-2) seeks to amend the Future Land Use Element (FLUE) text of the Collier County Growth Management Plan (GMP) to introduce two site-specific exceptions from existing provisions of the Transfer of Development Rights (TDR) program, affecting the transfer of TDR credits among properties in the Rural Fringe Mixed Use District (RFMUD) and the Urban Residential Fringe (URF) Subdistrict. The petition requests an increase of .52 dwelling units per acre (DU/A) from the allowable TDR of 1.0 DU/A to 1.52 DU/A and amends the transfer of TDR credits originating more distant than one (1) mile from the URF boundary

1. The allowed base density for the 196.4 acres is 1.5 DU/A or 295 DUs and the TDR allowed density is 1.0 DU/A or 196 DUs. The petition requests an increase from the allowable TDR of 1.0 DU/A to 1.52 DU/A for use in the undeveloped portion of the San Marino PUD – increasing total density from the present maximum allowed 2.5 DU/A to 3.02 DU/A or 593 DUs. Of the 593 DUs calculated at the requested density, 295 DUs (at base density) are subtracted representing units already built and the two (2) remaining DUs approved and un-built from the San Marino PUD are added; ( $593 - 295 = 298 + 2 = 300$  DUs). In summary, the amendment requests an increase in the TDR density for the site specific property within the San Marino PUD so as to permit the construction of 300 DUs on the undeveloped lands.
2. Collier County's TDR Program states TDR credits may be transferred from any RFMUD Sending Lands to any RFMUD Receiving Lands and Urban area receiving lands. But limits the TDR credits from Sending Lands to one (1) mile of the URF boundary. This proposed amendment requests the transfer of TDR credits originating more distant than one (1) mile from the URF boundary for use in the undeveloped portion of the San Marino PUD located in the URF.

Council staff reviewed the proposed amendment request and found that the request was not regionally significant due to its lack of magnitude, location and character; that the proposed development would not substantially impact any regional resources or facilities; and that the proposed changes would not impact any adjacent jurisdiction.

**2. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:**

Council staff has reviewed the requested amendment. Based on the review, Council staff has found that the requested changes will not produce any significant adverse effects on the regional resources or regional facilities that are identified in the Strategic Regional Policy Plan.

**3. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

**Request a copy of the adopted version of the amendment?   X   Yes    No**

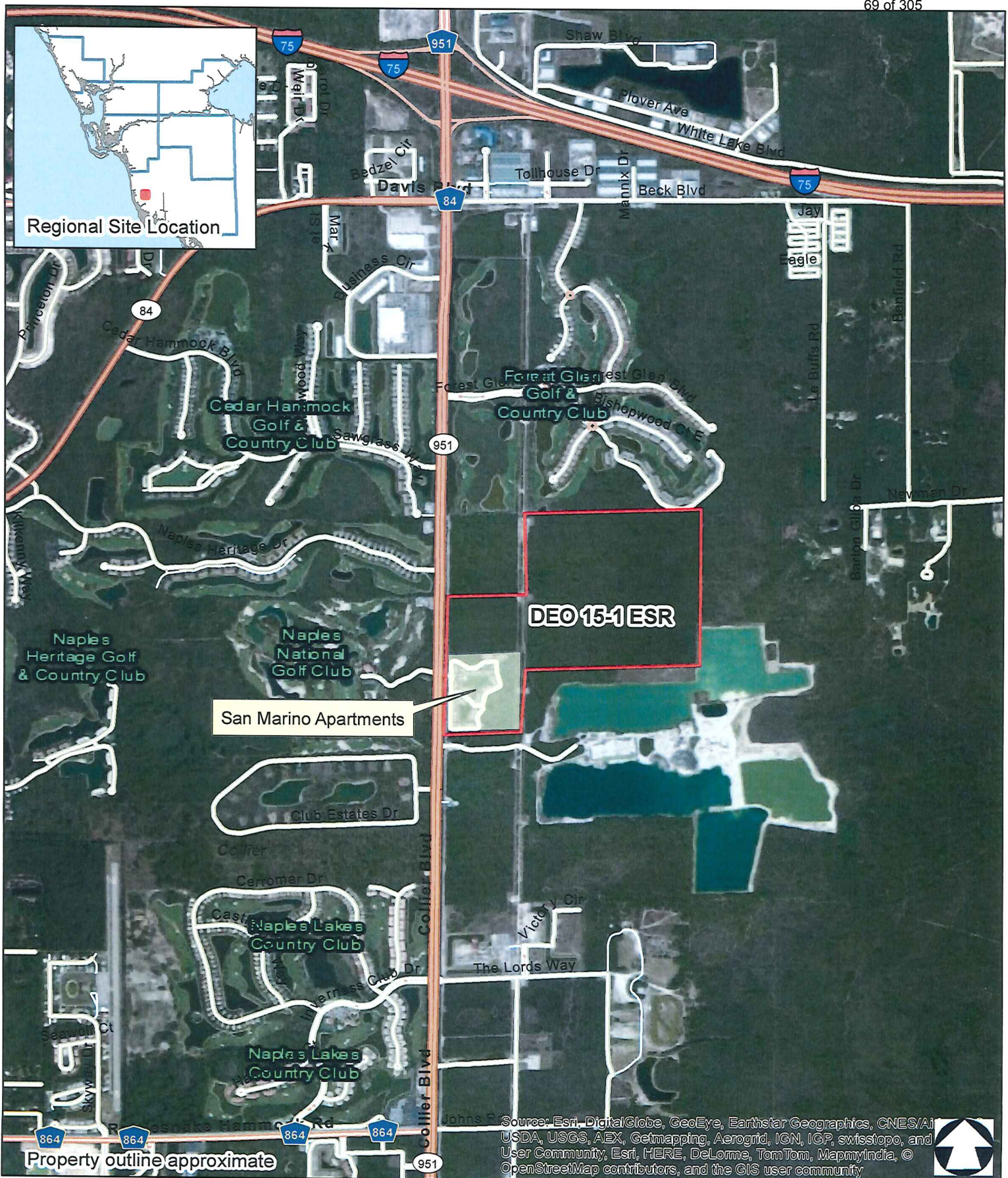
**Attachment III**

# **Maps**

**Collier County  
DEO 15-1ESR  
CP-2014-2/PL20140000113**

**Growth Management Plan  
Comprehensive Plan Amendments**





# Collier County DEO 15-1 ESR

0 600 1,200 2,400 3,600  
Feet



Southwest Florida  
Regional Planning  
Council

www.swfprc.org

(Name: DE\_15\_1\_ESR\_coll) Last updated by: twalker on 1/6/2015

# Agenda Item

10b

10b

# City of Moore Haven Comprehensive Plan Amendments – DEO 15-1ESR

10b

## LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF MOORE HAVEN

The Council staff has reviewed proposed changes to the City of Moore Haven Comprehensive Plan (DEO 15-1ESR). A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Location</u>	<u>Factors of Regional Significance</u>		
		<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-1ESR	no	no	no	(1) not regionally significant; (2) consistent with SRPP

**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and City of Moore Haven.

**02/15**



**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL  
LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEW  
FORM 01**

**LOCAL GOVERNMENT:**

City of Moore Haven, Glades County

**DATE AMENDMENT RECIEVED:**

January 7, 2015

**DATE AMENDMENT MAILED TO LOCAL GOVERNMENT AND STATE:**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government Comprehensive Plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any affected local government within the region. A written report containing the evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State land planning agency within 30 calendar days of receipt of the amendment.

February 3, 2015

**1. AMENDMENT NAME:**

**Application Number:** City of Moore Haven DEO 15-1 ESR

**2. DESCRIPTION OF AMENDMENT(S):**

The City of Moore Haven is proposing to change their Comprehensive Plan by amending the Future Land Use Element (FLUE) in the river front area of the City. The changes include textual amendments to provide for the changes to Policy 1.A.1 Comprehensive Plan to allow additional uses in the Marina Area land use designations currently shown on the Future Land Use Map (FLUM). Specifically, a Seasonal and Resort Use uses are being proposed to allow in the Marina Area / Medium Density Residential Sub-category. Also, clubs, lodges, fraternal organizations, child care, and pre-school facilities are being proposed as allowable uses for the Marina / Historic Main Street Sub-category.

**3. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:**

Council staff has reviewed the proposed changes and revisions to the Plan and finds that the proposed amendments to the text in the Plan do not adversely affect any significant regional resources or facilities that are identified in the Strategic Regional Policy Plan. Further, staff has reviewed the proposed Land Use changes and found that the request was not regionally

significant due to its lack of magnitude, location and character. Additionally, staff's review found that the residential and other land use changes in the marina will assist the City in its economic revitalization efforts and help improve development alternatives within the City.

**4. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

**Request a copy of the adopted version of the amendment?   X   Yes      No**

# Agenda Item

10c

10c

City of Clewiston  
Comprehensive Plan Amendment  
DEO15–1ESR

10c

## LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF CLEWISTON

The Council staff has reviewed proposed changes to the City of Clewiston Growth Management Plan (DEO 15-1ESR). A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Location</u>	<u>Factors of Regional Significance</u>		
		<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-1ESR	no	no	no	(1) procedural; (2) not regionally significant; and (3) consistent with SRPP

**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and City of Clewiston.

**02/15**

**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL  
LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEW  
FORM 01**

**LOCAL GOVERNMENT:**

City of Clewiston, Hendry County

**DATE AMENDMENT RECEIVED:**

January 3, 2015

**DATE AMENDMENT MAILED TO LOCAL GOVERNMENT AND STATE:**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government Comprehensive Plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any affected local government within the region. A written report containing the evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State land planning agency within 30 calendar days of receipt of the amendment.

February 3, 2015

**1. AMENDMENT NAME:**

**Application Number:** City of Clewiston DEO 15-1 ESR

**2. DESCRIPTION OF AMENDMENT(S):**

The City of Clewiston is proposing to change their Comprehensive Plan by amending the Future Land Use Map (FLUM) in the downtown area of the City and provide various Comprehensive Plan textual amendments to provide for the downtown map changes, update the Water Supply Work Plan, and provide policy changes to address out of date or completed policies throughout the plan.

Specifically, the City proposes to create two Downtown Mixed Use Districts that would include a US 27 Mixed Use Commercial Corridor and a Downtown Commercial District (See the attached Map and data showing acreages.) The purpose of the district commercial mixed use designations is to allow for future design and parking zoning standards for each area.

Based on the information submitted, the impacts of the mixed use districts which would allow residential to replace commercial along US 27. As proposed, the City's commercial building height and land coverage standards are not being changed. The proposed changes



will not have a negative traffic impact on the regional roadway network and the US 27 Clewiston link should remain at the current Level of Service (LOS) C.

In addition, the City is proposing the following text changes:

1. Included language providing for density limits as a mixed use for the two commercial Future Land Use Map designations. This action included creating two commercial mixed use categories in the Future Land Use Element (Policies 1.1.9 and 1.1.10.)
2. Added two policies that propose the adoption and implementation of the updated Water Supply Work Plan. These policies are included in the Potable Water Sub-Element of the Infrastructure Element of the Plan. Policies 1.3.2 through 1.3.5.)
3. Deleted various policies throughout the Plan that were outdated or completed. In addition deadlines that were no longer relevant were removed from the Future Land Use Element, Traffic Circulation Element, Housing Element, Sanitary Sewer Sub-Element, Economic Element, Intergovernmental Element, and Capital Improvements Element.
4. Removed the concurrency LOS requirements for non-state roads and parks. This action included deletion of Policy 1.2.2 of the Traffic Circulation Element; deletion of Objectives 1.1 and 1.4 and Policies 1.1.1, 1.3.2, 1.4.1, and 1.5.1 of the Recreation and Open Space Element; and deletion of Policy 1.4.2 and revising Policy 1.2.1 of the Capital Improvement Element.
5. Two sections of the Plan were deleted. Sections XI which addresses the Consistency of the City of Clewiston's Comprehensive Plan with the State Comprehensive Plan and Section XV which addresses the requirements of the Comprehensive Plan's Monitoring and Evaluation.
6. Updated the data in the Plan, such as population and demographics and other data throughout the document

### **3. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:**

Council staff has reviewed the proposed changes and revisions to the Plan and finds that the proposed amendments that update the text in the Plan are procedural in nature and do not adversely affect any significant regional resources or facilities that are identified in the Strategic Regional Policy Plan. Further, staff has reviewed the proposed Land Use changes and found that the request was not regionally significant due to its lack of magnitude, location and character. Additionally, staff's review found that the changes of the downtown commercial designations to mixed use designations will assist the City in economic its revitalization and help improve the historically slow growth within the City.

**4. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

**Request a copy of the adopted version of the amendment?   X   Yes      No**

# --- Agenda --- Item

10d

10d

Palmer Ranch AIDA Master  
Development Order Update

10d

## **PALMER RANCH MASTER DEVELOPMENT ORDER UPDATE AND NOTICE OF PROPOSED CHANGES IN SARASOTA COUNTY**

### **BACKGROUND**

Palmer Ranch DRI was originally approved by the Sarasota Board of County Commissioners on December 18, 1984 (Resolution No. 84-418). The existing Palmer Ranch properties are generally located east of U.S. 41, north of Preymore Street, south of Clark Road and west of I-75 (See Attachment I). The existing Palmer Ranch development is approved for 11,550 residential dwelling units, 99 acres ± of internal commercial, plus additional square footage of commercial/office approved/planned in designated Activity Centers; and 1.75 million square feet of industrial development. In 1991 an “Amended and Restated Master Development Order” (MDO) was approved to address many environmental issues for the total project land area.

The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. To date within the overall Palmer Ranch DRI site, twenty-three AIDAs will have been approved for development. Notice of Proposed Changes (NOPC) were submitted for both AIDAs (22 and 23) to be incorporated into the MDO and increase the land area boundary. The MDO update amendment to Exhibit "B" Amended and Restated MDO approved in 1991 was requested by Sarasota County to codify and clarify changes to the MDO because of various amendments over many years, completion of development order conditions, and additions of land, which triggers a presumption of a substantial deviation that can be “rebutted by clear and convincing evidence”.

### **PREVIOUS CHANGES**

The MDO has been amended fourteen (14) times to date. The boundaries of the DRI have been expanded four times since its original approval to incorporate new increments.

### **PROPOSED CHANGES**

In September 2014, staff received NOPCs to amend the MDO to incorporate Increments 22 and 23. The NOPCs are to increase the land area of the DRI by 327.54 acres and construct 570 homes all on the southeast boundary of the DRI (see bottom of Attachment II). No additional units are being requested beyond that approved in the exiting MDO. The following Maps have been revised to reflect the proposed change in both NOPCs:

- Habitat Preservation, Alteration and Mitigation Plan Series (Map F-2)
- Exhibit G: Wildlife Corridor Plan
- Master Pedestrian and Circulation Plan (Map I-2/MPCP)
- Conceptual Master Development Plan (Map H-2)

The impact review of these incremental applications are also under review and are being presented in a separate agenda item.

In December 2014, the SWFRPC staff received a proposed MDO update amendment that are based on prior Sarasota Board of County Commission action in past resolutions, signed off on Annual Monitoring Report, superseded by County Land Development Regulations and/or state statutes, no longer applicable or are clarifications requested.

### STAFF ANALYSIS AND RECOMMENDATIONS

The NOPCs and MDO update was reviewed by SWFRPC staff, state and regional agencies and Sarasota County development review agencies. The Florida Department of Transportation provided some clarification comments relative to improvements being completed, revising an I-75 buffering strategy and restating a condition to reflect “current and long-range transportation plans including an interchange at SR 681, and a crossing between Clark Road (SR 72), and SR 681”. SWFRPC staff commented on condition 5a in Endangered Species concerning endangered plants and recommend not to completely eliminating this condition, but to modified it to provide that the appropriate agencies be noticed particularly the U.S. Fish and Wildlife Service list (50 CFR 17.11-12, as amended), and the recommended conservation measures for such species implemented. The county review agencies proposed changes to the MDO are found in Attachment II.

Based on previous resolutions, a total of 11,550 dwelling units (DU’s) will be allowed for the Palmer Ranch DRI or a combination of the land uses in the equivalency matrix. In the Incremental Development Orders (IDOs) the total number of DUs, a maximum number of DUs, or a not to exceed number of DUs were approved.

### CHARACTER, MAGNITUDE, LOCATION

The proposed MDO update or NOPCs will not affect the character, magnitude or location of the DRI, because no new development is being proposed beyond what is approved in the MDO and language relative to the equivalency matrix.

### REGIONAL RESOURCES AND FACILITIES IMPACT

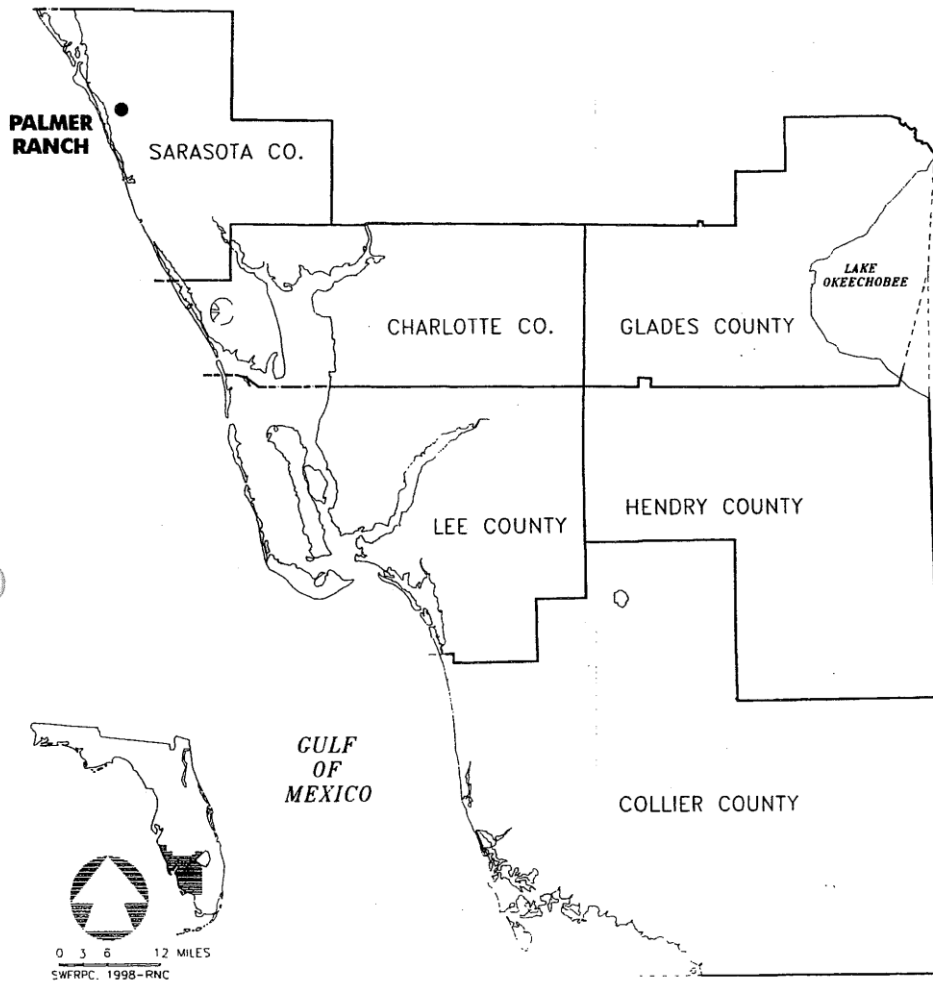
The proposed MDO update or NOPCs addition of land changes will not create new additional impacts on regional facilities. Since, no additional units are proposed, the five year update traffic reanalysis process required under the MDO addresses traffic impacts over time, which have been met primarily by completed existing MDO transportation conditions. For the MDO update regional resource issue conditions such as contained in rare and endangered species, native habitats, and historical and archeological, energy, affordable housing and floodplains/hurricane evacuation and sheltering have most all been met through buildout of the DRI or superseded by county Land Development Regulations. Any new regional conditions created by Increments 22 and 23 will be discussed in the AIDA review agenda items.

## STAFF CONCLUSIONS

The SWFRPC role in coordinating the DRI review process for the MDO update is to determine under the authority of Chapter 380.06(19)(a) F.S. if “any proposed change to a previously approved development creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency”. For the MDO NOPCs land additions to incorporate Increments 22 and 23, Chapter 380.06(19)(e)3 states “except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence”.

It is staff recommendation that proposed changes to the MDO are not a substantial deviation and that no additional regional impacts will occur not previously reviewed by the SWFRPC and as such do not object to any of the changes assuming the FDOT and SWFRPC comments to the MDO update are addressed in the final MDO.

- RECOMMENDED ACTIONS:
1. Notify Sarasota County, the Florida Department of Community Affairs (DCA) and the applicant of staff recommendations and no objection to the MDO or NOPC changes which are not a substantial deviation and do not create additional regional impacts not previously reviewed by the regional planning council.
  2. Request that Sarasota County provide SWFRPC staff with copies of any development order amendments related to the proposed changes as well as any additional information requested of the applicant by DCA or the County.



**ATTACHMENT I**  
**SOUTHWEST FLORIDA REGION**  
**PALMER RANCH**

## ATTACHMENT II –SARASOTA COUNTY PROPOSED MDO

## RECOMMENDED MASTER DEVELOPMENT ORDER EXHIBITS

The following revisions to the *Palmer Ranch Master Development Order* adopted by Resolution No. 91-170, as amended, denoted with ~~Strikethrough~~ and Underline:

### LISTS OF EXHIBITS

Res. No. 91-170	Exhibit A	<del>Amended</del> Legal Description of the Palmer Ranch reflecting the inclusion of Parcel U to the approved Development of Regional Impact <i>update with new acreage</i>
	Exhibit B	<del>Amended and Restated Conditions of the Palmer Ranch Development of Regional Impact</del> <u>Development Order Conditions</u>
	<del>Exhibit C</del>	<del>Best Management Practices</del> <i>addressed by County/State code</i>
	Exhibit <del>D</del> J	Surface Water Management, Maintenance and Monitoring Manual
	<del>Exhibit E</del>	<del>Surface Water Monitoring Program</del> <i>addressed by County/State code</i>
	Exhibit F	Native Habitat Preservation, Alteration, and Mitigation Plan <i>updated with addendum map</i>
	Exhibit G	Wildlife corridor Plan <i>updated with addendum map</i>
	Exhibit H	Gopher Tortoise Capture/Relocation/Release Permits
	Exhibit I	Conceptual on-site Surface Water Management Plan shown on Map G.2.1 <i>updated with addendum map</i>
	<del>Exhibit J</del>	<del>Approximate Acres of Native Wetland Habitat Proposed to be Altered on the Palmer Ranch Eastside</del> <i>incorporated within Exhibit F</i>
	Exhibit <del>K</del> C	Conceptual Master <u>Development</u> Plan ( <del>Map H-2A</del> )
	<del>Exhibit L</del>	<del>Sections 3 through 7 of Resolution No. 89-98 relating to Transportation Supplemental Requirements</del> <i>incorporated within Stipulations of Settlement</i>
	<del>Exhibit M</del>	<del>Southwest Florida Regional Planning Council Regional Issues</del> <i>incorporated within development order</i>
Res. No. 99-179	Exhibit <del>N</del> K	Stipulations of Settlement
Res. No. 06-024	Exhibit <del>O</del> D	Chart of Unit Allocations
Res. No. 13-196	Exhibit <del>N</del> E	Equivalency Matrix



**Exhibit "B" to the Amended and Restated Master Development Order for the Palmer  
Ranch Development of Regional Impact**

**(An Exhibit Containing Amended and Restated Conditions of Development Approval  
and Consisting of Pages B-1 through B-35)**

Table with notes  
Revised: January 23, 2015

**EXHIBIT B**  
**AMENDED AND RESTATED CONDITIONS OF DEVELOPMENT APPROVAL FOR THE PALMER RANCH**  
**DEVELOPMENT OF REGIONAL IMPACT AND REGIONAL AND LOCAL IMPACTS AND INFORMATION**  
**REQUIREMENTS FOR SUBSEQUENT AIDA'S**

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<b>GENERAL</b>			
A	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	The Palmer Ranch development shall occur in substantial accordance with all commitments and impact-mitigating actions provided by the Palmer Ranch within the Application for Master Development Approval (and supplementary documents including Eastside Environmental Systems Analysis and Master Development Order Supplement) that are not in conflict with specific conditions for project approval unless superseded by further studies, regulations or other analysis as approved by the appropriate Sarasota county departments and/or other regulatory agencies.		No change.
2.	The review of subsequent Applications for Incremental Development Approval (AIDA's) shall be as prescribed in Paragraph 380.06(20)(b), Florida Statutes. Substantial changes in conditions underlying the approval of the Master Development Order or substantially inaccurate information upon which the Master Development Order was based will be interpreted as changed conditions or inaccurate information that creates a reasonable likelihood of additional adverse regional impact or any other regional impact not previously reviewed by the regional planning agency.		No change.
3.	All references made herein pertaining to "Palmer Ranch" shall also include any successors in interest of the area covered under the Palmer Ranch AMDA.		No change.
4.	No development permit shall be granted for residential, commercial or industrial construction within the area subject to the Master Development		No change.

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	Order until an Application for Incremental Development has also been finally approved covering the particular area involved.		
5	<p>The Best Management Practices and the Environmental and Surface Water Management, Maintenance and Monitoring Manual incorporated into this Development Order as Exhibits C and D, respectively, shall govern these aspects of development activity throughout subsequent phases of this project. These manuals may be revised on the requirements of appropriate County departments and/or other permitting agencies.</p> <p>The revisions shall be based on site-specific needs and shall reflect the newest technology; Revisions to said documents do not constitute amendments to this Development Order. All approved revisions to said Manuals shall be submitted to the Planning Department as a part of the Annual Monitoring Report for the Palmer Ranch DRI.</p>	<p>The <del>Best Management Practices and the Environmental and</del> Surface Water Management, Maintenance and Monitoring Manual incorporated into this Development Order as Exhibits <del>C and</del> D, respectively, shall govern these aspects of development activity throughout subsequent phases of this project. <del>These This</del> manuals may be revised on the requirements of appropriate County departments and/or other permitting agencies.</p> <p>The revisions shall be based on site-specific needs and shall reflect the newest technology; Revisions to said documents do not constitute amendments to this Development Order. All approved revisions to said Manuals shall be submitted to the <del>Planning Department</del> <u>County</u> as a part of the Annual Monitoring Report for the Palmer Ranch DRI.</p>	The LDR BMP supersedes Exhibit C. To avoid departmental name s which may change over time, references to specific department names are being deleted.
6.	Failure to meet any applicable condition for development approval in the Master Development Order (MDO), failure to meet any application for incremental development approval (AIDA) information requirement, or failure to make satisfactory provision for any issue raised by the AIDA information requirements, constitute issues which can result in denial of an AIDA.		No change.
7.	All real property which is subject to the MDO, including all real property added to the Palmer Ranch DRI by amendment to this MDO shall, at the time of subsequent approval of an Incremental Development Order, be subjected to the existing Declaration of Protective Covenants, Conditions and		No change.

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	Restrictions for Palmer Ranch, dated and recorded in O.R. Book 1894, at Pages 2467 through 2548, of the Public Records of Sarasota County, Florida on October 22, 1986. Any such property shall be subjected by the recordation of an instrument in such public records, which instrument shall be presented to the County for its review and approval prior to recording. Palmer Ranch DRI property shall continue to become automatically subjected to specific land use classifications and restrictions, upon the County's resolution adopting an IDO, pursuant to the self-executing language contained in the aforesaid Declaration.		
8.	The future alignment of Palmer Ranch Parkway shall be relocated immediately south of Ridgewood Terrace Acres subdivision in order to provide access to the lots remaining in the subdivision. A means of access shall be provided to this subdivision at a location abutting the existing platted right-of-ways, or other location deemed appropriate to the County Transportation Department. Impacts to Wet Prairie #25, as a result of this road alignment shall be mitigated based on plan approved by the County Natural Sciences Division.	<del>The future alignment of Palmer Ranch Parkway shall be relocated immediately south of Ridgewood Terrace Acres subdivision in order to provide access to the lots remaining in the subdivision. A means of access shall be provided to this subdivision at a location abutting the existing platted right-of-ways, or other location deemed appropriate to the County Transportation Department. Impacts to Wet Prairie #25, as a result of this road alignment shall be mitigated based on plan approved by the County Natural Sciences Division.</del>	Construction of Palmer Ranch Parkway has been completed.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	In all appropriate AIDA's, the Palmer Ranch shall respond to the following general questions as required in the Standardized Questionnaire for Developments of Regional Impact in Unincorporated Sarasota County:  Part I A. Statement of Intent		No change.

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	B. Applicant Information C. Development Information D. Permit Information E. Statement of Purpose Part II A. General DRI Information B. Maps C. General Project Description		
<b>SPECIFIC CONDITIONS AIR QUALITY</b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	Any pollutant point sources proposed for future Applications for Incremental Development Approval (AIDA) shall meet the Sarasota County standards and obtain the applicable State permits.		No change.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDAS		
1.	In the event that future Applications for Incremental Development Approval (AIDA) contain any potential point sources, as defined by Florida Department of Environmental Regulation rules, these sources shall be addressed in the AIDA and the Palmer Ranch shall obtain the applicable State permits and meet the Sarasota County Standards.	<del>In the event that future Applications for Incremental Development Approval (AIDA) contain any potential point sources, as defined by Florida Department of Environmental Regulation rules, these sources shall be addressed in the AIDA and the Palmer Ranch shall obtain the applicable State permits and meet the Sarasota County Standards.</del> <u>None.</u>	Any potential point sources of pollution would not be identified at the AIDA level but at a later stage of development.
<b>LAND/SOILS</b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	No commercial extraction of minerals from the subject site shall occur, provided, however, that materials excavated for lakes may be utilized as fill		No change.

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	material elsewhere on the property where permitted.		
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
	None		No change.
<b><u>RARE AND ENDANGERED SPECIES</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	The Rare and Endangered Species conditions below, with the exception of conditions 3 and 4 apply only to the east side of the Palmer Ranch DRI Increments I, II, III, IV, and V are governed by their respective Incremental Development Orders approved through previous AIDA's.		No change.
2.	The habitat maintenance plans for the two bald eagle nest territories shall be submitted prior to or concurrent with the appropriate AIDA's for the eastside, subject to the review and approval of the Florida Game and Freshwater Fish Commission, in consultation with the Sarasota County Natural Sciences Division, Planning Department, and Mosquito Control District. Protection of essential bald eagle habitat will be enhanced with limitations on the amount and type of development, construction time periods, and special design criteria for utilities. Should either of the bald eagle nest sites become abandoned as determined by the Florida Game and Freshwater Fish Commission, the primary zones shall remain as open space unless modified in accordance with Native Habitat Condition number 14.	<del>The habitat maintenance plans for the two bald eagle nest territories shall be submitted prior to or concurrent with the appropriate AIDA's for the eastside, subject to the review and approval of the Florida Game and Freshwater Fish Commission, in consultation with the Sarasota County Natural Sciences Division, Planning Department, and Mosquito Control District. Protection of essential bald eagle habitat will be enhanced with limitations on the amount and type of development, construction time periods, and special design criteria for utilities. Proposed revisions to the habitat management plans shall comply with current state and federal bald eagle protection guidelines.</del> Should either of the bald eagle nest sites become abandoned as determined by the Florida Game and Freshwater Fish Commission, the primary zones shall remain as open space unless modified in accordance with Native Habitat Condition number <del>14</del> <u>5</u> .	Habitat plan has been submitted. Revisions require consistency with current state and federal Bald Eagle protection regulations.  ENV: Condition may be modified or removed. The two bald eagle nest areas have been incorporated into the increments development as open space. If the DRI area continues to be added it would be best to modify this condition to current conditions for reference if these Increments are modified in the future.



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3.	Gopher tortoise burrows shall be integrated into designated open space areas containing suitable habitat, whenever possible. All gopher tortoise burrows within parcels approved for development shall be flagged in the field no less than four weeks prior to construction. Gopher tortoise shall be relocated in accordance with capture/relocation/release permits (Appendix H is attached hereto).	<del>Gopher tortoise burrows shall be integrated into designated open space areas containing suitable habitat, whenever possible. All gopher tortoise burrows within parcels approved for development shall be flagged in the field no less than four weeks prior to construction.</del> Gopher tortoise shall be relocated in accordance with <u>capture/relocation/release permits Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines</u> <del>(Appendix H is attached hereto).</del>	Current state guidelines require offsite relocation.
4.	The Applicant shall comply with the Easement Agreement with the Florida Game and Freshwater Fish Commission as may hereafter be amended or replaced with the approval of said commission and the Developer.		No change.
5.	Any plant species designated as endangered or threatened in the Florida Department of Agriculture and Consumer Services list (Section 581.185-187, Florida Statutes, as amended) or the U.S. Fish and Wildlife Service list (50 CFR 17.11-12, as amended) shall be protected either through protection of it's existing on-site habitat or through relocation to a preserved or conserved on-site habitat. On-site habitats to be used to protect endangered/threatened flora shall be designated at the preliminary plan or site and development plan stage, subject to review and approval by the County Natural Sciences Division. Relocation of endangered/threatened flora from areas to be developed shall occur within sixty (60) days prior to initiation of site development.	<del>Any plant species designated as endangered or threatened in the Florida Department of Agriculture and Consumer Services list (Section 581.185-187, Florida Statutes, as amended) or the U.S. Fish and Wildlife Service list (50 CFR 17.11-12, as amended) shall be protected either through protection of it's existing on-site habitat or through relocation to a preserved or conserved on-site habitat. On-site habitats to be used to protect endangered/threatened flora shall be designated at the preliminary plan or site and development plan stage, subject to review and approval by the County Natural Sciences Division. Relocation of endangered/threatened flora from areas to be developed shall occur within sixty (60) days prior to initiation of site development.</del>	Plant protection measures not generally required. State and federal law do not prevent land clearing. Typically, protection of wetlands, buffers, mesic hammocks would include most areas where rare plants might be found.

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6.	<p>The Palmer Ranch shall designate a wildlife corridor system for the eastside to consist of the area generally shown in Figure 3 of the Eastside Environmental Analysis Application (Exhibit G) and the wetland preservation areas specifically identified on pages 23 and 24 of the Sufficiency Response. The area of the wildlife corridors shall consist of preservation and conservation/open space areas as committed to on Map F2 (Exhibit F) and consistent with the approved bald eagle management plan and other Applicant commitments for native habitat in open space within the eastside. Limited roadway crossings, golf cart crossings, stormwater facilities outfalls and utilities that result in only minor infringements into the designated conservation/open space areas of the wildlife corridors (outside the eagle primary protection zones, but including the extended primary protection zones as depicted on Map F2) may be allowed by the County Natural Sciences Division if demonstrated by the Applicant at the AIDA level that the continuity of the wildlife corridor system will not be compromised and that the proposed activities will be consistent with the approved bald eagle management plans.</p> <p>All preservation and conservation/open space areas comprising the wildlife corridor system shall be labeled on all plans and whenever practical, recorded as separate tracts on final plats. Said wildlife corridor system shall be maintained in accordance with resource management plans (including identification of responsible entity) submitted as part of appropriate AIDA's, subject to review and approval by the County Natural Sciences Division.</p>	<p>The Palmer Ranch shall designate a wildlife corridor system for the eastside to consist of the area generally shown in Figure 3 of the Eastside Environmental Analysis Application (Exhibit G) and the wetland preservation areas specifically identified on pages 23 and 24 of the Sufficiency Response. The area of the wildlife corridors shall consist of preservation and conservation/open space areas as committed to on Map F2 (Exhibit F) <del>and consistent with the approved bald eagle management plan</del> and other Applicant commitments for native habitat in open space within the eastside. <u>Additional lands included in future AIDA's outside of the area shown on Figure 3 shall be evaluated for connection to the wildlife corridor system.</u> Limited roadway crossings, golf cart crossings, stormwater facilities outfalls and utilities that result in only minor infringements into the designated conservation/open space areas of the wildlife corridors (outside the eagle primary protection zones, but including the extended primary protection zones as depicted on Map F2) may be allowed by <del>the Sarasota</del> County <del>Natural Sciences Division</del> if demonstrated by the Applicant at the AIDA level that the continuity of the wildlife corridor system will not be compromised <del>and that the proposed activities will be consistent with the approved bald eagle management plans.</del></p> <p>All preservation and conservation/open space areas comprising the wildlife corridor system shall be labeled on all plans and whenever practical, recorded as separate tracts on final plats. Said wildlife corridor system shall be</p>	<p>Modification to the condition addresses how the existing wildlife corridor system will be extended and to defer to current state and federal Bald Eagle protection regulations. References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.</p>

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		maintained in accordance with resource management plans (including identification of responsible entity) submitted as part of appropriate AIDA's, subject to review and approval by the to <del>the Sarasota</del> County <del>Natural Sciences Division</del> .	
7.	A final walk-through of each development parcel shall be performed by the Applicant no less than four weeks prior to any construction, earthmoving or vegetation removal to determine the presence of any listed species on-site. Prior to any construction activities, a report of the field results and any proposed remedial actions shall be submitted to the County Natural Sciences Division for review and approval. Pursuant to the Easement Agreement between Palmer Ranch and the Florida Game and Freshwater Fish Commission (FGFWFC), the County Natural Sciences Division shall consult with the 'FGFWFC should either red-cockaded woodpeckers or a new bald eagle's nest be observed within any 1 development parcel.	A final walk-through of each development parcel shall be performed by the Applicant no less than four weeks prior to any construction, earthmoving or vegetation removal to determine the presence of any listed species on-site. Prior to any construction activities, a report of the field results and any proposed remedial actions shall be submitted to <del>the Sarasota</del> County <del>Natural Sciences Division</del> for review and approval. Pursuant to the Easement Agreement between Palmer Ranch and the Florida Game and Freshwater Fish Commission (FGFWFC), <del>the Sarasota</del> County <del>Natural Sciences Division</del> shall consult with the 'FGFWFC <del>should either red-cockaded woodpeckers or</del> a new bald eagle's nest be observed within any 1 development parcel.	RCWs do not occur in the DRI or areas likely to be added. References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.
8.	The need for an additional, more detailed survey of the mature pine flatwoods suitable for red-cockaded woodpecker nesting and feeding conducted by the Florida Game and Freshwater Fish Commission should be evaluated in consultation with said commission prior to submittal of preliminary and/or site and development plans.	<del>The need for an additional, more detailed survey of the mature pine flatwoods suitable for red-cockaded woodpecker nesting and feeding conducted by the Florida Game and Freshwater Fish Commission should be evaluated in consultation with said commission prior to submittal of preliminary and/or site and development plans.</del>	RCWs do not occur in the DRI or areas likely to be added.
9.	An extended restrictive area up to 2,500 feet from nest SA-13 shall be provided for the purpose of restricting light standards along Honore Avenue to a maximum height of 25 feet. The lights shall also be	<del>An extended restrictive area up to 2,500 feet from nest SA-13 shall be provided for the purpose of restricting light standards along Honore Avenue to a maximum height of 25 feet.</del>	No longer applicable under current protection guidelines. ENV: This condition has been addressed.

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	shielded to minimize light spillage from the roadway.	<del>The lights shall also be shielded to minimize light spillage from the roadway.</del>	
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	The buffer zones along Interstate 75 shall be defined and addressed in appropriate AIDA's		No change.
<b><u>WATER QUALITY &amp; DRAINAGE</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	Stormwater treatment for the Palmer Ranch study areas will be provided based upon the requirements mandated by the Florida Department of Environmental Regulation, the Southwest Florida Water Management District, or Sarasota County, whichever is more restrictive. The methods of providing stormwater treatment shall be consistent with the applicable rules, regulations and design criteria in place at the time of plan design.		No change.
2.	Final surface water management plan will consider, as applicable, measures to reduce runoff rates and volumes, including but not limited to, fixed control structures, perforated pipes and grass swale conveyance. Swales should be used whenever possible rather than closed systems.		No change.
3.	Utilization of wetlands for treatment of stormwater to the extent possible will be consistent with applicable rules and regulations in effect at the time of plan design.		No change.
4.	The Environmental and Surface Water Management Monitoring and Maintenance Manual shall be referenced on all preliminary plans and for site and development plans.	<del>The Environmental and Surface Water Management Monitoring and Maintenance Manual shall be referenced on all preliminary plans and for site and development plans.</del>	: Duplication of LDR requirements.
5.	Palmer Ranch shall be responsible for implementing	<del>Palmer Ranch shall be responsible for</del>	Superseded by LDR requirements.

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	the Surface Water Quality Monitoring Program in accordance with Exhibit "E" of this Development Order, to the extent that is not the responsibility of Sarasota County.	<del>implementing the Surface Water Quality Monitoring Program in accordance with Exhibit "E" of this Development Order, to the extent that is not the responsibility of Sarasota County.</del>	<p>Stormwater - Water Quality Planning</p> <ol style="list-style-type: none"> <li>1. It is recommended that the water quality monitoring program cease at the completion of the 30<sup>th</sup> year of sampling and report submittal.</li> <li>2. To cover future increments, it is recommended that Palmer Ranch install a near real-time reporting, hydrologic monitoring station compatible with the Sarasota County Automated Rainfall Monitoring System for the continuous measurement of level and rainfall at a suitable site agreed upon between Palmer Ranch and County staff. <ol style="list-style-type: none"> <li>A. The site would be located at an appropriate downstream location on South Creek near the border with Oscar Scherer State Park.</li> <li>B. The location chosen would be in alignment with future development to allow for unrestrictive access by County staff for operation and maintenance.</li> <li>C. Once installed, telemetry established and otherwise deemed operational by County staff, the County will assume operation and maintenance of the site.</li> <li>D. Palmer Ranch will be responsible for developing the discharge rating curve for the site relating water level to flow over various hydrologic conditions and all data will be supplied to the County.</li> </ol> </li> </ol>
6.	Groundwater quality shall be maintained by Palmer Ranch through the development and implementation of a stormwater management		No change.

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	system.		
7.	A stage/discharge rating curve at the exit point at the southern boundary of South Creek shall be submitted to Pollution Control Division and Stormwater Management Division as additional data becomes available. Additional field monitoring data shall be obtained to further define (verify) the South Creek stormwater model's ability to predict runoff for the 25-year frequency storm. This may be accomplished by confirming the stage discharge rating curve for the water level recorder designated as SE-8, or an agreed upon alternate location. Palmer Ranch shall revise the South Creek stormwater model and surface stormwater management plan if future field monitoring data demonstrates that proposed plan will not provide for a conservative or accurate design.	<del>A stage/discharge rating curve at the exit point at the southern boundary of South Creek shall be submitted to Pollution Control Division and Stormwater Management Division as additional data becomes available. Additional field monitoring data shall be obtained to further define (verify) the South Creek stormwater model's ability to predict runoff for the 25-year frequency storm. This may be accomplished by confirming the stage discharge rating curve for the water level recorder designated as SE-8, or an agreed upon alternate location. Palmer Ranch shall revise the South Creek stormwater model and surface stormwater management plan if future field monitoring data demonstrates that proposed plan will not provide for a conservative or accurate design.</del>	Superseded by LDR requirements
8.	<u>Sarasota County and Palmer Ranch will take all steps necessary to reimburse Palmer Ranch for stormwater drainage easements or rights-of-way and drainage improvements along South Creek, as prescribed in the Stipulation of Settlement (Exhibit N).</u> (Added by Resolution No. 99-179, July 14, 1999.)		No change.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	Concurrent with each AIDA submitted for any development parcel, the appropriate Watershed Management Plan shall be updated and submitted to the Stormwater Division of the Sarasota County Transportation Department. The Sarasota County Planning Department, the Natural Sciences Division of the Natural Resources Department, and the Southwest Florida Regional Planning Council shall	Concurrent with each AIDA submitted for any development parcel, the appropriate Watershed Management Plan shall be updated and submitted to <del>the Stormwater Division of the Sarasota County Transportation Department. The Sarasota County Planning Department, the Natural Sciences Division of the Natural Resources Department, and the. The</del>	References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.

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	also be provided with a copy of any updates.	Southwest Florida Regional Planning Council shall <del>also</del> be provided with a copy of any updates.	
2.	Any subsequent Application for Incremental Development Approval (AIDA) for the Palmer Ranch shall include an environmental and surface water management plan for the increment documenting consistency with the appropriate Watershed Management Plan. This plan shall be reviewed and approved by appropriate county departments as determined at the time of submittal.	Any subsequent Application for Incremental Development Approval (AIDA) for the Palmer Ranch shall include an environmental and surface water management plan for the increment documenting consistency with the <del>appropriate</del> <u>Little Sarasota Bay</u> Watershed Management Plan. This plan shall be reviewed and approved by appropriate <u>County</u> <del>county</del> departments as determined at the time of submittal.	Requested by Stormwater staff to provide clarity.
3.	Palmer Ranch or applicable homeowners association shall routinely maintain all stormwater facilities not specifically the maintenance and operations responsibility of Sarasota County. Stormwater facilities that are to be maintained by Palmer Ranch or applicable homeowners association shall be dedicated as private easements. Stormwater facilities that may ultimately be accepted by Sarasota County for operation and maintenance after completion of a development shall be dedicated as public drainage easements or rights-of-way. Dedication designations shall be determined at the preliminary plan stage in consultation with the Sarasota County Stormwater Management Division and in accordance with the Land Development Regulations.	<del>Palmer Ranch or applicable homeowners association shall routinely maintain all stormwater facilities not specifically the maintenance and operations responsibility of Sarasota County. Stormwater facilities that are to be maintained by Palmer Ranch or applicable homeowners association shall be dedicated as private easements. Stormwater facilities that may ultimately be accepted by Sarasota County for operation and maintenance after completion of a development shall be dedicated as public drainage easements or rights-of-way. Dedication designations shall be determined at the preliminary plan stage in consultation with the Sarasota County Stormwater Management Division and in accordance with the Land Development Regulations.</del>	Duplication of LDR.
4.	Any proposed changes in water quality monitoring location, parameters, and/or frequency proposed by Palmer Ranch shall be made in writing, and subject to approval by the Pollution Control Division before	<del>Any proposed changes in water quality monitoring location, parameters, and/or frequency proposed by Palmer Ranch shall be made in writing, and subject to approval by the Pollution Control Division before the changes</del>	Duplication of LDR.



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	the changes are effective.	<del>are effective.</del>	
5.	The Palmer Ranch shall adhere to the Watershed Management Plan for the Catfish Creek and South Creek watersheds. The Watershed Management Plan of the Catfish Creek Floodplain Study and Report and the South Creek Watershed Model shall be updated to assess any future changes in land use within the applicable areas of the Palmer Ranch.	The Palmer Ranch shall adhere to the <u>Little Sarasota Bay</u> Watershed Management Plan <del>for the Catfish Creek and South Creek watersheds and all applicable drainage basin models. The Watershed Management Plan of the Catfish Creek Floodplain Study and Report and the South Creek Watershed Model drainage basin models</del> shall be updated to assess any future changes in land use within the applicable areas of the Palmer Ranch.	Updated information requested by Sarasota County staff.
6.	All internal stormwater management lakes and ditches shall be set aside as private or public drainage easements on the recorded final plat. Stormwater lakes shall include a twenty-foot (20') wide maintenance strip, measured from the control water level. Access to a paved roadway shall be provided from all stormwater lakes.	<del>All internal stormwater management lakes and ditches shall be set aside as private or public drainage easements on the recorded final plat. Stormwater lakes shall include a twenty foot (20') wide maintenance strip, measured from the control water level. Access to a paved roadway shall be provided from all stormwater lakes.</del>	Duplication of LDR.
7.	Palmer Ranch shall work with the Sarasota County Stormwater Division and the Natural Science Division to investigate development of a Southwest Florida Water Management District Master Surface Water Management Permit for the South Creek watershed. The Master Surface Water Management Permit will include the regional reservoir facility and potentially serve to delegate future incremental surface water permitting for the South Cree watershed from the Southwest Florida Water Management District to Sarasota County.	<del>Palmer Ranch shall work with the Sarasota County Stormwater Division and the Natural Science Division to investigate development of a Southwest Florida Water Management District Master Surface Water Management Permit for the South Creek watershed. The Master Surface Water Management Permit will include the regional reservoir facility and potentially serve to delegate future incremental surface water permitting for the South Cree watershed from the Southwest Florida Water Management District to Sarasota County.</del>	No longer applicable. A regional reservoir facility was not pursued.
8.	During construction activities on the Palmer Ranch, the Palmer Ranch shall employ Best Management Practices (BMP's) for erosion and sedimentation control. These Best Management Practices shall be in accordance with the Palmer Ranch "Best	<del>During construction activities on the Palmer Ranch, the Palmer Ranch shall employ Best Management Practices (BMP's) for erosion and sedimentation control. These Best Management Practices shall be in accordance with the</del>	Duplication of LDR.



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	Management Practices Manual" and shall be included with or presented on all construction plans, as appropriate. The implementation of these practices shall be reviewed by the Sarasota County Pollution Control and Natural Sciences Division.	<del>Palmer Ranch "Best Management Practices Manual" and shall be included with or presented on all construction plans, as appropriate. The implementation of these practices shall be reviewed by the Sarasota County Pollution Control and Natural Sciences Division.</del>	
9.	In order to minimize the potential problems associated with "cutbanks cave" measures shall be provided within on-site ditch segments to minimize scouring velocities and/or their effect.	<del>In order to minimize the potential problems associated with "cutbanks cave" measures shall be provided within on-site ditch segments to minimize scouring velocities and/or their effect.</del>	Included in BMP practices included in the LDR.
10.	Operation of the continuous water level record designated as SE-8 shall be continued through build- out of the Eastside area, unless an alternate location is agreed to by the Sarasota County Pollution Control Division and the Sarasota County Department of Transportation, Stormwater Division.	<del>Operation of the continuous water level record designated as SE-8 shall be continued through build-out of the Eastside area, unless an alternate location is agreed to by the Sarasota County Pollution Control Division and the Sarasota County Department of Transportation, Stormwater Division.</del>	Justification: Water quality monitoring program has been completed.
11.	<p>If the Palmer Ranch regional stormwater facility is suitable for use as a basin-wide public facility, the county would assume ownership and maintenance after construction of the activity, if:</p> <ul style="list-style-type: none"> <li>a. Necessary land area for the Palmer Ranch portion of the regional facility development is dedicated at no cost to the County.</li> <li>b. The facility is developed with consideration for aesthetics and multiple uses and possible incorporation in the County park system.</li> <li>c. The facility meets the standards of the Sarasota County Land Development Regulations and the Southwest Florida Water Management District.</li> <li>d. Adequate maintenance access to the facility is provided.</li> </ul>	<p><del>If the Palmer Ranch regional stormwater facility is suitable for use as a basin-wide public facility, the county would assume ownership and maintenance after construction of the activity, if:</del></p> <ul style="list-style-type: none"> <li><del>a. Necessary land area for the Palmer Ranch portion of the regional facility development is dedicated at no cost to the County.</del></li> <li><del>b. The facility is developed with consideration for aesthetics and multiple uses and possible incorporation in the County park system.</del></li> <li><del>c. The facility meets the standards of the Sarasota County Land Development Regulations and the Southwest Florida Water Management District.</del></li> <li><del>d. Adequate maintenance access to the</del></li> </ul>	No longer applicable. A regional reservoir facility was not pursued.

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		<del>facility is provided.</del>	
12.	Palmer Ranch agrees to construct the "regional stormwater facility" located outside of the DRI area as required for development of subsequent AIDA's for which the facility is required. The need for this facility and the various elements of the Palmer' Ranch Eastside on-site surface water management plan in whole or in part, together with a construction schedule, will be determined with each AIDA submittal.	<del>Palmer Ranch agrees to construct the "regional stormwater facility" located outside of the DRI area as required for development of subsequent AIDA's for which the facility is required. The need for this facility and the various elements of the Palmer' Ranch Eastside on-site surface water management plan in whole or in part, together with a construction schedule, will be determined with each AIDA submittal.</del>	No longer applicable. A regional reservoir facility was not pursued.
13.	The entity responsible for operation and maintenance of the "regional stormwater facility" shall be determined in accordance with Condition No. 3 above.	<del>The entity responsible for operation and maintenance of the "regional stormwater facility" shall be determined in accordance with Condition No. 3 above.</del>	No longer applicable. A regional reservoir facility was not pursued.
14.	The Applicant shall comply with the infrastructure installation schedule contained in the latest Catfish Creek Floodplain Study and Report, or as revised and agreed upon by the County.	<del>The Applicant shall comply with the infrastructure installation schedule contained in the latest Catfish Creek Floodplain Study and Report, or as revised and agreed upon by the County.</del>	Palmer Ranch required improvements have been completed.
15.	Subsequent Applications for Incremental Development Approval (AIDA) for Palmer Ranch, Parcel "F" shall include an environmental and surface water management plan for the Parcel documenting consistency with the Stormwater Management Plan for Increment II.	<del>Subsequent Applications for Incremental Development Approval (AIDA) for Palmer Ranch, Parcel "F" shall include an environmental and surface water management plan for the Parcel documenting consistency with the Stormwater Management Plan for Increment II.</del>	Parcel has been developed.
16.	The Applicant shall be responsible for any corrective actions required for the maintenance of stormwater management systems which is not specifically the responsibility of Sarasota County.		No change.
<b><u>MOSQUITO CONTROL</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
	None	No change.	

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B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	Any wetland restoration plans, including plans for use of wetland areas for stormwater treatment, and for alteration of wetlands for road crossings, culverting and underdraining, as well as for recreating disturbed wetlands, shall be submitted to the Mosquito Control District for review and comment at the same time these plans are submitted to other affected regulatory agencies.	<del>Any wetland restoration plans, including plans for use of wetland areas for stormwater treatment, and for alteration of wetlands for road crossings, culverting and underdraining, as well as for recreating disturbed wetlands, shall be submitted to the Mosquito Control District for review and comment at the same time these plans are submitted to other affected regulatory agencies.</del> <u>NONE</u>	Wetland restoration plans are submitted to Sarasota County and SWFWMD for their review.
2.	Construction, operation and maintenance of stormwater management systems shall be in accordance with the Best Management Practices Manual, Exhibit "C", the Environmental and Surface Water Management Manual for the Palmer Ranch, Exhibit "D" and with all legal regulations applicable to such systems as permitted. Any condition in any such system which fails to comply with such manuals or regulations, including but not limited to any condition causing temporary ponding of water harboring mosquito larvae, shall be corrected promptly.	<del>Construction, operation and maintenance of stormwater management systems shall be in accordance with the Best Management Practices Manual, Exhibit "C", the Environmental and Surface Water Management Manual for the Palmer Ranch, Exhibit "D" and with all legal regulations applicable to such systems as permitted. Any condition in any such system which fails to comply with such manuals or regulations, including but not limited to any condition causing temporary ponding of water harboring mosquito larvae, shall be corrected promptly.</del>	Duplication of LDR requirements. Final subdivision plans and final construction plans requires Construction Best Management Plan.
<b><u>NATIVE HABITATS</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	The Native Habitat conditions below apply only to the east side of the Palmer Ranch DRI. Increments I, II, III, IV and V are governed by their respective Incremental Development Orders approved through previous AIDA's.		No change.
2.	Proposals for use of wetland areas in conjunction with retention/detention lakes or other areas for stormwater treatment shall be submitted to Sarasota	<del>Proposals for use of wetland areas in conjunction with retention/detention lakes or other areas for stormwater treatment shall be</del>	Covered by LDR Env. Tech. Manual.

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	County for review and approval by the Sarasota County Natural Sciences Division, at the preliminary plan or site and development stage.	<del>submitted to Sarasota County for review and approval by the Sarasota County Natural Sciences Division, at the preliminary plan or site and development stage.</del>	
3.	Any localized alterations and/or disturbances to existing wetlands, as a result of limited road crossings, stormwater culverting, or under-draining shall be engineered with Best Available Technology to mitigate impacts on water quality, normal flow volumes and velocities, and plant and animal life. The specific plans shall be submitted to Sarasota County's Natural Resources Department for review and approval at the time of submission of construction plans.	<del>Any localized alterations and/or disturbances to existing wetlands, as a result of limited road crossings, stormwater culverting, or under-draining shall be engineered with Best Available Technology to mitigate impacts on water quality, normal flow volumes and velocities, and plant and animal life. The specific plans shall be submitted to Sarasota County's Natural Resources Department for review and approval at the time of submission of construction plans.</del>	Covered by LDR Env. Tech. Manual.
4.	Existing disturbed wetlands located within wetland restoration/rehydration target areas as shown on Map G2.I (Exhibit I) shall be recreated to a more diverse and viable wetland habitat and revegetated with appropriate naturally occurring plant species, where permittable. Detailed plans for the restoration or enhancement of wetlands shall be submitted as part of appropriate site and development plans, preliminary plans or construction plans, subject to review and approval by the County Natural Sciences Division.	Existing disturbed wetlands located within wetland restoration/rehydration target areas as shown on Map G2.I (Exhibit I) shall be recreated to a more diverse and viable wetland habitat and revegetated with appropriate naturally occurring plant species, where permittable. Detailed plans for the restoration or enhancement of wetlands shall be submitted as part of appropriate site and development plans, preliminary plans or construction plans, subject to review and approval by <del>the Sarasota County Natural Sciences Division.</del>	References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.
5.	Prior to the submittal of wetland restoration/mitigation plans, the Applicant shall work with the Natural Sciences Division to develop design criteria based on performance standards for, such projects, unless otherwise established though other applicable regulations.	<del>Prior to the submittal of wetland restoration/mitigation plans, the Applicant shall work with the Natural Sciences Division to develop design criteria based on performance standards for, such projects, unless otherwise established though other applicable regulations.</del>	Sarasota County Land Development Regulations Environmental Technical Manual Section B. <i>Wetland Mitigation Maintenance and Monitoring Plan</i> contains current mitigation requirements.
6.	The Palmer Ranch shall plant, maintain and monitor littoral zones in accordance with the Environmental and surface Water Management, Maintenance and	<del>The Palmer Ranch shall plant, maintain and monitor littoral zones in accordance with the Environmental and surface Water Management,</del>	Littoral shelf requirements of Env. Tech. Manual address.

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	Monitoring Manual.	<del>Maintenance and Monitoring Manual.</del>	
7.	Minimum 50-foot wide upland buffers shall be provided for head No. 53, wet prairie No's. 56, 57 and 78 and slough No's. 77 and 76 within the "Railroad Corridor" and any wetland adjacent to a mesic hammock. Minimum 30-foot wide upland buffers shall be provided for the remaining existing wetlands and mitigation areas.		No change.
8.	Measures shall be instituted and maintained around all preservation and conservation/open space areas during construction activities in accordance with the "Palmer Ranch Best Management Practices Manual."	<del>Measures shall be instituted and maintained around all preservation and conservation/open space areas during construction activities in accordance with the "Palmer Ranch Best Management Practices Manual."</del>	LDR & Env. Tech. Manual addresses.
9.	The large mesic hammock in Parcel C West and the mesic hammock system lying north, southwest, and southeast of Slough No. SL74/64I, except for a roadway corridor crossing the latter hammock, shall be preserved in their entirety. Slight reduction resulting from unavoidable impact, however, may be allowed by the County Natural Sciences Division should the Applicant demonstrate that no significant loss of function would be incurred and that listed plant species existing within these hammocks would be protected.	The large mesic hammock in Parcel C West and the mesic hammock system lying north, southwest, and southeast of Slough No. SL74/64I, except for a roadway corridor crossing the latter hammock, shall be preserved in their entirety. Slight reduction resulting from unavoidable impact, however, may be allowed by <del>the</del> Sarasota County <del>Natural Sciences Division</del> should the Applicant demonstrate that no significant loss of function would be incurred and that listed plant species existing within these hammocks would be protected.	This has been completed, however, retained to avoid potential future impacts.  References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.
10.	The Palmer Ranch shall work with the Sarasota county Forestry and Natural Sciences Divisions of the Natural Resources Department and the Planning Department to develop an effective buffer strategy to be implemented along the I-75 Corridor. Native habitat shall be conserved first in establishing buffers along I-75. A buffer zone along I-75 shall be established in advance of, or concurrent with, any development activities to take	The Palmer Ranch shall work with <del>the</del> Sarasota <del>County county Forestry and Natural Sciences Divisions of the Natural Resources Department and the Planning Department</del> to develop an effective buffer strategy to be implemented along the I-75 Corridor. Native habitat shall be conserved first in establishing buffers along I-75. A buffer zone along I-75 shall be established in advance of, or concurrent with,	To provide clarity and avoid department and division names which may change over time.

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	place adjacent to I-75.	any development activities to take place adjacent to I-75.	
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	<p>The Palmer Ranch shall maintain the hydroperiods of all preserved wetlands. A hydroperiod maintenance analysis, performed in accordance with the methodology approved by the County Natural Sciences (Division on May 14, 1990, and the criteria specified on pages 24 through 26 of the Application shall be submitted as part of appropriate AIDA's, subject to review and approval by the County Natural Sciences Division. This information shall be designed to provide the County Natural Sciences Division with a conceptual basis of review for subsequent detailed plan submittals. Palmer Ranch shall monitor and maintain the hydroperiods of preserved wetlands as identified in the Environmental and Surface Water Management, Maintenance and Monitoring Manual.</p> <p>Prior to or concurrent with the first AIDA submittal for the east side, a methodology for selecting representative wetlands to monitor the maintenance of hydroperiods shall be submitted to the County, subject to review and approval by the County Natural Sciences Division. Representative wetlands for hydroperiod monitoring for each development parcel or phase shall be identified by the Applicant as part of the preliminary plan or site and development plan submittal, subject to review and approval by the County Natural Sciences Division.</p>	<p><del>The Palmer Ranch shall maintain the hydroperiods of all preserved wetlands. A hydroperiod maintenance analysis, performed in accordance with the methodology approved by the County Natural Sciences (Division on May 14, 1990, and the criteria specified on pages 24 through 26 of the Application shall be submitted as part of appropriate AIDA's, subject to review and approval by the County Natural Sciences Division. This information shall be designed to provide the County Natural Sciences Division with a conceptual basis of review for subsequent detailed plan submittals. Palmer Ranch shall monitor and maintain the hydroperiods of preserved wetlands as identified in the Environmental and Surface Water Management, Maintenance and Monitoring Manual.</del></p> <p><del>Prior to or concurrent with the first AIDA submittal for the east side, a methodology for selecting representative wetlands to monitor the maintenance of hydroperiods shall be submitted to the County, subject to review and approval by the County Natural Sciences Division. Representative wetlands for hydroperiod monitoring for each development parcel or phase shall be identified by the Applicant as part of the preliminary plan or site and development plan submittal, subject to review and approval by the County Natural Sciences Division.</del></p>	Plan for representative wetland monitoring was completed. Future phases will be evaluated by LDRs and state and federal regulations.



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2.	<p>Wetland modifications/alterations on the east side shall be as shown on Table 1 (Exhibit J) and Map F2 (Exhibit F), unless otherwise approved by the County Natural Sciences Division. The total area of wetland habitat preserve may be slightly reduced resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements as identified in subsequent Applications for Incremental Development Approval (AIDA's). All alterations in wetlands which result in a loss of habitat shall be mitigated on a one- to-one basis for wet prairies and sloughs and a three-to-one basis for swamps and heads. All wetland mitigation shall be accomplished within the "Wetland Restoration/Rehydration Target Areas" shown on Map G2.I.</p> <p>Any future request to slightly reduce the total area of wetland habitat preserve shall be addressed as part of the appropriate Application for Incremental Approval (AIDA). The rationale for alteration and the alternatives that were investigated to either limit or eliminate the need for wetland alterations shall be provided by the Applicant as part of appropriate AIDA's. Specific details of any wetland alteration/modification and appropriate mitigation, monitoring and maintenance plans shall be submitted to the County Natural Sciences Division for review and approval at the preliminary plan or site and development plan stage. These plans shall address the criteria contained in "The Environmental and Surface Water Management, Maintenance and Monitoring Manual for the Palmer Ranch." Said alterations and/or required mitigation shall be consistent with the Management Guidelines of the Apoxsee Environment Chapter, County approved mitigation monitoring and maintenance plans, the</p>	<p>Wetland modifications/alterations on the east side shall be as shown on Table 1 (Exhibit J) and Map F2 (Exhibit F), unless otherwise approved by <del>the Sarasota County Natural Sciences Division</del>. The total area of wetland habitat preserve may be slightly reduced resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements as identified in subsequent Applications for Incremental Development Approval (AIDA's). All alterations in wetlands which result in a loss of habitat shall be mitigated. <u>The amount of mitigation needed to offset alterations that result in loss of wetland habitat shall be determined by the Uniform Mitigation Assessment Method (UMAM) Chapter 62-345 Florida Administrative Code. In instances where the UMAM requirements do not apply, mitigation shall be</u> on a one- to-one basis for wet prairies and sloughs and a three-to-one basis for swamps and heads. All wetland mitigation shall be accomplished within the "Wetland Restoration/Rehydration Target Areas" shown on Map G2.I.</p> <p>Any future request to slightly reduce the total area of wetland habitat preserve shall be addressed as part of the appropriate Application for Incremental Approval (AIDA). The rationale for alteration and the alternatives that were investigated to either limit or eliminate the need for wetland alterations shall be provided by the Applicant as part of appropriate AIDA's. Specific details of any wetland alteration/modification and appropriate mitigation, monitoring and maintenance plans shall be submitted by <del>the Sarasota County Natural Sciences Division</del> for</p>	<p>Sarasota County Land Development Regulations Environmental Technical Manual Section B. <i>Wetland Mitigation Maintenance and Monitoring Plan</i> contains current mitigation requirements. ERP UMAM criteria replace mitigation ratios. Where the UMAM requirements do not apply, the original mitigation ratios govern will apply.</p> <p>References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.</p>

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	intent of the MDO commitment of preserving both wetland habitats and mitigation areas, and subject to the review and approval of the Natural Sciences Division.	review and approval at the preliminary plan or site and development plan stage. These plans shall address the criteria contained in "The Environmental and Surface Water Management, Maintenance and Monitoring Manual for the Palmer Ranch." Said alterations and/or required mitigation shall be consistent with the Management Guidelines of the <del>Apex</del> <u>see Environment Chapter of the Sarasota County Comprehensive Plan</u> , County approved mitigation monitoring and maintenance plans, the intent of the MDO commitment of preserving both wetland habitats and mitigation areas, and subject to the review and approval <del>of the</del> by the <u>Sarasota</u> County <u>Natural Sciences</u> .	
3.	All subsequent AIDA's shall document wetland seasonal high water level (SHWL) and identify methods for hydroperiod maintenance in accordance with the procedure described in the Environmental and Surface Water Management, Maintenance and Monitoring Manual.	<del>All subsequent AIDA's shall document wetland seasonal high water level (SHWL) and identify methods for hydroperiod maintenance in accordance with the procedure described in the Environmental and Surface Water Management, Maintenance and Monitoring Manual.</del>	Env. Tech. Manual addresses
4.	In accordance with the provisions of Native Habitat Conditions No's. 8 and 10 herein and the MDO commitments, all undisturbed wetlands, mitigation areas and required upland vegetative buffers shall be maintained as preservation areas, labeled preservation areas on all plans, and whenever practical, recorded as separate tracts on final plats. All preserve areas shall be maintained in compliance with resource management plans (including identification of responsible entity) submitted as part of appropriate AIDA's, subject to review and approval by the County Natural Sciences Division.	<del>In accordance with the provisions of Native Habitat Conditions No's. 8 and 10 herein and the MDO commitments, all undisturbed wetlands, mitigation areas and required upland vegetative buffers shall be maintained as preservation areas, labeled preservation areas on all plans, and whenever practical, recorded as separate tracts on final plats. All preserve areas shall be maintained in compliance with resource management plans (including identification of responsible entity) submitted as part of appropriate AIDA's, subject to review and approval by the County Natural Sciences Division.</del>	Redundant w/ LDRs, Env. Tech. Manual



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5.	Open space areas shall be depicted on the appropriate AIDA's to ensure that preservation, conservation/open space areas, wildlife corridors, wetland restoration, mitigation and littoral zone target areas are used first to fulfill open space requirements. A breakdown of open space with an indication of where the proposed open space balance would be allocated in the future shall be submitted with each AIDA, thereby demonstrating compliance with this requirement. Any proposed reallocation of open space types shall a) not involve either designated preservation areas or lands within existing eagle primary protection zones, b) not create a net loss of open space, and c) be justified by the Applicant and approved by the County Natural Sciences Division through the AIDA or subsequent amendment process. Any proposed modifications complying with these criteria shall not be deemed a substantial deviation pursuant to Chapter 380, Florida Statutes.	Open space areas shall be depicted on the appropriate AIDA's to ensure that preservation, conservation/open space areas, wildlife corridors, wetland restoration, mitigation and littoral zone target areas are used first to fulfill open space requirements. A breakdown of open space with an indication of where the proposed open space balance would be allocated in the future shall be submitted with each AIDA, thereby demonstrating compliance with this requirement. Any proposed reallocation of open space types shall a) not involve either designated preservation areas or lands within existing eagle primary protection zones, b) not create a net loss of open space, and c) be justified by the Applicant and approved by <del>the Sarasota County Natural Sciences Division</del> through the AIDA or subsequent amendment process. Any proposed modifications complying with these criteria shall not be deemed a substantial deviation pursuant to Chapter 380, Florida Statutes.	References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.
6.	In accordance with Native Habitat Condition No. 9 herein, no less than 40.0 acres of mesic hammock shall be maintained as preserves, labeled as preserves on all plans, and whenever practical, recorded as separate tracts on appropriate final plats. Exact locations and acreages of mesic hammock preserves shall be identified in the appropriate subsequent AIDA's. To ensure compliance with the Apoxsee Management Guidelines concerning mesic hammocks, the Applicant shall develop in consultation with the Natural Sciences Division a monitoring program through the preliminary plan and/or site and development plan process to assure that no more	In accordance with Native Habitat Condition No. 9 herein, no less than 40.0 acres of mesic hammock shall be maintained as preserves, labeled as preserves on all plans, and whenever practical, recorded as separate tracts on appropriate final plats. Exact locations and acreages of mesic hammock preserves shall be identified in the appropriate subsequent AIDA's. To ensure compliance with the <del>Apoxsee Comprehensive Plans</del> ' Management Guidelines concerning mesic hammocks, the Applicant shall develop in consultation with <del>the Sarasota County Natural Sciences Division</del> , a monitoring program through the preliminary plan and/or	Updated references to the Sarasota County Comprehensive Plan.  References to individual County departments have been eliminated to provide clarity and avoid confusion as department names may change over time.

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	than 25 percent of mesic hammocks are removed from the east side Palmer Ranch DRI site and that 50 foot wide buffers of mesic hammock adjacent to wetlands and watercourses are maintained. Prior to or concurrent with the first preliminary plan and/or site and development plan submittal containing mesic hammock within the east side, a monitoring program shall be submitted to the County Natural Sciences Division for review and approval. Said preservation areas shall be maintained in accordance with resource management plans (including identification of responsible entity) submitted as part of appropriate AIDA's subject to review and approval by the County Natural Sciences Division.	site and development plan process to assure that no more than 25 percent of mesic hammocks are removed from the east side Palmer Ranch DRI site and that 50 foot wide buffers of mesic hammock adjacent to wetlands and watercourses are maintained. Prior to or concurrent with the first preliminary plan and/or site and development plan submittal containing mesic hammock within the east side, a monitoring program shall be submitted to <del>the</del> <u>Sarasota</u> County <del>Natural Sciences Division</del> for review and approval. Said preservation areas shall be maintained in accordance with resource management plans (including identification of responsible entity) submitted as part of appropriate AIDA's subject to review and approval by <del>the</del> <u>Sarasota</u> County <del>Natural Sciences Division</del> .	
<b><u>LAND USE/HOUSING</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	Prior to, or concurrent with, the submission of the next AIDA to "Palmer Ranch", subsequent to the "Prestancia" AIDA, the Palmer Ranch shall submit a plan and a map for low and moderate income housing, as defined by the U.S. Department of Housing and Urban Development to Sarasota County and the Southwest Florida Regional Planning Council. Information submitted shall include identification of areas set aside for low and moderate income housing, the amount of this type of housing needed based on the number of percentage of low and moderate family income in Sarasota County, and the manner in which those properties will be developed in Sarasota County. (The value of low income' housing is based on 50%	<del>Prior to, or concurrent with, the submission of the next AIDA to "Palmer Ranch", subsequent to the "Prestancia" AIDA, the Palmer Ranch shall submit a plan and a map for low and moderate income housing, as defined by the U.S. Department of Housing and Urban Development to Sarasota County and the Southwest Florida Regional Planning Council. Information submitted shall include identification of areas set aside for low and moderate income housing, the amount of this type of housing needed based on the number of percentage of low and moderate family income in Sarasota County, and the manner in which those properties will be developed in Sarasota</del>	Completed. Land Use/Housing Condition No. A.1 was implemented through Sarasota County Resolution 89-99. That Resolution identified the manner in which Affordable Housing could be provided on Palmer Ranch to meet the intent of this condition. The 1998 Annual Monitoring Report provided documentation for the provision of Affordable Housing consistent with Sarasota County Resolution 89-99.  The 2009 Affordable Housing Report documented the satisfaction of this condition.

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	and moderate income housing is based on 80% of the medium family income in Sarasota County, multiplied by an affordability index of 3.0).	<del>County. (The value of low income' housing is based on 50% and moderate income housing is based on 80% of the medium family income in Sarasota County, multiplied by an affordability index of 3.0).</del>	
2.	The Palmer Ranch shall follow the conceptual land use designations shown on the conceptual development plan Map H-2A. Residential densities in any AIDA shall conform to those allowed by the Urban Area Residential Checklist and Intensity Matrix provided in the Sarasota County Comprehensive Plan. The location and acreage of residential, commercial and industrial parcels, and fire stations, schools and parks may be modified, subject to further analysis in subsequent AIDA's.	The Palmer Ranch shall follow the conceptual land use designations shown on the conceptual development plan Map <del>H-2A</del> <u>H-2</u> . Residential densities in any AIDA shall conform to those allowed by the Urban Area Residential Checklist and Intensity Matrix provided in the Sarasota County Comprehensive Plan. The location and acreage of residential, commercial and industrial parcels, and fire stations, schools and parks may be modified, subject to further analysis in subsequent AIDA's.	Revised to reference Map H-2, not H-2A.
3.	<u>A total of 11,550 dwelling units (DU's) will be allowed for the Palmer Ranch Project or a combination of the land uses in the equivalency matrix, "Exhibit N." In the Incremental Development Orders (IDOs) the total number of DUs, a maximum number of DUs, or a not to exceed number of DUs were approved. Increments referenced in "Exhibit B-1" have been completely built out at less than the number of approved DUs. Attached to this Master Development Order (MDO) is a schedule of the total number of DUs approved in each of the built-out IDOs and the total number of DUs actually constructed within the respective Increments. The maximum number of DUs approved for these Increments is hereby reduced to the number of DUs existing at build-out, as shown on the attached Schedule. "Exhibit C." DUs that have been removed from the Increments by this reduction shall be available for assignment to other increments as they are applied for. As additional residential increments</u>	A total of 11,550 dwelling units (DU's) will be allowed for the Palmer Ranch Project or a combination of the land uses in the equivalency matrix, "Exhibit N." In the Incremental Development Orders (IDOs) the total number of DUs, a maximum number of DUs, or a not to exceed number of DUs were approved. Increments referenced in "Exhibit B-1" have been completely built out at less than the number of approved DUs. Attached to this Master Development Order (MDO) is a schedule of the total number of DUs approved in each of the built-out IDOs and the total number of DUs actually constructed within the respective Increments. The maximum number of DUs approved for these Increments is hereby reduced to the number of DUs existing at build-out, as shown on the attached Schedule. "Exhibit C." DUs that have been removed from the Increments by this reduction shall be	Revised to reference Map H-2, not H-2A.  <u>Revise Exhibit references.</u>

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	<p><u>become built out, the Palmer Ranch shall, in its biennial reports or as part of an Application for Incremental Development Approval, update the attached Schedule and Map H-2A, to reduce a maximum DU count for such built-out Increment, and make the DUs removed from such Increment available to another Increment. Future residential IDOs shall contain language that states the maximum number of dwelling units allowed and the process of reducing the same, consistent with this condition.</u></p> <p><i>(Revised by Ordinance No. 2006-024, March 22, 2006, and Resolution No. 2013-196, November 20, 2013.)</i></p> <p><i>(Exhibit “N”)</i></p> <p><i>Exhibit “N” to the Amended and Restated Master Development Order for the Palmer Ranch Development of Regional Impact</i></p>	<p>available for assignment to other increments as they are applied for. As additional residential increments become built out, the Palmer Ranch shall, in its biennial reports or as part of an Application for Incremental Development Approval, update the attached Schedule and Map <del>H-2A</del> <u>H-2</u>, to reduce a maximum DU count for such built-out Increment, and make the DUs removed from such Increment available to another Increment. Future residential IDOs shall contain language that states the maximum number of dwelling units allowed and the process of reducing the same, consistent with this condition.</p>	
4.	<p>Palmer Ranch may be designated a "receiving area" for Transfer of Development Rights (TDRs) as stated in Sarasota County Zoning Ordinance #75-38. Should the approval of such TDRs result in an increase in the number of units beyond that stated in the AMDA, Sarasota County shall, prior to the approval review of the proposed increase, make a Substantial Deviation Determination and notify the Southwest Florida Regional Planning Council and State Land Planning Agency.</p>	<p>Palmer Ranch may be designated a "receiving area" for Transfer of Development Rights (TDRs) as stated in Sarasota County Zoning <del>Ordinance #75-38</del> <u>Regulations</u>. Should the approval of such TDRs result in an increase in the number of units beyond that stated in the AMDA, Sarasota County shall, prior to the approval review of the proposed increase, make a Substantial Deviation Determination and notify the Southwest Florida Regional Planning Council and State Land Planning Agency.</p>	Updated Zoning Regulation reference.
5.	<p>All residential areas shall be developed as Planned Unit Developments, as provided for by the Sarasota County Zoning Ordinance.</p>	<p>All residential areas shall be developed as Planned <del>Unit</del> Developments, as provided for by the Sarasota County Zoning <del>Ordinance</del> <u>Regulations</u>.</p>	Revised to be consistent with current Zoning Regulations which allow residential development in other planned districts which did not exist when the DRI was created.
6.	<p>The Planned Industrial Center shall be developed under the applicable Planned Commerce</p>		No change.

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	Development District provisions of the Sarasota County Zoning Ordinance; approval to use these provisions must be granted by the Board of County Commissioners, as indicated in this ordinance. Provided, however, Parcel A-1 may be developed under the provisions of the PID regulations of the Sarasota County Zoning Ordinance.		
7.	Internal Commercial areas for the entire Palmer Ranch and all subsequent increments shall not exceed 99 acres.		
8.	The 99 acres of internal commercial development shown on Map H-2A shall be located at the Honore Avenue/ Central Sarasota Parkway intersection and the Honore Avenue/ Palmer Ranch Parkway intersection, unless other locations for internal commercial development have been previously approved in an Incremental development order, or are evaluated and approved in subsequent AIDA's.	The 99 acres of internal commercial development shown on Map <del>H-2A</del> <u>H-2</u> shall be located at the Honore Avenue/ Central Sarasota Parkway intersection and the Honore Avenue/ Palmer Ranch Parkway intersection, unless other locations for internal commercial development have been previously approved in an Incremental development order, or are evaluated and approved in subsequent AIDA's.	Revised to reference Map H-2, not Map H-2A.
9.		Parcels B2, F, and KK shall not be considered as internal commercial developments but shall be considered part of <u>Activity Commercial</u> Centers designated on <del>Apexsee's</del> <u>Comprehensive Plan</u> Future Land Use Plan Map. This commercial development would be allowed, provided that at the time of action on subsequent AIDA's, the maximum commercial acreage of these <u>Activity Commercial</u> Centers is not exceeded, or that these parcels are indicated as commercial areas, in an approved <del>Sector Plan Increment</del> , <u>for their respective Activity Commercial</u> Centers.	Revised to be consistent with current Comprehensive Plan nomenclature and Critical Area Planning Regulations.

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B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	Each AIDA shall indicate if the proposed project will include any low and moderate income housing units.	<del>Each AIDA shall indicate if the proposed project will include any low and moderate income housing units.</del>	Affordable housing condition met. The 2009 Affordable Housing Report documented the satisfaction of this condition.
2.	Densities on residential parcels submitted for the AIDA's shall conform to those indicated on Map H-2A, and be consistent with the Urban Area Residential Checklist and Intensity Matrix contained in Apoxsee.	<del>Densities on residential parcels submitted for the AIDA's shall conform to those indicated on Map H-2A, and be consistent with the Urban Area Residential Checklist and Intensity Matrix contained in Apoxsee.</del>	No longer applicable. The Comprehensive Plan no longer contains an Urban Area Residential Checklist and Intensity Matrix.
3.	Internal commercial areas shown on Map H-2A shall be included in their entirety as part of a subsequent AIDA or filed as a separate AIDA application. The allocation, distribution of acreage and type of commercial use (i.e. CSC, CN, OPI) in the internal commercial nodes will be provided in subsequent AIDA's.	Internal commercial areas shown on Map <del>H-2A</del> <u>H-2</u> shall be included in their entirety as part of a subsequent AIDA or filed as a separate AIDA application. The allocation, distribution of acreage and type of commercial use (i.e. <del>CSC</del> <u>CG</u> , CN, OPI) in the internal commercial nodes will be provided in subsequent AIDA's.	Revised to reference Map H-2, not H-2A and current zone districts permitted within Commercial Centers.
4.	Estimate the population increases in each AIDA according to any phasing of development. Indicate the ultimate functional and resident population, and areas of population concentration in each AIDA area.		No change
5.	Provide the following demographic and housing information. If specific demographic information is not available, use County-wide data. <ul style="list-style-type: none"> <li>a. Number of persons per household.</li> <li>b. Number of children per household.</li> <li>c. Number of elderly per household (Age 65 years and older).</li> <li>d. Total number of housing units to be built. Indicate type of housing (i.e., single family, duplex, cluster, multi-family), and tenure (i.e., owner occupied versus renter occupied).</li> </ul>		No change

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	e. Anticipated first year of home sales. f. Projected final year of home sales. g. Projected number of sales per year by housing type and tenure. h. h. Estimated average sales price per year until build-out occurs.		
6.	<u>All new AIDA submittals and modifications to approved IDOs proposing a change in use may utilize the attached equivalency matrix, “Exhibit N” as applicable in conjunction with the 5-year Traffic Reanalysis.</u> <i>(Added by Resolution No. 2013-196, November 20, 2013.)</i>		Note: Correct Exhibit reference needed.
<b><u>HISTORICAL AND ARCHEOLOGICAL</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	If any potential archaeological or historical sites are discovered during the site preparation process of any AIDA, all work in the immediate vicinity of the discovery shall cease, appropriate notice shall be provided to State and County Agencies, and barriers shall be installed around the discovery for a period of 90 days to allow the appropriate State and local agencies to determine the significance of such findings and to engage in any mitigative excavation. Furthermore, if the to be of National feature is found Historic Register of significance, the Palmer Ranch Places shall work to preserve the feature.	<del>If any potential archaeological or historical sites are discovered during the site preparation process of any AIDA, all work in the immediate vicinity of the discovery shall cease, appropriate notice shall be provided to State and County Agencies, and barriers shall be installed around the discovery for a period of 90 days to allow the appropriate State and local agencies to determine the significance of such findings and to engage in any mitigative excavation. Furthermore, if the to be of National feature is found Historic Register of significance, the Palmer Ranch Places shall work to preserve the feature.</del>	Sarasota County Land Development Regulations Article III. Historical and Archeological Resource Protection Section 66-81 <i>Fortuitous finds and unmarked human burials.</i>
2.	Any significant sites shall be incorporated into ecotonal or buffer edges along streams and drainage ditches; incorporated into wetland		No change



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	preservation conservation areas; be isolated as a preservation area or made part of the passive or "natural park" system that is part of the proposed Concept Plan.		
3.	The archaeological assessment of Parcel X shall be undertaken prior to submittal of an AIDA that includes this parcel. The survey shall be conducted by a professional archaeologist certified by the Society of Professional Archaeologists (SOPA) and/or the Florida Archaeological Council (FAC) The Sarasota County Department of Historical Resources shall be consulted on matters relating to cultural resources survey methodology and site mitigation and preservation strategies prior to land development, as well as matters relating to strategies for the protection of significant sites during and following development.	<del>The archaeological assessment of Parcel X shall be undertaken prior to submittal of an AIDA that includes this parcel. The survey shall be conducted by a professional archaeologist certified by the Society of Professional Archaeologists (SOPA) and/or the Florida Archaeological Council (FAC) The Sarasota County Department of Historical Resources shall be consulted on matters relating to cultural resources survey methodology and site mitigation and preservation strategies prior to land development, as well as matters relating to strategies for the protection of significant sites during and following development.</del>	Completed.  History Center: Delete. Area has been partially tested by panamerican Consultants (2006). Remaining areas include two excavated pond areas indicating a high level of disturbance.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	The Applicant shall preserve the Palmer Ranch midden site (8S01902) illustrated in Figure 9 and incorporate it into the mesic hammock preservation area identified on Map F1 to the extent not impacted by a road crossing.	<del>The Applicant shall preserve the Palmer Ranch midden site (8S01902) illustrated in Figure 9 and incorporate it into the mesic hammock preservation area identified on Map F1 to the extent not impacted by a road crossing. Proposed development or construction within the immediate vicinity of 8SO1902 must be coordinated with the County.</del>	The site has been incorporated into a preservation area. Revisions coordinated with the History Center.  History Center: Area surrounding this site is largely developed. This stipulation is sufficient for the ongoing preservation of the site.
2.	Site 8S01902 shall be clearly demarcated during any development or construction in the vicinity of the midden (including placement of the potential road and any wetland development or restoration) so that no unintended impact takes place.	<del>Site 8S01902 shall be clearly demarcated during any development or construction in the vicinity of the midden (including placement of the potential road and any wetland development or restoration) so that no unintended impact takes place.</del>	Completed.



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3.	The location of 8S01902 shall be noted on all preliminary plans/site and development plans and construction plans. The area of the midden shall remain undisturbed on future plans except for the potential road clearing.	<del>The location of 8S01902 shall be noted on all preliminary plans/site and development plans and construction plans. The area of the midden shall remain undisturbed on future plans except for the potential road clearing.</del>	Completed.
4.	<p>The area of site 8S01902 to be impacted by the road crossing shall be subjected to additional (Phase II) archaeological testing sufficient to verify the presence or absence of potentially significant archaeological deposits within the road right-of-way.</p> <p>The proposed road may affect archaeological deposits related to 8501902. These deposits will be defined as potentially significant if they include undisturbed archaeological materials or deposits that are associated with 8501902 and that can contribute important information to interpretation of the site. If no archaeological materials are discovered, or if deposits are very thin and in the opinion of a certified archaeologist will not contribute important information to interpretation of the site, additional work will not be required.</p> <p>If however, potentially significant archeological deposits are found when additional (Phase II) archaeological testing takes place in the area of the proposed road crossing of 8501902, the Department of Historical Resources will require additional information about the site as a whole so that there can be a determination of significance, and so that the preservation/mitigation of the site can be managed effectively. This information should not require additional excavation, but should be available from a more in-depth consideration of the initial archaeological survey. The additional information shall include answers to the following questions:</p>	<p><del>The area of site 8S01902 to be impacted by the road crossing shall be subjected to additional (Phase II) archaeological testing sufficient to verify the presence or absence of potentially significant archaeological deposits within the road right-of-way.</del></p> <p><del>The proposed road may affect archaeological deposits related to 8501902. These deposits will be defined as potentially significant if they include undisturbed archaeological materials or deposits that are associated with 8501902 and that can contribute important information to interpretation of the site. If no archaeological materials are discovered, or if deposits are very thin and in the opinion of a certified archaeologist will not contribute important information to interpretation of the site, additional work will not be required.</del></p> <p><del>If however, potentially significant archeological deposits are found when additional (Phase II) archaeological testing takes place in the area of the proposed road crossing of 8501902, the Department of Historical Resources will require additional information about the site as a whole so that there can be a determination of significance, and so that the preservation/mitigation of the site can be managed effectively. This information should not require additional excavation, but should be available from a more in-depth consideration of</del></p>	Completed.

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	<p>a. How many shovel tests were placed in the site area during the initial survey?</p> <p>b. What was the location of the shovel tests, the excavation unit, and the column sample excavated during the Phase I investigation?</p> <p>c. What materials were recovered from the site (i.e. specific types and quantities)? What was the density and distribution of materials?</p> <p>d. Was any testing done outside of the hammock and does the site extend outside of this natural feature?</p> <p>e. What are the specific boundaries of the site?</p> <p>If the additional (Phase II) excavation of the road crossing area indicates that potentially significant archaeological deposits are present, the information obtained from this Phase II work should be combined with the more detailed consideration of the Phase I investigation, to make recommendations concerning the site's significance. Sufficient information should be provided about the site to allow determination of significance (as opposed to potential significance). Thus, the Phase II testing of the road crossing, and the additional information requested, should establish the site's dimensions, historic contexts and cultural components, function, integrity, and research potential. If the site is determined to be significant, then either avoidance of the site or mitigation/excavation of the area to be impacted shall be undertaken by the Applicant. The Department of Historical Resources must be consulted during the planning stage of any additional work.</p>	<p><del>the initial archaeological survey. The additional information shall include answers to the following questions:</del></p> <p><del>a. How many shovel tests were placed in the site area during the initial survey?</del></p> <p><del>b. What was the location of the shovel tests, the excavation unit, and the column sample excavated during the Phase I investigation?</del></p> <p><del>c. What materials were recovered from the site (i.e. specific types and quantities)? What was the density and distribution of materials?</del></p> <p><del>d. Was any testing done outside of the hammock and does the site extend outside of this natural feature?</del></p> <p><del>e. What are the specific boundaries of the site?</del></p> <p><del>If the additional (Phase II) excavation of the road crossing area indicates that potentially significant archaeological deposits are present, the information obtained from this Phase II work should be combined with the more detailed consideration of the Phase I investigation, to make recommendations concerning the site's significance. Sufficient information should be provided about the site to allow determination of significance (as opposed to potential significance). Thus, the Phase II testing of the road crossing, and the additional information requested, should establish the site's dimensions, historic contexts and cultural components, function, integrity, and research potential. If the site is determined to be</del></p>	

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		<del>significant, then either avoidance of the site or mitigation/excavation of the area to be impacted shall be undertaken by the Applicant. The Department of Historical Resources must be consulted during the planning stage of any additional work.</del>	
5.	Artifacts recovered from past and future archaeological investigations as a result of development shall be donated to the Sarasota County Department of Historical Resources, or to another local research facility.	<del>Artifacts recovered from past and future archaeological investigations as a result of development shall be donated to the Sarasota County Department of Historical Resources, or to another local research facility.</del>	Completed.
<b><u>RECREATION AND OPEN SPACE</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
<del>2-1.</del>	The Palmer Ranch development shall provide at least 200 acres for public and private recreational use. At the time of each AIDA submittal, Palmer Ranch shall indicate the total number of acres proposed for recreational use.	<del>The Palmer Ranch development shall provide at least 200 acres for public and private recreational use. At the time of each AIDA submittal, Palmer Ranch shall indicate the total number of acres proposed for recreational use.</del>	Completed. To date, Palmer Ranch has designated to the County 135.5 ± acres for public parks. Over 350 acres of golf courses have been developed in three increments and additional recreational use areas have been developed within residential increments.
<del>4-2.</del>	All of the community-neighborhood parks shall be connected by bicycle and pedestrian/circulation systems which follow major drainage channels and ecotone-buffer areas. The bicycle and pedestrian circulation systems shall be delineated on each subsequent Map H-2A or on an updated Master Bicycle and Pedestrian circulation plan. The majority of open space areas shall be available to the public.	All of the community-neighborhood parks shall be connected by bicycle and pedestrian/circulation systems which follow major drainage channels and ecotone-buffer areas. The bicycle and pedestrian circulation systems shall be delineated on <del>each subsequent Map H-2A or on an updated Map I-2/ MPCP Master Pedestrian and Circulation plan</del> Master Bicycle and Pedestrian circulation plan. The majority of open space areas shall be available to the public.	Revised to reference Map I-2/ MPCP Master Pedestrian and Circulation Plan.

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B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	Indicate the size, location (Map H2A), ownership and type of all proposed recreation and open space areas. The bicycle and pedestrian circulation systems shall be delineated on each subsequent Map H-2A or on an updated Master Bicycle and Pedestrian circulation plan.	Indicate the size, location (Map <del>H2A</del> H-2), ownership and type of all proposed recreation and open space areas. The bicycle and pedestrian circulation systems shall be delineated on each subsequent Map <del>H-2A</del> H-2 or on an updated <del>Map-I-2/ MPCP Master Pedestrian and Circulation Plan</del> <u>circulation plan</u> .	Revised to reference Map H-2 and Map-I-2/ MPCP Master Pedestrian and Circulation Plan.
<b><u>FLOODPLAIN/HURRICANE EVACUATION</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	Minimum habitable first floor elevations shall be set at elevations established by Sarasota County Ordinance No.88-72 and at least two feet (2') above the 25-year water-surface elevation or at or above the 100-year water-surface elevation established in the applicable watershed management plan.	<del>Minimum habitable first floor elevations shall be set at elevations established by Sarasota County Ordinance No.88-72 and at least two feet (2') above the 25-year water surface elevation or at or above the 100-year water-surface elevation established in the applicable watershed management plan.</del>	Superseded by LDRs.
2.	No filling shall occur within a designated FEMA numbered A Zone (exclusive of tidal surge areas) as shown on the Federal Insurance Rate Maps adopted by the County.	<del>No filling shall occur within a designated FEMA numbered A Zone (exclusive of tidal surge areas) as shown on the Federal Insurance Rate Maps adopted by the County.</del>	Outdated. Current County LDR watershed methodology provides a much higher standard of care than would be provided by simply avoiding A zones.
3.	The Palmer Ranch shall provide adequate emergency shelter space available to residents of Palmer Ranch.	<del>The Palmer Ranch shall provide adequate emergency shelter space available to residents of Palmer Ranch.</del>	Emergency shelter provided on a County-wide basis.
4.	The Palmer Ranch shall construct all facilities to be used for emergency shelter space to be 15 feet or more above MSL.	<del>The Palmer Ranch shall construct all facilities to be used for emergency shelter space to be 15 feet or more above MSL.</del>	Emergency shelter provided on a County-wide basis.

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5.	The Palmer Ranch shall meet with the appropriate officials from the Sarasota County Office of Disaster Preparedness to discuss the use of the Prestancia Clubhouse as a potential shelter and to review the project for adequacy of emergency shelters and evacuation routes.	<del>The Palmer Ranch shall meet with the appropriate officials from the Sarasota County Office of Disaster Preparedness to discuss the use of the Prestancia Clubhouse as a potential shelter and to review the project for adequacy of emergency shelters and evacuation routes.</del>	Discussion occurred.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	Each AIDA shall contain information on hurricane impacts.	<del>Each AIDA shall contain information on hurricane impacts.</del>	LDR
2.	If the area is subject to category 2 or 3 flooding, information shall be submitted concerning expected flooding levels, building elevations, and shelter plans, as well as any other information deemed necessary.		No change
3.	The Palmer Ranch shall consult with the Sarasota County Office of the Disaster Preparedness, prior to the site and development stage of each AIDA. The Sarasota County Office of Disaster Preparedness will review each facility to be used as an emergency shelter, to determine whether it is adequate for a storm shelter. In addition, all evacuation routes shall be reviewed to determine their adequacy in the event of an emergency.		No change
<b><u>ECONOMY</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	The Palmer Ranch will be responsible for required capital improvements and with approval of Sarasota County, may create an MSTU district on the Palmer Ranch, or a special tax district comprising the boundaries of the Palmer Ranch area. This district may then raise revenues through a combination of: 1) ad valorem tax levies (only on property within the	<del>The Palmer Ranch will be responsible for required capital improvements and with approval of Sarasota County, may create an MSTU district on the Palmer Ranch, or a special tax district comprising the boundaries of the Palmer Ranch area. This district may then raise revenues through a combination of: 1) ad</del>	No longer applicable. MSTUs per Ordinance No. 83-24, "Public Facilities Financing Ordinance, have been replaced with Impact Fees.

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	boundaries of the district), 2) special assessments and 3) fees.	<del>valorem tax levies (only on property within the boundaries of the district), 2) special assessments and 3) fees.</del> <u>None.</u>	
2.	In order for the Palmer Ranch to create an MSTU district or special taxing district developed for the Palmer Ranch, it will be necessary for the Palmer Ranch to work with various County departments responsible for providing the affected capital facilities. In particular, the Palmer Ranch and County staff will have to ensure that the proposed MSTU district or special taxing district for the Palmer Ranch will be adequately coordinated and consistent with the Public Facilities Financing Ordinance No. 83-24.	<del>In order for the Palmer Ranch to create an MSTU district or special taxing district developed for the Palmer Ranch, it will be necessary for the Palmer Ranch to work with various County departments responsible for providing the affected capital facilities. In particular, the Palmer Ranch and County staff will have to ensure that the proposed MSTU district or special taxing district for the Palmer Ranch will be adequately coordinated and consistent with the Public Facilities Financing Ordinance No. 83-24.</del>	No longer applicable. MSTUs per Ordinance No. 83-24, "Public Facilities Financing Ordinance, have been replaced with Impact Fees.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	An assessment of the cumulative fiscal impact of all development to and including that proposed in the AIDA under review.	<del>An assessment of the cumulative fiscal impact of all development to and including that proposed in the AIDA under review.</del>	Outdated Charlotte Harbor Fiscal Model previously agreed, not required.
2.	Specific commitments for various capital improvements (i.e., transportation, water supply, wastewater, health, fire and police) shall be submitted under the respective Palmer Ranch Commitment sections in each AIDA.	<del>Specific commitments for various capital improvements (i.e., transportation, water supply, wastewater, health, fire and police) shall be submitted under the respective Palmer Ranch Commitment sections in each AIDA.</del>	The Condition was based on the outdated Charlotte Harbor Fiscal Model and previously agreed, not required.
3.	The Palmer Ranch shall outline the proposed construction schedule for the identified capital improvements and present the relationship(s) to the adopted "Capital Improvements Program" in Apoxsee.	<del>The Palmer Ranch shall outline the proposed construction schedule for the identified capital improvements and present the relationship(s) to the adopted "Capital Improvements Program" in Apoxsee.</del>	Outdated Charlotte Harbor Fiscal Model previously agreed, not required.
4.	The Palmer Ranch shall provide all information as requested in ADA Question 20 (Economy) and indicated under the economy element of the Three	<del>The Palmer Ranch shall provide all information as requested in ADA Question 20 (Economy) and indicated under the economy element of</del>	Outdated Charlotte Harbor Fiscal Model previously agreed, not required.

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	party Agreement (i.e., A. B. C. D. E). This information shall be incorporated with all other necessary information to run the Charlotte Harbor Fiscal Impact Model.	<del>the Three party Agreement (i.e., A. B. C. D. E). This information shall be incorporated with all other necessary information to run the Charlotte Harbor Fiscal Impact Model.</del>																																					
5.	The Palmer Ranch shall submit as part of each AIDA, all information necessary to run the most current version of the Charlotte Harbor Fiscal Impact Model.	<del>The Palmer Ranch shall submit as part of each AIDA, all information necessary to run the most current version of the Charlotte Harbor Fiscal Impact Model.</del> <u>None.</u>	Outdated Charlotte Harbor Fiscal Model previously agreed, not required.																																				
<b><u>TRANSPORTATION</u></b>																																							
A.	CONDITIONS FOR DEVELOPMENT APPROVAL																																						
<del>3.1.</del>	<p>The collector and arterial road network for Palmer Ranch (as shown on AMDA Volume II, Map H-5) shall be constructed to design standards consistent with Sarasota County standards and the F.D.O.T. Manual of Uniform Minimum Standards for Design, Construction, and Highways ("Green Book") standards. The Palmer Ranch shall use the following minimum design standards for the major roadways in the Palmer Ranch development:</p> <table><tr><td></td><td>Designation</td><td></td></tr><tr><td></td><td>Arterial (Honore)</td><td>Collector (Others)</td></tr><tr><td>Right of Way</td><td>120' to 150'</td><td>80' to 100'</td></tr><tr><td>Posted Speed</td><td>45 mph</td><td>40 mph</td></tr><tr><td>Median Width</td><td>19.5'</td><td>15.5'</td></tr><tr><td>Design Speed</td><td>50</td><td>45</td></tr></table>		Designation			Arterial (Honore)	Collector (Others)	Right of Way	120' to 150'	80' to 100'	Posted Speed	45 mph	40 mph	Median Width	19.5'	15.5'	Design Speed	50	45	<p>The collector and arterial road network for Palmer Ranch (as shown on AMDA Volume II, Map H-5) shall be constructed to design standards consistent with Sarasota County standards and the F.D.O.T. Manual of Uniform Minimum Standards for Design, Construction, and Highways ("Green Book") standards. The Palmer Ranch shall use the <u>Sarasota County Land Development Regulations (2001 as may be revised)</u> minimum design standards for the major collector and arterial roadways in the Palmer Ranch development:</p> <table><tr><td></td><td>Designation</td><td></td></tr><tr><td></td><td>Arterial (Honore)</td><td>Collector (Others)</td></tr><tr><td>Right of Way</td><td>120' to 150'</td><td>80' to 100'</td></tr><tr><td>Posted Speed</td><td>45 mph</td><td>40 mph</td></tr><tr><td>Median Width</td><td>19.5'</td><td>15.5'</td></tr><tr><td>Design Speed</td><td>50</td><td>45</td></tr></table>		Designation			Arterial (Honore)	Collector (Others)	Right of Way	120' to 150'	80' to 100'	Posted Speed	45 mph	40 mph	Median Width	19.5'	15.5'	Design Speed	50	45	Per 2001 LDR ...
	Designation																																						
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<u>4.2</u>	As mitigation for the impact of Palmer Ranch traffic, Palmer Ranch shall construct one hundred Percent (100%) of the following major county roadways at	As mitigation for the impact of Palmer Ranch traffic, Palmer Ranch shall construct one hundred Percent (100%) of the following major	Roadways have been constructed. Reword re McIntosh Rd. Refer to the 5-year Reanalysis process.																																				



Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<p>such times as are required in incremental development orders:</p> <ul style="list-style-type: none"> <li>a. Honore Avenue as a four-lane divided arterial roadway from Clark Road (S.R. 72) to Preymore Street.</li> <li>b. McIntosh Road as a four-lane divided collector roadway from Clark Road (S.R. 72) to US-41.</li> <li>c. Sawyer Loop Road <u>East</u> as a collector roadway.</li> <li>d. Palmer Ranch Parkway as a collector roadway from Beneva Road to McIntosh Road, then jogging south before continuing easterly between McIntosh Road and Honore Avenue.</li> <li>e. An unnamed collector roadway connecting Sawyer Loop Road with the eastern extension of Palmer Ranch Parkway near Honore Avenue.</li> <li>f. Mall Drive as a collector roadway from Beneva, Road to McIntosh Road.</li> <li>g. <del>Livingston Street</del> <u>Central Sarasota Parkway</u> as a collector roadway from U.S. 41 to Honore Avenue.</li> </ul> <p>(The major roadways listed above are set in terms of where they enter and exit the Palmer Ranch development.)</p> <p><i>(Amended by Resolution No. 2014-125, July 9, 2014.)</i></p>	<p>county roadway<del>s</del> at such times as are required in incremental development orders:</p> <ul style="list-style-type: none"> <li><del>a. Honore Avenue as a four-lane divided arterial roadway from Clark Road (S.R. 72) to Preymore Street.</del></li> <li><del>b. McIntosh Road as a four-lane divided collector roadway from Clark Road (S.R. 72) to US-41.</del></li> <li><del>c. Sawyer Loop Road <u>East</u> as a collector roadway.</del></li> <li><del>d. Palmer Ranch Parkway as a collector roadway from Beneva Road to McIntosh Road, then jogging south before continuing easterly between McIntosh Road and Honore Avenue.</del></li> <li><del>e. An unnamed collector roadway connecting Sawyer Loop Road with the eastern extension of Palmer Ranch Parkway near Honore Avenue.</del></li> <li><del>f. Mall Drive as a collector roadway from Beneva, Road to McIntosh Road.</del></li> <li><del>g. Livingston Street <u>Central Sarasota Parkway</u> as a collector roadway from U.S. 41 to Honore Avenue.</del></li> </ul> <p>(The major roadways<del>s</del> listed above <del>are</del><u>is</u> set in terms of where they enter and exit the Palmer Ranch development.)</p>	
3.	<p><u>Sarasota County and Palmer Ranch will take all steps necessary to reimburse Palmer Ranch for construction of Honore Avenue as a 4-lane road between Palmer Ranch Parkway and S.R. 681, and upgrading and extending Bay Street as a 2-lane</u></p>		No change.



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	road from U.S. 41 to Honore Avenue from road impact fees collected, as more fully prescribed in the Stipulation of Settlement (Exhibit N). (Added by Resolution No. 99-179, July 14, 1999.)		
<del>6-4.</del>	Since the major roadways will be dedicated public roadways, Sarasota County will be the responsible agency for maintenance. These responsibilities include only the roadway and drainage facilities and routine maintenance of typical right-of-way areas. If a higher level of maintenance is required for landscaping area, the Palmer Ranch, or the homeowners association shall assume primary responsibility.		No change.
<del>7-5.</del>	All traffic control signs shall satisfy the standards of the Manual on Uniform Traffic Control.		No change.
<del>8-6.</del>	Roadway access of subsequent AIDA's of Palmer Ranch onto arterial and collector roadways (as indicated on AMDA Volume II, Map H-5), shall be limited to local roadways and to major driveways. Residential driveway connection to individual lots, and on- street parking shall not be permitted.	<del>Roadway access of subsequent AIDA's of Palmer Ranch onto arterial and collector roadways (as indicated on AMDA Volume II, Map H-5), shall be limited to local roadways and to major driveways. Residential driveway connection to individual lots, and on- street parking shall not be permitted.</del>	This condition has been replaced with Sarasota County Access Management Technical Manual, Ordinance No. 2013-019.
<del>9-7.</del>	The Palmer Ranch, in subsequent AIDA's, shall use as a general guideline a separation of 1/4 mile between public intersections on arterial and collector roadways.	<del>The Palmer Ranch, in subsequent AIDA's, shall use as a general guideline a separation of 1/4 mile between public intersections on arterial and collector roadways.</del>	This condition has been replaced with Sarasota County Access Management Technical Manual, Ordinance No. 2013-019.
<del>10-8.</del>	Roadway access points of subsequent Palmer Ranch AIDA's onto Honore Avenue shall be limited to an average minimum separation of 1/4 mile.	<del>Roadway access points of subsequent Palmer Ranch AIDA's onto Honore Avenue shall be limited to an average minimum separation of 1/4 mile.</del>	This condition has been replaced with Sarasota County Access Management Technical Manual, Ordinance No. 2013-019.
<del>11-9.</del>	The Palmer Ranch shall be required to pay for the following specific access point and off-site intersection improvements, which are required as a result of Palmer Ranch traffic, in subsequent AIDA	The Palmer Ranch shall be required to pay for the following specific access point and off-site intersection improvements, which are required as a result of Palmer Ranch traffic, in	Minor revision to reflect name change

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	submittals: (1) External (a) Clark Road (S.R 72) - Sawyer Road West - Sawyer Road East - Honore Avenue (b) U.S. 41 - Livingston Avenue - McIntosh Road (c) Beneva Road - Palmer Ranch Parkway - Mall Drive	subsequent AIDA submittals: (1) External (a) Clark Road (S.R 72) - Sawyer Road West - Sawyer Road East - Honore Avenue (b) U.S. 41 - <del>Livingston Avenue</del> <u>Central Sarasota Pkwy</u> - McIntosh Road (c) Beneva Road - Palmer Ranch Parkway - Mall Drive	
42.10.	The Palmer Ranch shall work with Sarasota County, FDOT, and the Southwest Florida Regional Planning Council to investigate the concept of a new east- west roadway network with a new interchange onto I- 75 to serve the project, and to relieve overall project impacts on the surrounding east-west roadway network (Clark Road). Should a new network be found to be desirable, the Palmer Ranch shall modify the master plan for Palmer Ranch to accommodate the extension of Livingston Street or another appropriate road to I-75.	The Palmer Ranch shall work with Sarasota County, FDOT, and the Southwest Florida Regional Planning Council to investigate the concept of a new east- west roadway network with a new <del>interchange-onto collector roadway crossing</del> I- 75 to serve the project, and to relieve overall project impacts on the surrounding east-west roadway network (Clark Road). Should a new network be found to be desirable, the Palmer Ranch shall modify the master plan for Palmer Ranch to accommodate the extension of <u>Livingston Bay</u> Street or another appropriate road to I-75.	I-75/CSP interchange is no longer a viable project. County staff indicated that a new crossing of I-75 is needed between Clark Road and SR 681.
43.11.	The Palmer Ranch shall donate any right-of-way within the project site, as deemed necessary for the widening of Clark Road, US-41, McIntosh Road and Honore Avenue, as determined by the County Engineer of FDOT.	<del>The Palmer Ranch shall donate any right-of-way within the project site, as deemed necessary for the widening of Clark Road, US-41, McIntosh Road and Honore Avenue, as determined by the County Engineer of FDOT.</del>	The right-of-way dedication for these roads has been completed.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
44. <u>12.</u>	Regarding public transportation the Palmer Ranch shall: a. Provide bus bays (stops) at strategic points near envisioned major transit stops, along with shelters, lighting, and signage. b. Ensure that cul-de-sacs, if any, are sufficient for bus turn-arounds on collector streets. c. Provide sidewalks to bus stops where appropriate.		No change.
45. <u>13.</u>	The Palmer Ranch shall provide a pedestrian circulation system in the Palmer Ranch development.		No change.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
3. <u>1.</u>	All AIDA submittals for industrial development shall identify any dependent relationships with existing or proposed aviation, or rail facilities. Outline any new construction proposals involving such facilities resulting from the proposed development.	<del>All AIDA submittals for industrial development shall identify any dependent relationships with existing or proposed aviation, or rail facilities. Outline any new construction proposals involving such facilities resulting from the proposed development.</del>	Railroad removed from DRI.
<u>2.</u>	<u>Palmer Ranch shall continue to provide reanalysis for the DRI pursuant to the requirements of the Settlement Stipulation described in Resolution No. 87-549 and consistent with the methodologies utilized in prior analyses adopted by Sarasota County Resolution Nos. 89-98 and 95-231, as described in the Stipulation of Settlement (Exhibit N). The review of subsequent Transportation issues in AIDA's shall be limited to providing trip generation information demonstrating consistency with the Transportation reanalysis and demonstrating adequate site access.</u>		No change.

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	<i>(Added by Resolution No. 99-179, July 14, 1999.)</i>		
<u>3.</u>	All new AIDA submittals and modifications to approved IDOs proposing a change in use may utilize the attached equivalency matrix, “Exhibit N” as applicable in conjunction with the 5-year Traffic Reanalysis.  <i>(Added by Resolution No. 2013-196, November 20, 2013.)</i>	1	No change.
<b><u>WASTEWATER</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	Central County Utilities has been granted a regional wastewater franchise by the Sarasota County Board of County Commissioners under Resolution No. 83-379. This franchise includes the Palmer Ranch. Prior to any development approval the Palmer Ranch shall document availability of approved wastewater service.	<del>Central County Utilities has been granted a regional wastewater franchise by the Sarasota County Board of County Commissioners under Resolution No. 83-379. This franchise includes the Palmer Ranch. Prior to any development approval the Palmer Ranch shall document availability of approved wastewater service.</del>	Central County Plant acquired by Sarasota County.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	The Palmer Ranch shall update all projected wastewater flows for each AIDA project.		No change.
2.	Each AIDA shall include average daily flow in MGD of wastewater generated by each development at the end of each phase.		No change.
3.	If applicable, the Palmer Ranch shall provide a table describing the volume characteristics, and treatment techniques of any industrial or other effluent.		No change.
<b><u>WATER SUPPLY</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	Existing ground water supplies west and south of I-75 in central and southern Sarasota County are	<del>Existing ground water supplies west and south of I-75 in central and southern Sarasota County</del>	Sarasota County potable water facilities have been provided.

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	limited and must be protected from over-development in order to prevent degradation of the supply from salt water intrusion, lowered potentiometric levels and other adverse impacts. Accordingly, the water supply system for the development shall be designed to utilize water from the Ringling-MacArthur Tract located east of I-75 to the fullest extent practicable. Wells, reverse osmosis plants, and other sources may be developed and utilized only on a scale, and to the extent, necessary to serve actual development up to the time that water from the T. Mabry Carlton Jr. Memorial Reserve becomes available.	<del>are limited and must be protected from over-development in order to prevent degradation of the supply from salt water intrusion, lowered potentiometric levels and other adverse impacts. Accordingly, the water supply system for the development shall be designed to utilize water from the Ringling-MacArthur Tract located east of I-75 to the fullest extent practicable. Wells, reverse osmosis plants, and other sources may be developed and utilized only on a scale, and to the extent, necessary to serve actual development up to the time that water from the T. Mabry Carlton Jr. Memorial Reserve becomes available.</del>	
2.	<u>Palmer Ranch shall receive reimbursements for the construction and installation of water transmission line within the DRI as prescribed in the in the Stipulation of Settlement (Exhibit N). (Added by Resolution No. 99-179, July 14, 1999.)</u>		No change.
3.	Prior to the construction and utilization of on- site non-potable water wells, the Palmer Ranch shall apply for and obtain a Consumptive Use Permit (CUP) pursuant to Chapter 40 D-2, F.A.C.		No change.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	Potable Water - Each AIDA shall identify potable water needs and the most feasible sources to satisfy potable water demands.		No change.
2.	Non-potable Water - Each AIDA shall have definitive land use plans which quantify the irrigation and other non-potable water demands and detail the non-potable water supply source to satisfy demands.		No change.
3.	If any water wells exist, they shall be located during		No change.

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	site investigations for each AIDA, at which time, proposed well locations and other information required for non-potable use shall also be delineated and presented in AIDA documents.		
<b><u>SOLID WASTE</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
	None		No change.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	The Palmer Ranch shall provide in each AIDA a letter from General Sanitation Corp., or others, of their ability to adequately service this project.	<del>The Palmer Ranch shall provide in each AIDA a letter from General Sanitation Corp., or others, of their ability to adequately service this project.</del>	County has contracts with Solid Waste provider and 50+ year capacity at Central County landfill.
2.	The Palmer Ranch shall provide in each AIDA a letter from the Sarasota County Director of Solid Waste indicating the amount of current excess capacity to accommodate the additional refuse.		No change.
<b><u>ENERGY</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	<p>The following energy conservation features shall be incorporated into the final site plans and architecture for all AIDA's of Palmer Ranch and be implemented through appropriate deed restrictions and/or covenants in order to mitigate further the energy impacts of the proposed project:</p> <p>a. Provision of a bicycle/pedestrian system connecting all land uses, to be placed along all arterial and collector roads within the project. This system shall be in compliance with the intent of the Energy Plan Element of Apoxsee and the Sarasota county Land Development Regulations.</p> <p>b. Provision of bicycle racks or storage</p>	<p><del>The following energy conservation features shall be incorporated into the final site plans and architecture for all AIDA's of Palmer Ranch and be implemented through appropriate deed restrictions and/or covenants in order to mitigate further the energy impacts of the proposed project:</del></p> <p><del>a. Provision of a bicycle/pedestrian system connecting all land uses, to be placed along all arterial and collector roads within the project. This system shall be in compliance with the intent of the Energy Plan Element of Apoxsee and the Sarasota county Land</del></p>	Outdated. Current County LDRs and building standards address energy concerns.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<p>facilities in recreational, commercial, and multi-family residential areas.</p> <p>c. Cooperation with the Sarasota County Area Transit Authority in the locating of bus stops, shelters, and other passenger and system accommodations when a transit system is developed to serve the project area.</p> <p>d. Use of energy-efficient features in widow design (e.g., shading and tinting).</p> <p>e. Use of operable windows and ceiling fans.</p> <p>f. Installation of energy-efficient appliances and equipment.</p> <p>g. Prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts (e.g., building orientation, clotheslines, and solar water heating systems).</p> <p>h. Reduced coverage by asphalt, concrete, rock, and similar substances in streets, parking lots, and other areas to reduce local air temperatures and reflected light and heat, in accordance with local regulations.</p> <p>i. Installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas.</p> <p>j. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch).</p> <p>k. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance, and other needs. All plant material</p>	<p><del>Development Regulations.</del></p> <p><del>b. Provision of bicycle racks or storage facilities in recreational, commercial, and multi-family residential areas.</del></p> <p><del>c. Cooperation with the Sarasota County Area Transit Authority in the locating of bus stops, shelters, and other passenger and system accommodations when a transit system is developed to serve the project area.</del></p> <p><del>d. Use of energy efficient features in widow design (e.g., shading and tinting).</del></p> <p><del>e. Use of operable windows and ceiling fans.</del></p> <p><del>f. Installation of energy efficient appliances and equipment.</del></p> <p><del>g. Prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts (e.g., building orientation, clotheslines, and solar water heating systems).</del></p> <p><del>h. Reduced coverage by asphalt, concrete, rock, and similar substances in streets, parking lots, and other areas to reduce local air temperatures and reflected light and heat, in accordance with local regulations.</del></p> <p><del>i. Installation of energy efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas.</del></p> <p><del>j. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0</del></p>	

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<p>shall be approved by the County Staff Forester.</p> <p>l. Planting of native shade trees to provide reasonable shade for all recreation areas, streets, and parking areas. All plant material shall be approved by the County Staff Forester.</p> <p>m. Placement of trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months. (Shade in the summer should receive primary consideration).</p> <p>n. Planting of native shade trees for each residential unit. All plant material shall be approved by the County Staff Forester.</p> <p>o. Provision for structural shading (e.g., trellises, awnings and roof overhangs) wherever practical when natural shading cannot be used effectively.</p> <p>p. Inclusion of porch/patio areas in residential units, when possible.</p> <p>q. Energy saving features of individual structures including:</p> <ul style="list-style-type: none"> <li>- common wall housing</li> <li>- ceiling, wall, duct and wood floor insulation</li> <li>- horizontal and vertical partitions between dwelling units</li> <li>- horizontal partitions over non-air conditioned spaces</li> <li>- entrance door insulation</li> <li>- water heating techniques such as solar,</li> <li>- heat recovery, super insulation and heat pumps</li> </ul>	<p><del>gallons per minute (at 60 pounds of pressure per square inch).</del></p> <p><del>k. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance, and other needs. All plant material shall be approved by the County Staff Forester.</del></p> <p><del>l. Planting of native shade trees to provide reasonable shade for all recreation areas, streets, and parking areas. All plant material shall be approved by the County Staff Forester.</del></p> <p><del>m. Placement of trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months. (Shade in the summer should receive primary consideration).</del></p> <p><del>n. Planting of native shade trees for each residential unit. All plant material shall be approved by the County Staff Forester.</del></p> <p><del>o. Provision for structural shading (e.g., trellises, awnings and roof overhangs) wherever practical when natural shading cannot be used effectively.</del></p> <p><del>p. Inclusion of porch/patio areas in residential units, when possible.</del></p> <p><del>q. Energy saving features of individual structures including:</del></p> <ul style="list-style-type: none"> <li><del>- common wall housing</del></li> <li><del>- ceiling, wall, duct and wood floor insulation</del></li> <li><del>- horizontal and vertical partitions between</del></li> </ul>	



Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<ul style="list-style-type: none"> <li>- roofing overhang</li> <li>- attic ventilation</li> <li>r. Orienting buildings on an east/west axis with 25' variation in either direction for solar strategies.</li> <li>s. Use of PUD and cluster techniques to achieve flexibility in building siting.</li> <li>t. Maintenance of a high percentage of open space and minimizing the amount of impervious surfaces within individual development parcels.</li> </ul>	<ul style="list-style-type: none"> <li><del>-dwelling units</del></li> <li><del>-horizontal partitions over non-air conditioned spaces</del></li> <li><del>-entrance door insulation</del></li> <li><del>-water heating techniques such as solar,</del></li> <li><del>-heat recovery, super insulation and heat pumps</del></li> <li><del>-roofing overhang</del></li> <li><del>-attic ventilation</del></li> <li><del>r. Orienting buildings on an east/west axis with 25' variation in either direction for solar strategies.</del></li> <li><del>s. Use of PUD and cluster techniques to achieve flexibility in building siting.</del></li> <li><del>t. Maintenance of a high percentage of open space and minimizing the amount of impervious surfaces within individual development parcels</del></li> </ul> <p>None.</p>	
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	With the submittal of subsequent AIDA's, the Palmer Ranch shall indicate what alternative energy sources (e.g., solar energy systems) will be incorporated into the development.	<del>With the submittal of subsequent AIDA's, the Palmer Ranch shall indicate what alternative energy sources (e.g., solar energy systems) will be incorporated into the development.</del>	Outdated. Current County LDRs and building standards address energy concerns.
2.	With the submittal of subsequent AIDA's, the Palmer Ranch shall indicate specific numbers and percentages of residential structures that will utilize the Florida Power & Light "Watt Wise Program."	<del>With the submittal of subsequent AIDA's, the Palmer Ranch shall indicate specific numbers and percentages of residential structures that will utilize the Florida Power &amp; Light "Watt Wise Program."</del> None.	Current program requires a voluntary agreement with each owner.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
<b><u>EDUCATION</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	<p><del>The Palmer Ranch shall provide a twenty-acre future school site to the Sarasota County School Board at an appropriate time in the development process that is acceptable to the School Board. The Palmer Ranch shall also work with the School Board in locating a mutually acceptable site if the twenty-acre parcel (Q-1) is not appropriate.</del></p> <p><u>Palmer Ranch has dedicated a 20-acre school site at the Parcel Q-1 location in the DRI. The Sarasota County School Board has expressed an interest in relocating the 20-acre site to a mutually acceptable location. Sarasota County will cooperate with Palmer Ranch and the School Board to relocate the school site elsewhere within the DRI or out. Following relocation, the Q-1 parcel shall be a permissible location for allocation of a portion of the 99-acres granted to Palmer Ranch as internal commercial acreage. (Revised by Resolution No. 99-179, July 14, 1999.)</u></p>	<p><del>Palmer Ranch has dedicated a 20-acre school site at the Parcel Q-1 location in the DRI. The Sarasota County School Board has expressed an interest in relocating the 20-acre site to a mutually acceptable location. Sarasota County will cooperate with Palmer Ranch and the School Board to relocate the school site elsewhere within the DRI or out. Following relocation, the Q-1 parcel shall be a permissible location for allocation of a portion of the 99-acres granted to Palmer Ranch as internal commercial acreage.</del></p>	<p>School Board: Delete. The Sarasota County School Board no longer needs the site that was required in the original approval documents for Palmer Ranch. The disposition of the dedicated site was resolved in a settlement agreement and release case number 2005-CA-006686 NC between Palmer Ranch, The County and the School Board.</p> <p>Resolved by settlement agreement and release for case number 2005-CA-006686 NC in the Twelfth Judicial Circuit Court for Sarasota County.</p>
2.	The Palmer Ranch shall work with the School Board regarding the location, timing and cost of future schools. The location(s) of future schools and any financial impacts beyond normal school tax levys shall be negotiated between the Palmer Ranch and the School Board.	<del>The Palmer Ranch shall work with the School Board regarding the location, timing and cost of future schools. The location(s) of future schools and any financial impacts beyond normal school tax levys shall be negotiated between the Palmer Ranch and the School Board.</del>	School Board. Delete. See comment above in condition A.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	The status and capability of existing schools or planned facilities to accommodate anticipated students.	<del>The status and capability of existing schools or planned facilities to accommodate anticipated students.</del>	School Board. Delete. See comment above in condition A.
2.	The size, timing and location of any school sites to	<del>The size, timing and location of any school sites</del>	School Board. Delete. See comment above in

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	be provided by the developer.	<del>to be provided by the developer.</del>	condition A.
3.	If no school site is to be provided, information supporting the lack of need.	<del>If no school site is to be provided, information supporting the lack of need.</del>	School Board. Delete. See comment above in condition A.
<b><u>POLICE</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	In the event that subsequent studies indicate a need for additional police substations, they shall be incorporated into the main internal commercial area (Village Center) at the time of that development phase.	<del>In the event that subsequent studies indicate a need for additional police substations, they shall be incorporated into the main internal commercial area (Village Center) at the time of that development phase.</del>	Village Center deleted.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	In AIDA submittals subsequent to Prestancia, the Palmer Ranch shall consult with the Sheriff's Department and incorporate recommendations regarding security from the checklist provided with the letter from Sheriff Hardcastle of September 1, 1983.	<del>In AIDA submittals subsequent to Prestancia, the Palmer Ranch shall consult with the Sheriff's Department and incorporate recommendations regarding security from the checklist provided with the letter from Sheriff Hardcastle of September 1, 1983.</del>	Outdated. Palmer Ranch Master Association and individual Homeowner Associations coordinates with the Sheriff's Office.
2.	The Palmer Ranch shall indicate the demand that will be generated by each AIDA for police services.		
<b><u>FIRE PROTECTION/HEALTH CARE</u></b>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
<del>3-1.</del>	Palmer Ranch will provide and dedicate one (1) acre in the southeast quadrant of the Honore Avenue/Central Sarasota Parkway intersection for a fire station. Palmer Ranch will convey an additional and contiguous acre at this site and shall be compensated for this second acre, as prescribed in the Stipulation of Settlement (Exhibit N). <i>(Added by Resolution No. 99-179, July 14, 1999.)</i>	<del>Palmer Ranch will provide and dedicate one (1) acre in the southeast quadrant of the Honore Avenue/Central Sarasota Parkway intersection for a fire station. Palmer Ranch will convey an additional and contiguous acre at this site and shall be compensated for this second acre, as prescribed in the Stipulation of Settlement (Exhibit N).</del>	Fire: Condition satisfied.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
2.	Commitment from the Palmer Ranch with respect to early warning detection systems or sprinkler systems in all structures, prior to construction of the water transmission lines.	<del>Commitment from the Palmer Ranch with respect to early warning detection systems or sprinkler systems in all structures, prior to construction of the water transmission lines.</del> <u>None.</u>	Addressed through LDR & Construction Plan process.  Fire: Retain. Proper planning for fire hydrant and other equipment can only be done when the requirements of the fire codes for fire alarm, fire hydrant or fire sprinkler systems is considered.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	The Palmer Ranch shall provide an update in each AIDA on existing health care delivery systems which serves the development area as well as an update of the needs of the proposed development for medical services and facilities and fire protection services.	The Palmer Ranch shall provide <del>an update</del> in each AIDA <del>on existing health care delivery systems which serves the development area as well as an update of the needs of the proposed development for medical services and facilities and fire protection services</del> <u>response times for fire and emergency medical service.</u>	Response times for fire and emergency medical service are provided in each AIDA.
<b><u>SPECIFIC DRI INFORMATION</u></b>			
	In the appropriate AIDA's the Palmer Ranch shall respond to the following questions as required in ADA Questionnaire (Form DSP-BLWM-II-76): <ul style="list-style-type: none"> <li>- Question 37 - Industrial Plants and Industrial Parks. (Responses A, B, C, D, and E).</li> <li>- Question 39 - Office Parks. (Responses A, B, C, and D).</li> <li>- Question 42- Schools. (Responses A, and B).</li> <li>- Question 43 - Shopping Centers. (Responses A, B, and C).</li> </ul>		

## Equivalency Matrix

Land Use to be Increased

	110: General Light Industrial	210: Single-Family Detached Housing	230: Residential Condominium / Townhouse	710: General Office Building	820: Shopping Center	826: Specialty Retail Center
110: General Light Industrial		1.031 ksf/du	0.536 ksf/du	1.536 ksf/ksf	3.825 ksf/ksf	2.794 ksf/ksf
210: Single-Family Detached Housing	0.970 ksf/du		0.520 du/du	1.490 du/ksf	3.710 du/ksf	2.710 du/ksf
230: Residential Condominium / Townhouse	1.865 ksf/du	1.923 ksf/du		2.865 du/ksf	7.135 du/ksf	5.212 du/ksf
710: General Office Building	0.651 ksf/ksf	0.671 ksf/du	0.349 ksf/du		2.490 ksf/ksf	1.819 ksf/ksf
820: Shopping Center	0.261 ksf/ksf	0.270 ksf/du	0.140 ksf/du	0.402 ksf/ksf		0.730 ksf/ksf
826: Specialty Retail Center	0.358 ksf/ksf	0.369 ksf/du	0.192 ksf/du	0.550 ksf/ksf	1.369 ksf/ksf	

1. Land use changes are based on the peak hour of adjacent street traffic, one hour between 4 and 6 PM.

2. Equivalency factors are based on the ITE Trip Generation Manual 9th Edition average rate for each land use.

3. When increasing a land use, multiply by the value in the table. When decreasing a land use, divide by the value in the table.

### Examples:

Increase 50 single-family dwelling units by decreasing 13,500 SF of shopping center  
 (50 x 0.270) Increase 50,000 SF of specialty retail by decreasing 261  
 condo/townhouse dwelling units (50 x 5.212) Decrease 25 single-family dwelling units  
 by increasing 16,780 SF of office (25 / 1.490)



# --- Agenda --- Item

10e

10e

Palmer Ranch AIDA NOPC  
(Increment XXII 9A)

10e

**DEVELOPMENT OF REGIONAL  
IMPACT ASSESSMENT  
FOR  
PALMER RANCH INCREMENT XXII  
DRI # DRI # 08-8283-032**

The Palmer Ranch Increment XXII DRI is planned as the twenty-second increment of the Palmer Ranch Master Development Plan and is the sixteenth increment to be filed pursuant to the provisions of the Revised Master Development Order. This increment is a 103± acre parcel of land (referred to as Parcel 9A) south of the existing boundaries of the Palmer Ranch DRI. The specific parcel is located south of Palmer Ranch Increment XI and west of Honore Avenue.

The Applicant is proposing to construct in one phase, with a buildout date of 2020 depending on market conditions, a total of 170 single-family detached homes on Palmer Ranch Parcel 9A, a 103± acre area. Also part of the development proposal is 44.7 acres of other open space (12.16± acres of lakes/littoral areas/man-made pits, 10.21± acres of wetland preservation and restoration areas and 22.32± acres± of upland preservation/perimeter buffers and other open space).

The designation of single-family on this property is consistent with the Sarasota County Comprehensive Plan. The traffic analysis with this amendment shows no off-site transportation improvements are required as part of this project. Water, reuse and wastewater services will be provided by Sarasota County Utilities Department.

**RECOMMENDED ACTION:**

The staff of the Southwest Florida Regional Planning Council recommends Conditional Approval for the Palmer Ranch Increment XXII DRI to be further conditioned on a finding of Consistency with the Local Government Comprehensive Plan by the Sarasota County Board of County Commissioners.



**PRIMARY STAFF FOR  
PALMER RANCH INCREMENT XXII DRI REVIEW**

Coordinator – David E. Crawford, AICP

Water Quality and Drainage, Historical/Archaeological, Native Habitat, Land Use, Transportation, Water Supply, Solid Waste, and Consistency with Local Comprehensive Plan and Strategic Regional Policy Plan

## INTRODUCTION

### BACKGROUND

The Palmer Ranch Development of Regional Impact (DRI) is an approved mixed-use master-planned development located in central Sarasota County, Florida. The DRI is generally bounded on the east by I-75, on the west by Beneva Road and U.S. 41, on the north by Clark Road, and on the south by Preymore Street. The original Master Development Order (MDO) document was approved by the Sarasota Board of County Commissioners on December 18, 1984. The MDO, including the Conceptual Master Development Plan (Map H-2) for the Palmer Ranch DRI, is being implemented pursuant to the terms and conditions of the amended and restated Master Development Order (Sarasota County Resolution No. 91-170, as amended), which was first adopted on July 12, 1991 by the Sarasota Board of County Commissioners. The amended and restated MDO calls for the planning and development of the 5,307.5± acre Palmer Ranch DRI in incremental developments.

The approved Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted in order to approve specific land uses in the development. To date, 20 Incremental Development Orders (IDO) have been approved within the Palmer Ranch DRI. The existing Palmer Ranch development is approved for 11,550 residential dwelling units; 99± acres of internal commercial, plus additional square footage of commercial/office approved/planned in designated Activity Centers; and 1- 75 million square feet of industrial development.

### APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL

The Palmer Ranch Increment XXII DRI is planned as the twenty-first increment of the Palmer Ranch Master Development Plan and is the sixteenth increment to be filed pursuant to the provisions of the Revised Master Development Order. This increment is 103 ± acres on one (1) parcel of land (referred to as Parcel 9A) located south of the existing boundaries of the Palmer Ranch DRI. The Applicant is, in addition to seeking approval of an Incremental Development Order for proposed Increment XXII, seeking to amend the MDO to add the 103± acre site known as Parcel 9A to the Master Development lands and update Map H-2 and label Parcel 9A as Increment XXII.

Parcel 9A is located on the south side of the Master DRI, west of Honore Avenue. The Applicant is proposing to construct in one phase, with a buildout date of 2020 depending on market conditions, a gated 170-unit development with a total of 170 single-family detached units on 58.47± acres. Also part of the development proposal is 44.7 acres of other open space (12.16± acres of lakes/littoral areas/man-made pits, 10.21± acres of wetland preservation and restoration areas and 22.32± acres of upland preservation/perimeter buffers and other open space). The designation of single family on this property is consistent with the Sarasota County Comprehensive Plan. The traffic analysis with this amendment shows no off-site transportation improvements are required as part of this project. Water, reuse and wastewater services will be provided by Sarasota County Utilities Department.

## **IMPACT ASSESSMENT AND RECOMMENDATIONS**

The Council staff usually provides a detailed assessment of all the regional and local issues within Appendix I and II of the regional report. However, because Sarasota County has received Limited DRI Certification under 380.065 F.S., Administrative Rule 28-10 and a "Memorandum of Understanding Regarding Sarasota County's Limited DRI Certification Program" between the Sarasota County and the SWFRPC signed on April 4, 1989, the Sarasota County staff assessment (Appendix III) is being approved by SWFRPC staff as the recommended SWFRPC Staff Assessment. No additional analysis and recommendations are being added to the regional issues by SWFRPC.

The regional recommendations for the "Palmer Ranch Increment XXII DRI Assessment" have been prepared by Sarasota County Planning staff and the Southwest Florida Regional Planning Council staff as required by Chapter 380.06, Florida Statutes. A determination by Sarasota County and the applicant has been made not to reiterate word for word the applicable MDO conditions that applied to Increment XXII but to reference within the Increment XXII development order the applicable MDO conditions. The DRI assessment is largely based on information supplied in the AIDA, Eastside Environmental Analysis and the Sarasota County Staff Assessment. Additional information was obtained by consulting official plans, and by reviewing reports related to specific issues in the impact assessment. Sarasota County's staff assessment and recommendations were integrated into various elements of the regional recommendations. The Southwest Florida Water Management District reviewed Water-related elements.

The Council's staff assessment for Increment XXII only contains four regional issues. The regional issues are those that affect more than one county. The recommendations for these issues are formal conditions to be included by the local government in any Development Order that has jurisdiction within a particular county.

The findings of this evaluation and the Southwest Florida Regional Planning Council's recommendations are not intended to foreclose or abridge the legal responsibility of local government to act pursuant to applicable local laws and ordinances. Copies of any "Incremental Development Order" (an order granting, denying, or granting with conditions an Application of Development Approval) issued with regard to the proposed development should be transmitted to the Southwest Florida Regional Planning Council and the Florida Department of Economic Opportunity.

## **NOTICE OF PROPOSED CHANGE**

The first Master Development Order for the Palmer Ranch Development of Regional Impact (DRI) was approved on December 18, 1984. The Palmer Ranch DRI consisted of 5,119 acres +/-, and was conceptually approved as a residential community of 10,500 dwelling units with supporting commercial, office, and industrial development. Within the overall Palmer Ranch DRI site, Increments I through XVIII (Increment XIX Denial) have been approved for development through the Application for Incremental Development Approval (AIDA) process. Increments I – V and XVII are generally located to the west of the Seminole and Gulf Railroad

and Legacy Recreational Trail, while Increments VI through XXI are east of the railroad and recreational trail.

On July 20, 1990, Palmer Venture submitted an Application for Development Approval (ADA) for the "Eastside Environmental Systems Analysis and Master Development Order Supplement for the Palmer Ranch DRI." This Eastside Environmental Systems Analysis amended the legal description of the Palmer Ranch reflecting the inclusion of Parcel U to the DRI boundaries, which increased the total land area to 5,229 acres, and provided an area wide assessment of native habitats, rare and endangered species, drainage, water quality, floodplains, and historical and archaeological resources within the east side of the Palmer Ranch. During this process, the Best Management Practices (BMP) Manual and the Surface Water Management, Maintenance and Monitoring Manual were developed to be applied uniformly to all lands within the east side of the DRI site. The Amended and Restated Master Development Order for the Palmer Ranch Development of Regional Impact (Sarasota County Resolution No. 91-170) was adopted by the Board of County Commissioners on July 9, 1991.

The boundaries of the DRI have been increased three times since the adoption of Sarasota County Resolution No. 91-170 for a total land area to 5,324.7 acres. Two NOPCs which have been submitted in association with the AIDA for Increments XXII and XXIII would, if adopted, expand the boundaries of the Master Development Order for the Palmer Ranch DRI as follows:

Master D.O.	Dec. 18, 1984	Resolution No. 84-418	5,119
Substantial Deviation	July 9, 1991	Resolution No. 91-170	127.2
NOPC	July 14, 1999	Resolution No. 99-179	1.5
NOPC	April 14, 2004	Resolution No. 2004-077	38.6
NOPC	December 7, 2011	Resolution No. 2011-226	38.4
Total acreage as adopted			<hr/> 5,324.7
NOPC with AIDA XXII		NOPC - Parcel 9A	103.19
NOPC with AIDA XXIII		NOPC - Parcel 9B	223.95
			<hr/> 5,651.8

The project currently under review is outside of this Eastside area of the Palmer Ranch DRI. The AIDA was prepared pursuant to the Conditions of the Amended and Restated Master Development Order and the Standard Questionnaire for Developments of Regional Impact within Sarasota County.

## **Maps**

The Master Pedestrian and Circulation Plan (Map I-2/MPCP) and the Master Development Concept Plan (Map H-2) are being updated to reflect the expanded boundaries of the Palmer Ranch DRI. The map series contained in the Master Development Order issued for the Palmer Ranch (Sarasota County Resolution No. 84-418, as amended) also includes a Native Habitat Preservation, Alteration, and Mitigation Plan (Map F-2); a Wildlife Corridor Plan (Figure 3); a

Conceptual On-Site Surface Water Management Plan (Map G-2) a Conceptual Master Plan (Map H-2); and a (Master Pedestrian and Circulation Plan (Map I-2).

**Amended and Restated Master Development Order (MDO)**

At the request of Sarasota County, an Amended and Restated Master Development Order (MDO) for the Palmer Ranch Development of Regional Impact is necessary to codify all amendments to the MDO since the adoption of Sarasota County Resolution No. 91-170.

## APPLICANT INFORMATION AND DEVELOPMENT SUMMARY

### APPLICANT INFORMATION

Project Name	Palmer Ranch Increment XXII (Parcel 9A) DRI
Applicant	Taylor Morrison of Florida, Inc .
Date on which DRI/AIDA was officially accepted	October 1, 2014
Date on which DRI/AIDA was found sufficient	December 31, 2014
County DRI Hearing Date	April 21, 2015
Date County Notified SWFRPC of Public Hearing	March 5, 2015
Type of Development	Residential
Location of Development	Sarasota County
DRI Threshold	2,000 Residential Units

### DEVELOPMENT SUMMARY

Residential Units	170 single family detached homes
Total Acres	103 ± acres
Estimated Average Potable Water Demand (million gallons per day)	0.0425 mgd
Estimated Average Wastewater Demand (million gallons per day)	0.03400 mgd
Estimated Solid Waste Generation	2543.2 lbs/day
Project Construction Period	Within 5 years based on market demand

## SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL'S STAFF FINDINGS AND RECOMMENDATIONS

### REGIONAL

**IT IS THE RECOMMENDATION OF THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL THAT THE APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL DATED OCTOBER 1, 2014 AND SUFFICIENCY RESPONSE DATED DECEMBER 31, 2014 IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

#### **1. CONSERVATION & ENVIRONMENTAL PERMITTING**

Palmer Ranch Increment XXII is characterized by improved pasture, with the central portion as hardwood-conifer mixed and interspersed with freshwater marshes that have been altered by past Approximately 22.73 acres of wetlands, including wet prairies, freshwater marshes, and mitigation creation areas, will be preserved within Increment XXII. Preserved wetlands, mitigation areas, and their respective 30-foot upland buffers will be set aside as perpetual preserve areas on all plats of record and Subdivision Plans, and in conformance with agency permits.

Palmer Ranch Increment XXII also designates upland conservation areas that will contribute to the Palmer Ranch wildlife corridor network. These areas include areas of improved pastures and areas supporting more native plant communities. Measures to manage these conservation areas will include designating these areas as perpetual conservation areas on all plats, Subdivision Plans, and in conformance with agency permits.

### RECOMMENDATIONS

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The wetlands and associated upland vegetative buffer shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by the Environmental Protection Division through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
- B. Slight impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements, may be allowed if deemed consistent with the LDR Environmental Technical Manual during site and development plan review.
- C. The proposed wildlife conservation area shall be a minimum of 50 feet wide. A resource management plan for the proposed corridor shall be submitted to the Environmental

Protection Division during the site and development plan submittal that details how the wildlife corridor will be maintained and the proposed corridor crossing minimized.

## **2. WATER QUALITY AND DRAINAGE**

Stormwater from the proposed development flows generally to the south and into the Oscar Scherer State Park, which is a State and regional resource. This condition is intended to provide for adequate flows and water quality improvements prior to the stormwater entering the park.

### **RECOMMENDATIONS**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

A. The Master Surface Water Management Plan shall be consistent with the Catfish Creek, South Creek, North Creek, Elligraw Bayou, Matheny Creek, Holiday Bayou, and Clower Creek Basin Master Plans.

## **3. WATER SUPPLY**

The assessment of the proposed development estimated that the average potable water demand for the proposed development will be 0.0425 million gallons per day.

### **RECOMMENDATIONS**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The Developer shall enter into a Standard Utility Agreement with Sarasota County prior to receiving Construction Authorization for any portion of development. The Standard Utility Agreement shall outline any County contribution for the oversize of potable water, wastewater collection or reclaimed water extensions. The development is required to extend a 12" reclaimed water system on Honore Ave along the full frontage of the parcel facing Honore and enter into an oversize agreement with the County for the upsized of the line.
- B. Prior to being granted Construction Authorization approval for the development, the applicant shall submit a reclaimed water master plan and supporting documentation signed and sealed by a registered professional engineer or professional geologist identifying the areas to be served by reclaimed water. The report will include the rate and volume of land application, location and placement of proposed reclaimed facilities (including ponds, pumps and pipe routes), water balance calculations encompassing precipitation on an annual duration, demonstrate how the system will be operated in accordance with state rule, and reclaimed water & sewer effluent balance calculations for the project demonstrating how each phase of development will manage the volume of



reclaimed allocated to it. Irrigation systems will use best management practices to minimize overspray onto impervious areas and avoid unauthorized discharges.

#### **4. CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN**

The Palmer Ranch DRI is currently approved for 1,450,000 gross square feet of internal commercial/office uses, 1,763,000 square feet of industrial uses and 11,550 residential dwelling units. To date, approximately 9,704 residential dwelling units have either been constructed or approved through the platting or Site and Development plan process. The planned single-family residential development on this property is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates this parcel as a single-family residential development area. The designation of this site is also consistent with the Palmer Ranch Master Development Order (Sarasota County Resolution 84-418 as amended and restated as Sarasota County Resolution 91-170 as amended).

The transportation impacts on Palmer Ranch are analyzed on a Ranch-wide basis every five years consistent with the MDO and 2009 Transportation Reanalysis. Although not part of the approved DRI, the impacts from this Increment were accounted for in the approved Palmer Ranch 2009 Transportation Reanalysis as well as the Palmer Ranch 2014 Transportation Reanalysis which was submitted to Sarasota County and is expected to be approved in March 2015. The impacts of this Increment are consistent with all Transportation related provisions of the Comprehensive Plan and no off-site transportation improvements are required as part of this project.

#### **RECOMMENDATIONS**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The entire 103 ± acre subject property shall be developed in substantial accordance with the Master Development Plan dated August, 2014. This does not imply or confer any deviations from applicable zoning or land development regulations.

#### **5. GENERAL CONSIDERATIONS**

In the "Palmer Ranch Increment XXII AIDA," numerous commitments were made by the applicant to mitigate project impacts. Many, but not all of these commitments are listed in this staff assessment. Additionally, the AIDA provided a phasing schedule that provided the timing basis for this review. If the applicant significantly alters this phasing schedule, then many of the basic assumptions of this approval could be substantially changed, potentially raising additional regional issues and/or impacts.

#### **RECOMMENDATIONS**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

1. The Palmer Ranch Increment XXII development shall occur in substantial accordance with the Palmer Ranch Master Development Order and Incremental Development Order Conditions.
2. All references made in the following Conditions for Development Approval pertaining to "Applicant", shall also include any successors in interest of areas covered under this Development Order.
3. Access to the Palmer Ranch Increment XXII project site by Sarasota County government agents and employees shall be granted for the purpose of monitoring the implementation of the Development Order.
4. The term preservation of native habitats which is used herein is defined as follows:  
Preservation – the perpetual maintenance of habitats in their existing (or restored) condition.
5. Pursuant to Chapter 380.06(16), Florida Statutes, the applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the developer is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the developer may enter into a capital contribution front-ending agreement to reimburse the developer for voluntary contributions in excess of the fair share.

## **APPENDICES**

### **ANALYSIS OF REGIONAL ISSUES**

The Council staff's assessment of the "Palmer Ranch Increment XXII DRI" identified six issues of regional concern: environment (conservation, environmental permitting, drainage and water quality), and consistency with the local comprehensive plan and regional policy plan. The SWFRPC staff reports for one of these issues are attached as Appendix I. Usually, Appendix I contains detailed regional staff assessments of the regional issues, however, it was not necessary for the regional staff to do an assessment for any of the issues since the Sarasota County Staff Assessment, more than adequately addressed the assessment of all the regional and local issues.

## **APPENDIX I**

### **REGIONAL ISSUES ANALYSIS IN ADDITION TO SARASOTA COUNTY STAFF'S ANALYSIS**

#### **A. CONSISTENCY WITH THE REGIONAL POLICY PLAN**

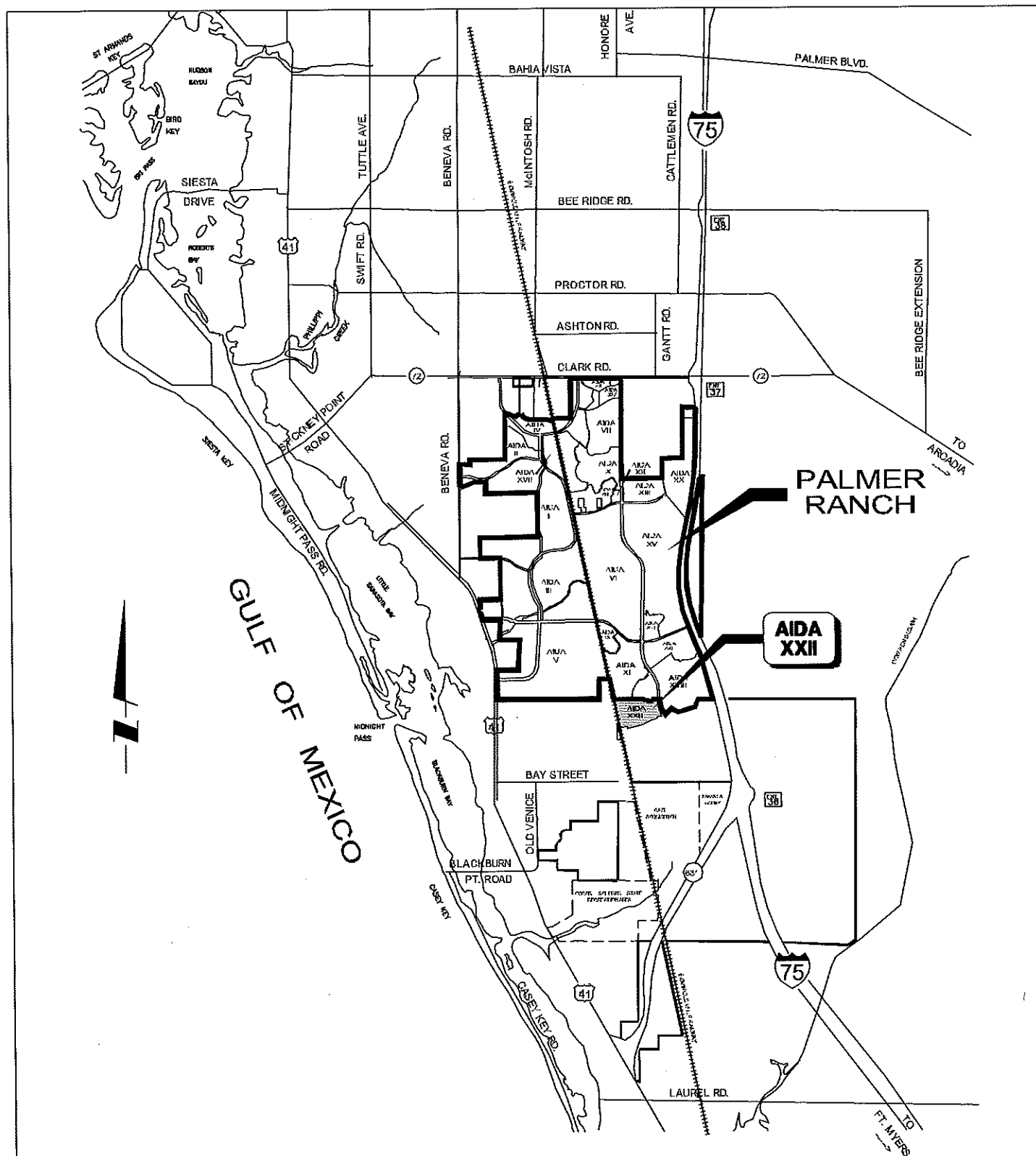
Council staff has described regional impacts within the previous sections of this report. Council staff has then related those impacts to the regional plan DRI review list and normally the plan consistency checklist is provided in this section. However, since the Regional Policy Plan checklist for the SWFRPC adopted Palmer Ranch Increment XXII Assessment Report would be the same, in an effort to reduce paper work, please refer to the Increment XXII Assessment Report.

Staff finds that without appropriate mitigation actions and conditions the project could have a net negative impact on the regional resources and infrastructure. The regional recommendations presented within this assessment are intended to neutralize the negative and questionable impacts.



Google earth





PROJECT: PALMER RANCH – INCREMENT XXII (PARCEL 9A)

CLIENT: TAYLOR MORRISON



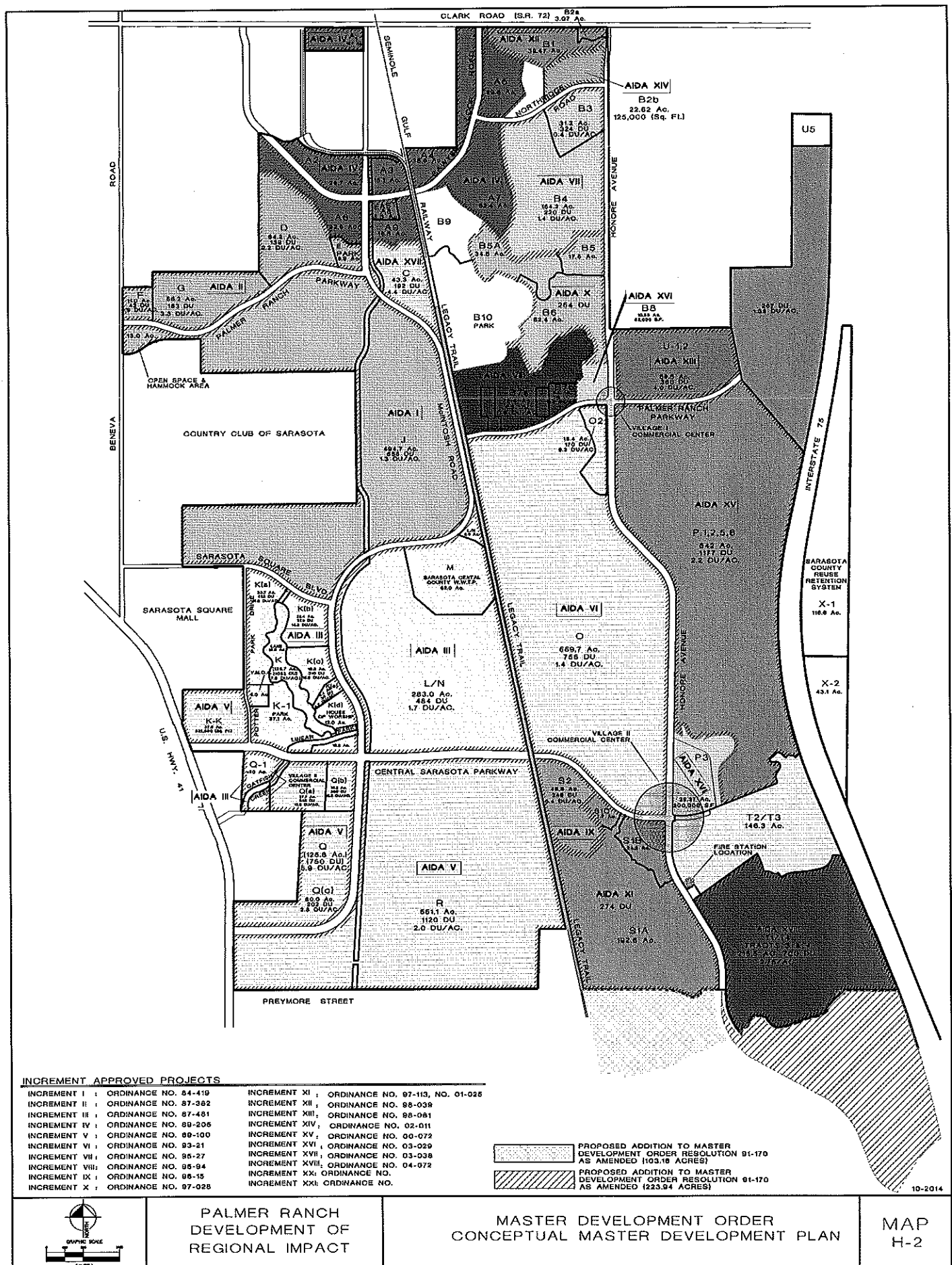
6900 Professional Parkway East, Sarasota, FL 34240

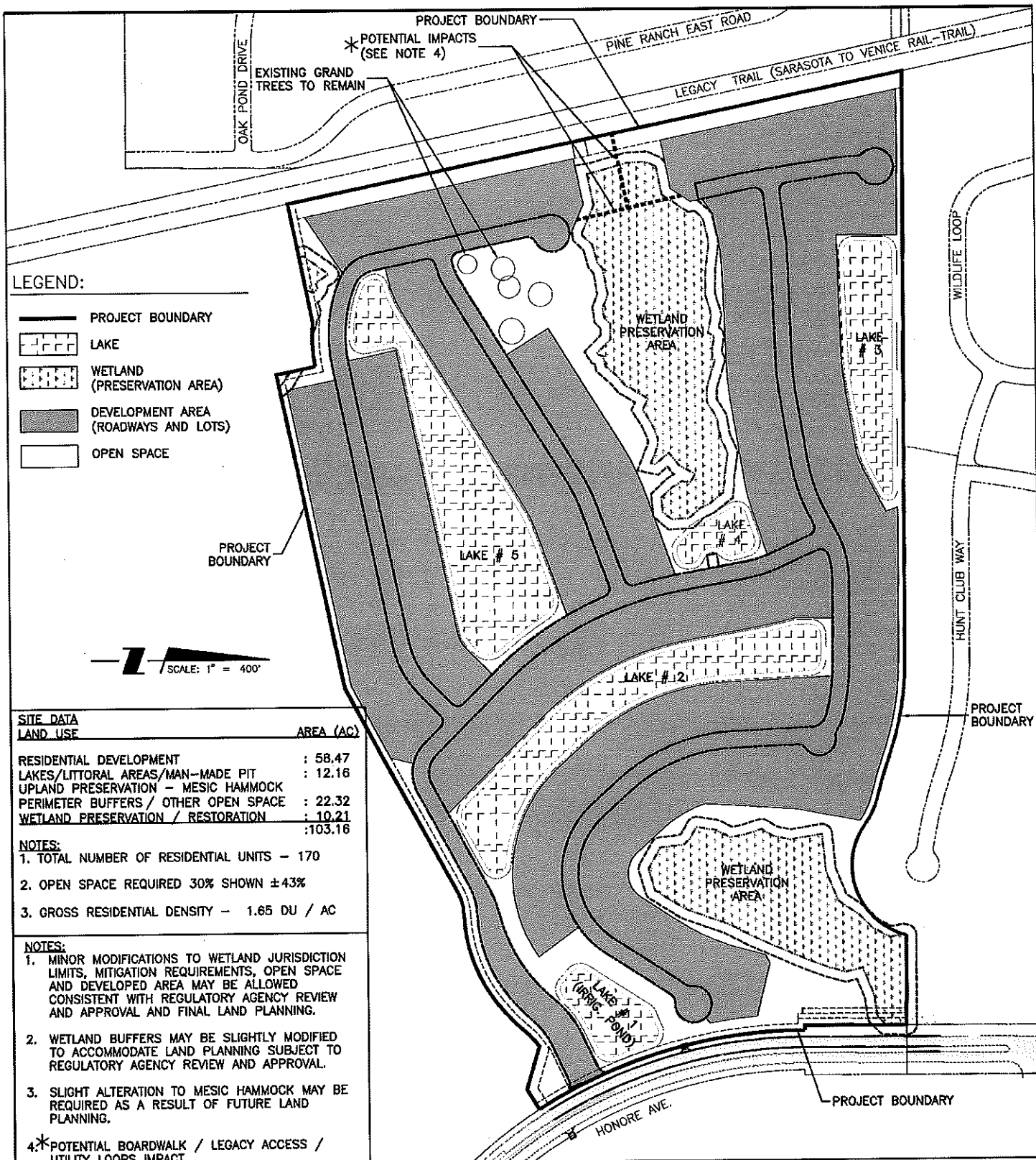
Phone 941-907-6900 • Fax 941-907-6910

Certificate of Authorization #27013 • www.stantec.com

#### SITE LOCATION MAP

SCALE:	AS NOTED	DATE:	JULY 2014
SEC:	TWP:	RGE:	REV NO:
36	37S	18E	
PROJECT NO.	INDEX NO:		
DRWN BY/EMP NO.	SHEET NO:		
RTD/80450	A		





PROJECT. PALMER RANCH - INCREMENT XXII (PARCEL 9A)

CLIENT: TAYLOR MORRISON



# Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • [www.slantec.com](http://www.slantec.com)

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## CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1" = 400'	DATE: AUG. 2014
SFC: 36 TWP: 37S R6F: 18E	REV NO:
PRECCT NO.	NOX NO:
TRWY RY/VP L.O.	S-FM NO:
DNS/103302	C-3



# Agenda Item

10f

10f

Palmer Ranch AIDA NOPC  
(Increment XXIII 9B)

10f

**DEVELOPMENT OF REGIONAL  
IMPACT ASSESSMENT  
FOR  
PALMER RANCH INCREMENT XXIII  
DRI # 08-8283-032**

The Palmer Ranch Increment XXIII DRI is planned as the twenty-second increment of the Palmer Ranch Master Development Plan and is the seventeenth increment to be filed pursuant to the provisions of the Revised Master Development Order. This increment is a 224 ± acre parcel of land (referred to as Parcel 9B) located south of the existing boundaries of the Palmer Ranch DRI. The specific parcel is located south of Palmer Ranch Increment XVIII and east of Honore Avenue, adjacent to I-75. The Applicant is proposing to construct in one phase, with a build-out date of 2021 depending on market conditions, a total of 400 single-family detached homes on 95.8 ± acres. Also part of the development proposal is 38.55 ± acres of wetland preservation and restoration areas, 2.12± acres of potential wetland mitigation, 37.73 ± acres of lakes/littoral areas/man-made pit, and 49.74± acres of perimeter buffers/other open space. The designation of single-family on this property is consistent with the Sarasota County Comprehensive Plan. The traffic analysis with this amendment shows no off-site transportation improvements are required as part of this project. Water, reuse and wastewater services will be provided by Sarasota County Utilities Department.

**RECOMMENDED ACTION:**

The staff of the Southwest Florida Regional Planning Council recommends Conditional Approval for the Palmer Ranch Increment XXIII DRI to be further conditioned on a finding of Consistency with the Local Government Comprehensive Plan by the Sarasota County Board of County Commissioners.

**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL MEMBERSHIP  
PALMER RANCH INCREMENT XXIII DRI REVIEW**

Coordinator – David E. Crawford

Water Quality and Drainage, Historical/Archaeological, Native Habitat, Land Use,  
Transportation, Water Supply, Solid Waste, and Consistency with Local Comprehensive Plan  
and Strategic Regional Policy Plan

## **INTRODUCTION**

### **BACKGROUND**

The Palmer Ranch Development of Regional Impact (DRI) is an approved mixed-use master-planned development located in central Sarasota County, Florida. The DRI is generally bounded on the east by I-75, on the west by Beneva Road and U.S. 41, on the north by Clark Road, and on the south by Preymore Street. The original Master Development Order (MDO) document was approved by the Sarasota Board of County Commissioners on December 18, 1984. The MDO, including the Conceptual Master Development Plan (Map H-2) for the Palmer Ranch DRI, is being implemented pursuant to the terms and conditions of the amended and restated Master Development Order (Sarasota County Resolution No. 91-170, as amended), which was first adopted on July 12, 1991 by the Sarasota Board of County Commissioners. The amended and restated MDO calls for the planning and development of the 5,307.5 ± acre Palmer Ranch DRI in incremental developments.

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### **APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL**

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The Applicant is proposing to construct in one phase, with a build-out date of 2021 depending on market conditions, a total of 400 single-family detached homes on 95.8± acres. Also part of the development proposal is 38.55 ± acres of wetland preservation and restoration areas; 2.12 ± acres of potential wetland mitigation; 37.73 ± acres of lakes, littoral areas and man-made pit; and 49.74 ± acres of perimeter buffers and other open space. The designation of single-family on this property is consistent with the Sarasota County Comprehensive Plan. The traffic analysis with this amendment shows no off-site transportation improvements are required as part of this project. Water, reuse and wastewater services will be provided by Sarasota County Utilities Department.

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At the request of Sarasota County, an Amended and Restated Master Development Order (MDO) for the Palmer Ranch Development of Regional Impact is necessary to codify all amendments to the MDO since the adoption of Sarasota County Resolution No. 91-170.

### **IMPACT ASSESSMENT AND RECOMMENDATIONS**

The Council staff usually provides a detailed assessment of all the regional and local issues within Appendix I and II of the regional report. However, because Sarasota County has received Limited DRI Certification under 380.065 F.S., Administrative Rule 28-10 and a "Memorandum of Understanding Regarding Sarasota County's Limited DRI Certification Program" between the Sarasota County and the SWFRPC signed on April 4, 1989, the Sarasota County staff assessment will be approved by SWFRPC staff as the recommended SWFRPC Staff Assessment. No additional analysis and recommendations are being added to the regional issues by SWFRPC.

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The findings of this evaluation and the Southwest Florida Regional Planning Council's recommendations are not intended to foreclose or abridge the legal responsibility of local government to act pursuant to applicable local laws and ordinances. Copies of any "Incremental Development Order" (an order granting, denying, or granting with conditions an Application of Development Approval) issued with regard to the proposed development should be transmitted to the Southwest Florida Regional Planning Council and the Florida Department of Economic Opportunity.

## APPLICANT INFORMATION AND DEVELOPMENT SUMMARY

### APPLICANT INFORMATION

Project Name	Palmer Ranch Increment XXIII (Parcel 9B) DRI
Applicant	DiVosta Homes, L.P. 1919 Burgos Drive Sarasota, FL 34238 Ph: (239) 495-4800
Date on which DRI/AIDA was officially accepted	October 29, 2014
Date on which DRI/AIDA was found sufficient	November 26, 2014
County DRI Hearing Date	April 22, 2014
Date County Notified SWFRPC of Public Hearing	November 21, 2014
Type of Development	Residential
Location of Development	Sarasota County
DRI Threshold	2,000 Residential Units

### DEVELOPMENT SUMMARY

Residential Units	400 single family detached homes
Total Acres	223 +/- acres
Estimated Average Potable Water Demand (million gallons per day)	0.101250 mgd
Estimated Average Wastewater Demand (million gallons per day)	0.08100 mgd
Estimated Solid Waste Generation	5,984 lbs/day
Project Construction Period	Within 5 years based on market demand



**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL'S  
STAFF FINDINGS AND RECOMMENDATIONS**

**REGIONAL**

**IT IS THE RECOMMENDATION OF THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL THAT THE APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL DATED OCTOBER 29, 2014 AND SUFFICIENCY RESPONSE DATED NOVEMBER 29, 2014 IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

**1. CONSERVATION & ENVIRONMENTAL PERMITTING**

The development area contains streams and waterways, freshwater wetlands, mesic hammock, and pine flatwoods. The remainder of the site contains developed features (improved pasture, woodland pasture, spoil areas, electrical power transmission lines, and reservoirs). The applicant proposes to preserve 45.36 ± acres of wetlands, including freshwater marshes, shrub marsh wetlands, and the restoration of South Creek tributary and 30-foot upland buffers within Increment XXIII.

**RECOMMENDATIONS**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The wetlands and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Environmental Permitting. Exception may be granted by Environmental Permitting to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.
- B. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to the Environmental Protection Division with preliminary or site and development plans.
- C. The proposed wildlife conservation area shall be a minimum of 50 feet wide. A resource management plan for the proposed corridor shall be submitted to the Environmental Protection Division during the site and development plan submittal that details how the wildlife corridor will be maintained and the proposed corridor crossing minimized.

## **2. WATER QUALITY AND DRAINAGE**

Stormwater from the proposed development site flows both north and south from the subject from site water bodies listed below.

### **RECOMMENDATION**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The Master Surface Water Management Plan shall be consistent with the Catfish Creek, South Creek, North Creek, Elligraw Bayou, Matheny Creek, Holiday Bayou, and Clower Creek Basin Master Plans.

## **3. WATER SUPPLY**

The assessment of the proposed development estimated that the average potable water demand to be 0.101250 million gallons per day.

### **RECOMMENDATION**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The Applicant shall enter into a Standard Utility Agreement with Sarasota County prior to receiving Construction Authorization for any portion of development. The Standard Utility Agreement shall outline any County contribution for the oversize of potable water, wastewater collection or reclaimed water extensions. The development is required to extend a 12" reclaimed water system on Honore Ave along the full frontage of the parcel facing Honore and enter into an oversize agreement with the County for the upsized of the line.
- B. Prior to being granted Construction Authorization approval for the development, the Applicant shall submit a reclaimed water master plan and supporting documentation signed and sealed by a registered professional engineer or professional geologist identifying the areas to be served by reclaimed water. The report will include the rate and volume of land application, location and placement of proposed reclaimed facilities (including ponds, pumps and pipe routes), water balance calculations encompassing precipitation on an annual duration, demonstrate how the system will be operated in accordance with state rule, and reclaimed water & sewer effluent balance calculations for the project demonstrating how each phase of development will manage the volume of reclaimed allocated to it. Irrigation systems will use best management practices to minimize overspray onto impervious areas and avoid unauthorized discharges.

#### **4. CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN**

The Palmer Ranch DRI is currently approved for 1,450,000 gross square feet of internal commercial/office uses, 1,763,000 square feet of industrial uses and 11,550 residential dwelling units. To date, approximately 9,704 residential dwelling units have either been constructed or approved through the platting or Site and Development plan process. The planned single-family residential development on this property is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates this parcel as a single-family residential development area. The designation of this site is also consistent with the Palmer Ranch Master Development Order (Resolution No. 91-170, as amended).

#### **RECOMMENDATIONS**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The entire 223 ± acre subject property shall be developed in substantial accordance with the Master Development Plan dated October, 2014. This does not imply or confer any deviations from applicable zoning or land development regulations.

#### **5. GENERAL CONSIDERATIONS**

In the "Palmer Ranch Increment XXIII AIDA," numerous commitments were made by the applicant to mitigate project impacts. Many, but not all of these commitments are listed in this staff assessment. Additionally, the AIDA provided a phasing schedule that provided the timing basis for this review. If the applicant significantly alters this phasing schedule, then many of the basic assumptions of this approval could be substantially changed, potentially raising additional regional issues and/or impacts.

#### **RECOMMENDATIONS**

Any DRI Incremental Development Order issued by Sarasota County shall contain the following provisions:

- A. The Palmer Ranch Increment XXIII development shall occur in substantial accordance with the Palmer Ranch Master Development Order and Incremental Development Order Conditions.
- B. All references made in the following Conditions for Development Approval pertaining to "Applicant", shall also include any successors in interest of areas covered under this Development Order.
- C. Access to the Palmer Ranch Increment XXIII project site by Sarasota County government agents and employees shall be granted for the purpose of monitoring the implementation of the Development Order.
- D. The term preservation of native habitats which is used herein is defined as follows:

Preservation – the perpetual maintenance of habitats in their existing (or restored) condition.

- E. Pursuant to Chapter 380.06(16), Florida Statutes, the applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the developer is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the developer may enter into a capital contribution front-ending agreement to reimburse the developer for voluntary contributions in excess of the fair share.

## **APPENDICES**

### **ANALYSIS OF REGIONAL ISSUES**

The Council staff's assessment of the "Palmer Ranch Increment XXIII DRI" identified six issues of regional concern: environment (conservation and environmental permitting, stormwater, air and water quality) transportation, and consistency with the local comprehensive plan and regional policy plan. The SWFRPC staff reports for one of these issues are attached as Appendix I. Usually, Appendix I contains detailed regional staff assessments of the regional issues, however, it was not necessary for the regional staff to do an assessment for any of the issues since the Sarasota County Staff Assessment more than adequately addressed the assessment of all the regional and local issues.

## APPENDIX I

### REGIONAL ISSUES ANALYSIS IN ADDITION TO SARASOTA COUNTY STAFF'S ANALYSIS

#### A. CONSISTENCY WITH THE REGIONAL POLICY PLAN

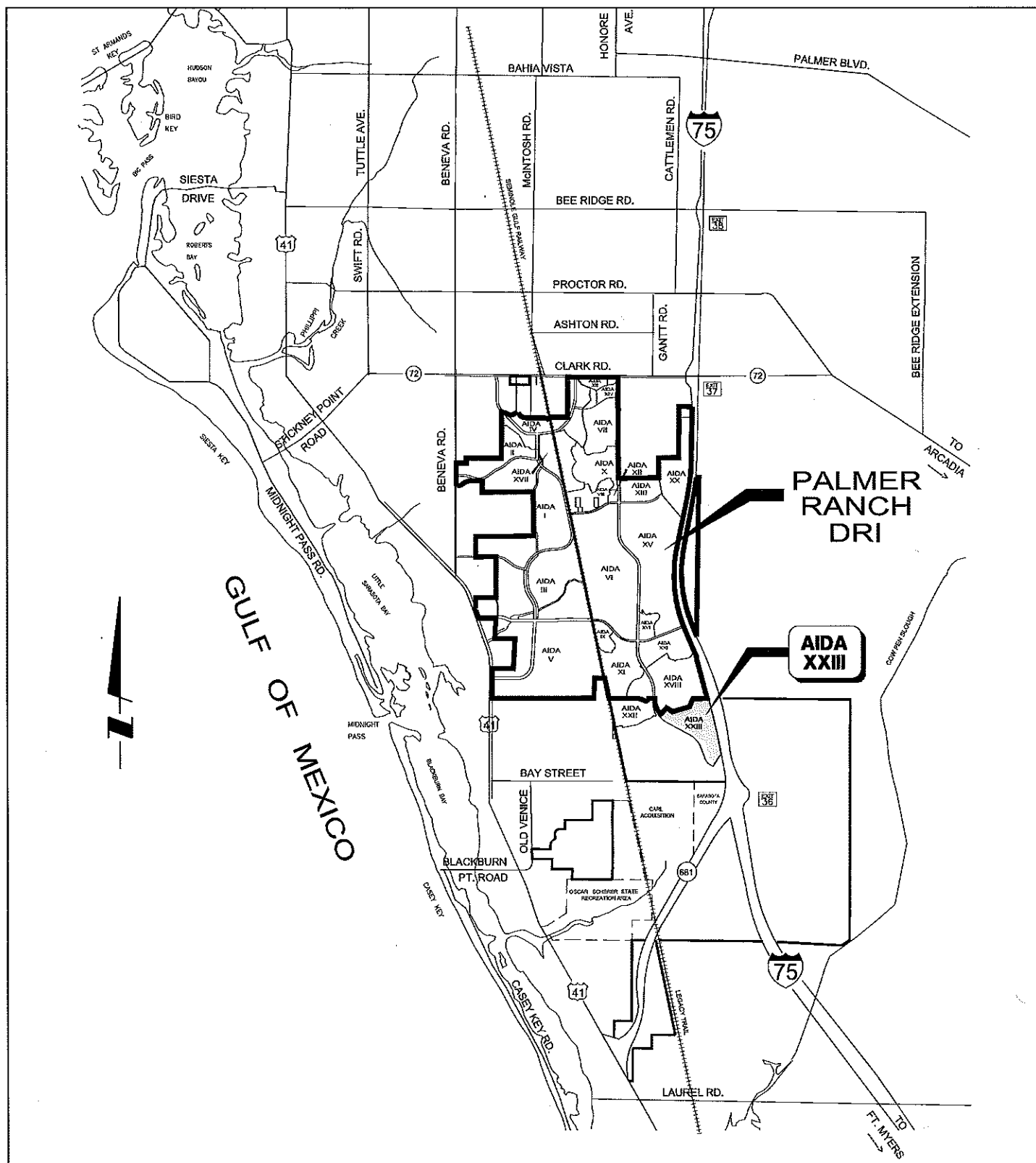
Council staff has described regional impacts within the previous sections of this report. Council staff has then related those impacts to the regional plan DRI review list and normally the plan consistency checklist is provided in this section. However, since the Regional Policy Plan checklist for the SWFRPC adopted Palmer Ranch Increment XXIII Assessment Report would be the same, in an effort to reduce paper work, please refer to the Increment XXIII Assessment Report.

Staff finds that without appropriate mitigation actions and conditions the project could have a net negative impact on the regional resources and infrastructure. The regional recommendations presented within this assessment are intended to neutralize the negative and questionable impacts.



Google earth





PROJECT: PALMER RANCH — INCREMENT XXIII (PARCEL 9B)

CLIENT: DIVOSTA HOMES



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-6910  
 Certificate of Authorization #27013 • www.stantec.com

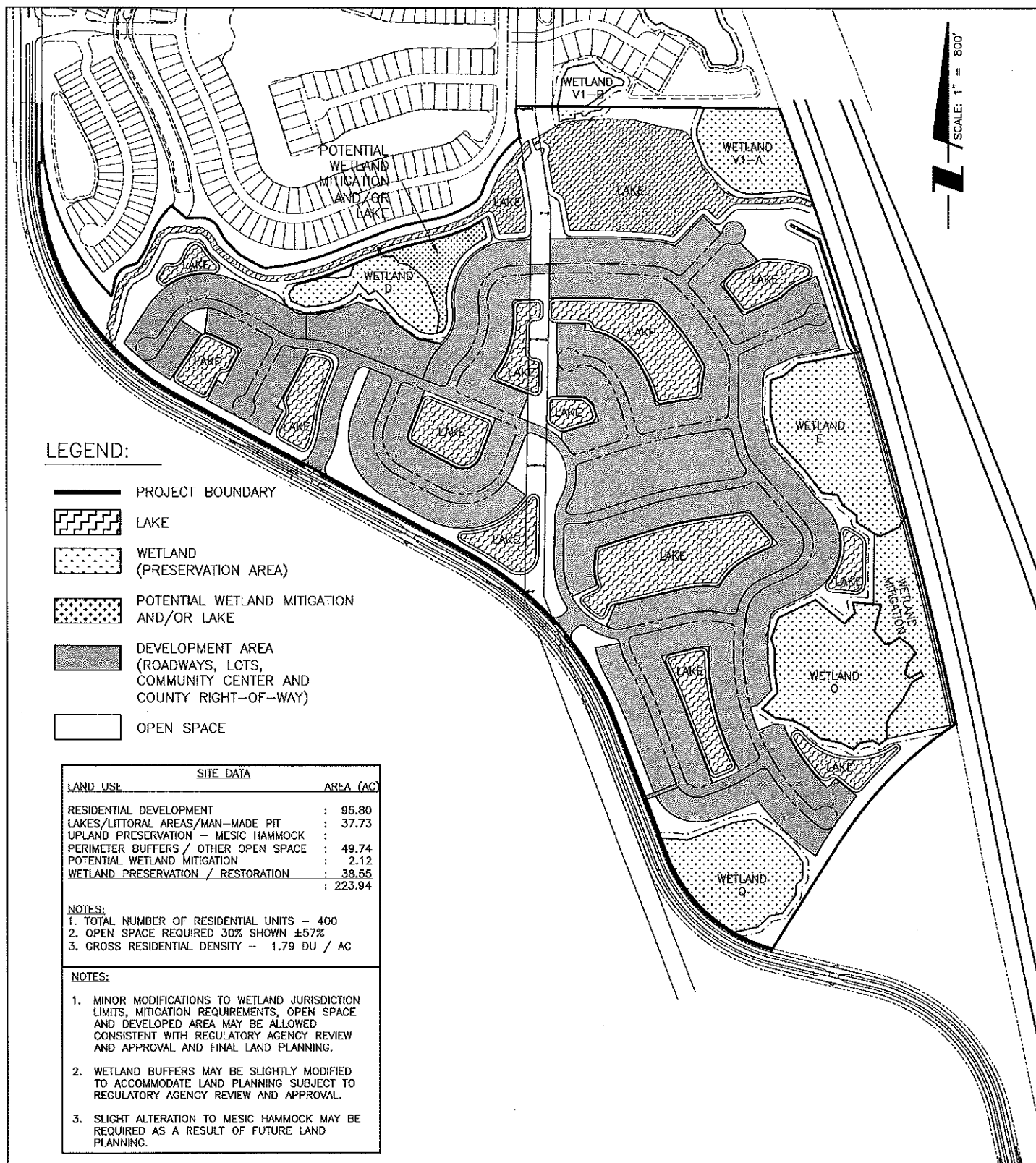
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

#### SITE LOCATION MAP

SCALE:	N.T.S.	DATE:	OCTOBER 2014
SEC: 1	TWP: 38S	RGE: 18E	REV NO:
6	38S	19E	INDEX NO:
PROJECT NO:	215612167		SHEET NO:
DRWN BY/EMP NO:	DKL/89396		A







PROJECT: PALMER RANCH - INCREMENT XXIII (PARCEL 9B)

CLIENT: DIVOSTA HOMES



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
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# MASTER DEVELOPMENT PLAN

SCALE:	1" = 800'	DATE:	OCTOBER 2014
SEC: 1	TWP: 38S RGE: 18E	REV NO:	
6	38S 19E	INDEX NO:	
PROJECT NO.		SHEET NO:	C-3
DRWN BY/EMP NO.	DKL/89396		

# Agenda Item

10g

10g

Pelican Preserve DRI – Review  
of City of Fort Myers  
Development Order

10g

## **PELICAN PRESERVE DRI REVIEW OF CITY OF FORT MYERS DEVELOPMENT ORDER**

### Council Staff Recommendations (Attachment I)

On December 2, 2014 the Board of Commissioners of the City of Fort Myers approved Ordinance 3721 amending the Pelican Preserve DRI Development Order by modifying, the legal description, the Master Site Plan Map H and annexing 180 acres, more or less, from the contiguous Gateway DRI located in Lee County into the Pelican Preserve DRI located in the City of Fort Myers. Prior to the City of Fort Myers' Board action Council staff had concluded that a Notice of Proposed Change (NOPC) was not necessary based on the previous guidance from the Department of Economic Opportunity (DEO). Historically, DEO has not required a formal NOPC for these types of changes, because the changes are minor and do not increase regional impacts or negatively impact regional resources or facilities. The Council staff review findings are summarized below and the notification letter of these findings is presented as Attachment I.

1. The proposed changes will not result in any net changes to the overall density or intensity of the approved land uses in either of the DRI's.
2. The proposed changes will not have any increase in environmental impacts and no wetland or any other environmentally sensitive lands currently preserved in the DRIs will be affected.
3. The stormwater management system that have been previously approved and constructed in the DRIs will not be changed.
4. The proposed changes will not increase any vehicle trips from the DRIs or produce any new impacts on the regional transportation network.

### Lee County Development Order (Attachment II)

December 2, 2014, the Board of Commissioners of the city of Fort Myers approved the Pelican Preserve DRI Development Order. A copy of the development order was rendered to the SWFRPC on January 20, 2015 and is presented as Attachment II. The 45-day appeal period for the development order expires on February 27, 2015. Staff review of the attached development order finds that it is consistent with all regional issues.

**RECOMMENDED ACTION:** Accept the development order as rendered.



## Southwest Florida Regional Planning Council

1926 Victoria Ave, Fort Myers, Florida 33901-3414 (239) 338-2550 FAX (239) 338-2560 [www.swfrpc.org](http://www.swfrpc.org)

July 21, 2014

Mr. Patrick Vanasse  
 Director of Planning  
 RWA Consulting, Inc.  
 6610 Willow Park Drive, Suite 200  
 Naples, Florida 34109

**RE: Gateway DRI / Pelican Preserve DRI  
 Notice of Proposed Change Interpretation**

Dear Mr. Vanasse:

I have received your letter dated July 2, 2014 providing additional information concerning the previous interpretation of need for a Notice of Proposed Change (NOPC) for requested changes to the Pelican Preserve and Gateway Developments of Regional Impact (DRIs). The Pelican Preserve DRI is located in the City of Fort Myers and the Gateway DRI is located in Lee County. Both of these DRIs are partially built, mixed use developments that are adjacent to each other and located in the central area of Lee County.

Based on the new information that you have provided, 11± acres located in the Gateway DRI will be removed from the original requested change. This acreage is basically located in the Florida Power and Light (FPL) easement, which contains approximately 10± acres, and two smaller parcels located east of the power line easement, which contains approximately 1± acre (see the attached graphic). Given these changes, the new request will now reduce the Gateway DRI by 180± acres instead of the original 191± acres and increase the Pelican Preserve DRI by the same amount. Specifically, the Gateway DRI land uses will be changed by the following amounts: residential land use will change from 132± acres to 133± acres; the open space land use will be changed from 53± acres to 41± acres; and the 6± acre conservation land use will remain the same. Likewise, the Pelican Preserve DRI land uses will be change by the following amounts: the residential will be increase from 132± acres to 133± acres; the open space land use will be changed from 53± acres to 41± acres; and the 6± conservation area will remain the same.

Based on the new information submitted for review, the Council staff continues to conclude that a NOPC will not be necessary for the following reasons:

1. The proposed changes will not result in any net changes to the overall density or intensity of the approved land uses in either of the DRIs;
2. The proposed changes will not have any increase in environmental impacts and no wetland or any other environmentally sensitive lands currently preserved in the DRIs will be affected;
3. The stormwater management systems that have been previously approved and constructed in the DRIs will not be changes; and
4. The proposed changes will not increase any vehicle trips from the DRIs or produce any new impacts on the regional transportation network.

Based on the new information submitted by the applicant and a reanalysis of the proposed changes to the acreage changes being requested, Council staff continues to find that this request will not create a reasonable likelihood of any additional impacts not previously reviewed by the regional planning agency. Additionally, given the evidence provided, Council staff finds that the requested changes are in accordance with 380.06(19)e.2., F.S. which states:

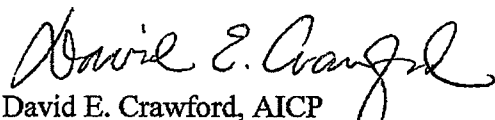
"The following changes, individually or cumulatively with any previous changes, are not substantial deviations." Sections a. through l. identifies the types of changes that are not substantial deviations to approved DRIs and Sections i. and k. specifically states:

- i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use; and
- k. Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph j.

The Department of Economic Opportunity in the past has found that these types of changes, because they are minor and do not increase regional impacts or negatively impact regional resources or facilities, do not require NOPC review in an attempt to streamline the process.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,  
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

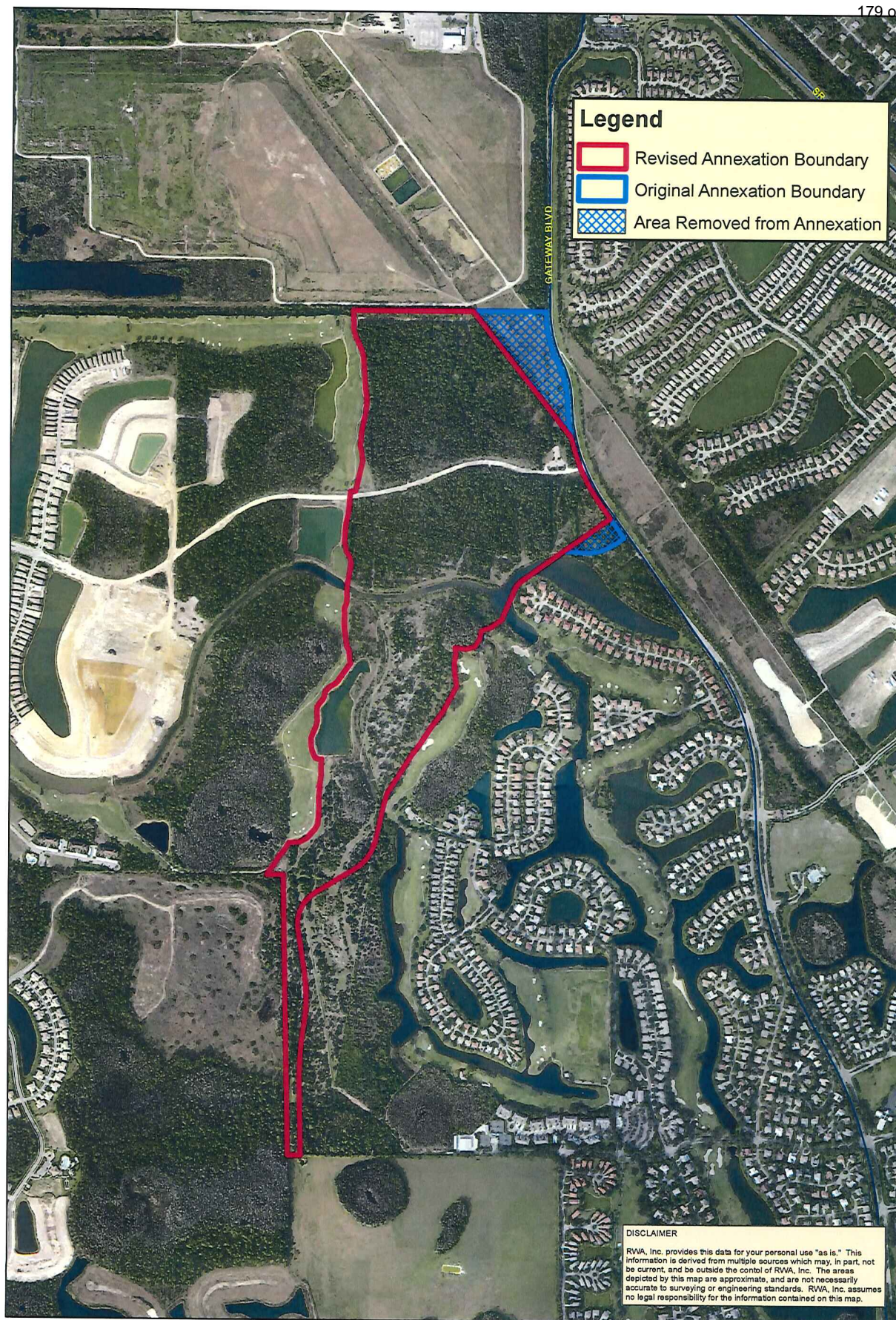


David E. Crawford, AICP  
Principal Planner/DRI Coordinator

dec/DEC

cc: Barry Ernst, WCI  
Neale Montgomery, Pavese Law Firm





# COMPARISON OF ANNEXATION AREAS

Aerial Photo Date: Jan 2013

0 250 500 1,000 1,500 2,000 Feet



**RWA** INC.  
CONSULTING  
• Planning • Visualization  
• Civil Engineering • Surveying & Mapping



**ORDINANCE NO. 3721**

AN ORDINANCE  
To Be Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. 3616 TO INCORPORATE THE ANNEXATION AREA OF 180 ACRES, MORE OR LESS, AND CLARIFICATIONS OF THE DEVELOPMENT ORDER FOR SUN CITY FORT MYERS N.K.A. PELICAN PRESERVE, A DEVELOPMENT OF REGIONAL IMPACT LOCATED EAST OF INTERSTATE NO. 75 IN SECTIONS 1 AND 2, TOWNSHIP 45 SOUTH, RANGE 25 EAST, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND SECTION 12, TOWNSHIP 45 SOUTH, RANGE 25 EAST; PROVIDING FOR FINDING OF FACT CONDITIONS OF APPROVAL, CONCLUSIONS OF LAW AND ADMINISTRATIVE REQUIREMENTS; RESCINDING ORDINANCE NO. 3616; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS:** Pursuant to Florida Statutes, Section 380.06, the City of Fort Myers City Council conducted hearings on September 18, 2000, October 2, 2000, and October 16, 2000, at which the City Council considered the Application for Development Approval (ADA) for Sun City Fort Myers now known as Pelican Preserve, a Development of Regional Impact (DRI), which consisted of 1,017 acres to be developed in the manner described in the application filed by WCI Communities, Inc., on behalf of CKAP Corporation, a Florida corporation, CSUN, Inc., a Florida corporation, and Charles Huether, individually and as Trustee, George Sanders, and Bay Colony-Gateway, Inc., owners for said development. The City Council approved the ADA for Sun City Fort Myers on November 6, 2000, with Ordinance No. 2984; and

**WHEREAS:** The City has the authority under its home rule powers to reconsider and amend ordinances, including DRI development orders. The City has determined that it is in the interest of the public health, safety and welfare to modify Ordinance No. 2984 to identify conditions that have been completed; to correct typographical errors;



**ORDINANCE NO. 3721**

and to update the ordinance to reflect current facts. The name of the development was changed from Sun City Fort Myers to Pelican Preserve. The modifications contained in Ordinance No. 3503 did not constitute a substantial deviation and a Notice of Proposed Change under Section 380, Florida Statutes, is not required; and

**WHEREAS:** The City recognized the four (4) year extension granted by amendment made by Governor Scott to Chapter 2011-139 by adopting Ordinance No. 3614 and extending the end date of the second phase of the DRI to 2017, the project buildout date to December 31, 2017, and the project expiration date to December 31, 2018; and, such action taken as a result of the amendment of Chapter 2011-139 is not a substantial deviation, is not subject to further Development of Regional Impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under Section 380.06(19)(c), Florida Statutes; and

**WHEREAS:** The City has the authority under its home rule powers to reconsider and amend ordinances, including DRI development orders. The DRI Development Order was modified by adoption of a Ordinance No. 3616 on March 5, 2013, to amend the legal description and Master Site Plan Map H to add 185 acres, more or less, annexed into the City; to change the reporting from annual to biennial; to amend the build out date and expiration date three (3) years past the dates adopted in Ordinance No. 3614; to add multipliers into the Development Order to allow a development the ability to convert Assisted Living Facility units, Recreation Home units, General Office square footage and Hotel rooms into a maximum of 200 additional Multi-Family units, which may only be located on the west side of Treeline Boulevard. The modifications contained in Ordinance No. 3616 did not constitute a substantial

**ORDINANCE NO. 3721**

deviation and a Notice of Proposed Change under Section 380, Florida Statutes, was not required; and

**WHEREAS:** The City recognized the eight (8) month extension granted by amendment made by Governor Scott to Chapter 2011-142 by adopting Ordinance No. 3649 on January 7, 2013; extending the end date of the second phase of the DRI to 2017, the project buildout date to December 31, 2017, and the project expiration date to December 31, 2018; and, such action taken as a result of the amendment of Chapter 2011-142 is not a substantial deviation, is not subject to further Development of Regional Impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under Section 380.06(19)(c), Florida Statutes; and

**WHEREAS:** The City recognized the nine (9) month extension granted by amendment made by Governor Scott to Chapter 2011-142 by adopting Ordinance No. 3660 on April 1, 2013; the project completion date is extended to June 1, 2022 and the project expiration date is extended to June 1, 2023; and, such action taken as a result of the amendment of Chapter 2011-142 is not a substantial deviation, is not subject to further Development of Regional Impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under Section 380.06(19)(c), Florida Statutes; and

**WHEREAS:** The City has the authority under its home rule powers to reconsider and amend ordinances, including DRI development orders. The Pelican Preserve DRI Development Order is being modified by this ordinance in order to amend the legal description and Master Site Plan Map H to add 180 acres, more or less, annexed into the City; to add 180 acres, more or less, to the Pelican Preserve DRI on the eastern-most side of the development; and ~~repeal~~ amend and restate Ordinance No. 3616. The modifications contained herein do not

**ORDINANCE NO. 3721**

constitute a substantial deviation, and a Notice of Proposed Change under Section 380, Florida Statutes, is not required. Text that is ~~stricken~~ indicates deleted text from previous ordinances and text that is underlined indicates added text. Those actions that have been completed area marked as **Complied**.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA**, that:

1. **Purpose.** The City Council of the City of Fort Myers, Florida considered the response from the Florida Department of Community Affairs ~~(n/k/a/ Florida Department of Economic Opportunity (DEO))~~, the Southwest Florida Regional Planning Council (SWFRPC) Lee County, the City of Fort Myers Local Planning Agency, the public, and the information and comments made on the record before the City Council and adopted in previous ordinances, to enact the following **Findings of Fact in Section A, Conditions of Approval in Section B, and Conclusions of Law in Section C**, is amended, as follows:

**A. FINDINGS OF FACT**

1. WCI Communities, Inc., its successors, assigns, and grantees ("Developer") is the developer of Pelican Preserve Development of Regional Impact ("DRI"), which is owned by WCI Communities, Inc., successor to CKAP Corporation, Charles Huether individually and as Trustee, and George Sanders.
2. The factual findings, conclusions of law, conditions and other terms of this Development Order apply to the property depicted on the location map attached as Exhibit "A", and Map H attached as Exhibit "B", which is attached hereto and made a part hereof.

**ORDINANCE NO. 3721**

3. An Application for Development Approval for Sun City Fort Myers, n/k/a Pelican Preserve, was submitted on September 10, 1999. The Application for Development Approval is consistent with the requirements of Section 380.06, Florida Statutes. The Project was subject to two (2) sufficiency reviews.
4. The development was reviewed by the Southwest Florida Regional Planning Council, on August 17, 2000, and the Southwest Florida Regional Planning Council issued a report and recommendation on the Sun City Fort Myers Application for Development Approval. The report and recommendations were subsequently forwarded to the City of Fort Myers pursuant to Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval and modified by this Development Order is generally consistent with the report and recommendations of the SWFRPC pursuant to Section 380.06(10), Florida Statutes.
5. Notice of the public hearing was provided in accordance with Section 380.06(11), Florida Statutes.
6. The development is not located in an area designated as an Area of Critical State Concern under the provision of Section 380.05, Florida Statutes.
7. The development does not interfere with the achievement of the objectives of the adopted State Land Development Plan. The development is consistent with the State Comprehensive Plan if developed in accordance with the terms and condition set forth herein.

**ORDINANCE NO. 3721**

8. The development is consistent with the comprehensive plan for the City of Fort Myers, and is consistent with the Land Development Code in accordance with the terms and conditions set forth herein.
9. Pelican Preserve is a planned community located in the City of Fort Myers east of I-75, north of Daniels Parkway and South of Colonial Boulevard. The property consists of ~~1,202~~ 1,382 acres, more or less. Pelican Preserve is a mixed use development that will consist of 2,950 residential units; (2,500 single- and multi-family units as permitted by the Special Development Area ordinance and 450 assisted living facility units); all residential units developed as non-age restricted units shall be located on the west side of Treeline Avenue, 545,000 square feet of office and retail; includes 300 hotel rooms; 45,000 square feet of village center which includes community facilities; and which may include community meeting space, education and training facilities oriented toward the residents' dining, recreation, entertainment, civic and community uses. Assisted living facility (ALF), Recreational Homes, General Office and Hotel uses may be converted to a maximum of 200 additional multi-family units in accordance to the following ratios:

From	To
1 d.u. ALF	0.32 d.u. Multi-family
1 d.u. Recreational Home	0.45 d.u. Multi-family
1,000 sq. ft. General Office	3.05 d.u. Multi-family
1 room Hotel	1.11 d.u. Multi-family

**ORDINANCE NO. 3721**

Recreational amenities will be provided which may include, but are not limited to, golf, tennis, swimming, shuffleboard and other passive and active recreation areas. The development will provide, at buildout, approximately 146 152 acres of conservation lands, which include upland and wetland conservation areas. The Pelican Preserve DRI is located as depicted on Exhibit "A"; any development in Pelican Preserve DRI shall be generally consistent with Map H, Exhibit "B"; both exhibits are attached hereto and made a part hereof. Adjustments to Map H can occur based on changing market, permit, topographic and other similar change in conditions.

10. Commencement of the site work occurred on or before December 31, 2003.

~~11. Water and Wastewater and water re-use (when available) will be provided by the City of Fort Myers on the original 1,017 acres, more or less. Water and wastewater and water re-use (when available) will be provided by the Gateway Services Community Development District on the 185 acres, more or less, added to the DRI in 2012.~~

11. Water and Wastewater, and water re-use (when available) will be provided by the City of Fort Myers on the original 1,017 acres, more or less. Water, wastewater and water re-use (when available) will be provided by the Gateway Services Community Development District (GSCDD) on the 368 acres consisting of the 185 acres, more or less, added to the DRI in 2012 and the 180 acres, more or less, added to the DRI in 2014; and additional 3 acres, said 368 total acres are as depicted on the map included as Exhibit "D".

**B. CONDITIONS OF APPROVAL**

This Development Order shall bind those properties described more particularly on the attached Exhibit "C", where the legal description is set forth. The Pelican Preserve DRI was APPROVED by

**ORDINANCE NO. 3721**

Ordinance No. 2984, Ordinance No. 3503 and Ordinance No. 3616, and is hereby amended and restated by Ordinance No. 3721 of the City Council subject to the conditions, restrictions and limitations 1-10 that follow. For the purpose of this Development Order, the term "Developer" refers to WCI Communities, Inc., and includes all of its successors, heirs and assigns. All references to City ordinances and regulations include future amendments.

1. **Affordable Housing.** The Pelican Preserve DRI does not have a regionally significant impact on housing. If the Developer significantly changes the number of employees or their anticipated wages prior to Phase 2, then a reanalysis of the employee housing demands will be required prior to the initiation of the non-residential portion of Phase 2.
2. **Energy.** All energy conservation commitments made in the Application for Development Approval are adopted as conditions of this project. Developers within Pelican Preserve are permitted to use natural gas and/or electricity.
3. **Stormwater Management.**
  - a. The Developer shall obtain an Environmental Resource Permit from South Florida Water Management District (hereinafter referred to as SFWMD) for the construction and operation of the surface water management system, wetland impacts, and impacts to other surface waters. Prior to the issuance of the Environmental Resource Permit the Developer must demonstrate to the SFWMD's satisfaction that the northern (Basin 6) outfall path has been designed to incorporate additional natural features, and the Developer must develop Best

**ORDINANCE NO. 3721**

Management Practices to contain potential hazardous spills within the golf course maintenance area, and any other onsite storage area known to the Developer. When developing the surface water management plan the Developer should consider, when appropriate, measures to reduce runoff rates and volumes, including, but not limited to, fixed control structures, perforated pipes, and grass swale conveyances. Swales should be used where possible, rather than closed systems. **Complied.**

- b. The Developer shall obtain a consumptive use permit for all groundwater withdrawals for irrigation, and for dewatering activities, which require a permit pursuant to the SFWMD Basis of Review and Chapter 40E, Florida Administrative Code. **Complied.**
- c. Prior to the issuance of Final Plat Approval the Developer shall provide the City a copy of the Environmental Resource Permit, or other verification that the stormwater management system is consistent with Chapter 40E, Florida Administrative Code and the Basis of Review. **Complied.**
- d. The Developer, and any successor in interest including lot, unit or building owners or lessees who store hazardous chemicals or who have hazardous wastes on their site must follow the appropriate permitting or notification procedures for the storage and/or disposal of hazardous chemicals and wastes.



**ORDINANCE NO. 3721**

- e. The Developer shall employ best management practices during construction for erosion and sedimentation control. The proposed method of erosion and sedimentation control shall be identified on the application for an Environmental Resource Construction Permit.
- f. The Developer shall remove all silt barriers, hay bales, anchor soil, and accumulated silt, upon completion of construction, and stabilization of side slopes.
- g. Onsite lakes shall include littoral zones, which must be constructed and planted in a manner that is consistent with the City of Fort Myers Land Development Code and any special or limiting conditions of the Environmental Resource Permit. The littoral zones shall include native emergent or submergent aquatic vegetation, to be identified during the permitting process. The Developer must ensure, by supplemental replanting if necessary, 80% survival during the duration of this development order.
- h. The Developer or its successor, or the Gateway Services Community Development District, only as to the District's facilities, must conduct annual inspections of the Pelican Preserve Master Surface Water Management System and the preserved/enhanced wetland areas within the project to ensure compliance with the terms and conditions of the Environmental Resource Permit.

**ORDINANCE NO. 3721**

- i. Impacts to state and federally listed plant and/or animal species occurring on site must be evaluated during the SFWMD review of the Environmental Resources Permit and the Army Corps of Engineers dredge and fill permit. The Developer must provide the mitigation identified by the SFWMD, after consultation with the Florida Fish and Wildlife Conservation Commission (hereinafter referred to as FFWCC), and the Army Corps of Engineers, after consultation with the United States Fish and Wildlife Service.
- j. The owners, tenants, and managers of commercial property must undertake a regularly scheduled vacuum sweeping of all internal streets and parking areas.
- k. The Developer shall design the ditch and swale slopes to be consistent with the discharge rate determined by the SFWMD, and the Developer shall provide the water quality treatment prior to discharge consistent with the SFWMD Basis of Review and Chapter 40E, Florida Administrative Code. The backbone system was designed and constructed in accordance with the above provisions; any modifications to the system must be consistent with the SFWMD "Applicant's Handbook" which replaced the Basis of Review and the current applicable provisions of the Florida Administrative Code and the applicable provisions of the Gateway

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Services Community Development District Permit  
Criteria Manual.

- l. The Developer, and any successors in interest, shall be responsible for the ongoing maintenance and repair of the surface water management system. Maintenance includes routine mowing and debris removal.
- m. The owners, tenants, and managers of property that includes an under drain system or grease baffle must inspect, clean and repair the system on a regular and as needed basis. In no instance shall the period between inspections exceed eighteen months.
- n. The Developer shall excavate any isolated wading bird "pools" required by SFWMD or the City of Fort Myers, in accordance with duly adopted regulations, in lake littoral zones to a depth that provides aquatic habitat for mosquito larvae predators such as *Gambusia affinis*.

**4. Transportation****I. Site-Related Improvements**

- a. The Developer is fully responsible for site-related roadway and intersection improvements. Site-related improvements are capital improvements and right-of-way dedications for direct access improvements to the development. Direct access improvements include, but are not limited to, the following:
  - (1) site driveways and roads;

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- (2) median cuts made necessary by those driveways or roads;
- (3) right-turn, left-turn, and deceleration or acceleration lanes leading to or from those driveways or roads;
- (4) traffic control measures for those driveways or roads; and
- (5) roads or intersection improvements whose primary purpose at the time of construction is to provide access to the development.

- b. For this Project, site-related improvements include all intersection improvements, including signalization, turn lanes and deceleration lanes, deemed necessary by the City of Fort Myers and any agency with jurisdiction over the roads in question for the Project's access points for Colonial Boulevard and Treeline Avenue. As site-related improvements, they are not eligible for credit against road impact fees or the Project's proportionate share obligation. The Developer or the Gateway Services Community Development District shall construct a northbound right-turn lane from Treeline Avenue onto Pelican Preserve Boulevard prior to December 31, 2009.

**Complied.**

**II. Significant Impacts**

- a. The traffic impact assessment submitted with the ADA for Sun City, n/k/a Pelican Preserve, assumed the development parameters set forth below.

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	Phase 1 (2017)	Buildout (2022) (Cumulative)
Residential		
- Retirement Homes	1,350 d.u.	2,500 d.u.
- Recreation Homes	40 d.u.	40 d.u.
- ALF	450 d.u.	450 d.u.
Retail/Commercial	240,000 s.f. (GFA)	300,000 s.f. (GFA)
Office	40,000 s.f. (GFA)	200,000 s.f. (GFA)
Hotel	300 Rooms	300 Rooms

- b. The assessment updated in 2012 indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at project Buildout (2022). Needed improvements have been completed and are summarized below.

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<b>Roadway</b>	<b>Needed Improvements</b>
Colonial Boulevard	
- Metro Pky to Winkler Ave.	Intersection improvements, signal retiming, and access management. <sup>(1)</sup> <b>Complied.</b>
- Winkler Ave. to Six Mile Cypress Pky	Intersection improvements, signal retiming and access management. <sup>(1)</sup> <b>Complied.</b>
- I-75 to SR 82	Widen to six (6) lanes. <b>Complied.</b>
SR 82	
- I-75 to Omni Boulevard	Widen to four (4) lanes. <b>Complied.</b>
Ortiz Avenue	
- Adventist Church to SR 82	Widen to four (4) lanes. <b>Complied.</b> Improvement included in LRPT. Parallel network improvements constructed.
I-75	
- SR 82 to Colonial Blvd	Widen to six (6) lanes. <b>Complied.</b>

**Intersections Improvements Completed:**

Colonial Blvd/Metro Pky  
Colonial Blvd/Palmetto Blvd  
Colonial Blvd/Winkler Ave.  
Colonial Blvd/Six Mile Cypress Pky  
Colonial Blvd/I-75 West  
Colonial Blvd/I-75 East  
Colonial Blvd/Omni Blvd  
Colonial Blvd/Treeline Ave.  
Colonial Blvd/SR 82

**Footnote:**

(1) Or network improvements as per the long-range transportation plan.

**III. Transportation: Mitigation**

- a. **Proportionate Share.** The total proportionate share obligation to mitigate the Pelican Preserve DRI's transportation impacts on the non-site related roads and intersections set forth above is estimated to be \$720,000.00 in Phase 1 and \$2,760,000.00 at Buildout. In comparison, the total estimated road impact fee payments to be generated by the Project are \$4,710,000.00 in Phase 1 and \$7,450,000.00 through Buildout.

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These estimated road impact fees are based on the current impact fee schedule and the single family/multifamily split assumed in the ADA. The Developer ~~will conduct~~ conducted an independent fee calculation study to reflect the lower trip generation rates of a retirement community, consistent with the analysis in ADA Question 21. Transportation was based on retirement community trip rates. Even with this independent fee calculation, the road impact fees for the Project will be greater than its proportionate share of needed improvements. Therefore, the payment of road impact fees per the impact fee schedule or per the independent fee calculation study will represent the Project's total mitigation obligation, unless the biennial monitoring report indicates that a substantial deviation has occurred and the proportionate share increases above the road impact fees.

To satisfy the Project's total mitigation obligation, the Developer was required by Ordinance No. 2984 to choose one (1) of the two (2) mitigation options identified below. The Developer selected the second mitigation option.

Under **Option 1**, the Developer shall provide certain intersection improvements, provide right-of-way for Treeline Avenue to Lee County, and pay road impact fees to satisfy the Project's total mitigation obligation. There is no concurrency vesting with

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Option 1. Concurrency will be evaluated based on the 5% significance level for a Development of Regional Impact, based on the biennial monitoring report.

Under **Option 2**, the Developer would provide certain intersection improvements, provide right-of-way for Treeline Avenue to Lee County, and provide the balance of the Project's mitigation in scheduled cash payments up to \$1,800,000.00 to fund improvements to Colonial Boulevard, and pay road impact fees for any balance remaining, to satisfy the Project's total mitigation obligation. There is concurrency vesting with Option 2 [Phases 1 and 2]. The selection of Option 2 was required to be and was in fact succeeded by a Local Government Development Agreement pursuant to Section 163.3220, Florida Statutes.

Once an option has been selected, any request to change the mitigation option, including changing from one (1) option to the other, must be accompanied by the filing of a Notice of Proposed Change and an analysis as to whether the change constitutes a substantial deviation.

b. **Mitigation Option 1**

- (1) Within 90 days of adoption of this Development Order, the Developer will pay a total of \$150,000.00 to the City of Fort Myers for the construction of northbound dual



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left-turn lanes at the Colonial Boulevard/I-75 East Ramps intersection.

The City will then provide these funds to the Florida Department of Transportation (FDOT) for the construction of this improvement. The City will encourage the FDOT to construct this improvement as soon as possible, preferably within the next two (2) years. The City will not incur any costs associated with this improvement.

The Developer's payment of \$150,000.00 for this intersection improvement will be fully creditable against the Project's total mitigation obligation.

- (2) Within one (1) year of adoption of this Development Order, the Developer will design and construct eastbound and southbound dual left-turn lanes at the Colonial Boulevard/Six Mile Cypress Parkway/Ortiz Avenue intersection.

Right-of-way acquisition should not be necessary for these improvements. However, if it is determined during design that additional right-of-way is needed for these improvements, the additional right-of-way will be acquired by the City, and the one (1) year time period for these improvements will be extended accordingly. The Developer will then reimburse the City for the cost of this

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right-of-way acquisition, in exchange for credits against the Project's total mitigation obligation.

The design and construction of these intersection improvements will be fully creditable against the Project's total mitigation obligation.

- (3) Within 180 days of adoption of this DRI Development Order, the Developer provided to Lee County a schedule for the dedication of certain right-of-way for Treeline Avenue. Right-of-way to be dedicated shall include up to 150 feet of right-of-way for the extension of Treeline Avenue from Colonial Boulevard to the South Property Line, a distance of approximately 10,560 feet.

Any road impact fee credits associated with this right-of-way dedication shall be determined in a separate agreement with Lee County. However, these credits shall be applied against the Project's total mitigation obligation.

- (4) To gain access to the property, the Developer built a two (2) lane entry road into the property from Colonial Boulevard to the first east/west internal roadway, a distance of approximately 3,180 feet. This roadway will eventually be future Treeline Avenue. The design and construction of this entry road,

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therefore, should be consistent with the ultimate Treeline Avenue cross section.

If the Developer designs and constructs a two (2) lane or four (4) lane roadway consistent with the ultimate cross section for Treeline Avenue, as established by Lee County, the design and construction costs that are beyond those for a standard two (2) lane, site-related local road will be creditable against the Project's total mitigation obligation. The cost estimates will be prepared by the Developer and reviewed and approved by the City.

If the Developer designs and constructs a two (2) lane, site-related, local road that is not consistent or compatible with the ultimate cross section for Treeline Avenue, as established by Lee County, no credits will be granted for the design and construction.

- (5) The Developer will pay roads impact fees in effect at the time of building permit issuance. It is anticipated that the Developer will perform a road impact fee independent fee calculation study. If an independent fee calculation is performed and accepted by the City, the resultant impact fees will be based on that independent fee calculation.

The value of the design and construction of Treeline Avenue and any other creditable cash

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payments, right-of-way dedication, or construction costs will be issued to the Developer as road impact fee credits. These credits can be used by the Developer in lieu of road impact fee payments or can be transferred in accordance with the impact fee ordinance.

- (6) All development within the ~~Sun-City~~ Pelican Preserve DRI will be subject to the concurrency management system in effect at the time building permits are requested. The Developer will have a concurrency obligation for any road segment or intersection found to be significantly and adversely impacted by the DRI on a cumulative basis for all DRI traffic being generated at the time of concurrency review.
- (7) If the Roads Impact Fee Ordinance is repealed, reduced or made unenforceable by court petition, the DRI will continue to pay, per individual permit, an amount equivalent to road impact fees in effect prior to such repeal, reduction or court petition.
- (8) The City will apply all payments made by the DRI toward the non-site related improvements. In the alternative, the City will apply the cash payment toward improvements that relieve those roadways, provided those improvements are deemed necessary to

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maintain the adopted level of service standards. If the improvements are ultimately funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, the City may apply the impact fees paid by the DRI to other improvements that will help mitigate the Project's traffic impacts. This may require the City to submit all or a portion of the DRI's traffic mitigation cash payments to either the County or the State.

c. **Mitigation Option 2**

- (1) Within 90 days of adoption of this Development Order, the Developer will pay a total of \$150,000.00 to the City of Fort Myers for the construction of northbound dual left-turn lanes at the Colonial Boulevard/I-75 East Ramps intersection. **Complied.**

The City will then provide these funds to the Florida Department of Transportation for the construction of this improvement. The City will encourage the FDOT to construct this improvement as soon as possible, preferably within the next two (2) years. The City will not incur any costs associated with this improvement. **Complied.**

The Developer's payment of \$150,000.00 for this intersection improvement will be fully

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creditable against the Project's total mitigation obligation. **Complied.**

- (2) Within one (1) year of adoption of this Development Order, the Developer will design and construct eastbound and southbound dual left-turn lanes at the Colonial Boulevard/Six Mile Cypress Parkway/Ortiz Avenue intersection.

Right-of-way acquisition should not be necessary for these improvements. However, if it is determined during design that additional right-of-way is needed for these improvements, the additional right-of-way will be acquired by the City, and the one (1) year time period for these improvements will be extended accordingly. The Developer will then reimburse the City for the cost of this right-of-way acquisition, in exchange for credits against the Project's total mitigation obligation.

The design and construction of these intersection improvements will be fully creditable against the Project's total mitigation obligation. **Complied.**

**Phase 1**

- (3) Within 120 days of adoption of this DRI Development Order, the Developer must provide to the City a draft Development Agreement specifying the schedule for certain

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right-of-way dedication, design and cash payments, and pay road impact fees for any balance remaining which will fully mitigate its traffic impacts. The schedule shall reflect the property appraisals, design of certain improvements and cash payments for certain improvements, as well as commitments made in this Development Order.

The mitigation described in **Option 2** above will be initiated in advance of the Development Agreement so that the intersection improvements can be expedited. These contributions will be reflected as credits against the Project's total mitigation obligation in the Development Agreement.

Building permits for permanent residential or commercial structures including the sales center within Pelican Preserve may be issued while the Development Agreement is being processed by both parties. These uses will be subject to the payment of impacts fees until the development agreement is executed. However, building permits for no more than \$750,000.00 in road impact fees will be issued until both the City and the Developer have executed the Development Agreement.

**Complied.**

- (4) The value of these mitigation actions, including the costs for design, permitting,

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drainage, right-of-way acquisition and construction, impact fee payments made while the Development Agreement is being processed, and the \$250,000.00 payment for intersection improvements shall be credited against the Project's total mitigation obligation. **Complied.**

- (5) Within 180 days of adoption of this DRI Development Order, the developer must provide to Lee County a schedule for the dedication of certain rights-of-way for Treeline Avenue. Right-of-way to be dedicated shall include up to 150 feet of right-of-way for the extension of Treeline Avenue from Colonial Boulevard to the South Property Line, a distance of approximately 10,560 feet, to be dedicated to Lee County.

Any road impact fee credits associated with this right-of-way dedication shall be determined in a separate agreement with Lee County. However, these credits shall be applied against the Project's total mitigation obligation. **Complied.**

- (6) As will be specified in the Development Agreement, the Developer shall do the following:
- a. Dedicate to Lee County up to 150 feet of right-of-way for Treeline Avenue from Colonial Boulevard to the South



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Property Line. A schedule for this right-of-way dedication will be identified in the Development Agreement. The Treeline Avenue right-of-way was dedicated to the County, and Treeline Avenue is constructed and open to the public use between Colonial Boulevard and Daniels Parkway. **Complied.**

- b. Provide to Lee County for review and approval design plans consistent with County standards for Treeline Avenue as a four (4) lane urban arterial roadway (expandable to six lanes) from Colonial Boulevard to the Project east/west internal road, a distance of approximately 3,180 feet. The design work will include any necessary permitting.

The value of the design and permitting, which is creditable against the Project's total mitigation obligation, must be verified and approved by the City, through the submittal of billing documents from the Developer's design consultant. The value to be credited must consider that two (2) lanes from Colonial Boulevard to the first internal east/west roadway may not be

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creditable, because it is needed to access the property.

A schedule for preparing the design plans will be identified in the Development Agreement. **Complied.**

- c. Pay the City a total of \$1,800,000.00, in two (2) installments, to advance improvements to Colonial Boulevard from Six Mile Cypress Blvd. to Treeline Avenue. The scope of these improvements will generally involve adding lanes to Colonial Blvd. and will be consistent with the improvements identified.

The first payment of \$900,000.00 will be due within 90 days after the biennial traffic monitoring report indicates that the Project generates 1,000 PM peak hour external driveway trips. The second payment of \$900,000.00 will be due within 90 days after the biennial traffic monitoring report indicates that the Project generates 1,500 PM peak hour external driveway trips.

The City will then provide these funds to the implementing agency for the construction of the improvement. The funds must be dedicated solely to the

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improvement, and the City must obtain a written commitment that the funds will be used for the improvement.

- (7) To gain access to the property, the Developer must build a two (2) lane entry road into the property from Colonial Boulevard to the first east/west internal roadway, a distance of approximately 3,180 feet. This roadway will eventually be future Treeline Avenue. The design and construction of this entry road, therefore, should be consistent with the ultimate Treeline Avenue cross section.

If the Developer designs and constructs a two (2) lane or four (4) lane roadway consistent with the ultimate cross section for Treeline Avenue, as established by Lee County, the design and construction costs that are beyond those for a standard two (2) lane, site-related local road will be creditable against the Project's total mitigation obligation. The cost estimates will be prepared by the Developer and reviewed and approved by the City.

If the Developer designs and constructs a two (2) lane, site-related, local road that is not consistent or compatible with the ultimate cross section for Treeline Avenue, as established by Lee County, no credits will be

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granted for the design and construction.

**Complied.**

- (8) If the actual mitigation costs and payments for Option 2, identified above in Section 4.c.3, exceed the Project's total mitigation obligation for Phase 1, the difference shall be applied to the Phase 2 mitigation requirements.

**Complied.**

- (9) If the right-of-way dedications, design and cash payments for Option 2, specified in Section 4.c.3. above, are made as described and in the time frames noted, the level of development for Phase 1 of Pelican Preserve as identified in Section 4.b.1. will be exempt from concurrency management requirements. If the dedications and payments are not made as described, then no further building permits will be issued until the Developer makes those dedications, design and payments.

**Complied.**

**Phase 2**

- (10) Before the initiation of any Phase 2 residential or commercial development, the Developer must: (1) compile a comprehensive list of all mitigation paid to date; (2) determine the total value of the mitigation paid to date; (3) compare the total value of the mitigation to the Project's total mitigation obligation; and (4) provide a schedule for cash payments to

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the City to pay the difference between the Project's Buildout total mitigation obligation and the value of all mitigation paid to that date.

If it is found that the total value of the mitigation paid at the end of Phase 1 will be less than the Project's total mitigation obligation for Phase 1, then the schedule of cash payments will ensure that the balance due for Phase 1 mitigation will be paid within 90 days of the acceptance of the schedule by the City.

As an alternative to these cash payments (and with the concurrence of the City), the Developer could fund the design, permitting, right-of-way acquisition, and/or construction of any of the improvements identified. In no instance shall the total mitigation exceed the Project's total mitigation obligation.

In lieu of cash payments, if any, as described above, the Developer may reduce the level of the development within Pelican Preserve, provide (with the concurrence of the City) a road improvement, or provide road impact fee credits owned by the Developer to the City.

- (11) If the right-of-way dedications, design and payments for **Option 2**, are being made as described and in the time frames noted, and the development schedule and impact levels

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remain consistent with the Development Order and substantial deviation criteria, the level of development for buildout identified will be exempt from concurrency management requirements. If the Developer does not complete the referenced mitigation and does not make the payments as described, then no further building permits will be issued until the Developer completes the mitigation, and makes the payments identified.

**IV. City Review of Cost Estimates**

- a. The estimated costs of any improvements made by the Developer (including design, right-of-way acquisition, drainage, permitting, water retention, construction, and the like) must be documented and submitted to the City for review and approval.
- b. The City reserves the right to obtain its own estimates for comparison purposes.

**V. Transportation: Biennial Monitoring Report**

- a. The Developer must submit biennially a standard DRI monitoring report to the following entities for review and approval: City of Fort Myers, Lee County Department of Transportation, the Florida Department of Transportation (FDOT), the Florida Department Economic Development (FDEO), formally known as the Florida Department of Community Affairs and the Southwest Florida Regional Planning Council. The first monitoring

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report will be submitted one (1) year after the approval of the DRI Development Order unless no buildings have been occupied. If the Developer contends that a traffic monitoring report is not required because no traffic impacts have been created, he must indicate so in writing to the above review agencies. Once the development is required to submit a traffic monitoring report, it must be submitted biennially thereafter.

- b. The monitoring program was designed in cooperation with the City of Fort Myers, Lee County, FDOT, the SWFRPC and FDEO prior to submittal of the first report. The methodology of the biennial traffic monitoring report may be revised, if agreed upon by all parties. If no agreement is reached on methodologies and the biennial monitoring report is not submitted on schedule, the City of Fort Myers shall cease to issue building permits for the DRI until the monitoring report is submitted in accordance with this Development Order. The agreement will not be unreasonably withheld.
- c. Under Mitigation Option 1, the biennial monitoring program will measure the Project's actual external trip generation, evaluate conditions at the Project's access points, evaluate levels of service on impacted roads and intersections, and determine the timing of needed improvements. The biennial monitoring report must contain the following information:

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- (1) PM peak hour traffic counts with turning movements at the Project's access points onto Colonial Boulevard and Treeline Avenue, and on the external road segments and intersections identified in Section 4.b.2.
- (2) A comparison of field measured Project driveway traffic volumes to the Project trip generation assumed in the DRI analysis. The Project's trip generation used in the DRI traffic analysis was 1,587 PM peak hour external driveway trips at the end of Phase 1 and 2,187 PM peak hour driveway external trips at buildout.
- (3) Estimated existing PM Peak hour levels of service and needed improvements at the Project's access points and for the roads and intersections specified above.
- (4) Estimated future PM peak hour levels of service and needed improvements, based on a one (1) year projection of future volumes, at the Project's access points and for the roads and intersections specified above.
- (5) A summary of the status of road improvements assumed in the ADA to be committed by the City of Fort Myers, Lee County and/or FDOT as set forth below:



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Roadway	Improvement
Treeline Avenue - Alico Rd to Daniels Pky	Four (4) Lanes
Daniels Pky Extension - Gateway Blvd to SR 82	Four (4) Lanes
Cypress Lake Drive - Summerlin Rd to US 41	Six (6) Lanes
SR 82 - Evans Ave. to Michigan Link	Four (4) Lanes
Winkler Avenue - Metro Pky to US 41	Four (4) Lanes

- d. Under Mitigation Option 2, the biennial monitoring program will measure the Project's actual external trip generation and evaluate conditions at the Project's access points. The biennial monitoring report must contain the following information.
- (1) PM peak hour traffic counts with turning movements at the Project's access points onto Colonial Boulevard and Treeline Avenue.
  - (2) A comparison of field measured Project driveway traffic volumes to the Project trip generation assumed in the DRI analysis. The Project's trip generation used in the DRI traffic analysis was 1,587 PM peak hour external driveway trips at the end of Phase 1 and 2,187 PM peak hour external driveway trips at Buildout.
  - (3) Estimated existing PM peak hour levels of service and needed improvements at the Project's access points.
  - (4) Estimated future PM peak hour levels of service and needed improvements, based on a

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one (1) year projection of future volumes, at the project's access points.

- (5) The biennial monitoring report submitted just prior to the commencement of Phase 2 development will include the additional information required for the monitoring report under Option 1. This applies only for this one (1) monitoring report.

- e. If the biennial monitoring report reveals that the Project's Buildout trip generation exceeds the thresholds identified in Section 380.06(19)(b), Florida Statutes, then the provisions regarding substantial deviations will take effect under either mitigation option. If the Project is deemed to be a substantial deviation, the Developer must then undergo additional DRI review. This review, if required, must reanalyze the Project impacts on all regional roadways that are significantly and adversely impacted by the Project and specifically evaluate the potential Project impacts on I-75.

If the biennial monitoring report reveals that the Phase 1 trip generation exceeds the thresholds identified in Section 380.06(19)(b), Florida Statutes, then the Developer shall immediately initiate Phase 2 mitigation.

Under Mitigation Option 1, if the biennial monitoring report confirms that the peak season, PM peak hour traffic on the significantly impacted roadways exceeds the level of service standards

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adopted by local jurisdiction, and the Project is utilizing five percent (5%) or more of the adopted level of service standard service volume, then further local Development Orders, building permits and certificates of occupancy will not be granted until the standards of the concurrency management system have been met. Under Option 1, Pelican Preserve will comply with the City's concurrency management system in effect at the time.

- f. If the City's engineer determines that a traffic consultant is needed to review the biennial monitoring report and make recommendations regarding the impacts of the DRI, the Developer shall deposit \$20,000.00 into an escrow account with the City. The actual amount spent for this consultant shall be credited against the Project's total mitigation obligation. Any unspent funds in the escrow account will be returned to the Developer.

**VI. Transportation: Modifications**

- a. No development will be permitted beyond that level approved for Buildout until such time as a Notice of Proposed Change or Substantial Deviation application including a cumulative transportation analysis has been reviewed and approved in accordance with Section 380.06(19), Florida Statutes.
- b. Any request for a buildout time extension will be subject to the Notice of Proposed

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Change/Substantial Deviation requirements of Chapter 380, Florida Statutes, as appropriate.

**VII. Transportation: Other**

- a. The Developer will provide for efficient pedestrian and bicycle movement within Pelican Preserve through the provision of a system of interconnecting sidewalks and bike paths that link the various pods of development.
- b. If transit routes are extended to serve Pelican Preserve, the Developer will accommodate local or express transit service with bus stops on public roadways within the DRI.
- c. The Developer or its successors in interest shall construct, at grade, multimodal (pedestrian, bicycle, golf cart) paths which interconnect the residential areas depicted on Map H (Conceptual Master Plan) to the commercial areas designated or depicted on Exhibit "E" in compliance with Florida Statutes, Section 316.212. WCI replaced an existing sidewalk with an eight (8) foot multimodal path beginning at the entrance of the Pelican Preserve development proceeding to the commercial property on the east side of Treeline Avenue terminating at the pedestrian crossing, the completed path satisfies the terms of this condition for the eastern side of Treeline Avenue, which requires the connection of the residential areas to the commercial areas. The eight (8) foot path on the western side of Treeline Avenue shall be installed by the developers of the

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individual parcels as the individual parcels develop pursuant to the letter of understanding and the multimodal path exhibit that are attached hereto as Exhibit "E" and made a part hereof. WCI or its successors in interest shall construct the multimodal path from Tract C4 across the preserve area to the northern terminus of the path as designated on Exhibit "E" when the multimodal path is completed on Tract C4.

- d. An east-west corridor evaluation between Colonial Boulevard and Daniels Parkway was initiated by Lee County prior to the end of Phase 1 to recommend roadway improvements to serve cumulative area-wide growth in that area. (This east-west corridor evaluation was the update of the Lee County 2020 Financially Feasible Plan by the Lee County Metropolitan Planning Organization). At the discretion of the City of Fort Myers, the Developer's proportionate share payments may go towards the implementation of the improvements identified in the corridor evaluation, with full credits against Pelican Preserve's proportionate share obligations.
- e. No permanent roadway shall be constructed that connects the Pelican Preserve DRI and Gateway DRI. The existing construction road will continue to be used for construction traffic until the final buildout of the project on the eastern side of Treeline Avenue. Prior to the issuance of the last Certificate of Occupancy for the buildout of the project on the

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eastern side of Treeline Avenue, the remaining construction roadway shall be removed and the area vegetated to the easternmost boundary of the project. Any road improvements necessary to comply with requirements for dead end streets must be approved by the Public Works Department. The construction road cannot be used to permit access to the general public or residents of the Gateway Community.

- f. If the City of Fort Myers determines that a Comprehensive Plan amendment is required to implement the Development Agreement, which is a part of Mitigation Option 2 above, the City will process the necessary amendment during the next Comprehensive Plan amendment cycle.
- g. The Developer shall not be required by City ordinance, or through any administrative or City Council review process, to provide a secondary access to the Pelican Preserve DRI. The Developer shall not be responsible for any additional proportionate share payments, additional road concurrency requirements, additional site related improvements, or any additional DRI NOPC traffic assessments because of any change in traffic distribution cause by the restriction of Condition 4.g.(5). If the access restriction in Condition 4.g.(5) causes operational deficiencies at the Pelican Preserve/Treeline Avenue access point, it shall not be used as a basis to preclude, limit, or

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restrict the ability to complete the development permitted in Findings of Fact A 9 above. WCI will explore the potential to provide an emergency access in the general location of the maintenance facilities.

5. **Vegetation and Wildlife/Wetlands.**

- a. Any impacts to ~~Priority one (1) or Priority two (2) panther habitat~~ the United States Fish and Wildlife Service (USFWS) Panther Focus Areas shall be addressed during the dredge and fill permitting and the Environmental Resource permitting after consultation with the USFWS and the Florida Fish and Wildlife Conservation Commission. The Developer must provide all mitigation required by Army Corps of Engineers and SFWMD for impacts to the USFWS Panther Focus Areas. ~~for impacts to priority one (1) or two (2) panther habitat.~~
- b. A management plan for the Big Cypress Fox Squirrel must be submitted to the Florida Fish and Wildlife Conservation Commission for approval prior to the local development approval. The approved management plan is incorporated by reference into this development order.
- c. The development shall include ~~146~~ 152 acres, more or less, of conservation area at buildout, which includes ~~115~~ 121 acres, more or less, of preserved and created wetlands and 31 acres, more or less, of upland preserves and buffers. The conservation areas shall be protected in perpetuity by a

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conservation easement or other acceptable legal mechanism.

**6. Comprehensive Plan**

Pelican Preserve DRI is consistent with the City of Fort Myers Future Land Use Map designation of Special Community. The City of Fort Myers shall ensure that all applications for local permits and approvals are consistent with the Comprehensive Plan, the concurrency management plan and the Land Development Code.

**7. Fire Conditions**

- a. The Developer shall dedicate, or cause to be dedicated, a two (2) acre +/- fire, police and EMS, Public Safety Station, site east of I-75 and south of SR 82 or at some other mutually agreeable site within a four (4) minute response time from Pelican Preserve's residential development. The site may be located within Pelican Preserve or off-site. The two (2) acre site must be acceptable to the City Council and the City of Fort Myers Fire Chief and is to be selected prior to the issuance of the first building permit for any improvements within Pelican Preserve. The developer shall received fire impact fee credits equal to the acquisition cost of the property to the developer if the property is acquired off-site. The site is to be dedicated by the Developer and accepted by the City within six (6) months after the effective date of the DRI Development Order.

**Complied.**



**ORDINANCE NO. 3721**

- b. The Developer shall improve or cause to be improved the Public Safety Station property dedicated to the City. The improvements shall include paved access and utilities provided to the frontage of the property, zoning, clearing, filling, grading, water management permits and utility connections. The utility connections shall include water, sewer, electric, telephone and cable. The Developer shall be entitled to fire impact fee credits for the design, permitting, appraisals, fees, and development work performed for the Public Safety Station site. **Complied.**
- c. No building permit shall be approved beyond the 500<sup>th</sup> residential unit, twenty percent (20%) of the commercial or office square footage, and community facilities unless and until the Public Safety Station is constructed on the approximately two (2) acre site dedicated to the City.
- d. The Public Safety Station will not exceed 15,000 square feet in size, will include three (3) double bays to accommodate the necessary fire equipment, police vehicles and emergency service vehicles. The Public Safety Station is to be equipped with one (1) fully equipped pumper truck and one (1) brush truck. The Developer shall construct or cause to be constructed the Public Safety Station, and the City shall provide all of the necessary authorizations to permit the construction of the Station. **Complied.**
- e. The Developer shall be entitled to fire impact fee credits for the total value of the contributions

**ORDINANCE NO. 3721**

required by conditions a., b., and c. above, provided however, that the Gateway Services Community Development District shall be entitled to and shall receive the fire impact fee credits if the Gateway Services Community Development District has, from bond proceeds, reimbursed the Developer for such costs. The cost is to be substantiated in accordance with the requirements of the applicable impact fee ordinance. The City and Developer agree to work diligently to ensure the completion of the Public Safety Station prior to completion of the 500<sup>th</sup> residential unit, twenty percent (20%) of the commercial/office and the community facilities. It is anticipated that the 501<sup>st</sup> residential certificate of occupancy will be obtained by the Developer in the fourth quarter of 2002. **Complied.**

- f. A ladder truck will be necessary to serve any structure taller than three (3) stories (35 feet). Prior to the issuance of a building permit for any structure, to include the hotel, taller than three stores in height or 35 feet above finished grade, there shall be a ladder truck located at the Public Safety Station. If the Public Safety Station constructed pursuant to this section does not have a ladder truck on premises then the Developer shall provide or cause to be provided a ladder truck.

**Complied.**

**8. Community Facilities**

**ORDINANCE NO. 3721**

For purpose of this ordinance, community facilities may include a campus style set of buildings designed to provide recreational amenities, outdoor recreational facilities, and community center uses. There shall be no ~~more~~ less than four (4) buildings, interconnected through walkways, the buildings shall be no more than two (2) stories in height, and shall ~~not exceed a total~~ be a minimum of forty-five thousand (45,000) square feet. The recreational amenities may include, but are not limited to, volleyball court, lawn bowling, tennis, softball field, outdoor pool, aerobics pool, gym, social hall, library, coffee shop, theater, sports bar, post office, art facilities, woodshop, lap pool, painting room and related reception area, locker rooms, restrooms, business center and administrative area. Three (3) of the community buildings will ~~not exceed~~ be a minimum of 26,000 square feet, the fourth will be a sales center until the community is sold out, and then the sales center will be converted to community uses. The Developer shall incorporate the following enhancements, improvements and renovations into the Village Center by December 31, 2016. The Developer can obtain an administrative extension due to an "act of God" or "force majeure", acts of war, government shut down, hurricanes, tornados and other weather events. An act of God or force majeure is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonable within control of the Developer. The improvements to be constructed or installed are:

- i. install a second outdoor swimming pool

**ORDINANCE NO. 3721**

- ii. design, permit, and construct a free standing building that includes two additional group fitness spaces; and
- iii. renovate the current cardio and group fitness areas; and
- iv. provide enhancements to the existing locker rooms as determined by the Developer.

Should the developer and residents determine that a different amenity improvement is desired instead of one of the items set forth above, the Developer can provide an alternative recreational amenity. The Developer must seek an administrative amendment from the City of Fort Myers and provide written notice to the residents of the DRI of the filing of an administrative amendment and thereafter the City Community Development Director must consult with the Board of the Pelican Preserve Homeowners Association before granting any administrative approval.

9. **Police Cruiser**

Prior to the issuance of the first certificate of occupancy for the residential units to be built within Pelican Preserve, the Developer shall provide or cause to be provided two (2) fully equipped police vehicles. The cost of such vehicles shall not exceed a total of \$100,000.00. The police vehicles are to be used to patrol and provide services to the area within the City limits of Fort Myers east of I-75 and SR 82, including regular patrols within Pelican Preserve. However, certificates of occupancy for model homes may be issued prior to the acquisition of the two (2) fully equipped police cars. **Complied.**

**ORDINANCE NO. 3721**

10. WCI has provided perimeter privacy walls, fences, buffers and berms in accordance with the attached Exhibit "E". The proposed privacy fence, depicted on the north property boundary in yellow will be installed in 2015. A privacy wall/fence/or berm with landscaping or combination thereof will be installed along the Florida Power and Light (FPL) easement in Gateway Boulevard at the time of issuance of a Certificate of Occupancy for residential units adjacent to the FPL easement and Gateway Boulevard. No wall/fence/or berm with landscaping or combination thereof is required along the proposed future extension of Plantation Garden Drive unless and until the City or County extends Plantation Garden Drive and opens the road to the public and until WCI develops a residential neighborhood adjacent to Plantation Garden Drive. When the road is open to the public and WCI develops an adjacent neighborhood WCI will install a privacy wall/fence/berm with landscaping or some combination thereof. Prior to buildout if Plantation Garden Drive is still on the Long-Range Transportation Plan, then the Developer will install a minimum six foot fence along the Plantation Garden Drive right-of-way.

**10.11. General Requirements.**

- a. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order.

**ORDINANCE NO. 3721**

- b. The development of the Project shall be consistent with Map H, which is identified as Exhibit "B" and is attached hereto and made a part hereof.
- c. The Developer shall comply with all duly adopted federal, state, and local development and construction rules and regulations.
- d. The residential development located on the east side of Treeline Avenue will be a deed restricted, age restricted development.
- e. The Developer agrees to contribute a total of \$75,000.00 to the City to assist in off setting the additional administrative cost associated with the Sun City Pelican Preserve DRI Development Order which funds shall be paid in five (5) equal annual installments of \$15,000.00 per year. The first payment shall be made within sixty (60) business days of the effective date of this DRI Development Order. **Complied.**

**C. CONCLUSIONS OF LAW AND ADMINISTRATIVE REQUIREMENTS.**

Following are the Conclusions of Law 1-11.

- 1. This Development Order, as amended, constitutes an ordinance of the City of Fort Myers adopted in accordance with all applicable statutory requirements.
- 2. The Development Order, as amended, is binding upon the Developer(s), and its assignees or successors in interest. Where the Development Order refers to lot owners, business owners or other specific reference, those provisions are binding on the entities or individuals

**ORDINANCE NO. 3721**

referenced. Those portions of the Development Order that clearly apply only to the developer are binding upon any builder/developer who acquires a tract of land within the DRI.

3. The terms and condition set out in this Development Order constitute a basis upon which the Developer and the City may rely in future actions necessary to fully implement the development contemplated by this Development Order.
4. **Timeframes.** The Project has a buildout date of ~~December 31, 2020~~ June 1, 2022. The Project has an expiration date of ~~December 31, 2021~~ June 1, 2023; this provides one (1) year for any development that completed its permitting prior to the buildout date to complete construction.
5. The Project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~January 1, 2022~~ June 2, 2024. If the City demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order at a duly noticed public hearing then a down-zoning, unit density reduction or prohibition of development may occur. No down-zoning, density or intensity reduction or prohibition of development can occur without sufficient notice to the Developer and an opportunity to be heard. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change

**ORDINANCE NO. 3721**

is clearly established by the City to be essential to the preservation of the public health, safety and welfare.

6. **Biennial Report.** The Developer, or its successor(s) in title will submit a biennial report to the City of Fort Myers, SWFRPC, and FDEO. The report must describe the state of development and compliance as of the date of submission. In addition the report must be consistent with the rules of the FDEO. The first monitoring report was submitted to the FDEO not later than one (1) year after the effective date of this development order. Further reporting must be submitted not later than one (1) year of subsequent calendar years thereafter, until buildout. Failure to comply with this reporting procedure is governed by Section 380.06(18), Florida Statutes. The Developer must inform successors in title to the undeveloped portion of the real property covered by the Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.
7. Project has two (2) phases. The first phase ends in ~~2005~~ 2017 and the second phase ends in ~~2020~~ 2022. The development phasing schedule is a condition of approval. Amendments to the phasing shall be evaluated in accordance with Section 380.06(19), Florida Statutes.
8. All mitigation requirements identified in this Development Order must be performed in accordance with the established time frames set forth herein. If the Developer fails to provide the mitigation in accordance with the terms and conditions of this Development Order it could result in



**ORDINANCE NO. 3721**

a substantial deviation pursuant to Section 380.06(19), Florida Statutes.

9. The Developer, or its successor, may be subject to credit for contributions, construction, expansion, or acquisition of public facilities in accordance with Section 380.06(16), Florida Statutes, if the Developer is also subject by local ordinance, impact fees or exaction requirements to address the same impact or need.
10. The Director of Community Development Department or his/her designee shall be the local official responsible for assuring compliance with this development order. The City shall not issue any permits or approvals or provide any extension of services if the Developer fails to act in substantial compliance with the DRI Development Order. The Director must provide the Developer with clear and concise written description of the nature of the violation of the DRI development order. The written notice to the Developer shall provide sufficient time to address the alleged violation and the time period to address the violations shall be identified in the written notice. The notice will identify the amount of time to cure the violation. The written notice and time to cure must be provided prior to a hearing before the City Council. The City Council at a duly noticed public meeting shall determine if the Developer has failed to act in substantial compliance with the terms and conditions of the DRI Development Order, pursuant to Section 380.06(17), Florida Statutes. The Developer shall receive notice in writing fifteen (15) days prior to the date of the public meeting and an opportunity

**ORDINANCE NO. 3721**

to respond in the public meeting the alleged term or condition of the DRI Development Order at issue with an indication of the nature of the alleged non compliance. The Developer, or its designee, shall be provided with an opportunity to respond in the public meeting. The City Council shall make a formal finding of substantial compliance or substantial non compliance, and the Developer shall have the right to appeal said determination.

11. The City will forward certified copies of this Development Order, as amended, to the SWFRPC, FDEO, the Developer, and appropriate state agencies. The amendments to this Development Order are rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon the amendments to this Development Order becoming effective, the Developer must record notice of their adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes.

**SECTION 1. Ordinance Rescinded.** Ordinance No. 3616 is hereby ~~rescinded~~ amended and restated upon adoption of this ordinance and its provisions are carried forward in this restated ordinance.


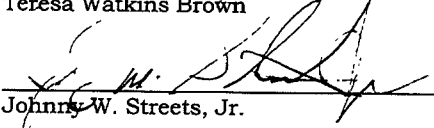
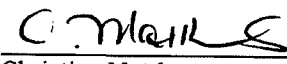
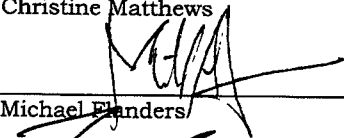


**SECTION 2. Severability.** If for any reason any section, subsection, paragraph, or part of this ordinance shall be held invalid or destroy any other section, subsection, paragraph, or part of this ordinance then the remaining portions thereof shall remain in full force and effect without regard to the section, subsection, paragraph, or part invalidated.

**ORDINANCE NO. 3721**

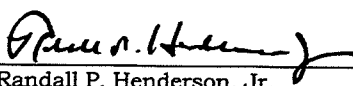
**SECTION 3. Effective Date.** This ordinance shall become effective immediately upon passage.

**ORDINANCE NO. 3721**

**PASSED IN PUBLIC SESSION** of the City Council of the City of  
Fort Myers, Florida, this 2nd day of December, A.D., 2014.

Aye	<u></u> Teresa Watkins Brown
Aye	<u></u> Johnny W. Streets, Jr.
Aye	<u></u> Christine Matthews
Aye	<u></u> Michael Elanders
Aye	<u></u> Forrest Banks
Aye	<u></u> Thomas C. Leonardo Council Members

**APPROVED** this 2nd day of December, A.D., 2014, at  
10:50 o'clock a.m.

Aye	<u></u> Randall P. Henderson, Jr. Mayor
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**FILED** in the Office of the City Clerk this 2nd day of December,  
A.D., 2014.

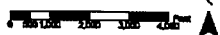
<u></u> Marie Adams, MMC City Clerk
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**ORDINANCE NO. 3721**

**EXHIBIT "A"**  
**Location Map**



**PROPOSED PELICAN PRESERVE SDA/DRI BOUNDARY: +/- 1,381.80 AC**  
Aerial Photo Date: Jan 2013



**DWA INC.**  
**DESIGN WATERSHED ANALYSIS**  
-Planning -Validation-  
-Civil Engineering -Surveying & Mapping-

Public Comments: 10/10/2014 Pelican Preserve SDA & Gateway PUD Amendment/Ordinance City of Ft. Myers Application/Ordinance PROPOSED PELICAN PRESERVE SDA/DRI BOUNDARY/Ordinance



**ORDINANCE NO. 3721****EXHIBIT "C"****Legal Description of Pelican Preserve Plus 180 acres**

A tract or parcel of land lying in Sections 1, 2 and 12, Township 45 South, Range 25 East, Section 35, Township 44 South, Range 25 East, and Section 6, Township 45 South, Range 26 East, Lee County, Florida, being further bounded and described as follows:

Beginning at the 4" concrete monument marking the South One Quarter corner of Section 1, Township 45 South, Range 25 East, Lee County, Florida; thence S.89°56'14"W., along the south line, of the Southwest One Quarter of said Section 1, for 2,593.54 feet to the southwest corner of said Section 1 and the southeast corner of Section 2, Township 45 South, Range 25 East, Lee County, Florida; thence S.89°03'49"W., along the south line of the Southeast One Quarter of said Section 2, for 2,645.12 feet to a 3"x5" concrete monument marking the South One Quarter corner of Section 2, Township 45 South, Range 25 East; thence continue S.89°03'49"W., along the south line of the Southwest One Quarter of said Section 2, for 476.16 feet to a PK Nail and disc stamped LB 6952 and a point on a curve; thence northerly 200.18 feet along the arc of a non-tangential curve to the left having a radius of 2,599.95 feet through a central angle of 04°24'41" and being subtended by a Chord which bears N.01°38'43"W. for 200.13 feet to a PK Nail and Disc stamped LB 6952; thence N.03°51'03"W., for 959.31 feet to a PK Nail and Disc stamped LB 6952 and a point of curvature; thence northerly 490.29 feet along the arc of a tangential curve to the right having a radius of 2,700.06 feet through a central angle of 10°24'15" and being subtended by a chord which bears N.01°21'04"E. for 489.62 feet; thence N.06°33'12"E., for 1,166.54 feet to a PK Nail and Disc stamped LB 6952 and a point of curvature; thence northerly 826.44 feet along the arc of a tangential curve to the left having a radius of 1,100.00 feet through a central angle of 43°02'49" and being subtended by a Chord which bears N.14°58'12"W. for 807.14 feet; thence N.36°29'36"W., for 266.36 feet to a PK Nail and Disc stamped LB 6952 and a point of curvature; thence northerly 1,249.07 feet along the arc of a tangential curve to the right having a radius of 1,900.00 feet through a central angle of 37°40'00" and being subtended by a Chord which bears N.17°39'36"W. for 1,226.70 feet to a PK Nail and Disc stamped LB 6952; thence N.01°10'24"E., for 248.58 feet to a PK Nail and Disc stamped LB 6952; thence S.89°25'36"W., for 214.71 feet to a 5/8" iron rod capped LB 6952; thence N.00°02'17"W., for 68.31 feet to a 5/8" iron rod capped LB 6952; thence N.01°00'06"W., for 2,642.68 feet to a 4" concrete monument stamped LB 642; thence N.00°58'02"W., for 1,048.01 feet to a PK NAIL and Disc stamped LB 6952 and a point on a curve; thence northerly 766.45 feet along the arc of a non-tangential curve to the left having a radius of 1,050.00 feet through a central angle of 41°49'24" and being subtended by a Chord which bears N.21°16'16"E. for 749.55 feet to a 5/8" iron rod; thence N.00°21'33"E., for 721.50 feet to a 5/8" iron rod; thence N.45°21'33"E., for 42.43 feet to a 4" concrete monument; thence S.89°38'27"E., for 2,224.05 feet to a 4" concrete monument; thence S.02°16'01"E., for 1,168.38 feet to a 5/8" iron rod capped LB 642; thence N.89°54'24"E., for 1,324.86 feet to a 5/8" iron rod capped LB 642 and a point on the east line of the Northeast One Quarter of said Section 35; thence S.03°20'25"E., along said east line, for 1,284.37 feet to a 5/8" iron rod capped LB 6952 marking the East One Quarter corner of said Section 35; thence S.00°01'58"E., along the east line of the Southeast One Quarter of said Section 35, for 2,635.65 feet to a 6" concrete monument marking the common corner for said Sections 1,

**ORDINANCE NO. 3721**

2, and 35; thence N.89°28'42"E., along the north line of the Northwest One Quarter of said Section 1, for 32.13 feet to a point on the north line of said Section 1; thence along said north line, S.89°57'20"E., for 1,118.12 feet to a point on the southwesterly line of the Florida Power and Light Company easement recorded in Official Records Book 258, Page 378 of the Public Records of Lee County Florida; thence along said southwesterly line the following 2 described courses;

1. Thence S.37°57'03"E., for 1132.67 feet;
2. Thence S.37°57'07"E., for 366.69 feet a point on the westerly line of the 120 foot wide access and utility easement recorded in Instrument 2010000058339 of said Public Records and a point on a curve;

Thence along said westerly line the following 2 described courses;

1. Thence southerly 687.41 feet along the arc of a curve to the left having a radius of 1,681.83 feet through a central angle of 23°25'07" and being subtended by a chord which bears S.23°40'13"E. for 682.64 feet;
2. Thence S.35°22'47"E., for 163.65 feet to a point on the north line of the lands described in Official Records Book 2626, Page 3647, of said Public Records;

Thence along said north line S.54°37'13"W., for 1,000.76 feet to a point on the northerly line of Lot 23, Gateway Hidden Links II, as per the plat thereof recorded in Plat Book 69, Page 97, of said Public Records and a point on a curve; thence southwesterly 138.45 feet along the northerly line of said Lot 23 and Lot 22 of said Gateway Hidden Links II, and along the arc of a non-tangential curve to the left having a radius of 225.00 feet through a central angle of 35°15'25" and being subtended by a chord which bears S.36°59'32"W. for 136.28 feet to a point on the westerly line of Gateway Golf And Country Club as recorded in Official Records Book 3556, Page 1545, of said Public Records; thence along said westerly line of the following 21 described courses;

1. Thence S.22°54'23"W., for 281.97 feet;
2. Thence S.55°48'33"W., for 136.16 feet;
3. Thence E S.78°06'34"W., for 18.20 feet;
4. Thence S.57°35'17"W., for 9.70 feet;
5. Thence S.76°37'57"W., for 15.06 feet;
6. Thence S.64°54'52"W., for 44.61 feet;
7. Thence S.08°25'25"W., for 40.28 feet;
8. Thence S.06°30'42"W., for 30.10 feet;
9. Thence S.32°16'28"W., for 88.27 feet;
10. Thence S.76°04'40"W., for 87.12 feet;
11. Thence N.85°01'24"W., for 100.54 feet;
12. Thence S.05°57'06"E., for 53.31 feet;
13. Thence S.09°03'40"W., for 83.69 feet;
14. Thence S.03°39'02"E., for 118.11 feet;
15. Thence S.09°40'30"E., for 102.54 feet;
16. Thence S.27°58'47"W., for 276.05 feet;
17. Thence S.36°54'41"W., for 172.25 feet;
18. Thence S.33°26'36"W., for 232.10 feet;
19. Thence S.38°56'24"W., for 86.00 feet;
20. Thence S.31°35'38"W., for 436.35 feet;
21. Thence S.18°45'56"W., for 95.17 feet;



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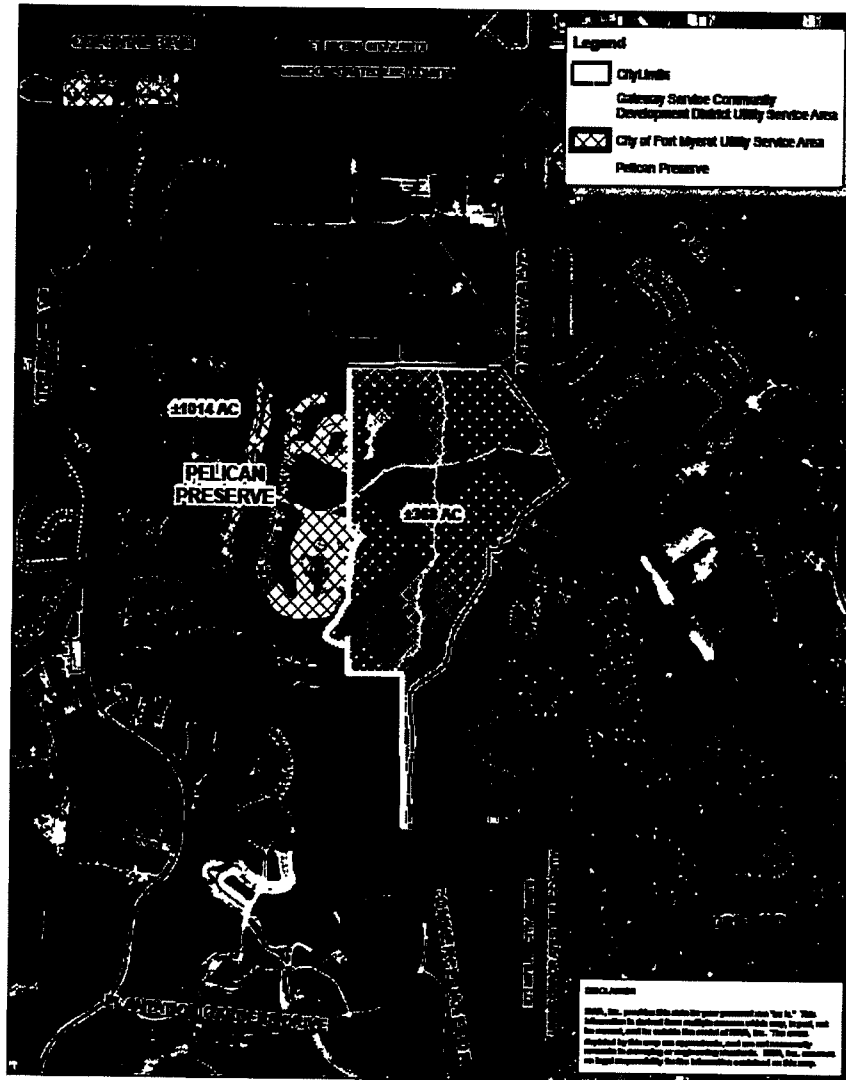
thence N.78°06'39"W., for 2.07 feet; thence S.11°53'21"W., for 341.62 feet to a point of curvature; thence southwesterly 371.36 feet along the arc of a tangential curve to the right having a radius of 460.00 feet through a central angle of 46°15'20" and being subtended by a Chord which bears S.35°01'01"W. for 361.36 feet; thence S.58°08'41"W., for 421.37 feet to a point of curvature; thence southwesterly 395.89 feet along the arc of a tangential curve to the left having a radius of 340.00 feet through a central angle of 66°42'51" and being subtended by a Chord which bears S.24°47'16"W. for 373.90 feet; thence S.08°34'10"E., for 418.86 feet to a point of curvature; thence southerly 461.43 feet along the arc of a tangential curve to the right having a radius of 1,560.00 feet through a central angle of 16°56'50" and being subtended by a Chord which bears S.00°05'45"E. for 459.75 feet; thence S.08°22'41"W., for 98.45 feet to a point of curvature; thence southerly 486.24 feet along the arc of a tangential curve to the left having a radius of 2,940.00 feet through a central angle of 09°28'33" and being subtended by a Chord which bears S.03°38'24"W. for 485.68 feet; thence S.01°05'53"E., for 680.34 feet to a point on the East-West One-Quarter Section line of said Section 12; thence along said east-west line, S.89°59'34"W., for 120.02 feet; thence N.01°05'53"W., for 2646.08 feet; thence S.89°38'30"W., for 69.19 feet to the point of beginning of the parcel described herein;

Containing 60,191,159 square feet or 1,381.80 acres, more or less.

Bearings are based on the south line of the Southwest One-Quarter of Section 1, Township 45 South, Range 25 East, as having an assumed bearing of S.89°56'14"W.

**ORDINANCE NO. 3721**

**EXHIBIT "D"**  
**Utility Service Areas**



**Pelican Preserve**  
**Utility Service Areas**

**DWA**  
DESIGN & WATER ANALYSIS  
11111 N. US Highway 1  
Fort Myers, FL 33907  
Phone: 941.336.1111  
Fax: 941.336.1112  
Email: info@dwa.com

**ORDINANCE NO. 3721**

**EXHIBIT "E"**  
**Existing and Proposed Fencing**



# --- Agenda --- Item

11

11

## Regional Issues

11

11

# Agenda Item

11a

11a

Caloosahatchee Watershed –  
Regional Water Management  
Issues Presentation – Vice Mayor  
Doug Congress

11a

## **SWFRPC Resolution #2015-01**

### **A RESOLUTION ACCEPTING AND ENDORSING THE “CALOOSAHATCHEE WATERSHED – REGIONAL WATER MANAGEMENT ISSUES” REPORT DATED DECEMBER 16, 2014, WHICH SETS FORTH SHORT TERM AND LONG TERM STRATEGIC PLANNING GOALS TO ADDRESS WATER STORAGE AND TREATMENT WITHIN THE KISSIMMEE, LAKE OKEECHOBEE AND CALOOSAHATCHEE WATERSHEDS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Lee County and the five municipalities within Lee County share common interests and concerns with respect to water quality within the Kissimmee, Lake Okeechobee and Caloosahatchee watersheds; and

**WHEREAS**, a document entitled “Caloosahatchee Watershed – Regional Water Management Issues” has been developed and prepared to concisely set forth a comprehensive strategy to address water storage and treatment within the Kissimmee, Lake Okeechobee and Caloosahatchee watersheds, as well as to identify land and infrastructure needed to convey excess water south into Everglades National Park and Florida Bay where it is needed; and

**WHEREAS**, it is essential for the governing bodies of Lee County and the five municipalities within Lee County to generally agree upon the comprehensive goals and strategies to address the Kissimmee, Lake Okeechobee and Caloosahatchee water resource issues;

**NOW, THEREFORE, BE IT RESOLVED** by the Southwest Florida Regional Planning Council, that:

**SECTION 1.** The Southwest Florida Regional Planning Council hereby accepts and endorses the “Caloosahatchee Watershed – Regional Water Management Issues” document dated December 16, 2014, a copy of which is attached hereto and incorporated herein as Attachment “A”, and which is intended to be revised and updated periodically to address current best practices and approaches with respect to water quality and water resource protection.

**SECTION 2.** The Southwest Florida Regional Planning Council encourages the governing bodies of Lee County, the City of Fort Myers, City of Cape Coral, Town of Fort Myers Beach, City of Bonita Springs and City of Sanibel to accept and endorse the “Caloosahatchee Watershed – Regional Water Management Issues” document attached hereto in order to provide general agreement on a collaborative and comprehensive approach to the Kissimmee, Lake Okeechobee and Caloosahatchee watershed resource issues that are of paramount importance to the residents and visitors to Lee County and Southwest Florida.

**SECTION 3.** Effective Date.

This Resolution shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Southwest Florida Planning Council, this **19th** day of **February**, 2015.

**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL**

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Robert Mulhere, Chair

ATTEST:

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Margaret Wuerstle, Executive Director

# CALOOSA HATCHEE WATERSHED

## REGIONAL WATER MANAGEMENT ISSUES

244 of 305



## Short- and Long-term Solutions for Storage and Treatment



Revised: December 16, 2014



# Caloosahatchee Watershed Regional Water Management Issues

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## ENDORSEMENTS

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## CALOOSAHATCHEE WATERSHED — REGIONAL WATER MANAGEMENT ISSUES

### STORAGE & TREATMENT PROGRESS SUMMARY DECEMBER 16, 2014

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#### **Introduction**

The coastal communities of Lee County were devastated by the freshwater discharges from Lake Okeechobee and the Caloosahatchee watershed during the summer of 2013. For more than four months a dark-colored freshwater plume blanketed Lee County's beaches. This event impacted the ecology of our waters, the quality of life of our citizens, area businesses, and it continues to have a lasting effect on our local economy. These discharges occurred as a direct result of inadequate water storage within the Kissimmee, Lake Okeechobee, and Caloosahatchee watersheds and the ability to convey water south into Everglades National Park and Florida Bay.

Flood control projects, channelization, and other land use changes that have occurred throughout Central and South Florida over the past century have resulted in a water management system that is very different from its original state. The system that we have today delivers water to the coast very quickly, with little to no water treatment. This has resulted in the Caloosahatchee estuary receiving too much water during the wet season and not enough during the dry season. The water that we do receive is laden with excessive nutrients that can stimulate harmful algal blooms.

#### ***What is at Stake?***

In Lee County, tourism generates more than \$2.7 billion annually. Real estate tax revenue in Lee County is more than \$293 million annually. A recent poll by the Lee County Visitor and Convention Bureau indicated that 94% of all visitors to Lee County identified our beaches as our most attractive asset. Local water quality can have a tremendous influence on consumer confidence and can greatly impact tourism and our local economy. In addition to impacts on our local economy, too much or too little freshwater delivered to the coast can effect critical estuarine resources such as seagrasses, oysters and fishes. The combined impacts on the local economy and the ecology of our waters can greatly influence the quality of life of Lee County residents.

### What is needed to address the Problem?

A comprehensive strategy is needed to address water storage and treatment within the Kissimmee, Lake Okeechobee, and Caloosahatchee watersheds. In addition, land and infrastructure are needed to convey excess water south into Everglades National Park and Florida Bay where it is needed.

### What are Lee County and the five municipalities of Lee County doing to address the problem?

Lee County and the five municipalities of Lee County are working together to address the Lake Okeechobee and Caloosahatchee water resource issues. Recognizing that the problem originates in the Kissimmee watershed, just south of Orlando, and includes Lake Okeechobee and the Caloosahatchee watersheds, the County and municipalities are working with federal and state agencies responsible for water management and are working in their local watersheds to advocate for and implement projects that will address the problem. Collectively, the County and municipalities have developed a list of short-term, low-cost strategies, as well as a longer-term list of state and federal priorities to address water storage and treatment throughout the Kissimmee, Lake Okeechobee, and Caloosahatchee watersheds. The goal is to improve the quantity, quality, timing and distribution of water to the coast of Lee County and restore historic flows to the Everglades and Florida Bay.

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### Short-term, Low-Cost Strategies for Water Storage

1. *Revisit the Lake Okeechobee Regulation Schedule (LORS 2008) risk assessment to determine if there are any opportunities to provide more storage to reduce discharges to the estuaries in light of recent improvements in the Herbert Hoover Dike. Evaluate the Lake Okeechobee Minimum Flow and Level (MFL) to determine if Lake levels can be maintained lower to increase storage capacity without ecological impacts. Reevaluate how flows to the Caloosahatchee are measured under the LORS 2008 schedule (S-77 instead of S-79 in higher bands) to make regulatory releases more equitable.*
  - a. On September 17, 2013, the Lee County municipalities sent a joint letter to Governor Scott and the South Florida Water Management District (SFWMD) requesting support for the U.S. Army Corps of Engineers (USACE) to reevaluate the risk assessment for the Lake

Okeechobee Regulation Schedule, LORS 2008. On July 8, 2014, the Southwest Florida Community Foundation sent a letter on behalf of 24 individuals representing several local governments and organizations to Assistant Secretary of the Army, Jo-Ellen Darcy, requesting that the Corps accelerate the risk assessment for the Herbert Hoover Dike. Over the past year, the U.S. Army Corps of Engineers has been working on the Herbert Hoover Dike Rehabilitation Project and Dam Safety Modification Study. As part of that study, the Corps will be assessing progress to date on the Herbert Hoover Dike and will evaluate the risk assessment for LORS 2008 in light of progress made on dike repairs to date. The report is scheduled to be completed in March 2015.

2. *Maximize flows through the Stormwater Treatment Areas (STAs) and Water Conservation Areas (WCAs) to the fullest extent possible to convey water south during the wet season to reduce high-flow impacts to the coastal estuaries.*
  - a. During the 2013 wet season, approximately 72,000 acre-feet of water was released to the WCAs through the STAs. During the 2014 wet season, approximately 216,000 acre-feet of water was released to the WCAs through the STAs. The increase in the volume of water conveyed south in 2014 was the result of: 1.) continued legislative funding for increased pumping and maintenance; 2.) additional capacity due to differences in regional rainfall; 3.) increased capacity in STA-1 East, STA-1 West and STA-3/4; 4.) suitable conditions and canal levels within the Everglades Agricultural Area; and 5.) improved coordination between the SFWMD and the U.S. Army Corps of Engineers.
  - b. One of the major challenges to moving water south in the short-term is the lack of storage, treatment, and conveyance infrastructure south of Lake Okeechobee. Projects like Modified Water Deliveries (MOD Waters), the Central Everglades Planning Project (CEPP), and the structural improvements along the Tamiami Trail are needed in order to increase the capacity and eliminate impacts to tribal and agricultural lands south of the Lake. \*It is important to note that these are long-term projects, not short-term low-cost strategies.

- c. Another option to addressing high-flow impacts to the estuaries is to seek emergency temporary deviations from federal and state water quality criteria and restrictions that limit discharges south into Everglades National Park during extreme wet conditions and events. This engages a “shared adversity” doctrine that does not pit one ecosystem against another.
- 3. *Maximize storage on all private lands currently under contract with the SFWMD for the dispersed water management program. Investigate the potential for additional projects based on cost/benefit analysis (e.g., Alico Corporation 75,000 acres in eastern Caloosahatchee basin). Explore additional economic incentives for water storage on private lands within the Caloosahatchee basin.*
  - a. Over the past year a significant volume of additional dispersed water storage has become available. As of October 11, 2014, the SFWMD was reporting 86,257 acre-feet (annual average) of dispersed storage being utilized. The Nicodemus Slough dispersed water management project has been constructed, is being tested, and is expected to be fully operational by next rainy season. This project is estimated to store an additional 34,000 acre-feet of water within the Caloosahatchee watershed and will reduce wet season flows to the Caloosahatchee. The SFWMD is continuing to explore other dispersed water storage projects, including a proposal from Alico Corporation to store additional water within the Caloosahatchee basin. In order for this program to be viable and compete with regional storage facilities, these projects must be cost-effective and their performance verified. An overall analysis needs to be completed to verify effectiveness, along with a plan to meet a designated amount of managed storage to provide the desired outcome.
- 4. *Utilize emergency storage on all public lands within the Kissimmee, Lake Okeechobee, St. Lucie and Caloosahatchee basins. Secure permits and/or authorizations now in preparation for the spring recession in Lake Okeechobee and free up storage capacity for wet season. The C-43 West Reservoir/Berry Groves site is a good example of where there are opportunities for water storage on public lands. These sites should be utilized prior to exceeding the high flow ecological targets in the Caloosahatchee (>2,800 cfs 30-day moving average).*

- a. During the 2014 wet season, the SFWMD utilized publicly owned pre-project lands and other District-owned lands for emergency water storage throughout the water management system. SFWMD emergency storage efforts for 2014 included 9,169 acre-feet on pre-project lands and the use of approximately 148,771 acres of natural lands for water temporary water storage. This estimate includes a portion of the C-43 West Basin Reservoir Project lands. The SFWMD secured permits and authorization to utilize the site for temporary storage prior to the 2014 wet season. The west coast stakeholders were persistent in requesting that all permits and authorizations were in place prior to this year's rainy season.
- 5. *Provide adaptive flexibility for water level management in the Upper Kissimmee Chain of Lakes regulation schedules to allow more water storage by holding lake levels higher earlier than November for the benefit of water supply, water quality, and wildlife habitat.*
  - a. To date there has not been any substantive progress on this issue. The Corps continues to manage water levels within the Kissimmee Chain of Lakes at their current schedules and no deviations from these schedules have occurred over the past year. However, throughout the 2014 rainy season the Corps has maintained levels within the Chain of Lakes close to the top of their specified schedules. This has marginally helped reduced the rate at which water flows into Lake Okeechobee.
- 6. *Reassess the Adaptive Protocols for Lake Okeechobee to ensure that the Caloosahatchee receives ecologically beneficial flows to meet established salinity targets during the dry season when other water users are not experiencing water shortage cutbacks and no other ecosystems are being harmed.*
  - a. On March 3, 2014, the Lee County municipalities sent a joint letter to the SFWMD requesting that the Adaptive Protocols for Lake Okeechobee be reassessed to ensure that water flows to the Caloosahatchee are not reduced or eliminated when the needs of all other water users are being met. On June 18, 2014, the municipalities of Lee County sent a similar letter to the SFWMD regarding Adaptive Protocols highlighting that there are inherent flaws in the Protocols that reduce flows to the Caloosahatchee when there is no risk of water shortage and no other water users

are being cut back. In July 2014, the SFWMD Governing Board approved a staff recommendation to evaluate whether or not there were opportunities for additional operational flexibility within the Adaptive Protocols in the middle and upper bands of the Lake Regulation Schedule. SFWMD staff is currently evaluating the data to determine if operational changes can provide additional water for all water users. This exercise could identify additional water in the middle and upper bands of the LORS to supplement dry season flows to the Caloosahatchee. Lee County is a participant on the technical team that is investigating additional storage options in the middle and upper bands.

7. *Settle the Lykes Brothers Basinger Grove dike/floodplain storage issue between the SFWMD and USACE, which is preventing 70% of the Kissimmee River restoration storage and treatment benefits for work already completed.*
    - a. This issue has been resolved. Additional storage is now available within the Kissimmee River floodplain as a result of this agreement. This should provide additional storage and treatment benefits to the Caloosahatchee. Total storage and treatment numbers are forthcoming.
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## **FEDERAL PRIORITIES**

1. *Fully support the 2014 Water Resources Reform and Development Act (WRRDA) bill, which includes authorization for the Caloosahatchee C-43 West Basin Reservoir Project; and appropriate the necessary funds to implement the C-43 Reservoir Project. The reservoir will provide 170,000 acre-feet of storage within the Caloosahatchee basin and help address high and low flow issues.*
  - a. The WRRDA bill was signed into law by President Obama on June 10, 2014. The bill authorizes several important Comprehensive Everglades Restoration Program (CERP) projects, including the C-43 West Basin Reservoir, the C-111 Spreader Canal, Broward County Water Preserve Area, and the Biscayne Bay Coastal Wetlands projects. The next step is for Congress to appropriate the funds needed to construct the various projects in WRRDA. This will require

a great deal of work to ensure that our legislators hear from us and understand the importance of funding the C-43 Reservoir Project. This year the Florida legislature appropriated \$18 million to help fund the C-43 Reservoir Project. It is estimated that we will need \$300 million in federal appropriations to match state funds to complete the project. According to the South Florida Water Management District, work on the project is scheduled to begin in winter 2015. Lee County and several of the municipalities passed resolutions urging congress to pass WRRDA. Representatives from Lee County and its municipalities traveled to Washington D.C. to advocate for WRRDA and to promote projects that would create additional water storage and treatment.

2. *Obtain federal authorization and funding for the Central Everglades Planning Project (CEPP). The project will move approximately 210,000 acre-feet of water south of Lake Okeechobee and will address some of the damaging flows to the St. Lucie and Caloosahatchee estuaries.*
  - a. The Corps' Project Implementation Report (PIR) was not completed in time for the project to be included in the 2014 WRRDA bill. However, the report was later approved by the Army Corps Civil Works Review Board and the public comment period for the Final PIR ended on October 3, 2014. CEPP continues to be one of the region's top priorities. We are hopeful that this project will be authorized in the next WRRDA bill or sooner. On September 16, 2014, Senator Bill Nelson and Congressman Patrick Murphy sponsored a bill to authorize the Central Everglades Planning Project. This bipartisan bill is supported by Senator Rubio and other members of the Florida delegation. Full support of the Florida delegation will be critical for this bill to get traction.
3. *The Federal Government needs to fund their share of the Comprehensive Everglades Restoration Plan (CERP) and implement the projects agreed to in the plan. A majority of the lands needed for the projects have already been purchased by the State and need Federal funding to move forward with the projects.*
  - a. Through authorization of WRRDA, the Federal government will have the opportunity to appropriate funds for several very important CERP projects, including the C-43 West Basin Reservoir. We need to



keep pressure on our Federal legislative delegation to ensure that funds are appropriated for our priority projects.

4. *Continue to keep pressure on the U.S. Army Corps of Engineers to move as quickly as possible to rehabilitate the Herbert Hoover Dike. The project will protect the communities around Lake Okeechobee and possibly provide additional storage in the lake to reduce peak flows to the estuaries.*
    - a. On September 17, 2013, the Lee County municipalities sent a joint letter to Governor Scott and the SFWMD requesting support for the U.S. Army Corps of Engineers to reevaluate the risk assessment for the Lake Okeechobee Regulations Schedule, LORS 2008. On July 8, 2014, the Southwest Florida Community Foundation sent a letter on behalf of 24 individuals representing several local governments and organizations to Assistant Secretary of the Army, Jo-Ellen Darcy, requesting that the USACE accelerate the risk assessment for the Herbert Hoover Dike. Over the past year, the USACE has been working on the Herbert Hoover Dike Rehabilitation Project and Dam Safety Modification Study. As part of this study, the Corps will be assessing progress to date on the Herbert Hoover Dike and will evaluate the risk assessment for LORS 2008 in light of progress on dike repairs. The report is scheduled to be completed in March 2015. It is hopeful that the assessment will determine that improvements made to date have reduced the risk of dam failure to the point where the current cap on lake elevation can be raised, thereby providing more available storage. It is not our desire to maintain the lake at higher elevations but only to expand the operating range. Lowering of the lake for the benefit of its ecosystem can continue but at a rate that is less harmful to the estuaries.
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## STATE PRIORITIES

1. *Construct the first Cell of the C-43 West Basin Reservoir Project. As currently planned, the C-43 Reservoir will store up to 170,000 acre-feet of basin storm water and overflow from Lake Okeechobee. The C-43 Reservoir is expected to supply enough water to meet the existing Minimum Flow and Level for the Caloosahatchee River 80% of the time. The project, with an estimated cost of more than \$600 million, was designed with two large*

cells, a single 1,500 cfs pump station and a number of gated overflow and discharge structures. Under CERP, the State of Florida and South Florida Water Management District are responsible for 50% of the total project costs. Historically, the State has generally satisfied their cost share through land acquisition. In this case, however, most of the land was purchased using federal dollars. As a result, the State will be responsible for paying for at least 50% of the construction costs. The first cell is expected to provide approximately 85,000 acre-feet of storage and is estimated to cost approximately \$300 million.

In addition to the land needed to construct the reservoir, there is an additional 1,500 acres of land on the site that was purchased as part of the Berry Groves acquisition. This land should be used to construct a stormwater treatment area (STA) adjacent to the reservoir to treat water before it is discharged into the Caloosahatchee.

- a. The State appropriated \$18 million for moving forward with an interim project for the C-43 reservoir site. Work is scheduled to begin in winter 2015. The SFWMD is evaluating options for cell one construction on the site. Additional funds will be needed from the Legislature in 2015 to move forward with construction of the first cell.
  - b. As part of the Caloosahatchee Visioning process, the water quality treatment component for the C-43 Reservoir (STA) has been one of the top-ranked priorities (to date) for the stakeholders participating in the process. This project could get momentum if there is continued support from the stakeholders.
2. Construct the C-43 Water Quality Treatment and Demonstration Project (BOMA Property). The objective of this project is to demonstrate and implement cost effective wetland-based strategies for reducing Total Nitrogen (TN) load, and other constituents including Total Phosphorus (TP) and Total Suspended Solids (TSS), to the Caloosahatchee River and its downstream estuarine ecosystems. This is a multi-phased project involving bioassays, mesocosms, test cells, and field-scale cells to test, optimize, and demonstrate effectiveness of wetland-based technology, ultimately leading to implementation of a full-sized treatment facility.
    - a. In late 2012, a conceptual design for a testing facility was completed. Full engineering design and permitting of the testing

*facility is contingent upon funding. The SFWMD will be performing the bioassays and mesocosms study in 2015 and 2016.*

3. *Move forward with the Lake Hicpochee Restoration Project. Funds are needed to complete planning and construction on north and south sides of Lake Hicpochee to increase storage and treatment. Estimated cost for planning and construction is \$20-30 million. Project will result in increased water storage and treatment within the Caloosahatchee basin.*

- a. *Northern Lake Hicpochee restoration is in progress. 5,300 acres of land are already in State ownership and the SFWMD acquired an additional 640 acres north of Lake Hicpochee to be used for shallow storage. The project will provide shallow water storage of approximately 1,917 acre-feet. The State has an option to purchase an additional 2,454 acres of land to expand the project. Acquisition of this land would greatly enhance storage and treatment opportunities for this project. The Lake Hicpochee South Project is currently in a holding pattern. According to the SFWMD, cost/benefit data from the project on the south side of Lake Hicpochee suggest that, as designed, the project is not cost-effective. A redesign of the project may be necessary to make this project more feasible.*

4. *Purchase additional lands south of Lake Okeechobee at fair market value, acquire private easements, or swap existing State-owned lands for the critical lands needed to facilitate storage, treatment and conveyance of water south into Everglades National Park. The State currently owns 26,790 acres of land that was purchased for \$197,396,088 (\$7,400/acre) from U.S. Sugar Corporation as part of the Reviving the River of Grass Project, with an option to purchase an additional 153,209 acres. The State should acquire the critical lands needed to store, treat and convey water south through purchase from willing sellers, acquisition of private easements, or by swapping for existing non-essential State-owned lands to acquire the footprint needed to effectively store, treat and convey water south through the Everglades Agricultural Area.*

- a. *Under the State's contract with U.S. Sugar Corporation the "Initial Non-Exclusive Option", which includes approximately 46,800 acres of land, expires in October 2015. The "Entire Option Property Non-Exclusive Option", which includes 153,209 acres, or the balance of*

that if the Initial Non-Exclusive Option is exercised, will expire in October 2020.

- b. The University of Florida has been contracted to conduct a study to evaluate the feasibility of moving water south through the EAA to Everglades National Park. This study is scheduled to be completed in March 2015.
  - c. The Central Everglades Planning Project (CEPP) will provide the initial infrastructure for conveying water south. A phased approach, building on the CEPP project, would be an alternative to a Plan 6 flowway concept and would further the goal of increasing flows south, reducing the harmful high-flow discharges to the estuaries.
5. *Increase distributed storage in Kissimmee, Lake Okeechobee, and Caloosahatchee basins. Additional funds are needed for the State to partner with large land owners in the Kissimmee, Lake Okeechobee and Caloosahatchee basins to store more water on the land so that it is not discharged to Lake Okeechobee or to the Caloosahatchee River. Investigate the potential for additional projects based on cost/benefit analysis.*
- a. Over the past year, a significant volume of additional dispersed water storage has become available. As of October 11, 2014, the SFWMD was reporting 86,257 acre-feet (annual average) of disbursed storage being utilized. The District is continuing to explore other dispersed water storage projects. In order for this program to be viable and compete with regional storage facilities, these projects must be cost-effective and their performance must be verified. An overall analysis needs to be completed to verify effectiveness, along with a plan to meet a certain volume of managed storage to provide the desired outcome.
6. *Implement projects and programs funded under State legislative appropriations for the Caloosahatchee basin including the following:*
- a. Establish new monitoring sites to assess environmental impacts to the Caloosahatchee River and Estuary. An objective of the Senate Select Committee on Indian River Lagoon and Lake Okeechobee Basin (IRLOB) funding was to identify scientifically based solutions to improve the water quality and quantity in the St. Lucie Estuary, Indian River Lagoon, and Caloosahatchee River and estuary.

Information generated through the monitoring and research efforts will help support potential changes in the design and operation of the Northern Everglades and Estuaries system. To achieve this, Lee County in partnership with the Sanibel-Captiva Conservation Foundation (SCCF) Marine Laboratory is seeking funding to deploy two new RECON/LOBO sensors in the Caloosahatchee estuary; upgrade the original nitrogen and phosphorus sensors with current technology on three existing LOBO units and cost share 8 flow monitoring stations with the USGS. This suite of projects will provide documentation and enable us to better inform and focus local and state TMDL and BMAP assessments. Total cost for the additional monitoring is estimated at \$615,260.

- b. Begin oyster and seagrass restoration within the Caloosahatchee River and Estuary. The Northern Estuaries Resource Recovery pilot program was designed to re-establish vital estuarine habitats of shellfish and submerged aquatic vegetation (SAV) beds within the Northern Estuaries; St. Lucie/Indian River Lagoon and Caloosahatchee Estuary. The Senate Select Committee recommended, and the Legislature approved, appropriating \$500,000 for each estuary to support the program, for a total of \$1 million. The intent of this program is to replace critical ecosystem components such as oyster reefs and SAV that were lost by the high volume 2013 discharges to the northern estuaries. Tasks 2 and 4 seek to replace (restore) habitats damaged beyond repair to a pre-2013 level. Tasks 3 and 5 of this program seek to build resiliency by providing a source of healthy reefs and SAV for future restoration projects.

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## OTHER REGIONAL PROGRESS

1. *Caloosahatchee Visioning Program/Community Forum Update. Progress towards developing a regionally-supported list of restoration projects within the Caloosahatchee basin.*
  - a. The SFWMD is sponsoring a program referred to originally as the Caloosahatchee Visioning Process, which was aimed at identifying a restoration "vision" for the Caloosahatchee River and Estuary. The process began with a series of stakeholder interviews. The goal of

these interviews was to collect information from local stakeholders on what they thought were the restoration priorities for the Caloosahatchee and the process that should be followed to implement restoration. Following the interviews a science-based Caloosahatchee Ecological Indicators workshop was convened. This workshop was organized by the SFWMD and the Consensus Building Institute (CBI), under contract with the SFWMD for the Caloosahatchee Visioning Program. The purpose of the Indicators Workshop was for scientists and resource managers to discuss past, present and future ecological indicator species that may help to guide restoration of the Caloosahatchee River and Estuary. A final report of the proceedings was submitted to the SFWMD by the Florida Gulf Coast University Watershed Institute. The Caloosahatchee Visioning Program has now morphed into an interagency group made up of state and local agencies, utilities, and other effected parties that have been tasked with developing consensus on a list of priority projects to address water storage and water quality within the Caloosahatchee basin. The SFWMD and CBI held the first of several Caloosahatchee Community Forums on August 8, 2014 to bring in other local stakeholders to get input on priority projects. The community forum and the interagency working group have been directed to focus specifically on restoration projects. Discussion of policy-related issues of how the Caloosahatchee is managed has been precluded.

- b. The interagency team has developed a preliminary list of Caloosahatchee River Watershed Priority Projects. Two lists of projects were created, a Regional Project list and a Local Project list. The Regional Project list includes large-scale projects that are perceived to provide regional benefits. The local project list includes projects that will have more localized benefits, but cumulatively will benefit water storage and treatment within the Caloosahatchee watershed. See attached lists at bottom for details.
2. *Lee County Tidal Caloosahatchee Total Maximum Daily Load (TMDL) and Basin Management Plan (BMAP) Compliance*
  - a. Lee County and other stakeholders (Florida Department of Transportation (FDOT), City of Ft Myers, Cape Coral, East County Water Control District (ECWCD), Lucaya CCD, Charlotte County) are required by the Florida Department of Environmental Protection (FDEP) to reduce total nitrogen levels (TN) in the Caloosahatchee estuary by

140,853 lbs/yr for the first five-year Basin Management Action Plan (BMAP). Lee County's Conservation 2020 lands buying program has a total of 12,313 acres within the Caloosahatchee River watershed. Lee County in partnership with other local government agencies has constructed water quality treatment amenities on conservation lands. The Conservation 2020 water quality projects account for 22,152 lbs/yr (16%) TN pollution reduction credit. Lee County receives 2,222 lbs/yr TN reduction credit for structural stormwater and hydrologic restoration projects not associated with conservation lands and 196 lbs/yr TN reduction credit for street sweeping within the Caloosahatchee River watershed.

The Lee County Division of Natural Resources (LCDNR) in partnership with the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension Services has implemented public education programs for do-it-yourself landscapers as well as the professional landscape community to prevent vegetative waste and fertilizer runoff pollution. Under our National Pollution Discharge Elimination System (NPDES) permit, LCDNR provides public education and regulatory enforcement for development-related activities within Lee County. Lee County receives 20,445 lbs/yr (15%) total nitrogen reduction credit toward the BMAP obligations for public education programs and existing fertilizer ordinance.

Caloosahatchee River Watershed Projects List

Information contained in the attached tables (one for regional projects, the other for local projects) reflects project data developed for the 2012 update of the Caloosahatchee River Watershed Protection Plan and information provided by local governments. The information has been updated to reflect project status as of summer 2014. It has also been updated to include results from implementers’ individual assessments of each project’s relative importance.

**Project Phase** has been categorized as: Near-term to reflect projects anticipated to be completed within the next 5 years, Long-term to reflect projects that are anticipated to be completed in 5 years or longer, and Ongoing to reflect activities that are anticipated to span both near- and long-term.

**Category** Projects which are located in or will affect more than one county have been categorized as Regional. The remaining projects are categorized as Local.

**Agency** reflects the principle agency(s) responsible for the implementation of the project.

**Estimate Cost** reflects the most current estimate provided by the agency and reflects the costs needed to complete the project.

**Estimated Nutrient Removal** is based on preliminary load reduction estimates from the 2012 CRWPP Update, modified as appropriate, or as provided by the agency. Estimates in the CRWPP were calculated using Southwest Florida Feasibility Study reductions for project types (i.e. filter marsh, STA, shallow water reservoir, restored wetlands etc.).

Unless otherwise noted, estimates for Nitrogen and Phosphorus removal are in metric tons per year.

**Estimated Storage** is described in acre-feet.



**Caloosahatchee River Watershed Projects**  
**REGIONAL PROJECTS**

CRWPP ID	Project/Activity	Description	Project Status	Phase	Category/ Agency	Estimated Cost	Estimated Nutrient Removal (source)	Estimated Storage (ac-ft)
		IMMEDIATE REGIONAL PRIORITIES						
CRE-W Res	C-43 West Basin Storage Reservoir Project	<p>CERP component involves an above-ground reservoir (170,000 ac-ft capacity) located south of the CR and west of the Ortona Lock (S-78); this will comprise a significant portion of total water storage requirement for the C-43 Basin.</p> <p>Project is expected to provide multiple benefits including flood control, recreation, habitat enhancement and water recharge.</p> <p>The project will provide for timed releases of water to the estuary and will have O&amp;M costs associated with the pumping operations.</p>	<p>In April 2011, a Record of Decision was issued by the USACE and an approved Project Implementation Report was submitted to the U.S. Congress. Project was authorized in June 2014.</p> <p>Funding to construct an interim project at the site was appropriated by the Florida Legislature in 2014.</p>	Long-term	Regional  State	\$452.1m (const.)	97 mt/yr TN 8 mt/yr TP (agency)	170,000
CRE 04 CRE 05 CRE-LO 40	Lake Hicpochee North Hydrologic Enhancement Project	<p>The channelization of the Caloosahatchee River in the 1800's drained the lake and bisected it into two distinct parts, north and south. The objective of this project is to enhance the hydrology of Lake Hicpochee North with ancillary benefits of habitat restoration and water quality improvements. Phase I involves construction of a shallow storage feature on approximately 640 acres of land and construction of a spreader canal to deliver water to Lake Hicpochee North. Phase II involves the acquisition of an additional 2,454 acres for use as a flow equalization basin.</p> <p>Project is expected to provide multiple benefits including flood control, habitat enhancement and water recharge.</p>	<p>Design activities for Phase I are ongoing and construction is scheduled to begin by June 2015.</p> <p>Phase II requires land acquisition and the design and construction of the flow equalization basin.</p> <p>Project has linkages to Nicodemus Slough water storage project.</p>	Short-term (Phase I)	Regional  SFWMD	Phase I \$17,200,000 (funded) Phase II \$16,600,000 (acq.)		
CRE 10	C-43 Water Quality Treatment and Demonstration Project (BOMA Property)	<p>The objective of this project is to demonstrate and implement cost effective wetland-based strategies for reducing TN load, and other constituents including TP and TSS, to the Caloosahatchee River and its downstream estuarine ecosystems. Special attention will be given to reducing dissolved organic nitrogen (DON) as it constitutes the most abundant and recalcitrant form of TN in the Caloosahatchee River. This is a multi-phased project involving bioassays, mesocosms, test cells, and field-scale cells to test, optimize, and demonstrate wetland-based technology effectiveness ultimately leading to implementation of a full sized treatment facility. It is envisioned that information gained from this project will be applicable to other South Florida Systems.</p>	<p>In late 2012, a conceptual design for a testing facility was completed. Full engineering design and permitting of the testing facility is contingent upon funding. The District will be performing the bioassays and mesocosms study in FY15 and 16.</p>	Long-term	Regional  SFWMD, Lee County	\$8,000,000 (des. & const.)	23% TN min. reduction goal (agency)	
	Babcock Ranch Preserve Water Storage Project	<p>Project purpose is to reduce stormwater runoff to the Caloosahatchee River originating from approximately 4,220 acres of watershed located in the southwest portion of the Babcock Ranch State Preserve. The project will provide shallow water storage by improving existing berms, constructing new berms, modifying existing water control structures and installing new water control structures.</p> <p>Project is expected to provide multiple benefits including flood control, habitat enhancement and water recharge.</p>	<p>Design to be conducted in FY14/15; funded by DACS. Construction funding will be required in FY15/16.</p> <p>Project has linkages to Jacks Branch/County Line Ditch project.</p>	Near-term	Regional  TBD	\$1,200,000 (des. & const.)		1,500

		NEAR-TERM REGIONAL PRIORITIES						
CRE 13	West Caloosahatchee Water Quality Treatment Area (C-43 reservoir site)	<p>Project consists of a water quality facility in association with C-43 West Basin Storage Reservoir site to treat reservoir water to reduce nutrient concentrations from the CRE and nutrient pollutant loading downstream.</p> <p>Project is expected to provide multiple benefits including habitat enhancement, recreation and water quality improvements.</p> <p>The project is expected to have O&amp;M costs associated with pumping operations.</p>	<p>Project was included in the Southwest Florida Comprehensive Watershed Plan; however there has not been any additional design or funding.</p> <p>1,500 acres was retained in ownership by the SFWMD for potential future water quality treatment.</p> <p>Funding to initiate a conceptual design study is required.</p>	Long-term	Regional  TBD			
	Lake Hicpochee South Project	<p>The purpose of this project is to enhance the hydrology of Lake Hicpochee South by redirecting storm water through upland and wetland areas rather than a canal.</p> <p>Project is expected to provide multiple benefits including flood control, habitat enhancement, and water quality improvements.</p> <p>The project is expected to have O&amp;M costs associated with pumping operations.</p>	<p>In 2008 a conceptual design report was completed that had a high implementation cost for the project. In 2013 a conceptual re-evaluation report was completed in cooperation with the Flaghole Drainage District and Hendry Hilliard Water Control District to refine portions of the 2008 report in order to integrate existing infrastructure where possible to maximize the cost-effectiveness of the project.</p> <p>Project requires funding for design and construction.</p> <p>Land is in public ownership. Will require collaboration with local 298 Districts to implement.</p>	Long-term	Regional  TBD	\$4,5000,000 (const.)		
		CONCEPTUAL REGIONAL PROJECTS NEEDING FURTHER DEVELOPMENT OR ADDITIONAL FEASIBILITY WORK						
	Charlotte Harbor Flatwoods Initiative	<p>The Charlotte Harbor Flatwoods Initiative is a multi-phased regional hydrologic restoration effort with the overall goal to restore historic flows to Charlotte Harbor. The project involves the development of regional water storage and treatment facilities, establishment of conveyance systems and restoration of habitat to restore sheetflow across five watersheds encompassing approximately 90 square miles. It will establish linkages between Cecil Webb WMA and Yucca Pens WMA.</p> <p>Project is expected to provide multiple benefits including flood control, habitat enhancement, recreation opportunities, water quality improvements and water recharge.</p> <p>The project is expected to provide timed releases of water to enhance hydroperiods, have limited O&amp;M costs and can be modified to meet future needs.</p>	<p>Potential land acquisition of 670 acres in conjunction with I-75 improvements is anticipated in 2014. Funding for final design and construction of storage facility is required</p> <p>Funding for conceptual design is expected to be provided by SWFWMD and FDOT and to begin in winter 2014. Construction funding will be required.</p> <p>Funding for the design and construction of conveyance systems will be required.</p> <p>Project is supported by over a dozen state, federal and local agencies.</p>	Long-term	Regional  Multiple	\$4,000,000 (acq) \$10,000,000 (des. & const.)		
CRE 128	East Caloosahatchee Storage Project	<p>Project includes constructing distributed reservoirs on 7,500 acres of private properties, with the potential to create 100,000 ac-ft of above ground storage.</p> <p>Project could be designed to allow for dry season releases. It is expected to have O&amp;M costs associated with pumping operations.</p>	Further study required to develop project(s). Assumes the acquisition of approximately 7,500 acres.	Long-term	Regional  TBD		69 mt/yr TN 5.2 mt/yr TP (CRWPP)	100,000
CRE 128a	Caloosahatchee Storage – Additional Project	<p>Project creates 50,000 ac-ft of aboveground storage in Caloosahatchee River Watershed.</p> <p>Project could be designed to allow for dry season releases. It is expected to have O&amp;M costs associated with pumping operations.</p>	Further study required to develop project(s). Assumes the acquisition of approximately 3,500 acres.	Long-term	Regional  TBD		58 mt/yr TN 4.3 mt/yr TP (CRWPP)	50,000
CRE 11	Caloosahatchee Ecoscape Water Quality Treatment Area Project	Project consists of a constructed wetland designed for optimal removal of TN from the CRE. Conceptual project developed to reduce nutrient pollutant loading downstream. Strategy of this effort was to formulate both structural and non-structural features.	Project was included in the Southwest Florida Comprehensive Watershed Plan (formerly Southwest Florida Feasibility Study), which is in the process of being completed; however, there has not been any additional design or funding work performed.	Long-term	Regional  TBD		50.0 mt/yr TN 12.0 mt/yr TP (CRWPP)	

CRE-LO 41	C-43 Distributed Reservoirs Project	<p>Project involves construction of multiple storage reservoirs to capture excess runoff for use to meet both environmental flows to the CRE and agricultural demands.</p> <p>Project could be designed to allow for dry season releases. It is expected to have O&amp;M costs associated with pumping operations.</p>	<p>Further study required to develop project(s). Assumes the acquisition of approximately 6,600 acres.</p>	Long-term	Regional  TBD		39.4 mt/yr TN 2.6 mt/yr TP (CRWPP)	85,410
CRE 01 CRE 02	Recyclable Water Containment Areas Project	<p>Project uses agricultural or other lands to provide temporary storage, remove nutrients, and treat agricultural stormwater runoff which will help reduce nutrient loading to the CRE. Involves the construction of earthen berms to retain up to two feet of water storage. Would remain operational approximately 5 years, then returned to agricultural production.</p> <p>Project is expected to provide multiple benefits including water reuse and water recharge. It is expected to have O&amp;M costs.</p>	<p>Project was included in the Southwest Florida Comprehensive Watershed Plan (formerly Southwest Florida Feasibility Study), which is in the process of being completed.</p> <p>Funding for design and construction will be required. Additionally, partnerships will be required to implement.</p>	Long-term	Regional  TBD		67.5 mt/yr TN 14.3 mt/yr TP (CRWPP)	
	Lee-Charlotte County Border Area Hydrologic Improvement	<p>This project involves reconnecting and improving the hydrology of the area through the construction of a series of filter marshes and weirs within and adjacent to the FPL transmission line. The project will create a conveyance system that during the rainy season will function to connect multiple watersheds within the corridor. It will allow excess water from one watershed to flow to the next watershed via a series of filter marshes providing water treatment and storage before entering the CRE.</p> <p>Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge.</p>	<p>A conceptual design study is required. It is unknown at this point if land acquisition will be required.</p> <p>The project will require collaboration with FPL and multiple land owners. It is anticipated to take 15 years to fully implement, but could be constructed in phases.</p>	Long-term	Regional Lee County	\$400,000 (feas.) \$2,000,000 (design) \$5,000,000 (acq.) \$12,600,000 (cons.)		
	ASR on Public Lands	<p>Development of Aquifer Storage and Recovery arrays on public lands to capture surplus water flow in watershed. Potential locations include BOMA property and Babcock Ranch Preserve.</p> <p>It is expected to have O&amp;M costs associated with pumping operations.</p>	<p>Further study required to develop project(s).</p>	Long-term	Regional  TBD			
	Carlos Waterway Conveyance	<p>A conceptual project to use an existing waterway owned by East County Water Control District to convey water from C-43 West Basin Storage Reservoir into the Caloosahatchee.</p> <p>Project is expected to provide habitat enhancement, and water quality improvements.</p>	<p>A conceptual design study is required.</p>	Long-term	Regional TBD			
		REGIONAL RESTORATION PROJECTS						
CRE 150	Tape Grass ( <i>Vallisneria americana</i> ) Plantings Upstream of S-79 Project	<p>District study helps reestablish viable tape grass seed stock for future populations in the upper CRE. The goal is to create a viable tape grass seed stock in the upper CRE; test two genetic strains of South Florida tape grass for survival, growth, and flower and seed production for two years; and determine how long enclosures need to remain in place to ensure survival.</p>	<p>In 2011, cages were monitored weekly in June and bimonthly in July and August; to date, cages are holding up well. The Lake Trafford plants/cages are showing significantly more growth at both sites compared to those in Lake Kennedy. In August, spread outside of the cages and new growth in the cages was observed at Site 2 for Lake Kennedy treatments. Funding for additional planting and monitoring was appropriated for FY14-15.</p>	Near-term	Regional  SFWMD, Lee County			
	Oxbow Restoration	<p>Project involves the restoration of remnant oxbows within the Caloosahatchee River. Project would involve limited dredging of the former river channel and restoration/preservation of adjacent littoral vegetation. Approximately 40 oxbows have been identified for restoration.</p> <p>Project is expected to provide multiple benefits including recreation, habitat enhancement, and water quality improvements.</p>	<p>Several oxbows are publicly owned. Could involve collaboration with multiple public and private entities.</p> <p>Project budget for Oxbow24 was \$500,000. Estimated nutrient removal cost was \$140/lbs TN, \$3,500/lbs TP</p>	Long-term	Regional TBD	\$500,000 per oxbow		

	Tape Grass Plantings below S-79	Involves the restoration and enhancement of +/-1,200 acres of historic submerged aquatic vegetation (tape grass) in the oligohaline littoral zones of the Caloosahatchee River below S-79. The project will involve the planting and establishment of between 16-20 large "founder colonies" in the upper estuary and tributaries to restore fish and wildlife habitat and serve as a seed bank for recovery of historic distribution and density of tape grass.	There is no local sponsor for this project. Project was submitted for RESTORE funding.	Long-term	Regional TBD	\$2,312,900		
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**Caloosahatchee River Watershed Projects**  
**LOCAL PROJECTS**

CRWPP ID	Project/Activity	Description	Project Status	Phase	Category/ Agency	Estimated Cost	Estimated Nutrient Removal (mt/yr)	Estimated Storage (ac-ft)
		LOCAL PRIORITIES FOR THE NEAR TERM						
CRE 142	Harns Marsh Improvements – Phase III ( West Marsh) Project	Project involves an existing 578-acre ECWCD stormwater treatment facility. Phase III includes designing the West Marsh (additional 202+/- acres) to expand the marsh treatment facility. This will reduce freshwater discharges to the Caloosahatchee River (via the Orange River) and provide water quality treatment.  Project is expected to provide multiple benefits including flood control, recreation, habitat enhancement, water quality improvements and water recharge.	All necessary lands have been acquired. Project design is currently underway.  The project involves collaboration with multiple agencies including FDOT as a potential source for construction funding.	Near-Term	Local  ECWCD	\$6,000,000	0.91 mt/yr TN 0.24 mt/yr TP (agency)	400-800
CRE 147	Nalle Grade Stormwater Park Project	Lee County project proposes to restore/modify an existing degraded marsh system and design a stormwater retention facility to minimize flooding in the Bayshore Creek Watershed.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge.	Project is in design and permitting. \$500,000 in Legislative funding was appropriated. Construction is scheduled to begin in 2016.	Near-term	Local  Lee County	\$3,300,000 (design & cons.)	0.54 mt/yr TN 0.14 mt/yr TP (CRWPP)	
CRE 139	Ford Canal Filter Marsh (Ford Street Preserve) Project	City of Fort Myers project creates a filter marsh to improve overall quality of storm water discharging into Billy Creek; marsh is intended to work collectively with other treatment areas along Billy Creek and its tributaries. Project creates a treatment marsh designed to divert and treat low flows from low-level rain events using a diversion weir.	Phase 1 complete, Phase 2 awarded with construction to begin in August 2014 and Phase 3 is being permitted.	Near-term	Local  Ft. Myers	\$2,000,000	0.54 mt/yr TN 0.21 mt/yr TP (CRWPP)	
CRE 140	Fichter's Creek Restoration Project	Project provides ecosystem restoration through hydrologic and water quality improvements in Fichter's Creek, and provides flood protection for neighboring areas; components include 3.2 acres of lakes, three dry detention areas (7.1 acres), culvert installation/ replacement, filter marsh creation, and berm work.  Project is expected to provide multiple benefits including flood control, habitat enhancement and water recharge.	No land acquisition is required. Project has been permitted; construction is planned to begin in FY16.	Near-term	Local  Lee County	\$1,400,000 (const.)	0.09 mt/yr TN 0.02 mt/yr TP (CRWPP)	6
CRE 30	Aquifer Benefit and Storage for Orange River Basin (ABSORB) Project	Project involves increasing stormwater storage capacity and groundwater recharge in the Southwest area of Lehigh Acres by constructing 27 weirs.  Project is expected to provide multiple benefits including flood control, water quality improvements and water recharge.	Project is designed and permitted. Scheduled to begin construction by the end of 2014.  Partial funding is in place (FDEP \$1.2m) and the rest is being worked on with an agreement from FDOT for the SR 82 widening project.	Near-term	Local  ECWCD	\$2,400,000 (const.)	3.72 mt/yr TN 0.37 mt/yr TP (agency)	800-1,200
CRE 135	Hickey Creek Canal Widening Project	Project includes the canal widening and construction of littoral zones along three miles of Hickey Creek Canal.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water storage.	No land acquisition is required. Project is designed and permitted. Construction is waiting on funding and a project source to take the fill material removed.	Near-term	Local  ECWCD		0.2 mt/yr TN 0.05 mt/yr TP (agency)	420
CRE 22	Hendry Extension Canal Widening Project	Project provides additional water quantity storage within existing canal right-of-way to help provide more stormwater storage in the 5.5 mile section of Hendry Extension Canal.  Project is expected to provide multiple benefits including flood control and water recharge.	Project permitted and designed, construction projected in FY2015. FDOT providing funding through SR82 expansion.	Near-term	Local  ECWCD	\$6,000,000 (const.)	0.36 mt/yr TN 0.1 mt/yr TP (agency)	190

CRE 44	Hydrologic Restoration of Bob Janes Preserve	Project will serve to restore the natural sheet flow and possibly impound water within the abandoned farm fields to allow aquifer recharge, reduce high flows in a manmade ditch (Lighter Canal) during the wet season.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge.	Phase I involving the restoration of former agricultural fields was completed in 2014. The second phase is awaiting construction funds. No land acquisition is required.	Near-Term	Local Lee County	\$600,000 (const.)		
	Hydrologic Restoration of Six Mile Cypress Slough Preserve - North	The historical site hydrology and ecosystem have been significantly altered. Water from portions of the preserve has been diverted north into the Orange River, rather than south into Six Mile Cypress Slough. Restoration of historic flows could benefit Six Mile Cypress Slough and reduce the amount of water flowing into the Orange River and ultimately the Caloosahatchee River.  Project is expected to provide multiple benefits including flood control, recreation, habitat enhancement, water quality improvements and water recharge.	Phase I, the impoundment, is permitted and will undergo construction during 2014. Additional construction funds will be needed to complete the project phase. Phase II, the rehydration of the western cypress dome, is being permitted and will be constructed with financial help by the Florida Department of Transportation. Phase III, will require the design, permitting and construction of a flowway which will bring water to Phase 1 of the project.	Near-term	Local Lee County	\$1,000,000		
CRE 53	Hydrologic Restoration of Caloosahatchee Creeks Preserve	The project area is a former marsh that was disturbed when covered with fill during the dredging of the Caloosahatchee River in the 1950s. The project will cut a meandering stream channel through the spoil in the location near a historic channel and rehydrate former wetlands.  Project is expected to provide multiple benefits including habitat enhancement, water quality improvements and water recharge.	No land acquisition is required. The project has been designed and permitted.	Near-term	Local Lee County	\$650,000 (cons.)		
	Hydrologic Restoration of Telegraph Creek Preserve	This project will help to restore the natural sheet flow from the 800-acre palmetto prairie and wet prairie/hydric flatwoods system into Telegraph Creek where ditches were installed by previous owners to help drain this portion of the preserve. Geowebbing and/or culverts will be installed along existing management trails that are eroding into the creek. The existing swale where the water formerly would have flowed to the creek will be graded and cleaned out. The washouts will be recontoured and plantings will be installed to reduce further soil erosion into the creek.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge.	No land acquisition is required. The project requires further design.	Near-term	Local Lee County	\$500,000 (cons.)		
	Ft. Myers Central Sewer Expansion	Septic tank conversion to central sewer to reduce nutrient loading in the watershed and expand reclaimed water from 6 MGD to 11 MGD. The project area is located within the city limits east of I-75.	The project is tentatively scheduled for FY 2016-2017 based on funding availability	Near-Term	Local Ft. Myers	\$11,000,000		
	Ranch Lakes Estates Central Sewer Project	Septic tank conversion to central sewer located at Ranch Lakes Estates in Moore Haven. Involves the construction of additional gravity sewer collection system in the Moore Haven downtown and Ranch Lakes Estates area adjacent to the Caloosahatchee River to homes now served by individual private old and failing septic systems.  This project will reduce nutrient loading to the Caloosahatchee Basin.	The wastewater improvement project includes the preliminary engineering services, design, permitting and construction.	Near-term	Local Glades County	\$350,000		
CRE 44	Jacks Branch/County Line Ditch	Project involves improvement of water flow within Jacks Branch watershed and modification of the County Line Ditch by widening the ditch and providing weirs for increased water storage and treatment.  Project is expected to provide multiple benefits including flood control, water quality improvements and water recharge.	All necessary land has been acquired. The project has been designed and permitted. Requires construction funding.  Could be constructed in conjunction with Babcock Ranch Preserve Project.	Near-Term	Local Hendry County	\$3,600,000 (const.)		

CRE 121	City of LaBelle Stormwater Master Plan Implementation	Project includes stormwater conveyance and water quality storage improvements in the City of LaBelle.	The C-5 portion of the city's 2004 Master Stormwater Plan was completed in 2010. These stormwater management improvements included retrofitting stormwater catch basins and adding vegetative swale treatment. Funding required to continue design and construction of additional projects.	Near-Term	Local LaBelle		34.8 mt/yr TN 5.8 mt/yr TP (CRWPP)	
CRE 123	North Ten Mile Canal Stormwater Treatment System Project	Project provides stormwater storage and treatment for an urban and commercial area with the City of Ft. Myers. It is intended to minimize peak flows and enhance water quality within Manuel's Branch and Carrell Canal.	FDEP permit is being reviewed for a modification. Project scheduled to begin in next five years	Near-term	Local Ft. Myers	\$4,500,000	0.82 mt/yr TN 0.33 mt/yr TP (CRWPP)	
	Sunniland/Nine Mile Run Drainage Improvements	Project involves the restoration of historical flows to Buckingham Trails Preserve. Consists of the rehydration of the preserve through the removal of manmade alterations to correct the natural sheetflow and hydrology. Project is expected to provide multiple benefits including flood control, habitat enhancement and water recharge.	Requires land acquisition. Project design scheduled during FY14/15 with construction in FY15/16.	Near-term	Local Lee County	\$50,000 (acq.) \$100,000 (des.) \$300,000 (con.)		
CRE 64	Yellow Fever Creek/Gator Slough Transfer Facility Project	Project involves the hydrologic restoration of the historical flows to the headwaters of Yellow Fever Creek. Project includes the construction of an interconnection facility between Gator Slough Canal and Yellow Fever Creek to transfer surface waters during high flow. Flows are currently intercepted by Gator Slough Canal and redirected to Matlacha Pass.	Conceptual design is complete. Permitting to begin in FY15 pending further coordination between Lee County and City of Cape Coral.	Near-term	Local Lee County Cape Coral	\$671,000 (design & cons.)	0	0
	Billy Creek Restoration Dredging	Removal of exotic vegetation and dredging of Billys Creek.	Project is permitted. Project to begin in FY2016.	Near-term	Local Ft. Myers	\$680,000		
	Moore Haven Canal Dredging	Deepening and widening of Moore Haven Canal. Will provide sediment reduction, an increase in wetland habitat, and water quality benefits to the Caloosahatchee River	State and federal permits have been approved. Partially funded in FY13-14.	Near-term	Local Glades County	\$12,000,000		
		<b>LONG-TERM LOCAL PROJECTS</b>						
CRE 143	Greenbriar Preserve Project	Project involves modifications within Greenbriar Swamp and to the connecting canal/swale system to increase surface water connectivity and storage within the swamp, thereby reducing freshwater discharge to the Caloosahatchee River via Hickey's Creek. Project is expected to provide multiple benefits including flood control, habitat enhancement and water recharge.	Project is included in the ECWCD FY2014-FY2018 Capital Improvement Plan. Project requires further design work.	Long-term	Local ECWCD Lee County		1.45 mt/yr TN 0.36 mt/yr TP (agency)	600
CRE 144	Section 10 Storage Project	Project includes modifying an existing mine pit to allow for additional surface water storage in the ECWCD Water Management System; also, includes improvements to the connecting canals, control structures, and a pump station.	Requires land acquisition. Project requires further design work.	Long-term	Local ECWCD	\$6,500,000	1.63 mt/yr TN 0.41 mt/yr TP (agency)	1,200
CRE 21	Hendry County Storage Project	Project consists of the construction of shallow water storage facility to help reduce nutrient loading to the CRE. Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge. The project is expected to have the capability of providing timed releases of water to the estuary. It will be expected to have O&M costs associated with pumping operations.	Project was included in the ECWCD FY2010-FY2014 Capital Improvement Plan. ECWCD has evaluated three sites for possible acquisition. Funding will be required for land acquisition, design and construction.	Long-term	Local ECWCD		2.72 mt/yr TN 0.68 mt/yr TP (agency)	

CRE 44	Spanish Creek Preserve Restoration	Project involves the acquisition of agricultural lands to create shallow water storage and wetland flow-way to rehydrate the Ruby Daniels Preserve at Spanish Creek.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge.	Phase 1 involving the rehydration of a portion of Ruby Daniels Preserve was completed in 2014. Design and acquisition of approximately 640 acres land is required to construct the storage and complete rehydration of Spanish Creek.	Long-Term	Local  Lee County	\$14,800,000 (acq. des. const.)		
	Lehigh Wetland Restoration	Undeveloped lots will be purchased to restore remnant wetlands through the construction of one weir. Project is approximately 710 acres located in the Greenbriar Swamp area.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge.	Funding needed to initiate the project.	Long-term	Local  Multiple	\$70,000,000 (acq. des. & const.)	0.34 mt/yr TN 0.10 mt/yr TP (agency)	1,500
CRE 122	Mirror Lakes Storage/Rehydration Project	Multi-phase project intended to rehydrate Mirror Lakes (aka Halfway Pond), reduce peak flow discharges to the Orange River, and restore flows to the headwaters of the Estero River.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge.	Phase I (rehydrate Mirror Lakes) completed October 2012 to include a pump station and approximately 1,000 acre-ft of storage. Phase II and III involves moving water south under SR 82, and is in the planning and preliminary design stage.	Long-term	Local  ECWCD FDOT SFWMD	Phase II: \$300,000 (const.) Phase III: TBD	Phase II & III: 0.24 mt/yr TN 0.03 mt/yr TP (agency)	100-500
CRE 77	Cape Coral Canal Stormwater Recovery by Aquifer Storage and Recover (ASR) Project	Project uses ASR wells in Cape Coral to overcome water shortfall in the dry season and provide flood attenuation in the wet season.  Project is expected to provide multiple benefits including flood control, water quality improvements and water recharge.	Three ASR wells were constructed in 2007; however, cycle testing has not started and construction of pumping stations and associated connections is not anticipated until 2015 due to budgetary constraints.	Long-term	Local  Cape Coral		4.13 mt/yr TN 0.82 mt/yr TP (CRWPP)	
	Stumper Jumper Ranch Land Acquisition	Project involves the acquisition and restoration of 149 acres of disturbed land located within the Spanish Creek watershed in northeast Lee County.  Project is expected to provide multiple benefits including flood control, habitat enhancement, water quality improvements and water recharge	Project design and acquisition required. Former Lee County Conservation 20/20 nomination.	Long-term	Local  Lee County	\$1,482,250 (acq.)		
CRE 29	Lehigh Acres Wastewater Treatment and Stormwater Retrofit Project	Project involves installing stormwater treatment features in Lehigh Acres, updating current stormwater management system, and converting high-density septic tanks to centralized wastewater treatment. Includes the conversion of 12,666 septic tank systems to central sewer.  Project is expected to provide multiple benefits including flood control and water quality improvements.  The project is expected to have O&M costs associated with the central sewer system.	Nearly 100 single family homes in Lehigh Acres have been connected to the centralized wastewater treatment plant since 2009.  Project requires funding to continue.	Long-term	Local  Multiple	\$197,238,350 (sewer component)	48.66- 87.59 mt/yr TN (agency)	
CRE 126	Fort Myers-Cape Coral Reclaimed Water Interconnect Project	Project includes installing a 20-inch diameter transmission line from Fort Myers Treatment Plant to Cape Coral Reclamation Treatment Plant. This is intended to help prevent discharging 9 mgd treated water into the CRE.	The feasibility study completed in 2010 found that constructing a disposal well was a less expensive near-term option; however, project is still desirable as a long-term option. Legislative funding for additional study was appropriated for FY14-15.	Long-term	Local  Cape Coral Ft. Myers			
CRE 69	Cape Coral Wastewater Treatment and Stormwater Retrofit Project	City of Cape Coral utility expansion project to convert septic systems to gravity sewers and replace older stormwater inlets with newer inlets designed to assist stormwater management. Includes improvements to existing sewer system and incorporation of roadside swale into drainage system.  Project is expected to provide multiple benefits including water quality improvements, water reuse and water recharge.	Project on-going. Next scheduled area is located in Northwest Sector outside of Caloosahatchee watershed.	Long-term	Local  Cape Coral		27 mt/yr TN 5.4 mt/yr TP (CRWPP)	



CRE 125	Shoemaker-Zapato Canal Stormwater Treatment Project	Project includes installing weir/water control structures to increase channel storage and provide peak flow attenuation. It will enhance water quality and reduce erosion and siltation into Billy Creek.	Additional study required	Long-term	Local Ft. Myers		0.54 mt/yr TN 0.14 mt/yr TP (CRWPP)	
CRE 141	Winkler Canal Treatment Marsh Project	Project creates a treatment marsh designed to divert and treat low flows from low-level rain events using a diversion weir.	Project has been permitted but is on-hold pending funding for land acquisition.	Long-term	Local Ft. Myers		0.2 mt/yr TN 0.08 mt/yr TP (CRWPP)	

**Caloosahatchee River Watershed Projects  
ON-GOING PROGRAMS**

CRWPP ID	Project/Activity	Description	Project Status	Phase	Category/ Agency	Estimated Cost	Estimated Nutrient Removal (mt/yr)	Estimated Storage (ac-ft)
CRE 149	Northern Everglades – Payment for Environmental Services (NE-PES) Program	NE-PES solicitation is an innovative approach that allows cattle ranchers to deliver environmental services for water and nutrient retention. The goal is to establish relationships via contracts with private landowners to obtain water management services of water and nutrient retention to reduce flows and nutrient loads to Lake Okeechobee and the St. Lucie and Caloosahatchee rivers.	First solicitation: 8 projects under contract, none within the Caloosahatchee Watershed. Second solicitation: 2 projects are within the Caloosahatchee Watershed. The Mudge Ranch project, located in Glades County north of the Caloosahatchee River, is operational. The Babcock Property Holdings project, located in Charlotte County, is being negotiated.	Ongoing	Regional Dispersed Water Mgmt.  SFWMD	\$2,000,000  Both Projects Combined		1,610
CRE 152	Dispersed Water Management Water Farming Assessment	Utilize fallow/out-of-production citrus lands to store water and attenuate nutrients. To determine the overall feasibility of the water farming concept, information with respect to environmental benefits gained compared to the cost estimates associated with on-site construction, infrastructure improvements, environmental assessments, and facility maintenance needs to be evaluated.	The District entered into a cooperative agreement with Gulf Citrus Growers Association to assess the feasibility of water farming. The feasibility study was completed in December 2013. Funding for further implementation is not available at this time.	Ongoing	Regional Dispersed Water Mgmt.  SFWMD	TBD		
CRE 153	Dispersed Water Management Interim Sites	Parcels scheduled to become regional restoration projects present an opportunity to provide water retention through interim, low-cost alterations to the existing surface water management systems. These parcels would then provide an interim role of contributing to the watershed restoration effort while the final designs are completed and approved. If the public lands are being leased, then water management strategies will be jointly developed with the lessees to reduce discharges while not adversely affecting flood protection (including adjacent properties) and water quality.	Interim lands in the Caloosahatchee Watershed include BOMA and C-43 reservoir site.	Ongoing	Regional Dispersed Water Mgmt.  SFWMD	\$700,000		1,316
CRE-LO 03 CRE-LO 05 CRE-LO 63	Urban BMPs: Urban Fertilizer Rule [Lake Okeechobee Estuary and Recovery (LOER)] & Florida Yards and Neighborhoods Program	The Urban Fertilizer Rule is an FDACS rule that regulates the content of phosphorus and nitrogen in urban turf fertilizers to improve water quality. The Florida Yards and Neighbors Program provides education to citizens by promoting land use designs to minimize pesticides, fertilizers, and irrigation water.	Since 2009, the UF/IFAS Florida Yards and Neighborhood Program has expanded from a homeowner approach to cover a broader audience (e.g., builders, developers, architects).	Ongoing	Regional Source Control  Multiple			

CRE-LO 01,02,49	Agricultural BMPs – Owner Implemented, Funded Cost-Share, and Cost-Share Future Funding	Implements agricultural BMPs and water quality improvement projects to reduce the discharge of nutrients from the watershed.	Total agricultural acreage in the Caloosahatchee Watershed is approximately 476,568 acres. Approximately 71 percent of this acreage is enrolled in owner implemented BMPs and have cost-share type BMPs in place. Goal is 100% coverage	Ongoing	Regional Source Control  DACS			
CRE-LO 09	Coastal & Estuarine Land Conservation Program (CELCP)	Established in 2002 by NOAA, CELCP protects important coastal and estuarine areas that have significant conservation, recreation, ecological, historical, or aesthetic values, or that may be converted from their natural or recreational state to other uses (CELCP Final Guidelines, 2003). In Florida, CELCP is coordinated through FDEP's Coastal Management Program.	The primary purpose of the program is to acquire property in coastal and estuarine areas that have significant conservation, recreation, ecological, historical, or aesthetic values, or that are threatened by conversion from a natural or recreational state to other uses. The program provides up to \$3 million dollars for each eligible project.	Ongoing	Regional DEP			
CRE-LO 91	Farm and Ranchland Partnerships	There are two USDA-NRCS farm and ranchland partnership programs: Farm and Ranchlands Protection Program, and Wetlands Reserve Program (WRP). Under these programs, landowners sell development rights to land and place it in a conservation easement that permanently maintains land as agriculture and open space.	The District executed a Memorandum of Understanding in October 2010 to assist USDA-NRCS by providing technical assistance in implementing their WRP projects.	Ongoing	Regional Dispersed Water Mgmt.  SFWMD			
CRE-LO 63	Wastewater & Stormwater Master Plans	Master Plans outline implementing urban stormwater retrofit or wastewater projects to achieve additional nutrient reductions and water storage basin-wide by working with entities responsible for wastewater/stormwater programs in the service area.	See the CRWPP Construction Project for the implementation status of urban stormwater retrofits and wastewater projects.	Ongoing	Local Source Control			

# Agenda Item

11b

11b

“Overview of SWFWMD Water  
Quality Metrics” – Ms. Melissa  
Dickens

11b

# **SWFWMD Water Quality Metrics: An Overview**

**Southwest Florida Regional Planning Council  
Presentation  
February 19, 2015**

**Melissa Dickens, AICP  
Staff Planner  
Public Affairs Bureau**

# Introduction to Water Quality at the District

- WMDs: One piece of the water quality “puzzle”
- Other entities:
  - EPA
  - Army Corps
  - DEP
  - City/county efforts
  - National estuary programs
  - FWC



# District Areas of Responsibility



•Water Supply



•Water Quality



•Natural Systems

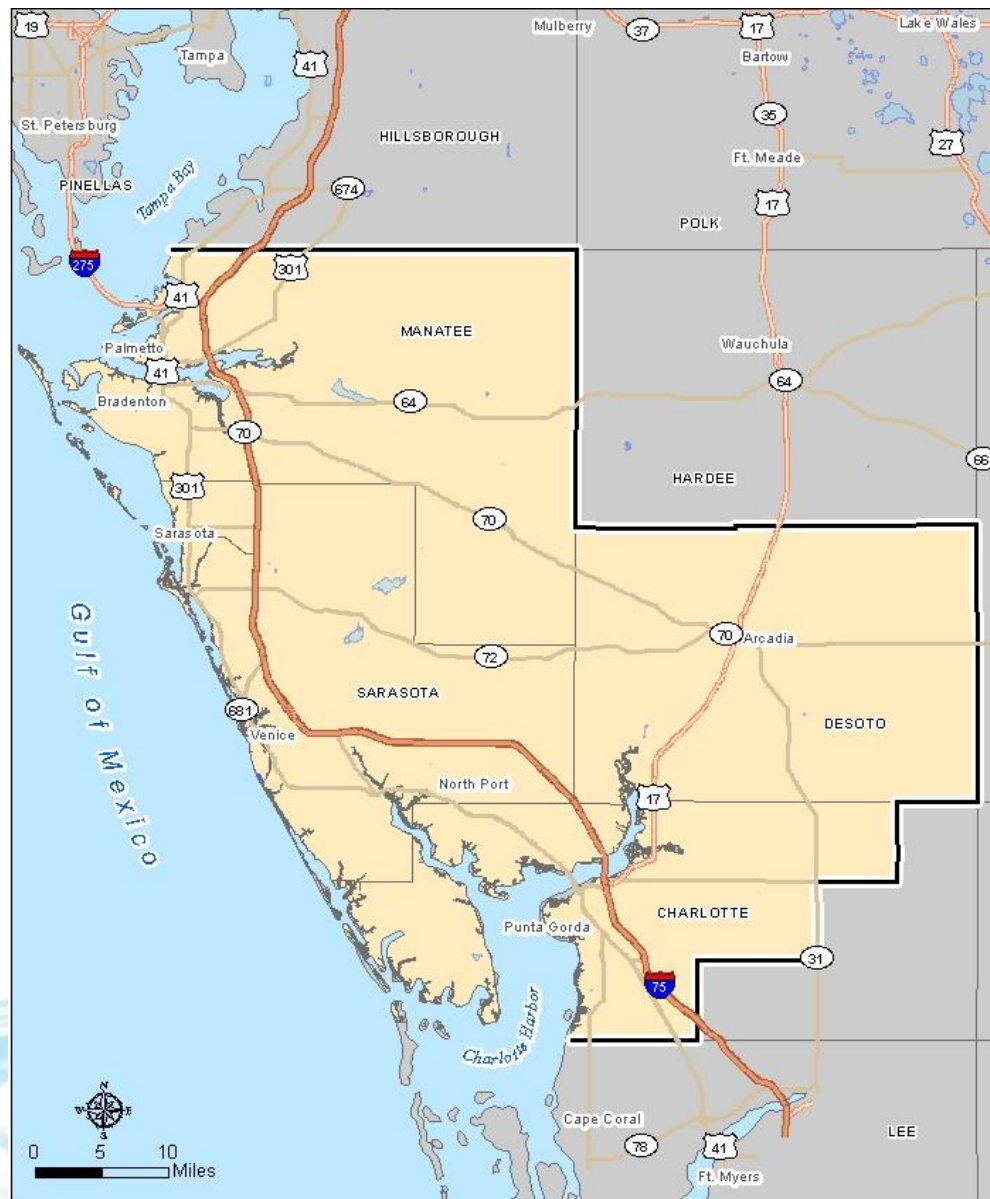


•Flood Protection

•MAINTAIN THE  
BALANCE BETWEEN  
THE WATER NEEDS  
OF CURRENT AND  
FUTURE USERS  
WHILE PROTECTING  
AND MAINTAINING  
WATER AND RELATED  
NATURAL  
RESOURCES...



# Southern Planning Region



# Strategic Plan – Southern Region

- Regional Priority:  
Improve Sarasota Bay,  
Charlotte Harbor,  
Shell/Prairie/Joshua  
Creeks
- Measurable objectives  
for regional priority





# Objectives – Improve Water Bodies and Natural Systems

Examples of objectives to be completed by 2018:

- Implement water quality improvement projects
- Implement natural system projects that restore critical shoreline, coastal upland and intertidal habitats
- Reduce annual nitrogen load from Lake Hancock by 27% through the Lake Hancock Wetland Treatment System
- Complete Surface Water Resource Assessments for 45% of the Southern region

# Water Quality Improvement/Natural System Restoration Project

## Example: Coral Creek

- Designed to improve Coral Creek and ultimately Charlotte Harbor
- Removed 26.5 acres of exotic vegetation
- Planted 2.4 acre filter marsh, installed 46,685 wetland plants



Source: District SWIM Program, 2/15

# FY 2014 Habitat Restoration

Sarasota Bay	
Habitat Type	Acres
Estuarine Wetlands	7.35
Freshwater Wetlands	1.62
Coastal Uplands	0
Submerged Habitat	0
<b>Total Acres</b>	<b>8.97</b>
Shoreline (linear feet)	4498

As of FY 2014, total acres restored to date (all District programs): 946.5 acres

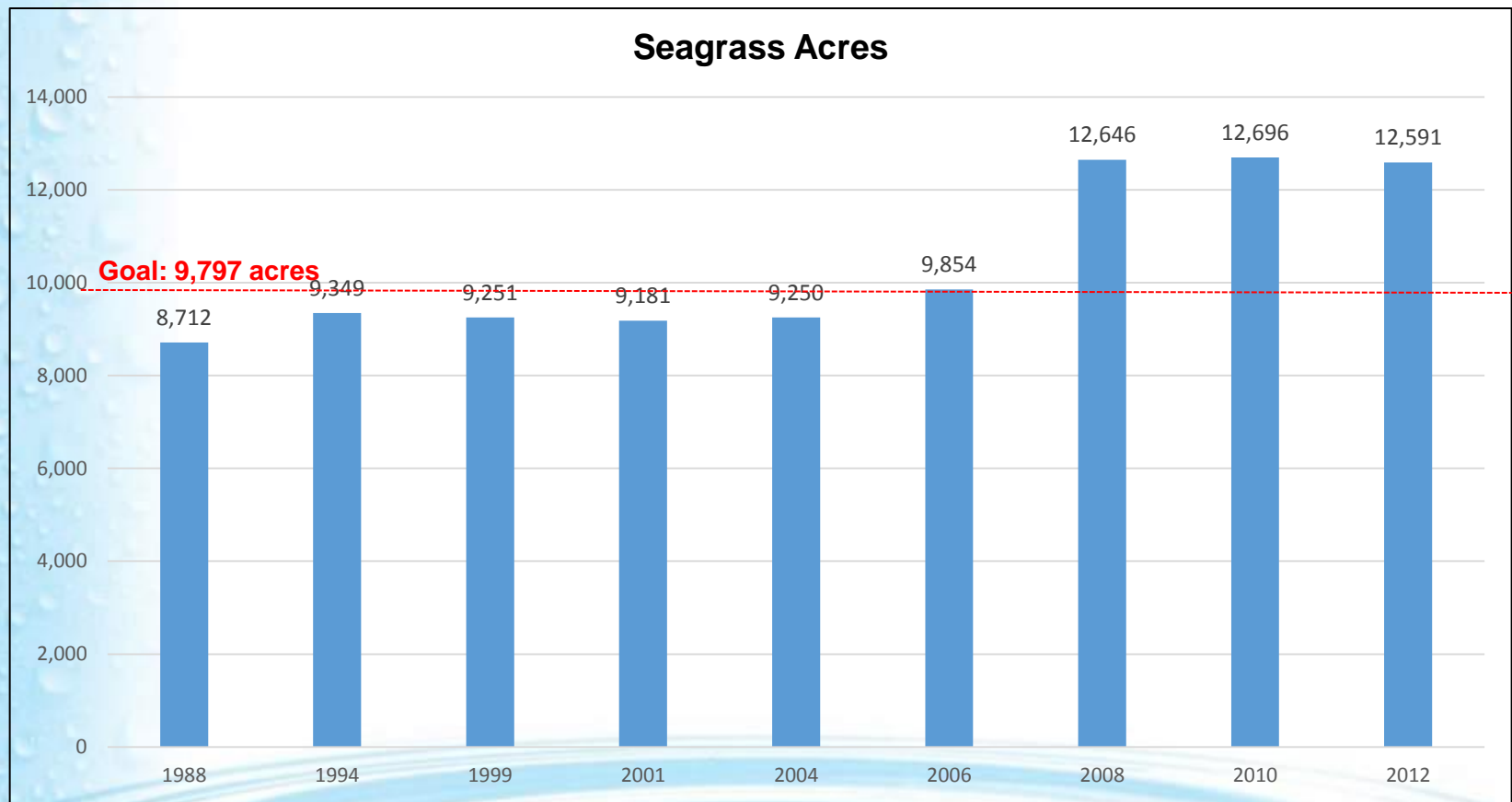
Charlotte Harbor	
Habitat Type	Acres
Estuarine Wetlands	0
Freshwater Wetlands	1076.7
Coastal Uplands	173.3
Submerged Habitat	0
<b>Total Acres</b>	<b>1250</b>
Shoreline (linear feet)	5000

As of FY 2014, total acres restored to date (all District programs): 7355.8 acres

- Source: District SWIM Program, 11/14

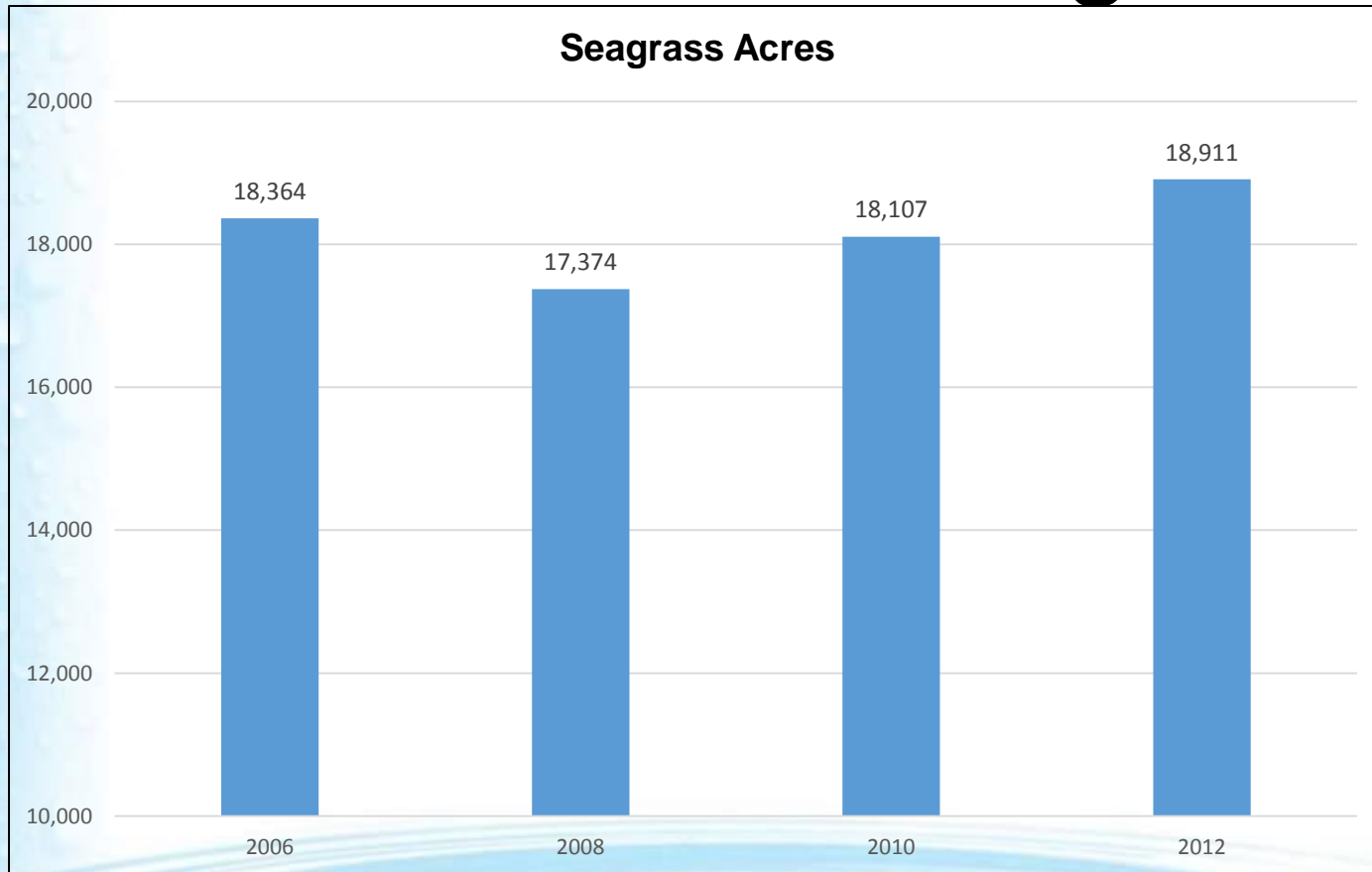


# Water Quality Improvement- Sarasota Bay Seagrass



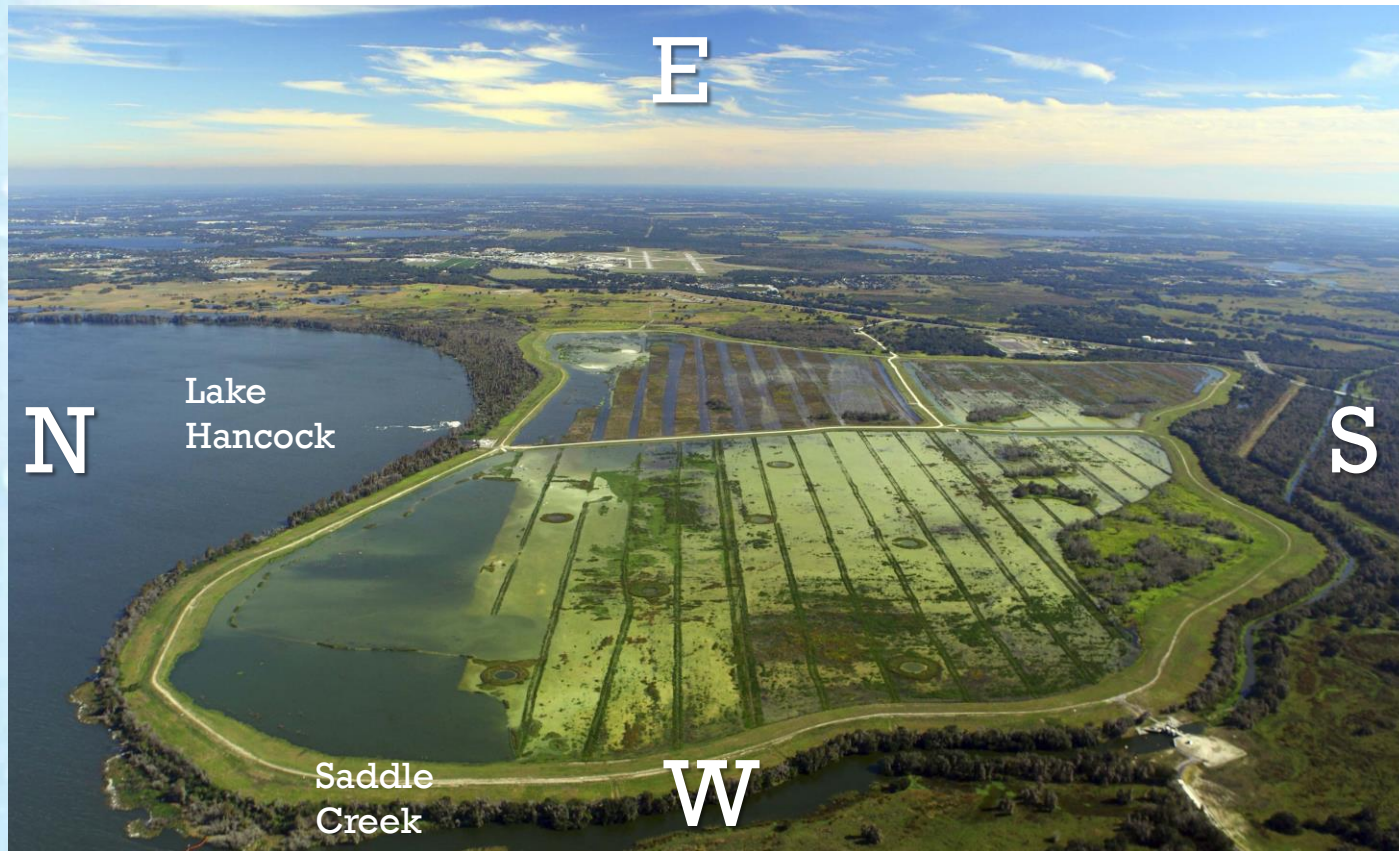
- Source: Seagrass mapping, District SWIM Program; Goals, SBEP

# Water Quality Improvement- Charlotte Harbor Seagrass



- Source: Seagrass mapping, District SWIM Program; Goals, CHNEP

# Lake Hancock



- **Objective:** Reduce annual nitrogen load from Lake Hancock into Charlotte Harbor via the Peace River by 27% (174,000 lbs) through the Lake Hancock Wetland Treatment System
- **Progress:** Measurement will commence when grow phase completed



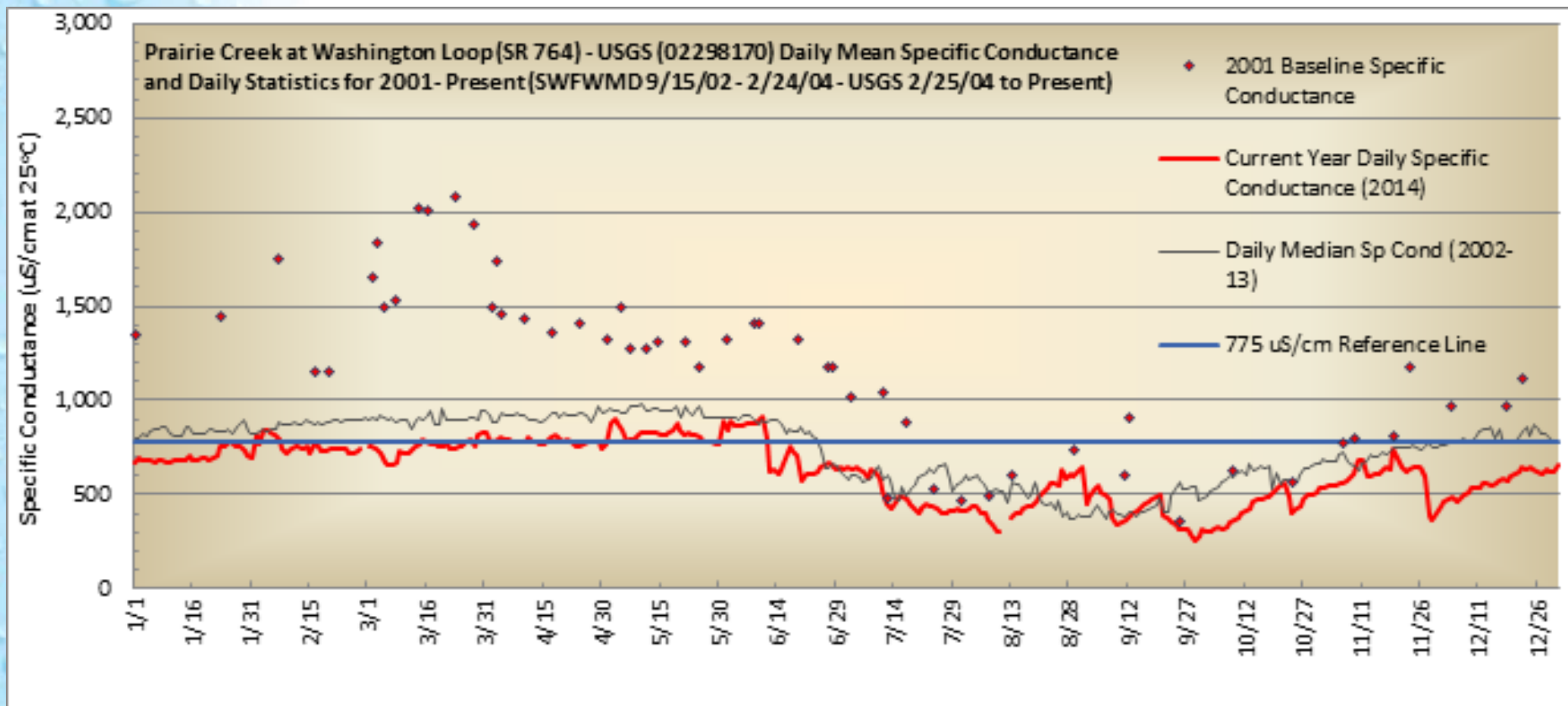
# Water Quality Improvement – Shell/Prairie/Joshua Creeks (SPJC)

- FARMS projects – 52 operational and pending approval projects
- Backplugging wells – 54 wells backplugged



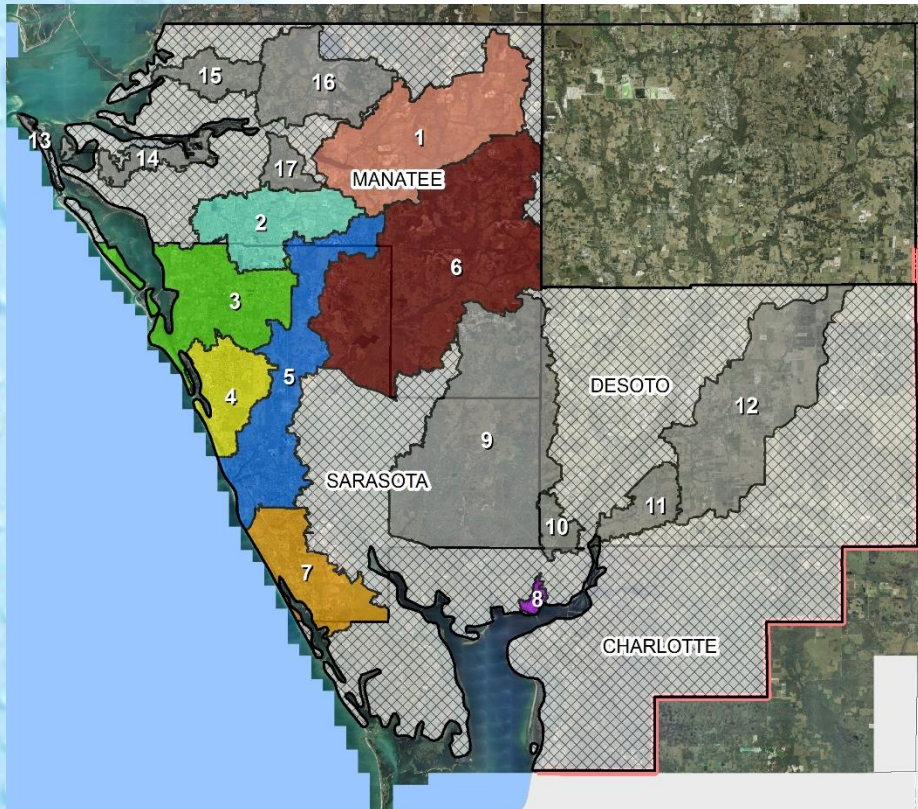
• Source: District FARMS program, as of 2/15 and 9/13, respectively

# Water Quality Improvement - SPJC

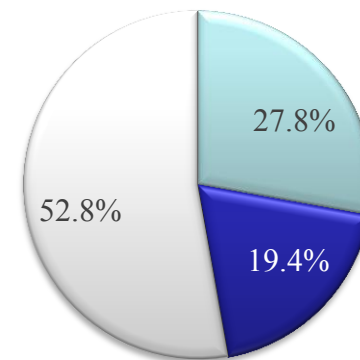




# Surface Water Resource Assessments



## Southern Region SWRA



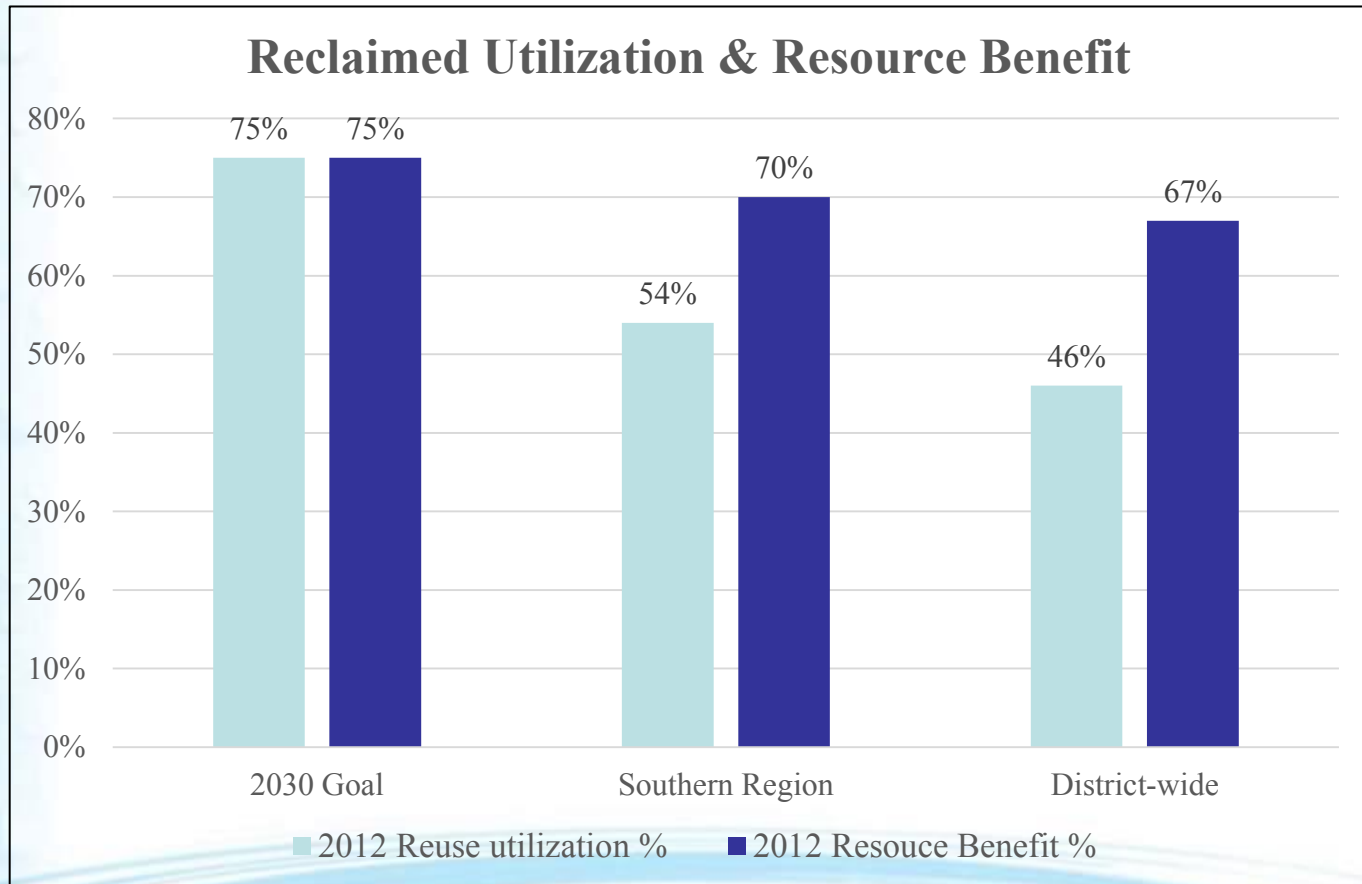
■ Completed ■ Potential Future ■ Remaining Areas

### Legend

Watershed (% of Southern Region)		
1, LAKE MANATEE (5%)	6, MYAKKA (9.1%)	13, ANNA MARIA ISLAND (0.1%)
2, BRADÉN RIVER (2.4%)	7, LEMON BAY (2.2%)	14, CITY OF BRADENTON (0.8%)
3, SARASOTA BAY (3.3%)	8, CHARLOTTE HARBOR (0.1%)	15, BUFFALO CANAL / FROG CREEK (0.9%)
4, LITTLE SARASOTA BAY (1.7%)	9, BIG SLOUGH (8.1%)	16, GAMBLE CREEK (2.4%)
5, DONA & ROBERTS BAY (4%)	10, DEEP CREEK GULLY (0.5%)	17, MILL CREEK (0.5%)
	11, THORTON BRANCH (0.9%)	Remaining Areas / SWRA Not Planned (52.8%)
	12, JOSHUA CREEK (5.2%)	SWFWMD Boundary

Source: District Engineering and Watershed Management Section, as of 9/14

# Reclaimed – Southern Region



- Source: District Water Supply Section, 11/14

# Questions

# Agenda Item

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## SWFRPC Committee Reports

12

12

# Agenda Item

12a

12a

Budget & Finance Committee

12a

12a

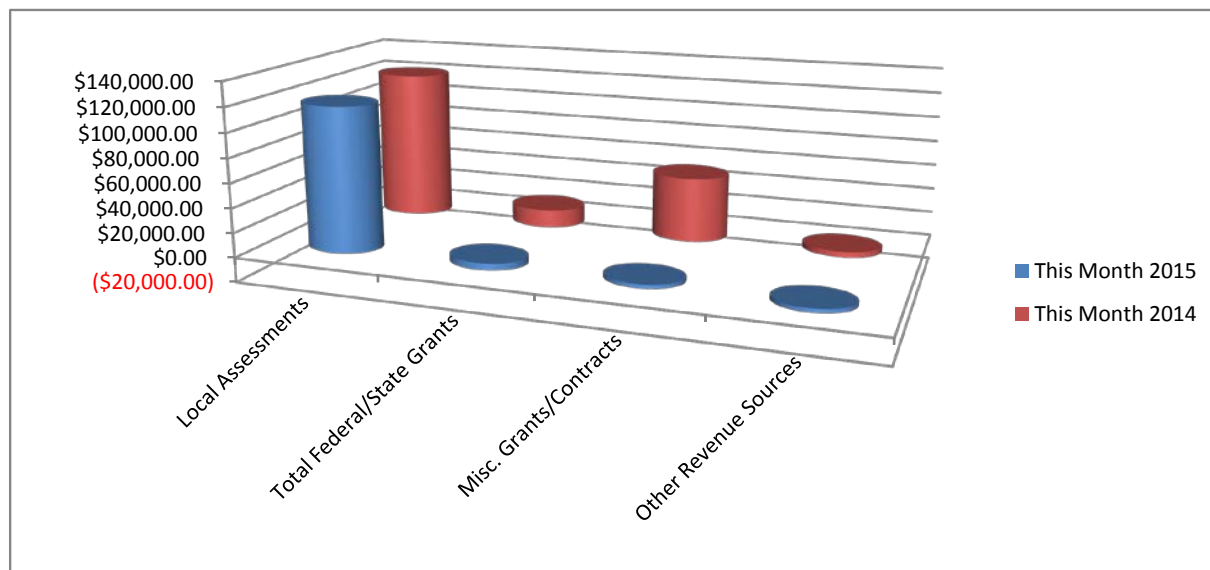
SWFRPC  
INCOME STATEMENT  
COMPARED WITH BUDGET  
FOR THE THREE MONTHS ENDING JANUARY 31, 2015

	Current Month Actual	Year to Date Actual A	FY 2014-2015 Approved Budget B	% Of Budget Year to Date	Budget Remaining
<b>REVENUES</b>					
CHARLOTTE COUNTY	\$ 12,276	\$ 24,552	\$ 49,104.00	50.00%	\$ 24,552
COLLIER COUNTY	25,025	50,050	100,100	50.00%	50,050
GLADES COUNTY	949	1,899	3,797	50.01%	1,898
HENDY COUNTY	2,836	5,671	11,342	50.00%	5,671
LEE COUNTY	38,868	77,736	155,480	50.00%	77,744
SARASOTA COUNTY	28,897	57,794	115,588	50.00%	57,794
CITY OF FORT MYERS	5,013	10,044	20,124	49.91%	10,080
TOWN OF FORT MYERS BEACH INC	474	948	1,897	49.97%	949
BONITA SPRINGS	3,392	6,784	13,569	50.00%	6,785
CITY OF SANIBEL	485	970	1,940	50.00%	970
<b>TOTAL LOCAL ASSESSMENTS</b>	<b>\$ 118,215</b>	<b>\$ 236,448</b>	<b>\$ 472,941</b>	<b>50.00%</b>	<b>\$ 236,493</b>
<b>FEDERAL / STATE GRANTS</b>					
EPA FAMWQ	\$ 1,017	\$ 7,571	\$ 36,000	21.03%	\$ 28,429
EPA-CONSERVATION	4,427	18,796	95,944	19.59%	77,148
DEM TITLE -LEPC	-	9,199	40,909	22.49%	31,710
HMEP-PLANNING & TRAINING	-	-	58,370	0.00%	58,370
ECONOMIC DEVELOPMENT	-	14,564	63,000	23.12%	48,436
EDA Technical	-	14,736	-		(14,736)
MARC	-	160	45,000	0.36%	44,840
GLADES HENDRY TD		5,123	38,573	13.28%	33,450
<b>TOTAL FEDERAL / STATE GRANTS</b>	<b>\$ 5,444</b>	<b>\$ 70,149</b>	<b>\$ 377,796</b>	<b>18.57%</b>	<b>\$ 307,647</b>
<b>CONTRACTUAL</b>					
GLADES SQG	\$ -	\$ -	\$ 3,900	0.00%	\$ 3,900
VISIT FLORIDA - 3174	-	-	5,000	0.00%	5,000
NEFRC	-	8,256	7,000	117.94%	(1,256)
CITY OF BONITA SPRINGS	-	-	20,000	0.00%	20,000
CHNEP	-	-	50,000	0.00%	50,000
DRI MONITORING FEES	500	1,250	4,000	31.25%	2,750
DRIS/NOPCS INCOME	2,727	17,183	56,000	30.68%	38,817
<b>TOTAL CONTRACTUAL</b>	<b>\$ 3,227</b>	<b>\$ 26,689</b>	<b>\$ 145,900</b>	<b>18.29%</b>	<b>\$ 119,211</b>

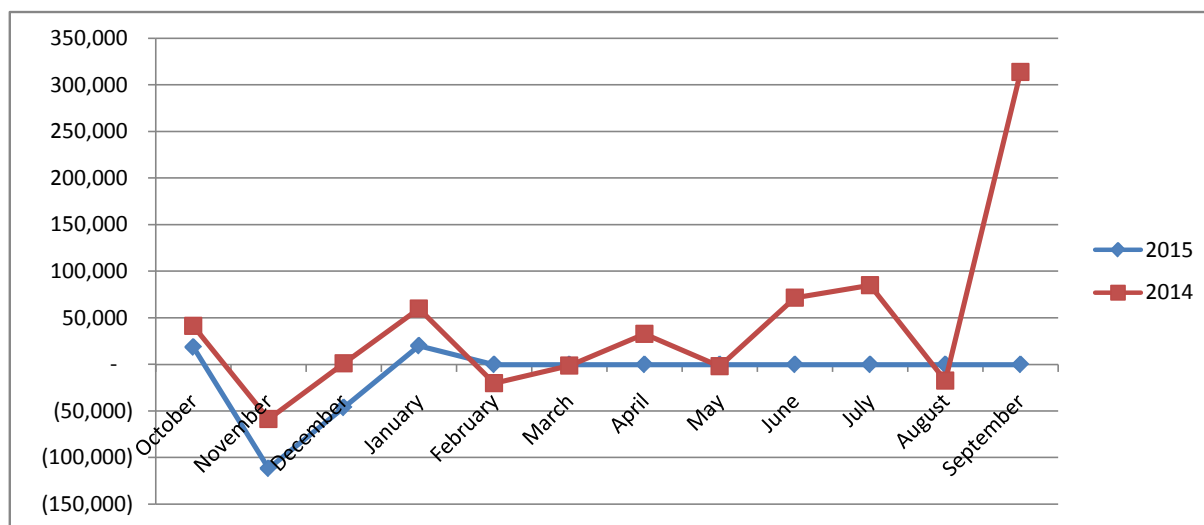
## 2014 - 2015 Workplan & Budget Financial Snapshot Jan-15

### Revenues

Local Assessments  
Total Federal/State Grants  
Misc. Grants/Contracts  
Other Revenue Sources



Notes: Local Assessments billed at the beginning of each quarter: October, January, April and July  
Federal Grants (EPA) billed monthly: EPA: FAMWQ and Conservation Easement  
State/Federal Grants billed quarterly: LEPC, HMEP, TD, and ED  
Misc. Grants/Contracts billed quarterly: MARC Solar Ready  
Misc. Grants/Contracts billed by deliverable: SQG, Interagency PO'S  
Other(DRI) billed /recorded monthly as cost reimbursement



**YTD: Net Income \$(113,318) Unaudited**

# SWFRPC

## Detail of Reserve

### As of January 31, 2015

***Cash and Cash Equivalents:***

Petty Cash	\$ 200
Bank of America Operating Funds	125,558

<b><i>Total Cash and Cash Equivalents</i></b>	<b>\$ 125,758</b>
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***Investments:***

Iberia Bank CD	\$ 317,726
Local government Surplus Trust Fund Investment Pool (Fund A)	184,351
Local government Surplus Trust Fund (Fund B)	-

<b><i>Total Investments</i></b>	<b>\$ 502,077</b>
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<b>Total Reserves</b>	<b>\$ 627,835</b>
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SWFRPC  
INCOME STATEMENT  
COMPARED WITH BUDGET  
FOR THE THREE MONTHS ENDING JANUARY 31, 2015

	Current Month Actual	Year to Date Actual A	FY 2014-2015 Approved Budget B	% Of Budget Year to Date	Budget Remaining
<b>OTHER REVENUE SOURCES</b>					
IT EVENT	\$ -	\$ 6,108	\$ -		\$ (6,108.00)
ABM SPONSERSHIPS	-	-	2,500	0.00%	2,500
RENTAL SPACE-SENATOR	-	1,250	15,000	8.33%	13,750
INTEREST INCOME	-	75	1,500	4.98%	1,425
MISC. INCOME	1	18	3,500	0.51%	3,482
TBRPC-GRAPHICS	1,825	1,825	-	0.00%	1,825
CHNEP-MANATEE	(5,000)	(5,000)	-	0.00%	(5,000)
<b>TOTAL OTHER REVENUE SOURCES</b>	<b>\$ (3,174)</b>	<b>\$ 4,276</b>	<b>\$ 22,500</b>	<b>13.83%</b>	<b>\$ 18,224</b>
<b>BUDGETED CARRY OVER FB</b>	<b>-</b>	<b>-</b>	<b>708,484</b>		<b>\$ 708,484</b>
<b>TOTAL REVENUES</b>	<b>\$ 123,712</b>	<b>\$ 337,562</b>	<b>\$ 1,727,621</b>	<b>19.54%</b>	<b>\$ 681,575</b>

**EXPENSES**

<b>PERSONNEL EXPENSES</b>					
SALARIES EXPENSE	\$ 55,533	\$ 219,983	\$ 729,525	30.15%	\$ 509,542
FICA EXPENSE	4,147	16,238	55,809	29.10%	39,571
RETIREMENT EXPENSE	7,088	17,009	58,766	28.94%	41,757
HEALTH INSURANCE EXPENSE	8,097	42,327	128,579	32.92%	86,252
WORKERS COMP. EXPENSE	369	1,476	2,329	63.37%	853
UNEMPLOYMENT	(59)	(59)	-	0.00%	(59)
<b>TOTAL PERSONNEL EXPENSES</b>	<b>\$ 75,175</b>	<b>\$ 296,974</b>	<b>\$ 975,008</b>	<b>30.46%</b>	<b>\$ 677,916</b>
<b>OPERATIONAL EXPENSES</b>					
CONSULTANTS	\$ 1,300	\$ 17,058	\$ 14,500	117.64%	\$ (2,558)
GRANT/CONSULTING EXPENSE	-	1,093	54,396	2.01%	53,303
AUDIT SERVICES EXPENSE	13,000	13,000	40,000	32.50%	27,000
AUDIT EXPENSE -CHNEP	(6,500)	(6,500)	-	0.00%	(6,500)
TRAVEL EXPENSE	3,880	13,526	25,170	53.74%	11,644
TELEPHONE EXPENSE	514	1,707	5,100	33.47%	3,393
POSTAGE / SHIPPING EXPENSE	-	1,725	2,787	61.89%	1,062
EQUIPMENT RENTAL EXPENSE	478	2,840	7,015	40.48%	4,175
INSURANCE EXPENSE	587	18,624	22,500	82.77%	3,876

SWFRPC  
INCOME STATEMENT  
COMPARED WITH BUDGET  
FOR THE THREE MONTHS ENDING JANUARY 31, 2015

	Current Month Actual	Year to Date Actual A	FY 2014-2015 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REPAIR/MAINT. EXPENSE	1,559	4,153	15,000	27.69%	10,847
PRINTING/REPRODUCTION EXPENSE	171	934	2,190	42.65%	1,256
UTILITIES (ELEC, WATER, GAR)	513	6,243	23,200	26.91%	16,957
ADVERTISING/LEGAL NOTICES EXP	57	589	2,454	24.00%	1,865
OTHER MISC. EXPENSE	64	1,379	4,500	30.64%	3,121
BANK SERVICE CHARGES	-	765	2,700	28.33%	1,935
OFFICE SUPPLIES EXPENSE	-	2,256	5,175	43.59%	2,919
COMPUTER RELATED EXPENSE	364	12,186	27,070	45.02%	14,884
DUES AND MEMBERSHIP	725	9,842	29,700	33.14%	19,858
PUBLICATION EXPENSE	-	211	250	84.40%	39
PROF. DEVELOP.	1,025	2,755	10,256	26.86%	7,501
MEETINGS/EVENTS EXPENSE	14	6,936	3,453	200.87%	(3,483)
CAPITAL OUTLAY EXPENSE	-	-	7,500	0.00%	7,500
CAPITAL OUTLAY - BUILDING	-	-	35,150	0.00%	35,150
LONG TERM DEBT	10,646	42,584	128,000	33.27%	85,416
RESERVE FOR OPERATIONS EXPENSE	-	-	708,484	0.00%	708,484
ALLOCATION FRINGE/INDIRECT			(423,937)		(423,937)
<b>TOTAL OPERATIONAL EXP.</b>	<b>\$ 28,397</b>	<b>\$ 153,906</b>	<b>\$ 752,613</b>	<b>20.45%</b>	<b>\$ 598,707</b>
<b>TOTAL CASH OUTLAY</b>	<b>\$ 103,572</b>	<b>\$ 450,880</b>	<b>\$ 1,727,621</b>	<b>26.10%</b>	<b>\$ 1,276,741</b>
 NET INCOME (LOSS)	 \$ 20,140	 \$ (113,318)	 \$ -		

# Agenda Item

12b

12b

Economic Development  
Committee

12b

# Agenda Item

12c

12c

Energy & Climate Committee

12c

12c

# Agenda Item

12d

12d

Estero Bay Agency on Bay  
Management Committee

12d

## **Estero Bay Agency on Bay Management**

The regular meetings of the Estero Bay Agency on Bay Management was held on February 9, 2015.

Ms. Karen Bickford was elected as chair since Dr. Win Everham was unable due to other commitments to serve as chair this year..

Mr. Jim Beever, SWFRPC. reported on the progress of the Spring Creek Restoration Plan (description and timeline attached) and presented a PowerPoint presentation which is available at the Project Portal website at [http://www.swflregionalvision.com/content/spring\\_creek/Spring\\_Creek\\_Restoration\\_Planformee\\_tings.pdf](http://www.swflregionalvision.com/content/spring_creek/Spring_Creek_Restoration_Planformee_tings.pdf)

A letter (attached) in support of the appraisal and acquisition of Battista Island in Estero Bay was approved for transmission.

Next Meeting Time and Place, for EBABM is Monday, March 9, 2015 – 9:30 A.M, at the SWFRPC and for the IAS is Monday, February 23, 2014 – 1:30 P.M at FGCU.

**Recommended Action: Information only**



Estero Bay Agency on Bay Management  
C/O Southwest Florida Regional Planning Council  
1926 Victoria Ave.  
Ft. Myers, FL 33901

February 10, 2015

Lee County Board of County Commissioners  
2115 Second Street  
Fort Myers, FL 33901

RE: Conservation 20/20 nomination Battista Island

Dear Commissioners:

The Estero Bay Agency on Bay Management (EBABM), a committee of the Southwest Florida Regional Planning Council, has voted to support the appraisal and acquisition of the 97.3 acre Battista Island located in southern Estero Bay south of Big Hickory Island.

The Lee County Board of County Commissioners has demonstrated long-term leadership and commitment to the protection of Estero Bay, Florida's first Aquatic Preserve. Protection of Battista Island will help implement six of the EBABM principles with regard to Land Management and Acquisition; Vegetation; and Physiographic conditions. As demonstrated in the Estimate of the Ecosystem Services of Existing Conservation 2020 Lands, in Lee County Florida mangrove wetlands such as Battista Island provide some of the highest ecosystem services functions and value to the Lee County economy in fisheries, tourism, water quality improvement storm surge protection and inspirations for the arts economy, among others.

The Estero Bay Agency on Bay Management recommends continuing this commitment through the Conservation 20/20 program and to pursue appraisals and negotiations for acquisition of the Battista Island parcel.

Sincerely,  
ESTERO BAY AGENCY ON BAY MANAGEMENT

*Patty Backos Whitehead*

Patty Backos-Whitehead  
EBABM Vice-Chair

cc: Conservation Land Acquisition and Stewardship members  
Southwest Florida Regional Planning Council members  
Estero Bay ABM members

## Spring Creek Restoration Plan

The Southwest Florida Regional Planning Council (SWFRPC) is assisting the City of Bonita Springs in developing a Spring Creek Restoration Plan that will include plans for restoration of hydrology, water quality, habitat, and navigation.

The Spring Creek Watershed is located in the southern area of Lee County. It is approximately ten (10) square miles in size. The watershed mouth originates at Estero Bay approximately 6,000 feet south of Coconut Road. The watershed is approximately two miles wide and five miles long. This watershed is generally located south of the Halfway Creek Watershed and north and west of the Imperial River Watershed.

The watershed boundary has changed somewhat since the 1979 "Water Management in Lee County" report by Johnson Engineering and the "Lee County Interim Surface Water Management Plan." The watershed has decreased in size approximately two square miles from the 1979 report. The majority of this area was north of Coconut Road and its extension to the east. Johnson Engineering utilized a number of verification methods including SFWMD permit information and on-the-ground reconnaissance to generally confirm the watershed boundary. The only significant flow crossing along the watershed boundary is a tidal brackish water slough that runs through Bonita Bay. This slough cuts across the south watershed boundary and connects Spring Creek with the Imperial River. The Spring Creek Watershed boundary within Bonita Bay has been determined from Bonita Bay permit data on file at South Florida Water Management District. The Spring Creek main trunk remains a natural channel which has seen little modification.

A general description of the Spring Creek Watershed boundary is as follows: beginning at the intersection of Coconut Road and Spring Creek Road run east to U.S. 41; then south along U.S. 41 to the north line of Section 16, Township 47 South, Range 25 East; then run north along the north line of Section 16 to the northeast corner of Section 15; then north to the half section line of Section 11, Township 47 South, Range 25 East; then east to I-75; then south along I-75 to a point approximately 600 feet south of Strike Lane; then west to the east line of Bonita Springs Golf and Country Club; then south to the north line of Bonita Springs Golf Villas; then east, south, west, north and west around Bonita Springs Golf Villas to Corzine Road; then south along Corzine Road to Shangrila Road; then southwest along Shangrila Road to Old U.S. 41; then south along Old U.S. 41 for 1,000 feet; then generally west by contour to a point on U.S. 41 approximately 2,000 feet north of West Terry Street; then continuing west through Bonita Bay; then north by contour to the mouth of Spring Creek.



Task	Description of Outputs	Period of Performance
1	Meet with the City of Bonita Springs staff to introduce project and begin discussions of previously identified and considered restoration needs, vulnerabilities and potential mitigations.	Month 1 and then on-going
2	Complete initial meetings. Confirm scope of work and selected protocol, confirm accepted population projections for the watershed.	Month 1
3	Commence data acquisition, continue meetings and fact finding as needed, and coordinate data needs. Distribute any time-critical data requests. Set up site visits for project assessments. Continue data collection and management	Month 2
4	Apply the Regional Restoration Coordination Team, Southwest Florida Comprehensive watershed Plan , and Southwest Florida Vulnerabilities Assessment to the watershed to identify vulnerabilities and restoration projects by time frame of occurrence.	Month 3 and ongoing
5	<b>First Deliverable: the Spring Creek Restoration and Vulnerability Assessment</b>	Month 5
6	Prioritize restoration projects by level of benefit to impact, costs, likelihood of occurrence/permitability and time frame sequence of occurrence.	Month 6 and ongoing
7	Hold in-process meetings to develop and solicit stakeholder concerns and suggestions on acceptable restoration alternatives.	Month 7
8	Identify potential alternative restoration alternatives for prioritized projects.	Month 8
9	Apply mitigation strategies, determine cost effective timing for implementation and potential costs,	Month 10
10	Develop <b>The Spring Creek Restoration Plan (SCRP )</b>	Month 11
11	Present Draft SCRCP to public, stakeholders and decision-makers for comment	Month 11
12	Develop response to comments	Month 12
13	Identify permitting plans, modifications to local ordinances, Comprehensive Plans necessary to implement SCRCP	Month 12
14	<b>Second Deliverable: The Spring Creek Restoration Plan</b> incorporating comments as appropriate and recommendations for follow-up work	Month 13
15	Final SCRCP through the official review processes of the City of Bonita Springs	Month 14
16	Narrative text providing information about project progress, issues encountered, proposed resolution, and anticipated work following the report period. Information about financial status will be included in the appropriate section of the Quarterly Report.	quarterly

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# Executive Committee

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# Agenda Item

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Legislative Affairs Committee

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# Agenda Item

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Quality of Life & Safety  
Committee

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# Agenda Item

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Regional Transportation  
Committee

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