



COUNCIL MEETING AGENDA

June 11, 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.

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NEXT SWFRPC MEETING DATE: August 6, 2015

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.

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 Mick Denham, 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)

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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

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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
 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
LEGAL COUNSEL

James Beever
 Maryann Devanas
 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

BEBR - 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)



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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

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--- Agenda --- Item

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Resolution of the SWFRPC
Authorizing the Signing of the
ICAR/Public Transportation
Coordination JPA

7a

7a



RESOLUTION

A RESOLUTION OF THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL AUTHORIZING THE SIGNING OF THE INTERGOVERNMENTAL COORDINATION AND REVIEW AND PUBLIC TRANSPORTATION COORDINATION JOINT PARTICIPATION AGREEMENT

WHEREAS, the Heartland Regional Transportation Planning Organization (HRTPO) is a six-county transportation planning organization covering the counties of DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee and the cities of Avon Park and Sebring in the urbanized area of Highlands County, Florida; and is the duly designated and constituted agency responsible for the continuing, cooperative, and comprehensive transportation planning process within the metropolitan planning area; and

WHEREAS, the Florida Statutes require MPOs/TPOs to execute agreements with the regional intergovernmental coordination and review agencies and the operators of public transportation systems, this JPA consolidates these two requirements into one agreement; and

WHEREAS, the Intergovernmental Coordination and Review and Public Transportation Coordination JPA describes the process for coordination of HRTPO planning and programming activities and also defines the process for fulfilling the clearinghouse requirements for federally funded activities; and

WHEREAS, the Intergovernmental Coordination and Review and Public Transportation Coordination JPA establishes the cooperative relationship between the HRTPO, the FDOT, and the Regional Planning Councils (RPCs) created under Section 186.04, Florida Statutes; and

WHEREAS, the Southwest Florida Regional Planning Council was created on November 8, 1973 through an Interlocal Agreement pursuant to the authority of Section 163.01, Florida Statutes, by and between Charlotte County, Collier County, Glades County, Hendry County, Lee County and Sarasota County.

WHEREAS, the RPCs are typically the intergovernmental coordination and review agencies, the Central Florida Regional Planning Council (CFRPC) and the Southwest Florida Regional Planning Council (SWFRPC) have responsibilities for counties within the HRTPO planning area boundaries, the CFRPC and the SWFRPC will both be signatories to this agreement;

1926 Victoria Avenue | Fort Myers, FL 33901



P: 239.338.2550 | F: 239.338.2560 | www.swfrpc.org

WHEREAS, pursuant to Section 189.429, Florida Statutes, the Sebring Airport Authority operates the airport and other facilities and is designated as an economic development Catalyst site.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL, FLORIDA:

1. That the Intergovernmental Coordination and Review and Public Transportation Coordination JPA is approved.
2. That Margaret Wuerstle, Executive Director is authorized to enter into, modify or terminate the JPA, unless specifically rescinded.

DULY PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2015.

By: _____
Robert Mulhere, Chair
Southwest Florida Regional Planning Council

ATTEST:



May 21, 2015

Ms. Margaret Wuerstle, Executive Director
Southwest Florida Regional Planning Council (SWFRPC)
1926 Victoria Avenue
Fort Myers, FL 33901

RE: Execution of the Joint Participation Agreement (JPA) for Intergovernmental Coordination and Review (ICAR)/Public Transportation Coordination by the Southwest Florida Regional Planning Council (SWFRPC)

Dear Ms. Wuerstle:

The Heartland Regional Transportation Planning Organization (HRTPO), is requesting that SWFRPC include the execution of the above referenced JPA on its Council meeting agenda for June 11, 2015. This is one of the required agreements that must be in place when a new Metropolitan Planning Organization (MPO)/Transportation Planning Organization is established and becomes operational. RPC's enter into JPA's with each MPO/TPO in their region to perform statutory reviews and coordination. The parties to this JPA are the HRTPO, Florida Department of Transportation (FDOT), Southwest Florida Regional Planning Council (SWFRPC), Central Florida Regional Planning Council (CFRPC), and the Sebring Airport Authority.

At its formational meeting on April 29th, the HRTPO approved the agreement and adopted a resolution which authorized the HRTPO Chair to sign the JPA. Also, on May 13th, the CFRPC approved the ICAR/Public Transportation Coordination JPA and adopted a resolution which authorized the Executive Director to enter into this agreement. Once the SWFRPC and the Sebring Airport Authority have completed the actions described above, the JPA will be returned to the FDOT District One Secretary for final execution. Copies of fully executed agreements will be distributed to all parties once the process is complete.


Ms. Margaret Wuerstle

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May 21, 2015

We have attached a copy of the CFRPC's authorizing resolution, as well as a copy of the ICAR/Public Transportation Coordination JPA for your information and use. If you have questions or need any additional information, please contact me or Sherry Carver at scarver@cfrpc.org or (863) 534-7130, extension 133. Thanks for your assistance in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia M. Steed". The signature is fluid and cursive, with the first name "Patricia" and last name "Steed" being the most prominent parts.

Patricia M. Steed
CFRPC Executive Director

Attachments (2)

Cc: Christopher Benson, Highlands County

Laura Lockwood, FDOT

Jeffrey Diemer, FDOT

Nichole Gwinnett, SWFRPC

Sherry Carver, CFRPC

THIS JOINT PARTICIPATION AGREEMENT is made and entered into on this _____ day of _____, 2015 by and between the Florida Department of Transportation; the Heartland Regional Transportation Planning Organization; the Central Florida Regional Planning Council; the Southwest Florida Regional Planning Council; and the Sebring Airport Authority.

RECITALS

WHEREAS, the Federal Government, under the authority of Title 23 United States Code Section 134 and Title 49 United States Code (USC) Section 5303 and any subsequent applicable amendments, requires each metropolitan area, as a condition to the receipt of federal capital or operating assistance, to have a continuing, cooperative, and comprehensive transportation planning process in designated urbanized areas to develop and implement plans and programs consistent with the comprehensively planned development of the metropolitan area;

WHEREAS, Title 23 USC §134, Title 49 USC §5303, and Section 339.175, Florida Statutes (F.S.), provide for the creation of metropolitan planning organizations to develop transportation plans and programs for urbanized areas;

WHEREAS, Title 23 Code of Federal Regulations (CFR) §450.314 requires that the State, the Metropolitan Planning Organization, and the operators of publicly owned transportation systems shall enter into an agreement clearly identifying the responsibilities for cooperatively carrying out such transportation planning (including multimodal, systems-level corridor and subarea planning studies pursuant to Title 23 CFR §§450.212 and 450.318) and programming;

WHEREAS, pursuant to Section 20.23, F.S., the Department has been created by the State of Florida, and the Department has the powers and duties relating to transportation, as outlined in Section 334.044, F.S.;

WHEREAS, pursuant to 23 USC §134(d), 49 USC §5303, 23 CFR §450.310, and Section 339.175(2), (3), and (4) F.S., the Heartland Regional Transportation Planning Organization, herein after referred to as the Metropolitan Planning Organization or MPO, has been designated and its membership apportioned by the Governor of the State of Florida, with the agreement of the affected units of general purpose local government, to organize and establish the Metropolitan Planning Organization;

WHEREAS, pursuant to the Interlocal Agreement executed on April 28, 2015, and filed with the Clerk of the Circuit Court of DeSoto, Glades, Hardee, Hendry, Highlands, Okeechobee and Polk Counties, the MPO was established;

WHEREAS, pursuant to Chapter 189.429, F.S., Laws of Florida, the Sebring Airport Authority was created and established with the purpose of maintaining and operating the airport and other facilities;

WHEREAS, pursuant to Section 339.175(10)(a)(2), F.S., the MPO shall execute and maintain an agreement with the metropolitan and regional intergovernmental coordination and review agencies serving the Metropolitan Planning Area;

WHEREAS, the agreement must describe the means by which activities will be coordinated and specify how transportation planning and programming will be part of the comprehensively planned development of the Metropolitan Planning Area;

WHEREAS, pursuant to Section 186.504, F.S., and Chapter 29 G and I, Florida Administrative Code (FAC), the Central Florida Regional Planning Council and the Southwest Florida Regional Planning Council, herein after referred to as the Regional Planning Council or the RPC, was established and operates with a primary purpose of intergovernmental coordination and review;

WHEREAS, pursuant to Section 186.505(24), F.S., the RPC is to review plans of metropolitan planning organizations to identify inconsistencies between those agencies' plans and applicable local government comprehensive plans adopted pursuant to Chapter 163, F.S.;

WHEREAS, the RPC, pursuant to Section 186.507, F.S., is required to prepare a Strategic Regional Policy Plan, which will contain regional goals and policies that address regional transportation issues;

WHEREAS, based on the RPC statutory mandate to identify inconsistencies between plans of metropolitan planning organizations and applicable local government comprehensive plans, and to prepare and adopt a Strategic Regional Policy Plan, the RPC is appropriately situated to assist in the intergovernmental coordination of the transportation planning process;

WHEREAS, pursuant to Section 186.509, F.S., and Chapter 29 G and I, FAC, the RPC has adopted a conflict and dispute resolution process;

WHEREAS, the purpose of the dispute resolution process is to reconcile differences in planning and growth management issues between local governments, regional agencies, and private interests;

WHEREAS, the parties hereto have determined that the voluntary dispute resolution process can be useful in resolving conflicts and disputes arising in the transportation planning process;

WHEREAS, pursuant to Title 23 CFR §450.314 and Section 339.175(10)(a)(3), F.S., the MPO must execute and maintain an agreement with the operators of public transportation systems, including transit systems, commuter rail systems, airports, seaports, and spaceports, describing the means by which activities will be coordinated and specifying how public transit, commuter rail, aviation, and seaport planning (including multimodal, systems-level corridor and subarea planning studies pursuant to 23 CFR §450.212 and §450.318) and programming will be part of the comprehensively planned development of the Metropolitan Planning Area;

WHEREAS, it is in the public interest that the MPO, operators of public transportation systems, including transit systems, commuter rail systems, port and aviation authorities, jointly pledge their intention to cooperatively participate in the planning and programming of transportation improvements within this Metropolitan Planning Area;

WHEREAS, the undersigned parties have determined that this Agreement satisfies the requirements of and is consistent with Title 23 CFR §450.314 and Section 339.175(10), F.S.; and

WHEREAS, the parties to this Agreement desire to participate cooperatively in the performance, on a continuing basis, of a cooperative, and comprehensive transportation planning process to assure that highway facilities, transit systems, bicycle and pedestrian facilities, rail systems, air transportation and other facilities will be located and developed in relation to the overall plan of community development.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representation herein, the parties desiring to be legally bound, do agree as follows:

ARTICLE 1

RECITALS; DEFINITIONS

Section 1.01. Recitals. Each and all of the foregoing recitals are incorporated herein and acknowledged to be true and correct. Failure of any of the foregoing recitals to be true and correct shall not operate to invalidate this Agreement.

Section 1.02. Definitions. The following words when used in this Agreement (unless the context shall clearly indicate the contrary) shall have the following meanings:

Agreement means and refers to this instrument, as may be amended from time to time.

Corridor or Subarea Study shall mean and refer to studies involving major investment decisions or as otherwise identified in Title 23 CFR §§450.212 and 450.318.

Department shall mean and refer to the Florida Department of Transportation, an agency of the State of Florida, created pursuant to Section 20.23, F.S.

FHWA means and refers to the Federal Highway Administration.

Long Range Transportation Plan is the 20-year transportation planning horizon which identifies transportation facilities; includes a financial plan that demonstrates how the plan can be implemented and assesses capital improvements necessary to preserve the existing metropolitan transportation system and make efficient use of existing transportation facilities; indicates proposed transportation activities; and, in ozone/carbon monoxide nonattainment areas is coordinated with the State Implementation Plan, all as required by Title 23 USC §134(i), Title 49 USC §5303, Title 23 CFR §450.322, and Section 339.175(7), F.S.

Metropolitan Planning Area means and refers to the planning area as determined by agreement between the MPO and the Governor for the urbanized areas designated by the United States Bureau of the Census as described in 23 USC §134(b)(1), 49 USC §5303, and Section 339.175(2)(c) and (d), F.S., and including the existing urbanized area and the contiguous area expected to become urbanized within a 20-year forecast period, which shall be subject to the Metropolitan Planning Organization's planning authority.

Metropolitan Planning Organization (MPO) means and refers to the Metropolitan Planning Organization formed pursuant to this Interlocal Agreement as described in Title 23 USC §134(b)(2), Title 49 USC §5303, and Section 339.175(1), F.S. This may also be referred to as a Transportation Planning Organization (TPO).

Regional Planning Council means and refers to the Central Florida Regional Planning Council and Southwest Florida Regional Planning Council created pursuant to Section 186.504, F.S., and identified in Chapter 29 G and I, FAC.

Transportation Improvement Program (TIP) is the staged multi-year program of transportation improvement projects developed by a metropolitan planning organization consistent with the Long Range Transportation Plan, developed pursuant to Titles 23 USC §134(j), 49 USC §5303, 23 CFR §450.324 and Section 339.175(8), F.S.

Unified Planning Work Program (UPWP) is a biennial program developed in cooperation with the Department and public transportation providers, that identifies the planning priorities and activities to be carried out within a metropolitan planning area to be undertaken during a 2-year period, together with a complete description thereof and an estimated budget, as required by Title 23 CFR §450.308, and Section 339.175(9), F.S.

ARTICLE 2

PURPOSE

Section 2.01. Coordination with public transportation system operators. This Agreement is to provide for cooperation between the MPO, the Department, and the Aviation Authority, in the development and preparation of the UPWP, the TIP, the LRTP, and any applicable Corridor or Subarea Studies.

Section 2.02. Intergovernmental coordination; Regional Planning Council. Further, this Agreement is to provide a process through the RPC for intergovernmental coordination and review and identification of inconsistencies between proposed MPO transportation plans and local government comprehensive plans adopted pursuant to Chapter 163, F.S., and reviewed by the Division of Community Development within the Florida Department of Economic Opportunity.

Section 2.03. Dispute resolution. This Agreement also provides a process for conflict and dispute resolution through the RPC.

ARTICLE 3

COOPERATIVE PROCEDURES FOR PLANNING AND PROGRAMMING WITH OPERATORS OF PUBLIC TRANSPORTATION SYSTEMS

Section 3.01. Cooperation with operators of public transportation systems; coordination with local government approved comprehensive plans.

- (a) The MPO shall cooperate with the Aviation Authority, to optimize the planning and programming of an integrated and balanced intermodal transportation system for the Metropolitan Planning Area.
- (b) The MPO shall implement a continuing, cooperative, and comprehensive transportation planning process that is consistent, to the maximum extent feasible, with port and aviation master plans, and public transit development plans of the units of local governments whose boundaries are within the Metropolitan Planning Area.
- (c) As a means towards achievement of the goals in paragraphs (a) and (b) and in an effort to coordinate intermodal transportation planning and programming, the MPO may include, but shall include no later than July 6, 2014 if within a transportation management area, as part of its membership officials of agencies that administer or operate major modes or systems of

transportation, including but not limited to transit operators, sponsors of major local airports, maritime ports, and rail operators per Federal regulations. The representatives of the major modes or systems of transportation may be accorded voting or non-voting advisor status. In the Metropolitan Planning Area if authorities or agencies are created by law to perform transportation functions and that are not under the jurisdiction of a general purpose local government represented on the MPO, the MPO may request the Governor to designate said authority or agency as a voting member of the MPO in accordance with the requirements of Section 339.175, F.S. If the new member would significantly alter local government representation in the MPO, the MPO shall propose a revised apportionment plan to the Governor to ensure voting membership on the MPO to be an elected official representing public transit authorities which have been, or may be, created by law.

The MPO shall ensure that representatives of ports, transit authorities, rail authorities, and airports within the Metropolitan Planning Area are provided membership on the MPO Technical Advisory Committee.

Section 3.02. Preparation of transportation related plans.

- (a) Although the adoption or approval of the UPWP, the TIP, and the LRTP is the responsibility of the MPO, development of such plans or programs shall be viewed as a cooperative effort involving the Department and the Aviation Authority,. In developing its plans and programs, the MPO shall solicit the comments and recommendations of the parties to this Agreement in the preparation of such plans and programs.
- (b) When preparing the UPWP, the TIP, or the LRTP, or preparing other than a minor amendment thereto (as determined by the MPO), the MPO shall provide notice to the Department and the Aviation Authority advising them of the scope of the work to be undertaken and inviting comment and participation in the development process. The MPO shall ensure that the chief operating officials of the Department and the Aviation Authority shall receive at least 15 days written notice of all public workshops and hearings, or specified number of days per MPO bylaws, relating to the development of such plans and programs.
- (c) Local government comprehensive plans.
 - (1) In developing the TIP, the LRTP, or Corridor or Subarea studies, or preparing other than a minor amendment thereto (as determined by the MPO), the MPO, and the Sebring Airport Authority shall analyze for each local government in the Metropolitan Planning Area:
 - (i) each comprehensive plan's future land use element;
 - (ii) the goals, objectives, and policies of each comprehensive plan; and
 - (iii) the zoning, of each local government in the Metropolitan Planning Area.
 - (2) Based upon the foregoing review and a consideration of other growth management factors, the MPO, and the Aviation Authority shall provide written recommendations to local governments in the Metropolitan Planning Area in the development, amendment, and

implementation of their comprehensive plans. A copy of the recommendations shall be sent to the RPC.

- (3) The MPO agrees that, to the maximum extent feasible, the LRTP and the projects and project-phases within the TIP shall be consistent with the future land use element and goals, objectives, and policies of each comprehensive plan of the local governments in the Metropolitan Planning Area. If the MPO's TIP is inconsistent with a local government's comprehensive plan, the MPO shall so indicate, and the MPO shall present, as part of the TIP, justification for including the project in the program.
- (d) Multi-modal transportation agency plans.
- (1) In developing the TIP, the LRTP, or Corridor or Subarea studies, or preparing other than a minor amendment thereto (as determined by the MPO, the MPO shall analyze the master plans of the Sebring Airport Authority. Based upon the foregoing review and a consideration of other transportation-related factors, the MPO, shall from time to time and as appropriate, provide recommendations to the parties to this Agreement as well as local governments within the Metropolitan Planning Area, for the development, amendment, and implementation of their master, development, or comprehensive plans.
 - (2) In developing or revising their respective master, development, or comprehensive plans, the parties to this Agreement shall analyze the draft or approved Unified Planning Work Program, Transportation Improvement Program, Long Range Transportation Plan, or Corridor or Subarea studies, or amendments thereto. Based upon the foregoing review and a consideration of other transportation-related factors, the parties to this Agreement shall from time to time and as appropriate, provide written recommendations to the MPO with regard to development, amendment, and implementation of the plans, programs, and studies.
 - (3) The MPO agrees that, to the maximum extent feasible, the Transportation Improvement Program shall be consistent with the affected master plans and development plans of the parties to this Agreement.

ARTICLE 4

INTERGOVERNMENTAL COORDINATION AND REVIEW

Section 4.01. Coordination with Regional Planning Council. The RPC shall perform the following tasks:

- (a) Within 30 days of receipt, the RPC shall review the draft TIP, LRTP, Corridor and Subarea studies, or amendments thereto, as requested by the MPO, to identify inconsistencies between these plans and programs and applicable local government comprehensive plans adopted pursuant to Chapter 163, F.S., for counties and cities within the Metropolitan Planning Area and the adopted Strategic Regional Policy Plan.
- (1) The parties recognize that, pursuant to Florida law, the LRTP and the TIP of the MPO must be considered by cities and counties within the Metropolitan Planning Area in the preparation, amendment, and update/revision of their comprehensive plans. Further, the LRTP and the projects and project phases within the TIP are to be consistent with the future

land use element and goals, objectives, and policies of the comprehensive plans of local governments in the Metropolitan Planning Area. Upon completion of its review of a draft TIP or LRTP, the RPC shall advise the MPO and each county or city of its findings;

- (2) The RPC shall advise the MPO in writing of its concerns and identify those portions of the submittals which need to be reevaluated and potentially modified if the RPC review identifies inconsistencies between the draft TIP or LRTP and local comprehensive plans; and
 - (3) Upon final adoption of the proposed Transportation Improvement Program, Long Range Transportation Plan, Corridor and Subarea studies, or amendments thereto, the MPO may request that the RPC consider adoption of regional transportation goals, objectives, and policies in the Strategic Regional Policy Plan implementing the adopted Transportation Improvement Program, Long Range Transportation Plan, Corridor and Subarea studies, or amendments thereto. If the proposed plan, program, or study, or amendments thereto, was the subject of previous adverse comment by the RPC, the MPO will identify the change in the final adopted plan intended to resolve the adverse comment, or alternatively, the MPO shall identify the reason for not amending the plan as suggested by the RPC.
- (b) Provide the availability of the conflict and dispute resolution process as set forth in Article 5 below.

ARTICLE 5

CONFLICT AND DISPUTE RESOLUTION PROCESS

- Section 5.01. Disputes and conflicts under this Agreement. This process shall apply to conflicts and disputes relating to matters subject to this Agreement, or conflicts arising from the performance of this Agreement. Except as otherwise provided in this Article 5, only representatives of the agencies with conflicts or disputes shall engage in conflict resolution.
- Section 5.02. Initial resolution. The affected parties to this Agreement shall, at a minimum, ensure the attempted early resolution of conflicts relating to such matters. Early resolution shall be handled by direct discussion between the following officials:
- Florida Department of Transportation: District Director for Planning and Programs
Heartland Regional Transportation Planning Organization: James L. Brooks, Chair
Central Florida Regional Planning Council: Patricia M. Steed, Executive Director
Southwest Florida Regional Planning Council: Margaret A. Wuerstle, Executive Director
Sebring Airport Authority: Mike Willingham, Executive Director
- Section 5.03. Resolution by senior agency official. If the conflict remains unresolved, the conflict shall be resolved by the following officials:

Florida Department of Transportation: District Secretary

Heartland Regional Transportation Planning Organization: James L. Brooks, Chair

Central Florida Regional Planning Council: Patricia M. Steed, Executive Director

Southwest Florida Regional Planning Council: Margaret A. Wuerstle, Executive Director

Sebring Airport Authority: Mike Willingham, Executive Director

- Section 5.04. Resolution by the Office of the Governor. If the conflict is not resolved through conflict resolution pursuant to Sections 5.02, 5.03, and 5.04 of this Agreement, the parties shall petition the Executive Office of the Governor for resolution of the conflict pursuant to its procedures. Resolution of the conflict by the Executive Office of the Governor shall be binding on all parties.

ARTICLE 6

MISCELLANEOUS PROVISION

- Section 6.01. Constitutional or statutory duties and responsibilities of parties. This Agreement shall not be construed to authorize the delegation of the constitutional or statutory duties of any of the parties. In addition, this Agreement does not relieve any of the parties of an obligation or responsibility imposed upon them by law, except to the extent of actual and timely performance thereof by one or more of the parties to this Agreement or any legal or administrative entity created or authorized by this Agreement, in which case this performance may be offered in satisfaction of the obligation or responsibility.
- Section 6.02. Amendment of Agreement. Amendments or modifications of this Agreement may only be made by written agreement signed by all parties hereto with the same formalities as the original Agreement.
- Section 6.03. Duration; withdrawal procedure.
- (a) Duration. This Agreement shall have a term of (5) years and shall automatically renew at the end of said (5) years for another (5) term and every (5) years thereafter. At the end of the (5) year term and at least every (5) years thereafter, the parties hereto shall examine the terms hereof and agree to amend the provisions or reaffirm the same. However, the failure to amend or to reaffirm the terms of this Agreement shall not invalidate or otherwise terminate this Agreement.
 - (b) Withdrawal procedure. Any party may withdraw from this Agreement after presenting in written form a notice of intent to withdraw to the other parties to this Agreement and the MPO, at least (90) days prior to the intended date of withdrawal; provided, that financial commitments made prior to withdrawal are effective and binding for their full term and amount regardless of withdrawal.
- Section 6.04. Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or dispatched by certified mail,

postage prepaid, return receipt requested. Notice is required to be given and shall be addressed as follows:

Heartland Regional Transportation Planning Organization

555 E. Church St., Bartow, FL 33830

Central Florida Regional Planning Council

555 E. Church St., Bartow, FL 33830

Southwest Florida Regional Planning Council

1926 Victoria Ave., Fort Myers, FL 33901

Sebring Airport Authority

128 Authority Ln., Sebring, FL 33870

Florida Department of Transportation

801 N. Broadway Ave.

P.O. Box 1249

Bartow, Florida 33831-1249

A party may unilaterally change its address or addressee by giving notice in writing to the other parties as provided in this section. Thereafter, notices, demands and other pertinent correspondence shall be addressed and transmitted to the new address.

Section 6.05. Interpretation.

- (a) Drafters of Agreement. All parties hereto were each represented by, or afforded the opportunity for representation by legal counsel, and participated in the drafting of this Agreement and in the choice of wording. Consequently, no provision hereof should be more strongly construed against any party as drafter of this Agreement.
- (b) Severability. Invalidity of any one of the provisions of this Agreement or any part, clause or word hereof, or the application thereof in specific circumstances, by judgment, court order, or administrative hearing or order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect; provided, that such remainder would then continue to conform to the terms and requirements of applicable law.
- (c) Rules of construction. In interpreting this Agreement, the following rules of construction shall apply unless the context indicates otherwise:
 - (1) The singular of any word or term includes the plural;
 - (2) The masculine gender includes the feminine gender; and

(3) The word “shall” is mandatory, and “may” is permissive.

- Section 6.06. Attorney’s Fees. In the event of any judicial or administrative action to enforce or interpret this Agreement by any party hereto, each party shall bear its own costs and attorney’s fees in connection with such proceeding.
- Section 6.07. Agreement execution; use of counterpart signature pages. This Agreement, and any amendments hereto, may be simultaneously executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument.
- Section 6.08. Effective date. This Agreement shall become effective upon its recording by all parties hereto.
- Section 6.09. Other authority. In the event that any election, referendum, approval, permit, notice, or other proceeding or authorization is required under applicable law to enable the parties to enter into this Agreement or to undertake the provisions set forth hereunder, or to observe, assume or carry out any of the provisions of the Agreement, said parties will initiate and consummate, as provided by law, all actions necessary with respect to any such matters as required.
- Section 6.10. Parties not obligated to third parties. No party hereto shall be obligated or be liable hereunder to any party not a signatory to this Agreement. There are no express or intended third party beneficiaries to this Agreement.
- Section 6.11. Rights and remedies not waived. In no event shall the making by the Department of any payment to the MPO constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the MPO, and the making of any such payment by the Department while any such breach or default exists shall in no way impair or prejudice any right or remedy available to the Department in respect of such breach or default.
- Section 6.12. Data, records, reports and other documents. Subject to the right to claim an exemption from the Florida Public Records Law, Chapter 119, F.S., the parties shall provide to each other such data, reports, records, contracts, and other documents in its possession relating to the MPO as is requested. Charges are to be in accordance with Chapter 119, F.S.

IN WITNESS WHEREOF, the undersigned parties have executed this Joint Participation Agreement on behalf of the referenced legal entities.

Signed, Sealed, and Delivered in the presence of:

Intergovernmental Coordination and Review and Public Transportation Coordination Joint Participation Agreement

Signed, Sealed and Delivered in the presence of:

Central Florida Regional Planning Council

By: _____
Patricia M. Steed, Executive Director

Date: _____

Witness

Attest: _____

Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Attorney

Intergovernmental Coordination and Review and Public Transportation Coordination Joint Participation Agreement

Signed, Sealed and Delivered in the presence of:

Southwest Florida Regional Planning Council

By: _____
Margaret A. Wuerstle, Executive Director

Date: _____

Witness

Attest: _____

Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Attorney

Intergovernmental Coordination and Review and Public Transportation Coordination Joint Participation Agreement

Signed, Sealed and Delivered in the presence of:

Sebring Airport Authority

By: _____
Mike Willingham, Executive Director

Date: _____

Witness

Attest: _____

Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Attorney

Intergovernmental Coordination and Review and Public Transportation Coordination Joint Participation Agreement

Signed, Sealed and Delivered in the presence of:

Heartland Regional Transportation Planning Organization

By: _____
James L. Brooks, Chair

Date: _____

Witness

Attest: _____

Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Attorney

Intergovernmental Coordination and Review and Public Transportation Coordination Joint Participation Agreement

Signed, Sealed and Delivered in the presence of:

Florida Department of Transportation, District One

By: _____
Billy Hattaway, District One Secretary

Date: _____

Witness

Attest: _____

Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Attorney

Intergovernmental Coordination and Review and Public Transportation Coordination Joint Participation Agreement

Signed, Sealed and Delivered in the presence of:

Southwest Florida Regional Planning Council

By: _____
Margaret A. Wuerstle, Executive Director

Date: _____

Witness

Attest: _____

Title: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Attorney

--- Agenda --- Item

7b

Question from the May 21, 2015
Meeting

7b

7b

Question from May 21, 2015 Council Meeting

Question: Councilman Jim Burch asked if there was a coordination between utilities during emergency situations? Chairman Bob Mulhere restated the question asking, if there was a coordination and physical means of addressing emergency situations between utilities?

Mr. Clark Hawkins, Manager of Design and Engineering of the Lee County Electric Cooperative, (LCEC) Inc. provided the following response: For extreme weather conditions and emergencies;

- LCEC has a Hurricane Restoration Team and Plan and Disaster Recovery plan which includes vendor and business partnership agreements for emergency labor, materials, equipment, fuel, food, lodging, and other related resources.
- The LCEC emergency plans also include representation at City and County Emergency Operation Centers in coordination with local agencies.
- There are subcommittees and paths of physical communication within the Cooperative.
- Standards are established in accord with the Florida Reliability Coordinating Council (FRCC).
- FRCC follows reliability standards set by two umbrella organizations; Federal Emergency Regulatory Commission (FERC) and North American Electric Reliability Corporation (NERC).
- LCEC also coordinates restoration efforts with support of the Florida Electric Cooperative Association.
- If warranted during extreme weather, standards may direct reporting to include Federal Emergency Management Agency (FEMA).

Florida Reliability Coordinating Council (FRCC) reliability assessment overview states: The event analysis processes help ensure that disturbances that occur within the FRCC are promptly analyzed to ensure a thorough understanding of the causes and effects, and to ensure that any corrective actions, potential lessons learned or opportunities for improving future performance are incorporated into the FRCC Regional processes.

FERC/ Federal Emergency Regulatory Commission (FERC) is the United States federal agency jurisdiction over interstate electricity sales, wholesale electricity sales, wholesale electric rates, hydroelectric licensing, natural gas pricing, and oil pipeline rates.

NERC North America Reliability Commission. The North American Electric Reliability Corporation (NERC) is a not-for-profit international regulatory authority whose mission is to assure the reliability of the bulk power system in North America. NERC develops and enforces Reliability Standards; annually assesses seasonal and long-term reliability; monitors the bulk power system through system awareness;

and educates, trains, and certifies industry personnel. NERC's area of responsibility spans the continental United States, Canada, and the northern portion of Baja California, Mexico. NERC is the electric reliability organization for North America, subject to oversight by the Federal Energy Regulatory Commission and governmental authorities in Canada. NERC's jurisdiction includes users, owners, and operators of the bulk power system, which serves more than 334 million people.

FECA – Florida Electric Cooperative Association. A statewide organization representing 15 electric distribution cooperatives and two generation and transmission cooperatives within 57 of the 67 counties in Florida and more than one million members.

Agenda Item

8

8

Regional Impact

8

8

--- Agenda --- Item

8a

Palmer Ranch MDO Update

8a

8a

**PALMER RANCH MASTER DEVELOPMENT ORDER UPDATE AND INCLUSION OF
INCREMENTS 22 AND 23 LAND AREAS REVIEW OF SARASOTA COUNTY
DEVELOPMENT ORDER**

Council Recommendations (Attachment I)

On March 13, 2015, the Council recommended conditional approval of the Palmer Ranch Master Development Order Update and inclusion of land areas covering new Increments 22 and 23. 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”. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)

On April 21, 2015, the Board of Sarasota County Commissioners approved the Palmer Ranch Master Development Order Recodification and inclusion of land areas for new Increment 22 and 23. A copy of the development orders are found in Attachment II. Staff review of the attached development order finds that it is consistent with all regional issues and recommendations identified within the Council’s Official Recommendations.

RECOMMENDED ACTION: Accept the development orders as rendered.

ATTACHMENT I**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.

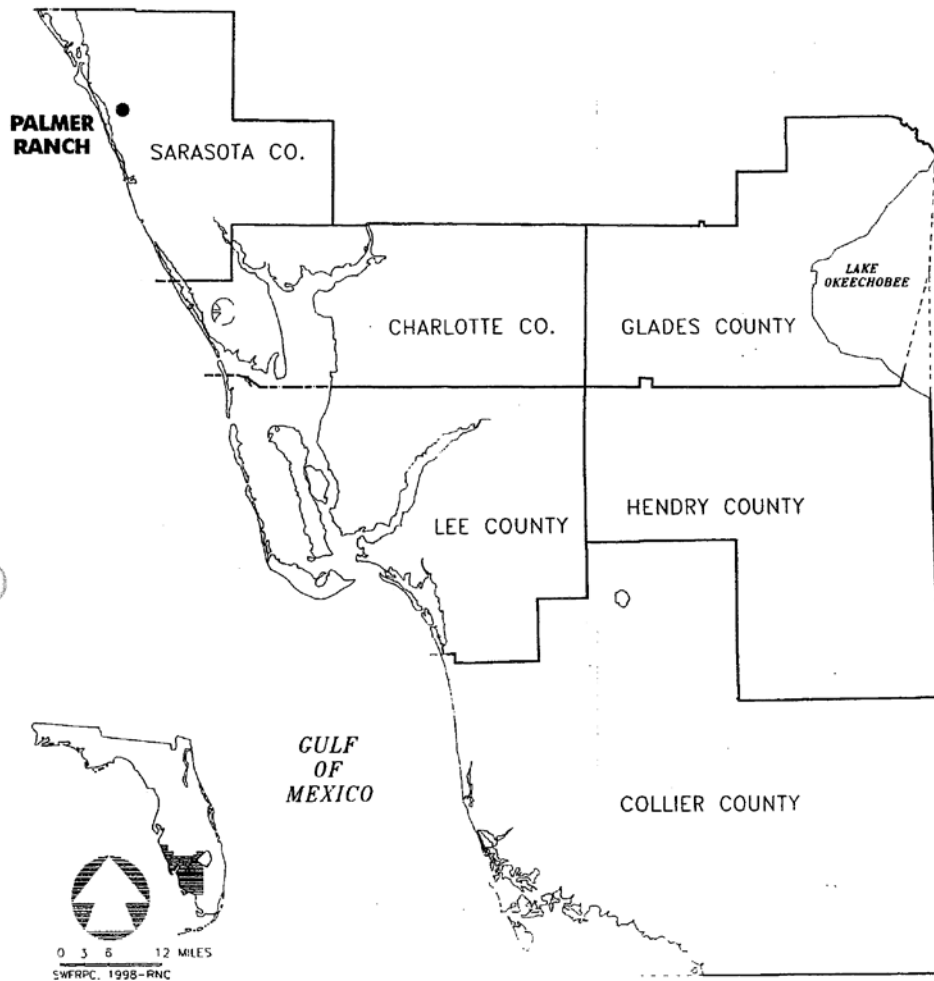
STAFF CONCLUSIONS

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 Economy Opportunity 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	Amended 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	Amended and Restated Conditions of the Palmer Ranch Development of Regional Impact <u>Development Order Conditions</u>
	Exhibit C	Best Management Practices <i>addressed by County/State code</i>
	Exhibit D J	Surface Water Management, Maintenance and Monitoring Manual
	Exhibit E	Surface Water Monitoring Program <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>
	Exhibit J	Approximate Acres of Native Wetland Habitat Proposed to be Altered on the Palmer Ranch Eastside <i>incorporated within Exhibit F</i>
	Exhibit K C	Conceptual Master <u>Development</u> Plan (Map H-2A)
	Exhibit L	Sections 3 through 7 of Resolution No. 89-98 relating to Transportation Supplemental Requirements <i>incorporated within Stipulations of Settlement</i>
	Exhibit M	Southwest Florida Regional Planning Council Regional Issues <i>incorporated within development order</i>
Res. No. 99-179	Exhibit N K	Stipulations of Settlement
Res. No. 06-024	Exhibit O D	Chart of Unit Allocations
Res. No. 13-196	Exhibit N 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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Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
GENERAL			
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		No change.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	within the area subject to the Master Development 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 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 This 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 County 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		No change.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	Declaration of Protective Covenants, Conditions and 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.	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.	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		No change.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	A.Statement of Intent 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		
SPECIFIC CONDITIONS AIR QUALITY			
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.	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. <u>None.</u>	Any potential point sources of pollution would not be identified at the AIDA level but at a later stage of development.
LAND/SOILS			
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.
<u>RARE AND ENDANGERED SPECIES</u>			
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.	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. 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	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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		open space unless modified in accordance with Native Habitat Condition number 44 <u>5</u> .	
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).	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 <u>Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines (Appendix H is attached hereto).</u>	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.	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	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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		within sixty (60) days prior to initiation of site development.	
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</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) and consistent with the approved bald eagle management plan 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 the <u>Sarasota</u> 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</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.

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	review and approval by the County Natural Sciences Division.	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 to the Sarasota County Natural Sciences Division .	
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 the Sarasota 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 Sarasota 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.	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.	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.	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	An extended restrictive area up to 2,500 feet from nest SA-13 shall be provided for the	No longer applicable under current protection guidelines.

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	restricting light standards along Honore Avenue to a maximum height of 25 feet. The lights shall also be shielded to minimize light spillage from the roadway.	purpose of restricting light standards along Honore Avenue to a maximum height of 25 feet. The lights shall also be shielded to minimize light spillage from the roadway.	ENV: This condition has been addressed.
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.
<u>WATER QUALITY & DRAINAGE</u>			
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	The Environmental and Surface Water Management Monitoring and Maintenance Manual shall be referenced on all preliminary plans and for site and development plans.	: Duplication of LDR requirements.

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	shall be referenced on all preliminary plans and for site and development plans.		
5.	Palmer Ranch shall be responsible for 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.	Palmer Ranch shall be responsible for 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.	<p>Superseded by LDR requirements.</p> <p>Stormwater - Water Quality Planning</p> <ol style="list-style-type: none"> 1. It is recommended that the water quality monitoring program cease at the completion of the 30th year of sampling and report submittal. 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"> A. The site would be located at an appropriate downstream location on South Creek near the border with Oscar Scherer State Park. B. The location chosen would be in alignment with future development to allow for unrestrictive access by County staff for operation and maintenance. C. Once installed, telemetry established and otherwise deemed operational by County staff, the County will assume operation and maintenance of the site. 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.

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6.	Groundwater quality shall be maintained by Palmer Ranch through the development and implementation of a stormwater management system.		No change.
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.	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.	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> <i>(Added by Resolution No. 99-179, July 14, 1999.)</i>		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	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.	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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	Planning Department, the Natural Sciences Division of the Natural Resources Department, and the Southwest Florida Regional Planning Council shall also be provided with a copy of any updates.	The Sarasota County Planning Department, the Natural Sciences Division of the Natural Resources Department, and the. The Southwest Florida Regional Planning Council shall also 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 appropriate <u>Little Sarasota Bay</u> Watershed Management Plan. This plan shall be reviewed and approved by appropriate County <u>county</u> 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.	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.	Duplication of LDR.

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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 the changes are effective.	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 are effective.	Duplication of LDR.
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 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 <u>drainage basin models</u> 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.	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.	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.	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.	No longer applicable. A regional reservoir facility was not pursued.

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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 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.	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 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.	Duplication of LDR.
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.	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.	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.	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.	Justification: Water quality monitoring program has been completed.
11.	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: <ul style="list-style-type: none"> a. Necessary land area for the Palmer Ranch portion of the regional facility development is dedicated at no cost to the County. b. The facility is developed with consideration for aesthetics and multiple uses and possible incorporation in the County park system. 	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: <ul style="list-style-type: none"> a. Necessary land area for the Palmer Ranch portion of the regional facility development is dedicated at no cost to the County. b. The facility is developed with consideration for aesthetics and multiple uses and 	No longer applicable. A regional reservoir facility was not pursued.

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	<p>c. The facility meets the standards of the Sarasota County Land Development Regulations and the Southwest Florida Water Management District.</p> <p>d. Adequate maintenance access to the facility is provided.</p>	<p>possible incorporation in the County park system.</p> <p>c. The facility meets the standards of the Sarasota County Land Development Regulations and the Southwest Florida Water Management District.</p> <p>d. Adequate maintenance access to the facility is provided.</p>	
12.	<p>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.</p>	<p>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.</p>	<p>No longer applicable. A regional reservoir facility was not pursued.</p>
13.	<p>The entity responsible for operation and maintenance of the "regional stormwater facility" shall be determined in accordance with Condition No. 3 above.</p>	<p>The entity responsible for operation and maintenance of the "regional stormwater facility" shall be determined in accordance with Condition No. 3 above.</p>	<p>No longer applicable. A regional reservoir facility was not pursued.</p>
14.	<p>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.</p>	<p>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.</p>	<p>Palmer Ranch required improvements have been completed.</p>
15.	<p>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.</p>	<p>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.</p>	<p>Parcel has been developed.</p>

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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.
<u>MOSQUITO CONTROL</u>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
	None	No change.	
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.	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. <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.	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.	Duplication of LDR requirements. Final subdivision plans and final construction plans requires Construction Best Management Plan.

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<u>NATIVE HABITATS</u>			
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 County for review and approval by the Sarasota County Natural Sciences Division, at the preliminary plan or site and development stage.	Proposals for use of wetland areas in conjunction with retention/detention lakes or other areas for stormwater treatment shall be submitted to Sarasota County for review and approval by the Sarasota County Natural Sciences Division, at the preliminary plan or site and development stage.	Covered by LDR Env. Tech. Manual.
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.	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.	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 permissible. 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	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 permissible. Detailed plans for the restoration or enhancement of wetlands shall be submitted as part of appropriate site and development	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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	review and approval by the County Natural Sciences Division.	plans, preliminary plans or construction plans, subject to review and approval by the Sarasota County Natural Sciences Division.	
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.	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.	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 Monitoring Manual.	The Palmer Ranch shall plant, maintain and monitor littoral zones in accordance with the Environmental and surface Water Management, Maintenance and Monitoring Manual.	Littoral shelf requirements of Env. Tech. Manual address.
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."	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."	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	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 Sarasota County	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.

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	loss of function would be incurred and that listed plant species existing within these hammocks would be protected.	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.	
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 place adjacent to I-75.	The Palmer Ranch shall work with the Sarasota County 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 place adjacent to I-75.	To provide clarity and avoid department and division names which may change over time.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	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.	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	Plan for representative wetland monitoring was completed. Future phases will be evaluated by LDRs and state and federal regulations.

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	<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>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>	
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</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 the Sarasota 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 .-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 on a one- to-one basis for wet prairies and sloughs and a three-to-one basis for swamps</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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	<p>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 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.</p>	<p>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 the Sarasota 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 <u>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 of the by the Sarasota County Natural Sciences.</p>	
3.	All subsequent AIDA's shall document wetland seasonal high water level (SHWL) and identify	All subsequent AIDA's shall document wetland seasonal high water level (SHWL) and identify	Env. Tech. Manual addresses

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	methods for hydroperiod maintenance in accordance with the procedure described in the Environmental and Surface Water Management, Maintenance and Monitoring Manual.	methods for hydroperiod maintenance in accordance with the procedure described in the Environmental and Surface Water Management, Maintenance and Monitoring Manual.	
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.	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.	Redundant w/ LDRs, Env. Tech. Manual
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	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 Sarasota County Natural	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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	modifications complying with these criteria shall not be deemed a substantial deviation pursuant to Chapter 380, Florida Statutes.	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.	
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 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.	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 Comprehensive Plans' Management Guidelines concerning mesic hammocks, the Applicant shall develop in consultation with the Sarasota County Natural Sciences Division, a monitoring program through the preliminary plan and/or 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 the Sarasota 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	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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		to review and approval by the Sarasota County Natural Sciences Division .	
<u>LAND USE/HOUSING</u>			
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% and moderate income housing is based on 80% of the medium family income in Sarasota County, multiplied by an affordability index of 3.0).	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% and moderate income housing is based on 80% of the medium family income in Sarasota County, multiplied by an affordability index of 3.0).	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.
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 H-2A H-2 . 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	Revised to reference Map H-2, not H-2A.

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		and parks may be modified, subject to further analysis in subsequent AIDA's.	
3.	<p><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 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>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 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 <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</p>	<p>Revised to reference Map H-2, not H-2A.</p> <p>Revise Exhibit references.</p>

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	<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>	units allowed and the process of reducing the same, consistent with this condition.	
4.	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.	Palmer Ranch may be designated a "receiving area" for Transfer of Development Rights (TDRs) as stated in Sarasota County Zoning Ordinance #75-38 <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.	Updated Zoning Regulation reference.
5.	All residential areas shall be developed as Planned Unit Developments, as provided for by the Sarasota County Zoning Ordinance.	All residential areas shall be developed as Planned Unit Developments, as provided for by the Sarasota County Zoning Ordinance <u>Regulations</u> .	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.	The Planned Industrial Center shall be developed under the applicable Planned Commerce 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.		No change.

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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 H-2A <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 <u>Apexsee's 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 <u>Sector Plan Increment</u> , <u>for their respective Activity Commercial</u> Centers.	Revised to be consistent with current Comprehensive Plan nomenclature and Critical Area Planning Regulations.
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.	Each AIDA shall indicate if the proposed project will include any low and moderate income housing units.	Affordable housing condition met. The 2009 Affordable Housing Report documented the satisfaction of this condition.

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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.	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.	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 H-2A <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. CSC <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. a. Number of persons per household. b. Number of children per household. c. Number of elderly per household (Age 65 years and older). 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). 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.		No change

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6.	<p>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.</p> <p>(Added by Resolution No. 2013-196, November 20, 2013.)</p>		Note: Correct Exhibit reference needed.
<u>HISTORICAL AND ARCHEOLOGICAL</u>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	<p>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.</p>	<p>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.</p>	<p>Sarasota County Land Development Regulations Article III. Historical and Archeological Resource Protection Section 66-81 <i>Fortuitous finds and unmarked human burials.</i></p>
2.	<p>Any significant sites shall be incorporated into ecotonal or buffer edges along streams and drainage ditches; incorporated into wetland 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.</p>		No change
3.	<p>The archaeological assessment of Parcel X shall be undertaken prior to submittal of an AIDA that</p>	<p>The archaeological assessment of Parcel X shall be undertaken prior to submittal of an</p>	Completed.

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	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.	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.	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.	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. <u>Proposed development or construction within the immediate vicinity of 8S01902 must be coordinated with the County.</u>	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.	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.	Completed.
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.	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.	Completed.

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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>a. How many shovel tests were placed in the site area during the initial survey?</p>	<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>a. How many shovel tests were placed in the site area during the initial survey?</p>	Completed.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<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>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</p>	

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
		be consulted during the planning stage of any additional work.	
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.	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.	Completed.
<u>RECREATION AND OPEN SPACE</u>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
2.1.	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.	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.	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.
4.2.	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 each subsequent Map H-2A or on an updated Master Bicycle and Pedestrian circulation plan. <u>each subsequent Map H-2A or on an updated Map-I-2/ MPCP Master Pedestrian and Circulation Plan</u> . The majority of open space areas shall be available to the public.	Revised to reference Map I-2/ MPCP Master Pedestrian and Circulation Plan.
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	Indicate the size, location (Map H2A <u>H-2</u>), ownership and type of all proposed recreation	Revised to reference Map H-2 and Map-I-2/ MPCP Master Pedestrian and Circulation Plan.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	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.	and open space areas. The bicycle and pedestrian circulation systems shall be delineated on each subsequent Map H-2A <u>H-2</u> or on an updated <u>Map-I-2/ MPCP Master Pedestrian and Circulation Plan</u> circulation plan.	
<u>FLOODPLAIN/HURRICANE EVACUATION</u>			
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.	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.	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.	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.	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.	The Palmer Ranch shall provide adequate emergency shelter space available to residents of Palmer Ranch.	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.	The Palmer Ranch shall construct all facilities to be used for emergency shelter space to be 15 feet or more above MSL.	Emergency shelter provided on a County-wide basis.
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	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	Discussion occurred.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	project for adequacy of emergency shelters and evacuation routes.	shelter and to review the project for adequacy of emergency shelters and evacuation routes.	
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		
1.	Each AIDA shall contain information on hurricane impacts.	Each AIDA shall contain information on hurricane impacts.	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
<u>ECONOMY</u>			
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 boundaries of the district), 2) special assessments and 3) fees.	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 boundaries of the district), 2) special assessments and 3) fees.	No longer applicable. MSTUs per Ordinance No. 83-24, "Public Facilities Financing Ordinance, have been replaced with Impact Fees.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
		<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.	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.	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.	An assessment of the cumulative fiscal impact of all development to and including that proposed in the AIDA under review.	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.	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.	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.	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.	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 party Agreement (i.e., A. B. C. D. E). This information shall be incorporated with all other	The Palmer Ranch shall provide all information as requested in ADA Question 20 (Economy) and indicated under the economy element of the Three party Agreement (i.e., A. B. C. D. E). This information shall be incorporated with all	Outdated Charlotte Harbor Fiscal Model previously agreed, not required.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments																																				
	necessary information to run the Charlotte Harbor Fiscal Impact Model.	other necessary information to run the Charlotte Harbor Fiscal Impact Model.																																					
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.	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. <u>None.</u>	Outdated Charlotte Harbor Fiscal Model previously agreed, not required.																																				
<u>TRANSPORTATION</u>																																							
A.	CONDITIONS FOR DEVELOPMENT APPROVAL																																						
3.1.	<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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Design Speed	50	45																																					
<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 such times as are required in incremental development orders:	As mitigation for the impact of Palmer Ranch traffic, Palmer Ranch shall construct one hundred Percent (100%) of the following major county roadways at such times as are required in incremental development orders:	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>a. Honore Avenue as a four-lane divided arterial roadway from Clark Road (S.R. 72) to Preymore Street.</p> <p>b. McIntosh Road as a four-lane divided collector roadway from Clark Road (S.R. 72) to US-41.</p> <p>c. Sawyer Loop Road <u>East</u> as a collector roadway.</p> <p>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.</p> <p>e. An unnamed collector roadway connecting Sawyer Loop Road with the eastern extension of Palmer Ranch Parkway near Honore Avenue.</p> <p>f. Mall Drive as a collector roadway from Beneva, Road to McIntosh Road.</p> <p>g. Livingston Street <u>Central Sarasota Parkway</u> as a collector roadway from U.S. 41 to Honore Avenue.</p> <p>(The major roadways listed above are set in terms of where they enter and exit the Palmer Ranch development.)</p> <p>(Amended by Resolution No. 2014-125, July 9, 2014.)</p>	<p>a. Honore Avenue as a four-lane divided arterial roadway from Clark Road (S.R. 72) to Preymore Street.</p> <p>b. McIntosh Road as a four-lane divided collector roadway from Clark Road (S.R. 72) to US-41.</p> <p>c. Sawyer Loop Road <u>East</u> as a collector roadway.</p> <p>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.</p> <p>e. An unnamed collector roadway connecting Sawyer Loop Road with the eastern extension of Palmer Ranch Parkway near Honore Avenue.</p> <p>f. Mall Drive as a collector roadway from Beneva, Road to McIntosh Road.</p> <p>g. Livingston Street <u>Central Sarasota Parkway</u> as a collector roadway from U.S. 41 to Honore Avenue.</p> <p>(The major roadways listed above are <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 road from U.S. 41 to Honore Avenue from road impact fees collected, as more fully prescribed in the Stipulation of Settlement (Exhibit N).</u></p>		No change.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<i>(Added by Resolution No. 99-179, July 14, 1999.)</i>		
6.4.	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.
7.5.	All traffic control signs shall satisfy the standards of the Manual on Uniform Traffic Control.		No change.
8.6.	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.	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.	This condition has been replaced with Sarasota County Access Management Technical Manual, Ordinance No. 2013-019.
9.7.	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.	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.	This condition has been replaced with Sarasota County Access Management Technical Manual, Ordinance No. 2013-019.
10.8.	Roadway access points of subsequent Palmer Ranch AIDA's onto Honore Avenue shall be limited to an average minimum separation of 1/4 mile.	Roadway access points of subsequent Palmer Ranch AIDA's onto Honore Avenue shall be limited to an average minimum separation of 1/4 mile.	This condition has been replaced with Sarasota County Access Management Technical Manual, Ordinance No. 2013-019.
11.9.	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 submittals: (1) External	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 submittals: (1) External	Minor revision to reflect name change

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	(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	(a) Clark Road (S.R 72) - Sawyer Road West - Sawyer Road East - Honore Avenue (b) U.S. 41 - Livingston Avenue <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 interchange onto collector roadway crossing 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 Bay 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.	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.	The right-of-way dedication for these roads has been completed.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
14-12.	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.
15-13.	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		
3-1.	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.	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.	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.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<i>(Added by Resolution No. 99-179, July 14, 1999.)</i>		
<u>3.</u>	<p>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.</p> <p><i>(Added by Resolution No. 2013-196, November 20, 2013.)</i></p>	1	No change.
<u>WASTEWATER</u>			
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.	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.	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.
<u>WATER SUPPLY</u>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
1.	Existing ground water supplies west and south of I-75 in central and southern Sarasota County 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.	Existing ground water supplies west and south of I-75 in central and southern Sarasota County 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.	Sarasota County potable water facilities have been provided.
<u>2.</u>	<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		No change.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	detail the non-potable water supply source to satisfy demands.		
3.	If any water wells exist, they shall be located during 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.		No change.
<u>SOLID WASTE</u>			
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.	The Palmer Ranch shall provide in each AIDA a letter from General Sanitation Corp., or others, of their ability to adequately service this project.	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.
<u>ENERGY</u>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	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: a. Provision of a bicycle/pedestrian system connecting all land uses, to be placed along all arterial and collector roads within the project.	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: a. Provision of a bicycle/pedestrian system connecting all land uses, to be placed along	Outdated. Current County LDRs and building standards address energy concerns.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<p>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 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>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 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>	

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<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 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"> - common wall housing - ceiling, wall, duct and wood floor insulation - horizontal and vertical partitions between - dwelling units - horizontal partitions over non-air conditioned spaces - entrance door insulation 	<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 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"> - common wall housing 	

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	<ul style="list-style-type: none"> - water heating techniques such as solar, - heat recovery, super insulation and heat pumps - roofing overhang - attic ventilation <p>r. Orienting buildings on an east/west axis with 25' variation in either direction for solar strategies.</p> <p>s. Use of PUD and cluster techniques to achieve flexibility in building siting.</p> <p>t. Maintenance of a high percentage of open space and minimizing the amount of impervious surfaces within individual development parcels.</p>	<p>-ceiling, wall, duct and wood floor insulation</p> <p>-horizontal and vertical partitions between dwelling units</p> <p>-horizontal partitions over non-air conditioned spaces</p> <p>-entrance door insulation</p> <p>-water heating techniques such as solar,</p> <p>-heat recovery, super insulation and heat pumps</p> <p>-roofing overhang</p> <p>-attic ventilation</p> <p>r. Orienting buildings on an east/west axis with 25' variation in either direction for solar strategies.</p> <p>s. Use of PUD and cluster techniques to achieve flexibility in building siting.</p> <p>t. Maintenance of a high percentage of open space and minimizing the amount of impervious surfaces within individual development parcels</p> <p><u>None.</u></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.	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.	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	With the submittal of subsequent AIDA's, the Palmer Ranch shall indicate specific numbers and percentages of residential structures that	Current program requires a voluntary agreement with each owner.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	percentages of residential structures that will utilize the Florida Power & Light "Watt Wise Program."	will utilize the Florida Power & Light "Watt Wise Program." <u>None.</u>	
<u>EDUCATION</u>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
1.	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. <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>	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.	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. Resolved by settlement agreement and release for case number 2005-CA-006686 NC in the Twelfth Judicial Circuit Court for Sarasota County.
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.	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.	School Board. Delete. See comment above in condition A.
B.	ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S		

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
1.	The status and capability of existing schools or planned facilities to accommodate anticipated students.	The status and capability of existing schools or planned facilities to accommodate anticipated students.	School Board. Delete. See comment above in condition A.
2.	The size, timing and location of any school sites to be provided by the developer.	The size, timing and location of any school sites to be provided by the developer.	School Board. Delete. See comment above in condition A.
3.	If no school site is to be provided, information supporting the lack of need.	If no school site is to be provided, information supporting the lack of need.	School Board. Delete. See comment above in condition A.
<u>POLICE</u>			
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.	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.	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.	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.	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.		
<u>FIRE PROTECTION/HEALTH CARE</u>			
A.	CONDITIONS FOR DEVELOPMENT APPROVAL		
3. 1.	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	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	Fire: Condition satisfied.

Section / Number	CONDITIONS – As adopted/amended	Updated Recommendation -	Comments
	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>	additional and contiguous acre at this site and shall be compensated for this second acre, as prescribed in the Stipulation of Settlement (Exhibit N).	
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.	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. <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 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 <u>response times for fire and emergency medical service.</u>	Response times for fire and emergency medical service are provided in each AIDA.
<u>SPECIFIC DRI INFORMATION</u>			
	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"> - Question 37 - Industrial Plants and Industrial Parks. (Responses A, B, C, D, and E). - Question 39 - Office Parks. (Responses A, B, C, and D). - Question 42- Schools. (Responses A, and B). - Question 43 - Shopping Centers. (Responses A, B, and C). 		

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)

ATTACHMENT II

ORDINANCE NO. 2015-010

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING AND RESTATING THE MASTER DEVELOPMENT ORDER FOR THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT (DRI), ORIGINALLY ADOPTED BY SARASOTA COUNTY RESOLUTION NO. 84-418, AMENDED AND RESTATED BY RESOLUTION NO. 91-170, AS AMENDED PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR INCORPORATION OF THE APPLICATION FOR MASTER DEVELOPMENT APPROVAL (AMDA), THE NOTICE OF PROPOSED CHANGE, AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE AMENDMENT, RESTATEMENT, AND RATIFICATION OF PREVIOUSLY APPROVED MASTER DEVELOPMENT ORDER FOR THE PALMER RANCH DRI WITH AMENDED CONDITIONS; PROVIDING FOR ORDINANCE TO BE DEEMED THE DEVELOPMENT ORDER; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

BOARD RECORDS
FILED FOR THE RECORD
2015 APR 22 AM 11:06
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. Findings of Fact and Conclusions of Law. The Board of County Commissioners of Sarasota County, Florida, hereinafter referred to as the "Board", hereby makes the following findings of fact and conclusions of law:

1.1 On December 18, 1984, the Board adopted Resolution No. 84-418 approving the original Palmer Ranch Development of Regional Impact (DRI) and issuing the Master Development Order for the DRI. The Palmer Ranch DRI has been expanded to approximately 5,472 acres, located west of Interstate 75 (I-75), south of Clark Road, east of U.S. 41, and north of Preymore Street.

1.2 The issuance of the Palmer Ranch Master Development Order (MDO) has occurred in accordance with Findings of Fact and Conclusions of Law as specified in Resolution No. 84-418.

1.3 The Palmer Ranch MDO (Resolution No. 84-418 as amended) specifies information requirements to be submitted with each Application for Incremental Development Approval (AIDA) and identifies those issues which can result in denial of an AIDA in accordance with the provisions of Chapter 380-06(20)(b)1. Florida Statutes.

1.4 On July 9, 1991, the Board adopted Resolution No. 91-170 amending and restating the Master Development Order for Palmer Ranch, adopting the Eastside Environmental

Analysis which amended the MDO for areas not yet approved under the AIDA process, and added Parcel U.

1.5 On July 14, 1999, the Board adopted Resolution No. 99-179 providing impact fee credits and reimbursements for roads, park, and potable water; deletion of the Community Park Site designation on Parcel B9; deleted Fire Station location on Parcel A9; and added 1.5 acres to Parcel S.

1.6 On April 26, 2000, the Board adopted Resolution No. 2000-095 relocating the designated school site from Parcel Q-1 to Parcel U-3 and re-designating Parcel Q-1a from institutional to internal commercial.

1.7 On May 4, 2004, the Board adopted Resolution No. 2004-077 adding 38.6 acres to Conceptual Master Development Plan and changed the monitoring reporting to biennial.

1.8 On March 22, 2006, the Board adopted Resolution No. 2006-024 memorializing the process to reallocate un-built dwelling units among increments within Palmer Ranch.

1.9 On June 10, 2008, the Board adopted Resolution No. 2008-098 re-designating Parcel Q-1b from residential to commercial.

1.10 On December 7, 2011, the Board adopted Resolution No. 2011-226 adding 38.4 acres to the existing Increment XVIII.

1.11 On November 15, 2012, the Board adopted Resolution No. 2012-223 designating Parcels U-2, U-4, and P-4 as Increment XX.

1.12 On December 14, 2012, the Board adopted Resolution No. 2012-253 designating Parcels T-2 and T-3 as Increment XXI.

1.13 On November 20, 2013, the Board adopted Resolution No. 2013-196 increasing the residential units by 10 percent (1,050) and adding a transportation equivalency matrix.

1.14 On July 9, 2014, the Board adopted Resolution No. 2014-125, removing Land/Soils condition A.2 regarding Radon and removing Sawyer Loop Road West as a collector road to be constructed.

1.15 On October 1, 2014, Palmer Ranch Holdings, Ltd., through their authorized agent, James Paulmann (hereinafter referred to as the "Applicant"), submitted to Sarasota County a Notification of a Proposed Change (NOPC) to the Palmer Ranch Master Development Order, in accordance with Chapter 380.06, Florida Statutes.

1.16 Copies of the NOPC have been submitted to the Southwest Florida Regional Planning Council (SWFRPC), and to the Florida Department of Economic Opportunity (DEO), pursuant to Subsection 380.06(19)(f)2, Florida Statutes.

1.17 The proposed changes to the Palmer Ranch Master Development Order pursuant to Chapter 380.06, Florida Statutes, include 1) the revision of Exhibits A through O to codify all previous amendments to the MDO since the adoption of Resolution No. 91-170; 2) the revision and update of Conditions of Approval (Exhibit B of Ordinance No. 91-170, as amended); and 3) adding approximately 103 acres to Conceptual Master Development Plan (Exhibit K of Ordinance No. 91-170, as amended), for a total of approximately 5,575 acres.

1.18 The Report and Recommendation of the SWFRPC has been received and addressed.

1.19 The Sarasota County Planning Commission held a duly noticed public hearing on the NOPC on, March 19, 2015, and received all pertinent evidence and testimony, and recommended approval of the NOPC.

1.20 Pursuant to Section 380.06 (11)(f)3, Florida Statutes, public notice for a hearing on said NOPC before the Board was duly published in the "Sarasota Herald-Tribune" on April 5, 2015, and was duly provided to the Florida DEO, the SWFRPC, and other persons designated by DEO rules.

1.21 The Board held a duly noticed public hearing on the NOPC on April 21, 2015.

1.22 The Board considered the Report and Recommendation of the SWFRPC and the proposed changes to the development are consistent with the Report and Recommendation.

1.23 The Board considered all matters relevant to the NOPC, including the Recommendations of the Sarasota County Planning Commission, and all pertinent evidence and testimony presented at the public hearing.

1.24 The proceedings herein relating to the Palmer Ranch MDO DRI NOPC have been conducted in compliance with the provisions of Chapter 380.06, Florida Statutes, and all conditions precedent to the granting of development approval required by Chapter 380.06, Florida Statutes, have occurred.

1.25 The proposed changes do not constitute a substantial deviation as they do not create a reasonable likelihood of additional regional impacts, or any type of regional impact not previously reviewed by the regional planning agency.

1.26 The proposed changes to the Palmer Ranch MDO DRI are consistent with the State Comprehensive Plan and will not interfere with the achievement of the objectives of any adopted State Land Development Plan applicable to this area.

1.27 The proposed changes to the Palmer Ranch MDO DRI are consistent with the Sarasota County Comprehensive Plan, and are not in conflict with other local land development regulations.

SECTION 2. Incorporation of the Application for Master Development Approval (AMDA), the Notice of Proposed Change, and Associated Documents into the Development Order.

2.1 The following documents are hereby incorporated in this Development Order by reference:

- I. The SWFRPC's Official Recommendations - Development of Regional Impact Assessment for Palmer Ranch Master Development Order DRI.

2.2 The following information, commitments and impact mitigating provisions submitted by the Applicant are hereby incorporated in this Development Order by reference. Development permits are subject to the provisions contained in these documents:

- I. Palmer Ranch Application for Master Development Approval and Associated Documents – August 11, 1983;
- II. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – July 20, 1990;
- III. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – February 8, 1999;
- IV. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – November 21, 1999;
- V. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – December 15, 2003;
- VI. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – February 1, 2005;
- VII. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – September 12, 2007;
- VIII. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – June 27, 2011;
- IX. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – April 2, 2012;
- X. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – June 15, 2012;
- XI. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – July 12, 2013;
- XII. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – December 12, 2013;
- XIII. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – October 1, 2014; and
- XIV. Conceptual Master Development Plan – October 1, 2014.

2.3 In construing and enforcing the provisions of the documents incorporated in this Development Order by Subsections 2.1 and 2.2 above, the following shall apply:

- a) The most recent response of the Applicant in the above referenced documents shall control over any previous response, wherever there is a conflict, otherwise the responses shall be considered cumulative.
- b) Any information, commitments or impact mitigating provisions in the above referenced documents which are inconsistent with the specific conditions set forth in this Ordinance and the exhibits hereto, shall be deemed superseded and inapplicable.

SECTION 3. Approval of the Amendment, Restatement, and Ratification of Previously Approved Master Development Order for the Palmer Ranch Increment DRI with Amended Conditions.

3.1 The Board hereby approves the modifications to the AMDA for the Palmer Ranch DRI subject to the conditions contained in Exhibit B through Exhibit J, which are attached hereto and incorporated herein by reference, subject to the other provisions of this Development Order. This Amended and Restated Master Development Order applies to the area described more particularly in Exhibit A attached hereto and incorporated herein, and supersedes all provisions and conditions of the previous Master Development Order.

3.2 The Sarasota County Planning Department is hereby designated as the local government department responsible for monitoring the development, enforcing and monitoring the terms of the Incremental Development Order and for receiving the biennial report required by Chapter 380.06, Florida Statutes.

3.3 Biennial Report Requirements:

The Applicant shall submit the Biennial report pursuant to the Development Order and the requirements of Chapter 380.06 (18), Florida Statutes, Chapter 9J-2.025 (7), Florida Administrative Code (F.A.C.), and the conditions of this Ordinance. This report shall be submitted with the consolidated Biennial Monitoring Report for the DRI until such time as all terms and conditions of this Development Order are satisfied, unless otherwise specified herein. The Applicant shall submit this monitoring report to the Sarasota County Planning Department, the SWFRPC, the DEO, and all affected permitting agencies required by law on form RPM-BSP-Biennial Report-1, as the same may be amended from time to time. The biennial monitoring report shall contain all information required by Rule 9J-2.025 (7) (a) through (k), F.A.C., as the same may be amended from time to time.

Upon notification that the biennial report has not been received by the SWFRPC, or the DEO, or upon non-receipt of the biennial report by Sarasota County, Sarasota County shall request in writing that the Applicant submit the report within thirty (30) days. Failure to submit the report after thirty (30) days of such written notice shall result in Sarasota County temporarily suspending this Development Order, and no new development permit applications shall be granted within the development until the requirements of this subsection are met.

3.4 Monitoring Reports Requirement:

The Applicant shall submit the following monitoring reports to the Sarasota County Planning Department at the same time that the biennial report is submitted, unless a different submission time is authorized by the Planning Department in writing. Failure to submit the report after 30 days shall result in Sarasota County temporarily suspending this Development Order, and no new development permit applications shall be granted within the development until the requirements of this section are met.

a) A status report on the Stormwater Management program. This shall include measures instituted regarding "Best Management Practices" for soil erosion and sedimentation controls, lawn maintenance procedures and stormwater management systems maintenance, pursuant to the requirements of appropriate Sarasota County departments.

b) A status report of the cumulative amount of development approved for the project pursuant to Conditions in the Development Order contained in Exhibit B.

3.5 The definitions presently contained in Chapter 380.06, Florida Statutes, shall control in the construction of this Development Order.

SECTION 4. Ordinance to be Deemed the Development Order.

4.1 This Ordinance shall be deemed the Master Development Order for Palmer Ranch DRI required pursuant to Chapter 380.06, Florida Statutes.

SECTION 5. Non-Exemption from County Regulations.

5.1 This Ordinance shall not be construed as an agreement on the part of Sarasota County to exempt the Applicant, its successors and assigns, from the operation of any Ordinance or regulation hereinafter adopted by Sarasota County for the purpose of the protection of the public health, welfare, and safety, which said Ordinance or regulation shall be generally and equally applicable throughout Sarasota County, and which said Ordinance or regulation protects or promotes a vital public interest, and which said Ordinance or regulation does not substantially impair or prevent development as approved herein.

SECTION 6. Enforcement.

6.1 All conditions, restrictions, requirements, commitments and impact mitigating provisions contained or incorporated by reference in this Development Order may be enforced by Sarasota County by action at law or in equity, after notice to the Applicant and a reasonable opportunity to cure, and, in the event Sarasota County prevails in such action at law or in equity, it shall be awarded all its reasonable costs of investigation and enforcement, including County staff time and reasonable attorneys' fees incurred by or on behalf of Sarasota County.

6.2 In the event it is determined by the Board, after notice to the Applicant and a full hearing, that the Applicant has failed to comply with any conditions, restrictions, requirements or impact mitigating provisions contained or incorporated by reference in this Development Order, the Board may temporarily suspend this Development Order during which no development permit applications shall be granted within the development until compliance is achieved. Where such a failure has been finally determined, the Applicant shall be liable for all costs of investigating and enforcement, including County staff time and reasonable attorney's fees incurred by or on behalf of Sarasota County.

6.3 The rights and obligations of this Development Order shall run with the land. The Applicant is bound by the terms of this Development Order so long as it owns such property. This Development Order shall be binding upon and inure to the benefit of the Applicant and its assignees or successors in interest and Sarasota County and its successors. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designed as successor in interest thereto, or which otherwise possess any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

6.4 In the event of a Development Order appeal or other legal challenge of this Development Order by DEO, the Applicant shall pay all reasonable costs and fees of County staff and attorneys relating to said appeal or legal challenge. Said costs and fees shall be based upon the Sarasota County Billable Fee System under Ordinance No. 85-91, as amended from time to time. Payment of all billings by the Applicant related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

SECTION 7. Severability.

7.1 If any section, sentence, clause, phrase or word of this Development Order is for any reason held or declared to be invalid, inoperative, or void, such holding of invalidity shall not affect the remaining portions of this Development Order. It shall be construed to have been the intent to pass this Development Order, without such invalid or inoperative part herein, and the remainder, exclusive of such part or parts, shall be deemed and held to be valid as if such parts had not been included herein, unless to do so would frustrate the intent of this Development Order.

7.2 Nothing in Section 7.1 shall override the effect of an appeal pursuant to Section 380.07(2), Florida Statutes.

SECTION 8. Service and Recording.

8.1 The Planning and Development Services Department is hereby directed to record this Ordinance in the Official Records of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Applicant. This Ordinance shall be binding upon the Applicant, its successors and assigns and upon Sarasota County.

8.2 The Clerk to the Board of County Commissioners shall certify the date upon which a copy of this Ordinance are deposited in the U.S. Mail to DEO and electronic copies to the SWFRPC, and the Applicant.

VIA US MAIL

Ray Eubanks
Department of Economic Opportunity
Division of Community Development
MSC 160
107 East Madison Street
Tallahassee, Florida 32399

VIA E-MAIL

Maryann Devanus
Southwest Florida Regional Planning Council
Email: dcrawford@swfrpc.org

Justin Powell
Palmer Ranch Holdings
Email: justin@pranch.com

SECTION 9. Effective Date.

9.1 This Development Order shall take effect upon adoption of this Ordinance and transmittal of the copies of said Development Order to the parties specified in Chapter 380.07 (2), Florida Statutes, the expiration of any applicable appeal period, or the resolution of any appeal, whichever is later.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 21 of April, 2015.

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

By: _____

Chairman

ATTEST:

KAREN E. RUSHING, Clerk of Circuit Court
and ex officio Clerk of the
Board of County Commissioners of

Sarasota County, Florida

By: _____

Deputy Clerk

EXHIBIT LIST

Exhibit A – Legal Description

Exhibit B – Development Order Conditions

Exhibit C – Conceptual Master Development Plan

Exhibit D – Chart of Unit Allocations

Exhibit E – Equivalency Matrix

Exhibit F – Native Habitat Preservation, Alteration, and Mitigation Plan

Exhibit G – Wildlife Corridor Plan

Exhibit H – Surface Water Management, Maintenance and Monitoring Manual

Exhibit I – Conceptual on-site Surface Water Management Plan

Exhibit J – Stipulations of Settlement

EXHIBIT A – LEGAL DESCRIPTION

Section 14, Township 37, Range 18 East; LESS premises conveyed to Robert K. Altman and wife in O.R. Book 388, Page 261 of the Public Records of Sarasota County, Florida; and LESS that portion of said Section 14, lying Northerly and Westerly of the Southerly and Easterly right-of-way line of the "Loop Road" described in O.R. Book 1455, Page 961 of said Public Records.

The East Half of Section 15, Township 37 South, Range 18 East; LESS premises excepted from Parcel B recorded in O.R. Book 1168, Pages 1466 through 1481 of the Public Records of Sarasota County, Florida (see Page 1475); and LESS that portion of said Section 15 lying Northeasterly of the Southwesterly right-of-way line of the "Loop Road" described in O.R. Book 1455, Page 961 of said Public Records.

The North Half of the Southeast $\frac{1}{4}$ of Section 22, Township 37 South, Range 18 East; LESS premised conveyed to the Church of Jesus Christ of Latter Day Saints in O.R. Book 1137, Page 828, and O.R. Book 1137, Page 829 of the Public Records of Sarasota County, Florida; and LESS Ballentrae, a condominium recorded in Condominium Book 14, Page 26 through 26G of said Public Records; and LESS The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of said Public Records.

Section 23, Township 37 South, Range 18 East; LESS The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of the Public Records of Sarasota County, Florida; and LESS Lots 3, 4, 5, 6, 11, 12, 13, 42, 43, 49, 50, 52, 53, 64, and 65 of Ridgewood Terrace Estates recorded in Plat Book 2, Page 3 of said Public Records.

Section 24, Township 37 South, Range 18 East; LESS the North Half of the North Half;

Section 25, Township 37, South, Range 18 East;

Section 26, Township 37 South, Range 18 East;

The East Half, the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying Easterly of the Easterly right-of-way of State Road 45, all in Section 27, Township 27 South, Range 18 East;

That part of the East Half of Section 34, Township 37 South, Range 18 East, lying Easterly of the Easterly right-of-way line of State Road 45; LESS Lots 7, 8, and 9, Block 1, and Lots 4 and 5, Block 4 of Sarasota-Venice Company's Subdivision of the East Half and the Northwest $\frac{1}{4}$ of Section 34, recorded in Plat Book A, Page 12 of the Public Records of Sarasota County, Florida;

Also that part of the Southwest $\frac{1}{4}$ of Section 34, Township 37 South, Range 18 East lying Easterly of the Easterly right-of-way line of State Road 45 and Southerly of the Southerly line of Lot 5, Block 4, Sarasota-Venice Company's Subdivision of the East Half and the Northwest $\frac{1}{4}$ of Section 34, recorded in Plat Book A, Page 12 of the Public Records of Sarasota County, Florida.

Section 35, Township 37 South, Range 18 East; LESS premises conveyed to Albert Glueck and wife in O.R. Book 696, Page 247 of the Public Records of Sarasota County, Florida.

Section 36, Township 37 South, Range 18 East; LESS a tract of land lying in Section 22, 23, 26 and 27, all in Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a Smally, Wellford & Nalven concrete monument at the Southeast corner of the Southeast $\frac{1}{4}$ of said Section 22; thence S-89°28'12"-W along the Southerly line of said Southeast $\frac{1}{4}$ a distance of 197.56 feet to a Smally, Wellford & Nalven concrete monument at the Southeast corner of The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of the

Public Records of Sarasota County, Florida for the POINT OF BEGINNING (the following 6 calls are to concrete monuments along the lines of The Country Club of Sarasota; thence N-00°31'59"-W a distance of 2039.04 feet; thence N-89°28'01"-E a distance of 100.00 feet; thence N-00°31'59"-W a distance of 250.00 feet; thence N-89°28'01"-E a distance of 583.77 feet; thence N-00°31'59"-W a distance of 600.49 feet; thence N-89°28'01"-E a distance of 4073.67 feet to the Easterly line of Ballantrae, a Condominium recorded in Condominium Book 14, Pages 26 through 26G of said Public Records; thence N-00°03'26"-E along said Easterly line a distance of 650.00 feet to a Smally, Wellford & Nalven concrete monument at the Southerly line of premises conveyed by Sarasota Realty Development Corporation to the County of Sarasota by Dedication Deed dated March 10, 1980 recorded in O.R. Book 1362, Page 1827 of said Public Records, said point being a point on a curve of which the radius point lies N-14°40'27"-W a radial distance of 660.00 feet; thence Northeasterly along the arc through a central angle of 45°43'33" a distance of 526.72 feet to the PRC of a curve to the right having a central angle of 40°44'48" and a radius of 580.00 feet; thence Northeasterly along the arc a distance of 412.48 feet to the PRC of a curve to the left having a central angle of 18°39'03" and a radius of 2120.00 feet; thence Northeasterly along the arc a distance of 690.10 feet; thence N-51°41'46"-E a distance of 800.00 feet to the PC of a curve to the right having a central angle of 50°07'27" and a radius of 620.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 542.40 feet; thence S-78°10'47"-E a distance of 847.98 feet to the PC of a curve to the left having a central angle of 27°09'55" and a radius of 760.00 feet; thence Southeasterly and Northeasterly along the arc a distance of 360.34 feet to the PRC of a curve to the right having a central angle of 84°09'28" and a radius of 25.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 36.72 feet to the PRC of a curve to the left having a central angle of 48°24'45" and a radius of 1360.00 feet; thence Southeasterly along the arc a distance of 1149.14 feet to the PRC of a curve to the right having a central angle of 57°49'16" and a radius of 1240.00 feet; thence Southeasterly along the arc a distance of 1251.37 feet to a line which is 120.00 feet Southwesterly of and parallel with the Westerly right-of-way line of the Seaboard Coast Line Railway (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by Right-of-Way Deed dated November 5, 1910 recorded in Deed Book 23, Page 127 of the aforementioned Public Records; thence S-11°46'43"-E along said parallel line a distance of 647.48 feet to the PC of a curve to the right having a central angle of 13°05'14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the PRC of a curve to the left having a central angle of 26°10'29" and a radius of 1600.00 feet; thence Southeasterly along the arc a distance of 730.94 feet to the PRC of a curve to the left having a central angle of 13°05'14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the aforementioned parallel line 120.00 feet Southwesterly of the Westerly right-of-way line of the Seaboard Coast Line Railroad; thence S-11°46'43"-E along said parallel line a distance of 953.36 feet to the PC of a curve to the right having a central angle of 96°45'34" and a radius of 840.00 feet; thence Southeasterly and Southwesterly along the arc a distance of 1418.57 feet; thence S-84°58'51"-W a distance of 810.00 feet to the PC of a curve to the left having a central angle of 62°08'54" and a radius of 1660.00 feet; thence Southwesterly along the arc a distance of 1800.59 feet to the PRC of a curve to the right having a central angle of 85°30'13" and a radius of 25.00 feet; thence Southwesterly along the arc a distance of 37.31 feet to the PRC of a curve to the left having a central angle of 18°39'50" and a radius of 1000.00 feet to the PC of a curve to the right having a central angle of 38°37'29" and a radius of 1140.00 feet; thence Northwesterly along the arc a distance of 768.51 feet to the PRC of a curve to the left having a central angle of 38°37'29" and radius of 1260.00 feet; thence Northwesterly along the arc a distance of 849.40 feet to a line which is 60.00 feet Northerly of and parallel with the Northerly line of the South Half of the Northwest ¼ of the aforementioned Section 27; thence S-89°40'21"-W along said parallel line a distance of 1338.53 feet to the Easterly line of Pine Tree Village, a condominium recorded in Condominium Book 17, Pages 44 through 44I of the aforementioned Public Records; thence N-00°04'58"-E along said Easterly line a distance of 1282.26 feet to the Southerly line of the Southwest ¼ of the aforementioned Section 22; thence N-89°28'39"-E along said Southerly line a distance of 1337.06 feet to a capped iron pipe found at

the Southwest corner of the Southeast ¼ of said Section 22; thence N-89°28'12"-E along the Southerly line of said Southeast ¼ a distance of 2498.54 feet to the POINT OF BEGINNING.

ALSO LESS:

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 15; thence N-89°36'31"-W along the Northerly line of said Southeast ¼ a distance of 45.00 feet; thence S-00°16'17"-W parallel with the Easterly line of said Southeast ¼ a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 459.39 feet; thence continue N-89°47'05"-W a distance of 314.06 feet; thence N-89°11'16"-W a distance of 243.35 feet; thence N-89°10'38"-W a distance of 476.74 feet; thence N-00°59'23"-E a distance of 235.02 feet; thence N-44°43'10"-W a distance of 1027.98 feet; thence S-77°02'20"-W a distance of 184.18 feet; thence N-47°24'29"-W a distance of 145.72 feet; thence N-89°00'00"-W a distance of 310.00 feet to the Easterly line of premised excepted from Parcel B, recorded in Instrument dated April 11, 1977 in O.R. Book 1168, Pages 1466 through 1481 (see Page 1475); thence N-00°15'58"-E along said Easterly line a distance of 1244.44 feet; thence S-44°45'13"-E a distance of 234.53 feet; thence S-49°31'01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°14'48"-E a radial distance of 2340.00 feet; thence Southeasterly along the arc through a central angle of 10°00'00" a distance of 408.41 feet; thence S-54°45'12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°33'12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°12'00"-E a distance of 491.93 feet to the PC of a curve to the left having a central angle of 53°48'56" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 892.30 feet to the POINT OF BEGINNING. Containing 41.457 acres.

ALSO LESS:

A tract of land lying in Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southwest ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southwest ¼ a distance of 75.00 feet; thence S-00°16'17"-W parallel with the Westerly line of said Southwest ¼ a distance of 1640.80 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 458.21 feet; thence N-89°47'05"-W a distance of 459.39 feet to a point on a curve of which the radius point lies N-02°59'03"-E a radial distance of 950.00 feet; thence Easterly along the arc through a central angle of 02°42'47" a distance of 44.98 feet; thence S-89°43'44"-E a distance of 75.03 feet to the POINT OF BEGINNING. Containing 1.263 acres.

ALSO LESS:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southeast ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southeast ¼ a distance of 50.00 feet; thence S-00°13'09"-W parallel with the Westerly line of said Southeast ¼ a distance of 77.36 feet to the POINT OF BEGINNING; thence continue S-00°13'09"-W a distance of 606.70 feet to the PC of a curve to the right having a central angle of 56°48'21" and a radius of 950.00 feet; thence Southwesterly along the arc a distance of 941.88 feet; thence S-63°42'34"-E a distance of 292.83 feet; thence N-26°17'26"-E a distance of 390.00 feet; thence N-00°43'03"-W a distance of 121.02 feet; thence

N-26°00'00"-E a distance of 670.00 feet; thence N-32°36'13"-W a distance of 542.32 feet to the POINT OF BEGINNING. Containing 6.151 acres.

ALSO LESS:

A tract of land lying in Section 26, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at a Smally, Wellford & Nalven concrete monument at the Northwest corner of the Northwest Quarter of said Section 26; thence S-89°31'51"-E along the Northerly line of said Northwest Quarter a distance of 2420.00 feet to the Westerly right-of-way line of Seaboard Coast Line Railroad (100 feet) as conveyed by Adrian C. Honore to Seaboard Airline Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°46'43"-E along said Westerly line a distance of 978.21 feet to the POINT OF BEGINNING; thence continue S-11°46'43"-E along said Westerly line a distance of 1118.75 feet; thence S-38°52'35"-W a distance of 473.29 feet thence S-89°31'53"-W a distance of 1022.33 feet; thence N-49°43'17"-W a distance of 620.47 feet; thence N-11°46'43"-W a distance of 1108.80 feet to a Smally, Wellford & Nalven concrete monument set; thence N-84°58'51"-E a distance of 681.75 feet to a Smally, Wellford & Nalven concrete monument set at the PC of a curve to the left having a central angle of 33°31'37" and a radius of 960.00 feet; thence Northeasterly along the arc a distance of 561.75 feet to a Smally, Wellford & Nalven concrete monument set; thence S-70°20'53"-E a distance of 397.45 feet; thence S-56°46'43"-E a distance of 266.59 feet to the POINT OF BEGINNING. Containing 61.500 acres.

Excepting from all of the above, right-of-way for S.R. 93, S.R. 681 and Seaboard Coast Line Railroad.

Containing 4284.29 acres, more or less.

AND

A tract of land in the Northeast ¼ of Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast ¼ of said Section 15; thence S-00°14'48"-W along the Westerly line of said Northeast ¼ a distance of 50.06 feet to the Southerly line of premises conveyed by Honore A. Palmer and wife to the State of Florida by Deed dated February, 1957, recorded in Deed Book 272 on Page 61 of the Public Records of Sarasota County, Florida (Southerly line of Clark Road – 100 feet wide); thence S-89°26'19"-E along said Southerly line a distance of 2664.84 feet to a concrete monument on the Westerly right-of-way line of McIntosh Road (48 feet wide) for the POINT OF BEGINNING; thence S-00°16'13"-W along said right-of-way line a distance of 532.67 feet; thence N-89°26'19"-W a distance of 1301.15 feet; thence N-00°14'48"-E a distance of 532.67 feet to the aforementioned Southerly line of Clark Road; thence S-89°26'19"-E along said Southerly line a distance of 1301.37 feet to the POINT OF BEGINNING. Containing 15.91 acres.

AND

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 15; thence N-89°36'13"-W along the Northerly line of said Southeast ¼ a distance of 24.00 feet to the Westerly right-of-way line of McIntosh Road (48 feet wide) as shown on the Plat of Sarasota-Venice Company's Subdivision of Sections 14 and 15, Township 37 South, Range 18 East, recorded in Plat Book A on Page 10 of the Public Records of Sarasota County, Florida (Plat Book 2, Page 34 of Manatee

County records) for the POINT OF BEGINNING; thence S-00°16'17"-W along said Westerly right-of-way line a distance of 1540.68 feet to a point on a curve of which the radius point lies N-01°53'13"-E a radial distance of 850.00 feet; thence Northwesterly along the arc through a central angle of 54°54'47" a distance of 814.65 feet; thence N-33°12'00"-W a distance of 491.93 feet to the PC of a curve to the left having a central angle of 21°33'12" and a radius of 1400.00 feet; thence Northwesterly along the arc a distance of 526.65 feet; thence N-54°45'12"-W a distance of 282.70 feet to the PC of a curve to the right having a central angle of 10°00'00" and a radius of 2240.00 feet; thence Northwesterly along the arc a distance of 390.95 feet; thence N-39°59'23"-W a distance of 301.26 feet to the centerline of an existing drainage ditch (the following 6 calls are along said centerline); thence S-62°42'01"-E a distance of 271.71 feet; thence S-87°41'51"-E a distance of 194.60 feet; thence N-63°23'25"-E a distance of 410.11 feet; thence S-82°16'13"-E a distance of 114.19 feet; thence S-55°09'22"-E a distance of 299.11 feet; thence S-46°32'20"-E a distance of 200.53 feet to the aforementioned Northerly line of the Southeast ¼ of Section 15; thence S-89°16'13"-E along said Northerly line a distance of 739.20 feet to the POINT OF BEGINNING. Containing 40.43 acres.

AND

A tract of land lying Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southwest ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southwest ¼ a distance of 775.98 feet to the Westerly right-of-way line of the Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by right-of-way deed dated November 5, 1910 recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°46'43"-E along said Westerly right-of-way line a distance of 1573.93 feet to the POINT OF BEGINNING; thence N-89°43'44"-W a distance of 1104.59 feet to the PC of a curve to the right having a central angle of 56°31'43" and a radius of 850.00 feet; thence Northwesterly along the arc a distance of 838.62 feet; thence N-33°12'00"-W a distance of 491.923 feet to the PC of a curve to the left having a central angle of 21°33'12" and a radius of 1400.00 feet; thence Northwesterly along the arc a distance of 526.65 feet; thence N-54°45'12"-W a distance of 282.70 feet to the PC of a curve to the right having a central angle of 10°00'00" and a radius of 2240.00 feet; thence Northwesterly along the arc a distance of 390.95 feet; thence N-39°59'23"-W a distance of 301.26 feet to the centerline of an existing drainage ditch (the following 2 calls are along said centerline); thence N-62°42'01"-W a distance of 7.79 feet; thence N-77°48'05"-W a distance of 270.69 feet; thence S-44°45'13"-E a distance of 234.53 feet; thence S-49°31'01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°14'48"-E a radial distance of 2340.00 feet; thence Southeasterly along said arc through a central angle of 10°00'00" a distance of 498.41 feet; thence S-54°45'12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°33'12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°12'00"-E a distance of 491.93 feet to the PC of a curve to the left having a central angle of 56°31'43" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 937.28 feet; thence S-89°43'44"-E a distance of 1125.93 feet to the aforementioned Westerly right-of-way line of the Seaboard Coast Line Railroad; thence N-11°46'43"-W along said Westerly right-of-way line a distance of 102.25 feet to the POINT OF BEGINNING. Containing 9.732 acres.

AND

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Northwest ¼ of said Section 14; thence S-00°13'09"-W along the Easterly line of said Northwest ¼ a distance of 50.55 feet to the Southerly right-of-way

line of Clark Road (100 feet wide); thence N-89°25'37"-W along said Southerly right-of-way line a distance of 50.00 feet to the POINT OF BEGINNING; thence S-00°13'09"-W parallel with the Easterly line of said Northwest ¼ a distance of 3320.29 feet to the PC of a curve to the right having a central angle of 90°03'07" and a radius of 850.00 feet; thence Southerly and Westerly along the arc a distance of 1335.95 feet; thence N-89°43'44"-W a distance of 571.37 feet to the Easterly line of premises conveyed by Adrian C. Honore to Seaboard Airline Railway by Right-of-Way Deed dated November 5, 1910, recorded in Deed Book 23 on Page 127 of the Public Records of Sarasota County, Florida; thence N-11°46'43"-W along said Easterly line a distance of 1549.14 feet to the Southerly right-of-way line of Savage Road (48 feet wide) as shown on the Plat of Sarasota-Venice Company's Subdivision of Sections 14 and 15, Township 37 South, Range 18 East, recorded in Plat Book A on Page 10 of the aforementioned Public Records (Plat Book 2, Page 34 of Manatee County records); thence S-89°36'06"-E along said Southerly right-of-way line a distance of 1124.78 feet; thence N-00°13'55"-E along the Easterly line of Lots 10 and 3 of said Sarasota-Venice Company's Subdivision a distance of 2661.80 feet to the aforementioned Southerly right-of-way line of Clark Road; thence S-89°25'37"-E along said Southerly right-of-way line a distance of 618.81 feet to the POINT OF BEGINNING. Containing 89.24 acres.

AND

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Northwest ¼ of said Section 14; thence S-00°13'09"-W along the Easterly line of said Northwest ¼ a distance of 50.55 feet to the Southerly right-of-way line of Clark Road (100 feet wide) for the POINT OF BEGINNING; thence N-89°25'37"-W along said Southerly right-of-way line a distance of 50.00 feet; thence S-00°13'09"-W parallel with the Easterly line of said Northwest ¼ a distance of 3320.29 feet to the PC of a curve to the right having a central angle of 90°03'07" and a radius of 850.00 feet; thence Southerly and Westerly along the arc a distance of 1335.95 feet; thence N-89°43'44"-W a distance of 571.37 feet to the Easterly right-of-way line of the Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°46'43"-E along said Easterly right-of-way line a distance of 102.25 feet; thence S-89°43'44"-E a distance of 550.02 feet to the PC of a curve to the left having a central angle of 90°03'07" and a radius of 950.00 feet; thence Easterly and Northerly along the arc a distance of 1493.12 feet; thence N-00°13'09"-E a distance of 3319.67 feet to the aforementioned Southerly right-of-way line of Clark Road; thence N-89°25'37"-W along said Southerly right-of-way line a distance of 50.00 feet to the POINT OF BEGINNING. Containing 12.156 acres.

AND

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 15; thence N-89°36'13"-W along the Northerly line of said Southeast ¼ a distance of 48.00 feet; thence S-00°16'17"-W parallel with the Easterly line of said Southeast ¼ a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 459.39 feet; thence N-89°47'05"-W a distance of 314.06 feet; thence N-49°41'16"-W a distance of 243.35 feet; thence N-89°10'38"-W a distance of 476.74 feet; thence N-00°59'23"-E a distance of 235.02 feet; thence N-44°43'10"-W a distance of 1027.98 feet; thence S-77°02'20"-W a distance of 184.18 feet; thence N-47°24'29"-W a distance of 145.72 feet; thence N-89°00'00"-W a distance of 310.00 feet to the Easterly line of premises excepted from Parcel B, recorded in Instrument dated April 11, 1977 in O.R. Book 1168, Pages 1466 through 1481 (see Page 1475); thence N-00°15'58"-E along said Easterly line a distance of 1244.44 feet; thence S-44°45'13"-E a distance

of 234.53 feet; thence S-49°31'01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°14'48"-E a radial distance of 2340.00 feet; thence Southeasterly along the arc through a central angle of 10°00'00" a distance of 408.41 feet; thence S-54°45'12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°33'12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°12'00"-E a distance of 491.93 feet to the PC of a curve to the left having a central angle of 53°48'56" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 892.30 feet to the POINT OF BEGINNING. Containing 41.457 acres.

AND

A tract of land lying in Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southwest ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southwest ¼ a distance of 75.00 feet; thence S-00°16'17"-W parallel with the Westerly line of said Southwest ¼ a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 458.21 feet; thence N-89°47'05"-W a distance of 120.00 feet; thence N-00°16'17"-E a distance of 459.39 feet to a point on a curve of which the radius point lies N-02°59'03"-E a radial distance of 950.00 feet; thence Easterly along the arc through a central angle of 02°42'47" a distance of 44.98 feet; thence S-89°43'44"-E a distance of 75.03 feet to the POINT OF BEGINNING. Containing 1.263 acres.

AND

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southeast ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southeast ¼ a distance of 50.00 feet; thence S-00°13'09"-W parallel with the Westerly line of said Southeast ¼ a distance of 77.36 feet to the POINT OF BEGINNING; thence continue S-00°13'09"-W a distance of 606.70 feet to the PC of a curve to the right having a central angle of 56°48'21" and a radius of 950.00 feet; thence Southwesterly along the arc a distance of 941.88 feet; thence S-63°42'34"-E a distance of 292.83 feet; thence N-26°17'26"-E a distance of 390.00 feet; thence N-00°43'03"-W a distance of 121.02 feet; thence N-26°00'00"-E a distance of 670.00 feet; thence N-32°36'13"-W a distance of 542.32 feet to the POINT OF BEGINNING. Containing 6.151 acres.

AND

A tract of land lying in Sections 22, 23, 26, and 27 all in Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at a Smally, Wellford & Nalven concrete monument at the Southeast corner of the Southeast ¼ of said Section 22; thence S-89°28'12"-W along the Southerly line of said Southeast ¼ a distance of 197.56 feet to a Smally, Wellford, & Nalven concrete monument at the Southeast corner of The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of the Public Records of Sarasota County, Florida for the POINT OF BEGINNING (the following 6 calls are to concrete monuments along the lines of The Country Club of Sarasota; thence N-00°31'59"-W a distance of 2039.04 feet; thence N-89°28'01"-E a distance of 100.00 feet; thence N-00°31'59"-W a distance of 250.00 feet; thence N-89°28'01"-E a distance of 583.77 feet; thence N-00°31'59"-W a distance of 600.49 feet; thence S-89°28'01"-W a distance of 4073.67 feet to the Easterly line of Ballantrae, a Condominium recorded in Condominium Book 14, Pages 26 through 26G of said Public Records; thence N-00°03'26"-E along said Easterly line a distance of 650.00

feet to a Smally, Wellford & Nalven concrete monument at the Southerly line of premises conveyed by Sarasota Realty Development Corporation to the County of Sarasota by Dedication Deed dated March 20, 1980 recorded in O.R. Book 1362, Page 1827 of said Public Records, said point being a point on a curve of which the radius point lies NS-14°40'27"-W a radial distance of 660.00 feet; thence Northeasterly along the arc through a central angle of 45°43'33" a distance of 526.72 feet to the PRC of a curve to the right having a central angle of 40°44'48" and a radius of 580.00 feet; thence Northeasterly along the arc a distance of 412.48 feet to the PRC of a curve to the left having a central angle of 18°39'03" and a radius of 2120.00 feet; thence Northeasterly along the arc a distance of 690.10 feet; thence S-51°41'46"-E a distance of 800.00 feet to the PC of a curve to the right having a central angle of 50°07'27" and a radius of 620.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 542.40 feet; thence S-78°10'47"-E a distance of 847.98 feet to the PC of a curve to the left having a central angle of 27°09'55" and a radius of 760.00 feet; thence Southeasterly and Northeasterly along the arc a distance of 360.34 feet to the PRC of a curve to the right having a central angle of 84°09'28" and a radius of 25.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 36.72 feet to the PRC of a curve to the left having a central angle of 48°24'45" and a radius of 1360.00 feet; thence Southeasterly along the arc a distance of 1149.14 feet to the PRC of a curve to the right having a central angle of 57°49'16" and a radius of 1240.00 feet; thence Southeasterly along the arc a distance of 1251.37 feet to a line which is 120.00 feet Southwesterly of and parallel with the Westerly right-of-way line of the Seaboard Coast Line Railway (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by Right-of-Way Deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the aforementioned Public Records; thence S-11°46'43"-E along said parallel line a distance of 647.48 feet to the PC of a curve to the right having a central angle of 13°05'14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the aforementioned parallel line 120.00 feet Southwesterly of the Westerly right-of-way line of the Seaboard Coast Line Railroad; thence S-11°46'43"-E along said parallel line, a distance of 953.36 feet to the PC of a curve to the right having a central angle of 96°45'34" and a radius of 840.00 feet; thence Southeasterly and Southwesterly along the arc a distance of 1418.57 feet; thence S-84°58'51"-W a distance of 810.00 feet to the PC of a curve to the left having a central angle of 62°08'54" and a radius of 1660.00 feet; thence Southwesterly along the arc a distance of 1800.59 feet to the PRC of a curve to the right having a central angle of 85°30'13" and a radius of 25.00 feet; thence Southwesterly along the arc a distance of 37.31 feet to the PRC of a curve to the left having a central angle of 18°39'50" and a radius of 100.00 feet; thence Northwesterly along the arc a distance of 325.75 feet; thence S-89°40'21"-W a distance of 150.00 feet to the PC of a curve to the right having a central angle of 38°37'29" and a radius of 1140.00 feet; thence Northwesterly along the arc a distance of 768.51 feet to the PRC of a curve to the left having a central angle of 38°37'29" and a radius of 1260.00 feet; thence Northwesterly along the arc a distance of 849.40 feet to a line which is 60.00 feet Northerly of and parallel with the Northerly line of the South Half of the Northwest ¼ of the aforementioned Section 27; thence S-89°40'21"-W along said parallel line a distance of 1338.53 feet to the Easterly line of Pine Tree Village, a Condominium recorded in Condominium Book 17, Pages 44 through 44I of the aforementioned Public Records; thence N-00°04'58"-E along said Easterly line a distance of 1282.26 feet to the Southerly line of the Southwest ¼ of the aforementioned Section 22; thence N-89°28'29"-E along said Southerly line a distance of 179.16 feet to a capped iron pipe found at the Southwest corner of the Southeast ¼ of said Section 22; thence N-89°28'12"-E along the Southerly line of said Southeast ¼ a distance of 2498.54 feet to the POINT OF BEGINNING. Containing 494.662 acres.

AND

Begin at a concrete monument marking the Northeast corner of said plat of "The Country Club of Sarasota" thence S-00°57'33"-E, 600.49 feet to a concrete monument; thence S-89°02'27"-W, 583.77 feet to a concrete monument; thence S-00°57'33"-E, 250.00 feet to a concrete

monument; thence S-89°02'27"-W, 100.00 feet to a concrete monument; thence N-00°55'44"-W, 850.49 feet to a concrete monument; thence N-89°02'27"-E, 683.32 feet to the POINT OF BEGINNING. Containing 10.00 acres.

AND

Part of the Southwest ¼ of Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a concrete monument found at the Northwest corner of the Southwest ¼ of said Section 14; thence S-00°16'16"-W along the Westerly line of the Southwest ¼ of said Section 14, a distance of 1540.84 feet; thence S-89°43'38"-E parallel with the Southerly line of the North ½ of the Southwest ¼ of said Section 14 a distance of 75.00 feet to the POINT OF BEGINNING; thence continue S-89°43'38"-E along said parallel line a distance of 1029.41 feet to the Westerly right-of-way line (100 feet wide) of the Seaboard Coastline Railroad, Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence N-11°46'30"-W along said Westerly right-of-way line a distance of 1536.97 feet to its intersection with a line which is 36 feet Southerly of and parallel with the Northerly line of the Southwest ¼ of said Section 14; thence N-89°36'07"-W along said parallel line a distance of 708.64 feet to its intersection with a line which is 75 feet Easterly of and parallel with the Westerly line of the Southwest ¼ of said Section 14; thence S-00°16'16"-W parallel with the Westerly line of the Southwest ¼ of said Section 14 a distance of 1504.67 feet to the POINT OF BEGINNING. Containing 30.00 acres.

AND

A tract of land lying in Section 26, Township 37 South, Range 18 East, Sarasota County, Florida, described as follow:

Commence at a Smally, Wellford and Nalven concrete monument at the Northwest corner of the Northwest Quarter of said Section 26; thence S-89°31'51"-E along the Northerly line of said Northwest Quarter a distance of 2420.00 feet to the Westerly right-of-way line of Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Airline Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°46'43"-E along said Westerly line a distance of 978.21 feet to the POINT OF BEGINNING; thence continue S-11°46'43"-E along said Westerly line a distance of 1118.75 feet; thence S-38°52'35"-W a distance of 1022.33 feet; thence N-49°43'17"-a distance of 620.47 feet; thence N-11°46'43"-W a distance of 1108.80 feet to a Smally, Wellford & Nalven concrete monument set; thence N-84°58'51"-E a distance of 681.75 feet to a Smally, Wellford & Nalven concrete monument set at the PC of a curve to the left having a central angle of 33°31'37" and a radius of 960.00 feet; thence Northeasterly along the arc a distance of 561.75 feet; thence Northeasterly along the arc a distance of 561.75 feet to a Smally, Wellford & Nalven concrete monument set; thence S-70°20'53"-E a distance of 397.45 feet; thence S-56°46'43"-E a distance of 266.59 feet to the POINT OF BEGINNING. Containing 61.500 acres.

AND

That portion of the East half of the East Half of Section 13, Township 37 South, Range 18 East; being more particularly described as follows:

Commence at the Southeast corner of said Section 13; thence S-88°55'38"-W along the Southerly line of said Section 13, a distance of 508.79 feet to the westerly line of State Road 93 (I-75) for the POINT OF BEGINNING; thence continue along said Southerly line S-88°55'38"-W a distance of 823.25 feet to the Westerly line of the East half of the East half of said Section 13; thence N-00°22'19"-E along said Westerly line, a distance of 2622.12 feet to the Northerly line of the Southeast ¼ of said Section 13; thence continue N-00°25'26"-E along the westerly line of the

East half of the East half of said Section 13, a distance of 676.52 feet; thence N-89°58'00"-E a distance of 853.52 feet to the aforementioned Westerly line of State Road 93 (I-75); (the following 3 calls are along said Westerly line); thence S-00°02'00"-E a distance of 569.58 feet; thence S-01°06'45"-W a distance of 2665.37 feet to the PC of a curve to the right having a central angle of 00°10'25" and a radius of 16240.22 feet; thence along the arc in a Southwesterly direction a distance of 49.20 feet to the POINT OF BEGINNING.

Containing 63.707 Acres.

ALSO

Section 24, Township 37 South, Range 18 East; being more particularly described as follows:

That portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 37 South, Range 18 East, lying Westerly of the Westerly right-of-way line of State Road 93 (I-75).

Containing 63.497 Acres.

ALSO

West of I-75 and approximately 1000 feet south of Central Sarasota Parkway, being more particularly described as follows:

That part of Section 31, Township 37 South, Range 19E, Sarasota County, Florida, lying westerly of I-75.

Containing 38.4 Acres.

AND

A parcel of land lying in Sections 1 and 2, Township 38 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run along the North boundary of said Section 1, being in part the South boundary of SILVER OAK, UNIT 2A, according to the plat thereof, recorded in Plat Book 42, Page 3, and in part the South boundary of SILVER OAK, UNIT 3, according to the plat thereof, recorded in Plat Book 43, Page 18, both of the Public Records of Sarasota County, Florida, S.89°45'37"E., 1519.57 feet to a point of curvature; thence along said South boundary of SILVER OAK, UNIT 3, the following five (5) courses: 1) Easterly, 278.75 feet along the arc of a curve to the right having a radius of 830.00 feet and a central angle of 19°14'33" (chord bearing S.80°08'21"E., 277.44 feet) to a point of reverse curvature; 2) Easterly, 134.69 feet along the arc of a curve to the left having a radius of 1420.00 feet and a central angle of 05°26'04" (chord bearing S.73°14'06"E., 134.64 feet) to a point of reverse curvature; 3) Southeasterly, 91.08 feet along the arc of a curve to the right having a radius of 235.00 feet and a central angle of 22°12'22" (chord bearing S.64°50'57"E., 90.51 feet) to a point of reverse curvature; 4) Easterly, 421.25 feet along the arc of a curve to the left having a radius of 215.00 feet and a central angle of 112°15'36" (chord bearing N.70°07'26"E., 357.03 feet) to a point on aforesaid North boundary of Section 1; 5) along said North boundary of Section 1 S.89°45'37"E., 272.33 feet to the Southeast corner of aforesaid SILVER OAK, UNIT 3, also being the Northwest corner of Honore Avenue (Variable Width Right of Way), per Warranty Deed to Sarasota County, recorded in Official Records Instrument Number 2014029026, of the Public Records of Sarasota County, Florida; thence along the West right of line of said Honore Avenue, the following three (3) courses: 1) S.00°14'52"W., 309.91 feet; 2) S.89°45'08"E., 15.00 feet to a point on a non-tangent curve; 3) Southerly, 851.23 feet along the arc of said curve to the left having a radius of 1490.00 feet and a central angle of 32°43'59" (chord bearing S.16°07'08"E., 839.70 feet); thence S.58°40'06"W., 70.64 feet; thence N.73°25'10"W., 134.93 feet to a point on a non-tangent curve; thence Southwesterly, 55.62 feet along the arc of said curve to the left having a radius of 183.31 feet and a central angle of 17°23'09" (chord bearing S.48°10'18"W., 55.41 feet) to a point of reverse curvature; thence Southwesterly, 126.31 feet along the arc of a curve to the right having a radius of 620.51 feet and a central angle of 11°39'46" (chord bearing S.45°18'36"W., 126.09 feet) to a point of compound curvature; thence Westerly, 293.17 feet along the arc of a curve to the right having a radius of 454.00 feet and a central angle of 36°59'54" (chord bearing S.69°38'26"W., 288.10 feet) to a point of reverse curvature; thence Westerly, 68.09 feet along the arc of a curve to the left having a radius of 146.00 feet and a central angle of 26°43'20" (chord bearing S.74°46'43"W., 67.48 feet) to a point of tangency; thence S.61°25'03"W., 705.86 feet;

thence S.78°13'01"W., 968.29 feet; thence N.11°46'59"W., 120.11 feet to a point on a non-tangent curve; thence Westerly, 134.98 feet along the arc of said curve to the right having a radius of 500.00 feet and a central angle of 15°28'04" (chord bearing S.87°09'02"W., 134.57 feet) to a point of non-tangency; thence S.78°22'06"W., 362.39 feet to the Easterly right of way line of Seminole Gulf Railway (100-foot Right of Way); thence along said Easterly right of way line, N.11°46'59"W., 1906.46 feet to a point on the North boundary of aforesaid Section 2, said point also being the Southwest corner of aforesaid SILVER OAK, UNIT 2A; thence along said North boundary of Section 2, also being aforesaid South boundary of SILVER OAK, UNIT 2A, N.89°50'47"E., 268.11 feet to the POINT OF BEGINNING.

Containing 103.193 acres (4,495,082 square feet), more or less.

EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

Conditions of Approval of the Palmer Ranch Master Development Order Development of Regional Impact

GENERAL

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.
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.
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.
4. No development permit shall be granted for residential, commercial or industrial construction within the area subject to the Master Development Order until an Application for Incremental Development has also been finally approved covering the particular area involved.
5. The Surface Water Management, Maintenance and Monitoring Manual incorporated into this Development Order as Exhibit H, respectively, shall govern these aspects of development activity throughout subsequent phases of this project. This manual may be revised on the requirements of appropriate County departments and/or other permitting agencies.

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 Manual shall be submitted to the County as a part of the Annual Monitoring Report for the Palmer Ranch DRI.
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.

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 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.

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
- 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

SPECIFIC CONDITIONS AIR QUALITY

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.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDAS

1. None

LAND/SOILS

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 material elsewhere on the property where permitted.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

- None

RARE AND ENDANGERED SPECIES

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.
2. Proposed revisions to the bald eagle habitat management plans shall comply with current state and federal bald eagle protection guidelines. Should either of the bald eagle nest sites

become abandoned as determined by the Florida Fish and Wildlife Conservation Commission, the primary zones shall remain as open space unless modified in accordance with Native Habitat Condition number B.5.

3. Gopher tortoise shall be relocated in accordance with Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines.
4. The Applicant shall comply with the Easement Agreement with the Florida Fish and Wildlife Conservation Commission as may hereafter be amended or replaced with the approval of said commission and the Developer.
5. 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 other Applicant commitments for native habitat in open space within the eastside. 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. 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 Sarasota County if demonstrated by the Applicant at the AIDA level that the continuity of the wildlife corridor system will not be compromised.

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 Sarasota County.

6. 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 Sarasota County for review and approval. Pursuant to the Easement Agreement between Palmer Ranch and the Florida Fish and Wildlife Conservation Commission (FFWCC), Sarasota County shall consult with the FFWCC should a new bald eagle's nest be observed within any 1 development parcel.
- 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

WATER QUALITY & DRAINAGE

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.
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.

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.
 4. Palmer Ranch shall 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 Sarasota County.
 5. Groundwater quality shall be maintained by Palmer Ranch through the development and implementation of a stormwater management system.
 6. 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 J).
- 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 Sarasota County. The Southwest Florida Regional Planning Council shall 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 Little Sarasota Bay Watershed Management Plan. This plan shall be reviewed and approved by appropriate county departments as determined at the time of submittal.
 3. The Palmer Ranch shall adhere to the Little Sarasota Bay Watershed Management Plan and all applicable drainage basin models. The drainage basin models shall be updated to assess any future changes in land use within the applicable areas of the Palmer Ranch.
 4. 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.

NATIVE HABITATS

- 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.
 2. 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 Sarasota County.
 3. 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.
 4. 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 Sarasota County 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.

5. The Palmer Ranch shall work with Sarasota County 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 place adjacent to I-75.
- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S
1. Wetland modifications/alterations on the east side shall be as shown on Map F2 (Exhibit F), unless otherwise approved by Sarasota County. 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. 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 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 (Exhibit I).

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 Sarasota County 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 Environment Chapter of the Sarasota County Comprehensive Plan, 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 by Sarasota County.

2. In accordance with 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.
3. 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 Sarasota County.

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.

4. 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 Comprehensive Plans' Management Guidelines concerning mesic hammocks, the Applicant shall develop in consultation with Sarasota County a monitoring program through the preliminary plan and/or 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 Sarasota County 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 Sarasota County.

LAND USE/HOUSING

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. The Palmer Ranch shall follow the conceptual land use designations shown on the conceptual master development plan Map H-2 (Exhibit C). Residential densities in any AIDA shall conform to those allowed by 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.
2. 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 E." 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. 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 D." 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 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-2, 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.
3. Palmer Ranch may be designated a "receiving area" for Transfer of Development Rights (TDRs) as stated in Sarasota County Zoning Regulations. 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.
4. All residential areas shall be developed as Planned Developments, as provided for by the

Sarasota County Zoning Regulations.

5. The Planned Industrial Center shall be developed under the applicable Planned Commerce 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.
6. Internal Commercial areas for the entire Palmer Ranch and all subsequent increments shall not exceed 99 acres.
7. The 99 acres of internal commercial development shown on Map H-2 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.
8. Parcels B2, F, and KK shall not be considered as internal commercial developments but shall be considered part of Commercial Centers designated on Comprehensive Plan 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 Commercial Centers is not exceeded, or that these parcels are indicated as commercial areas, in an approved Increment, for their respective Commercial Centers.
- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S
 1. Internal commercial areas shown on Map H-2 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. CG, CN, OPI) in the internal commercial nodes will be provided in subsequent AIDA's.
 2. 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.
 3. Provide the following demographic and housing information. If specific demographic information is not available, use County-wide data.
 - a. Number of persons per household.
 - b. Number of children per household.
 - c. Number of elderly per household (Age 65 years and older).
 - 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).
 - 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. Estimated average sales price per year until build-out occurs.
 4. All new AIDA submittals and modifications to approved IDOs proposing a change in use may utilize the attached equivalency matrix, "Exhibit E" as applicable in conjunction with the 5-year

Traffic Reanalysis.

HISTORICAL AND ARCHEOLOGICAL

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. Any significant sites shall be incorporated into ecotonal or buffer edges along streams and drainage ditches; incorporated into wetland 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.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. The Applicant shall preserve the Palmer Ranch midden site (8501902). Proposed development or construction within the immediate vicinity of 8501902 must be coordinated with the County.

RECREATION AND OPEN SPACE

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. 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 an updated Map-I-2/ MPCP Master Pedestrian and Circulation Plan. The majority of open space areas shall be available to the public.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. Indicate the size, location (Map 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 H-2 or on an updated Map-I-2/ MPCP Master Pedestrian and Circulation Plan.

FLOODPLAIN/HURRICANE EVACUATION

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. None

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. 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.
2. The Palmer Ranch shall consult with Sarasota County, prior to the site and development stage of each AIDA. Sarasota County Emergency Services 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.

TRANSPORTATION

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. 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 Sarasota County Land Development Regulations (2001 as may be revised) minimum design standards for the collector and arterial roadways in the Palmer Ranch development.
2. As mitigation for the impact of Palmer Ranch traffic, Palmer Ranch shall construct one hundred Percent (100%) of the following major county roadway at such times as are required in incremental development orders:

- a. McIntosh Road as a four-lane divided collector roadway from Clark Road (S.R. 72) to US-41.

(The major roadway listed above is set in terms of where they enter and exit the Palmer Ranch development.)

3. 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 road from Pine Ranch East Road to Honore Avenue from road impact fees collected, as more fully prescribed in the Stipulation of Settlement (Exhibit J, as amended).
4. 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.
5. All traffic control signs shall satisfy the standards of the Manual on Uniform Traffic Control.
6. 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 submittals:
 - (1) External
 - (a) Clark Road (S.R. 72)
 - Sawyer Road West
 - Sawyer Road East
 - Honore Avenue
 - (b) U.S. 41
 - Central Sarasota Pkwy
 - McIntosh Road
 - (c) Beneva Road
 - Palmer Ranch Parkway
 - Mall Drive
7. 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 collector roadway crossing 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 Bay Street or another appropriate road to I-75.
8. 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.
9. The Palmer Ranch shall provide a pedestrian circulation system in the Palmer Ranch development.

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. 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 J). 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.
2. All new AIDA submittals and modifications to approved IDOs proposing a change in use may utilize the attached equivalency matrix, "Exhibit E" as applicable in conjunction with the 5-year Traffic Reanalysis.

WASTEWATER**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

1. None

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. The Palmer Ranch shall update all projected wastewater flows for each AIDA project.
2. Each AIDA shall include average daily flow in MGD of wastewater generated by each development at the end of each phase.
3. If applicable, the Palmer Ranch shall provide a table describing the volume characteristics, and treatment techniques of any industrial or other effluent.

WATER SUPPLY**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

1. Palmer Ranch shall receive reimbursements for the construction and installation of water transmission line within the DRI as prescribed in the Stipulation of Settlement (Exhibit J).
2. 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.

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.
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.
3. If any water wells exist, they shall be located during 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.

SOLID WASTE**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

1. None

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. 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.

POLICE

A. CONDITIONS FOR DEVELOPMENT APPROVAL

1. None

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. The Palmer Ranch shall indicate the demand that will be generated by each AIDA for police services.

FIRE PROTECTION/HEALTH CARE**A. CONDITIONS FOR DEVELOPMENT APPROVAL**

1. None

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. The Palmer Ranch shall provide in each AIDA response times for fire and emergency medical service.

SPECIFIC DRI INFORMATION

In the appropriate AIDA's the Palmer Ranch shall respond to the following questions as required in ADA Questionnaire (Form DSP-BLWM-II-76):

Question 37 - Industrial Plants and Industrial Parks. (Responses A, B, C, D, and E).

Question 39 - Office Parks. (Responses A, B, C, and D).

Question 42- Schools. (Responses A, and B).

Question 43 - Shopping Centers. (Responses A, B, and C).

EXHIBIT C – CONCEPTUAL MASTER DEVELOPMENT PLAN

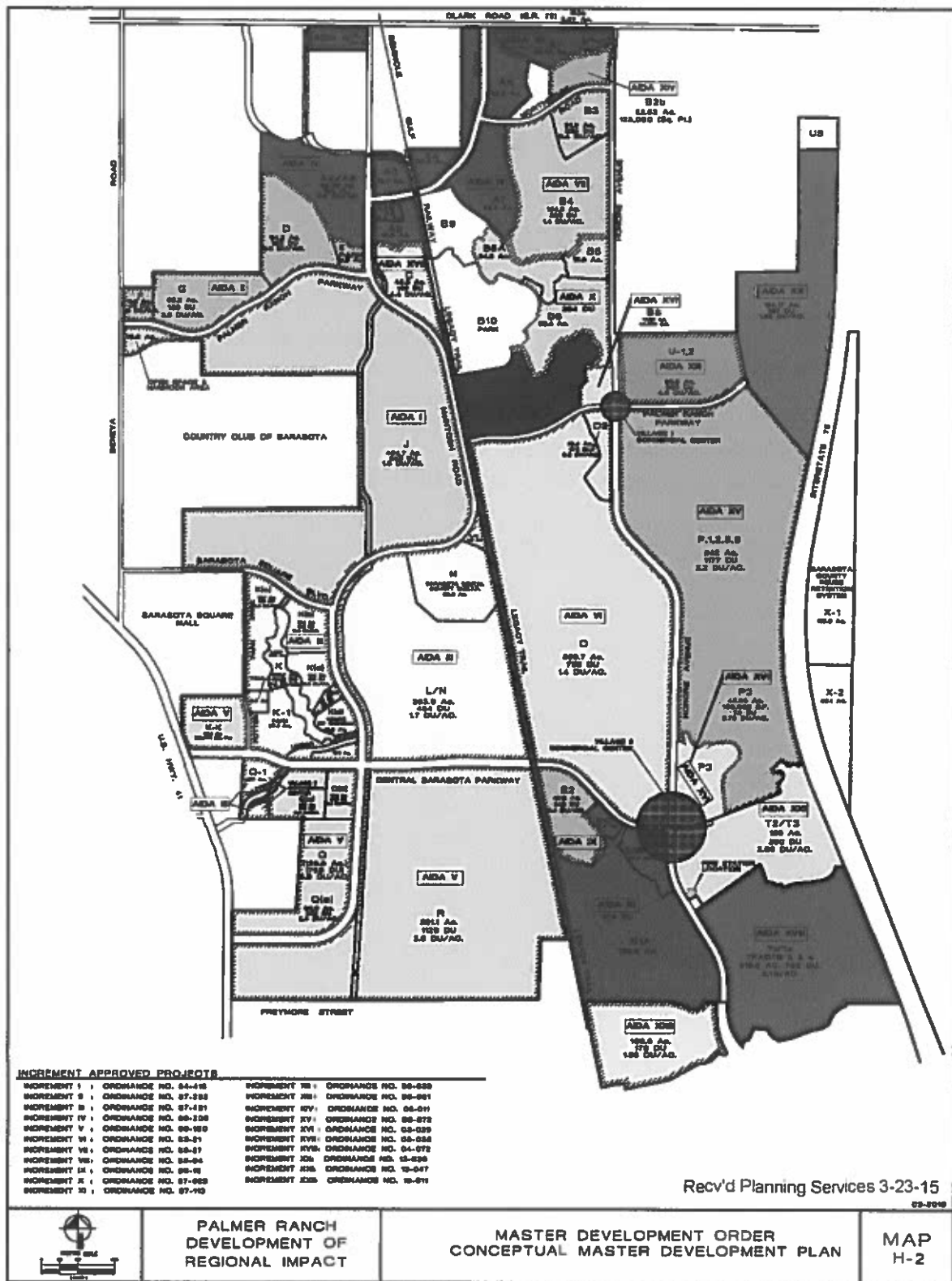


EXHIBIT D – CHART OF UNIT ALLOCATIONS

Chart of Unit Allocations

Increment #	Parcel ID	Community	Units Approved In IDO	Units Planned/Platted	Decrease In IDO Units Approved But Not Used
I	J	Prestancia The Palmer Club Palmer Square TOTAL	 986	 498 116 41 655	 331
II	D F G	Marbella The Palisades Mira Lago TOTAL	 686	 139 43 183 365	 321
III	K(a) K(b) K(c) K(d) K(e) L and N Q1a and Q1b	Vintage Grand Citation Club Pinestone Covenant Life Presbyterian Church Claire Bridge ACLF Deer Creek Lowe's TOTAL	 1726	 432 320 310 10 36 484 1592	 134
IV	A2 - A6 A7 (proposed)	Cobblestone (Spanos) TOTAL	 180 260 440	 0	 440
V	Qa Qb Qc R east R west	Bella Villino Plaza de Flores Huntington Point Stoneybrook G&CC Stoneybrook TOTAL	 1870	 348 200 202 940 180 1870	 0
VI	O O2	Turtle Rock Botanica TOTAL	 1050	 758 170 928	 122
VII	B4 and B5 B3	Wellington Chase Serenade TOTAL	 550	 220 324 544	 6
VIII	B7 B7b	Palmer Ranch Healthcare Stonebridge TOTAL	 250	 68 118 186	 64
IX	S2	Saratoga Place TOTAL	 274	 248 248	 26
X	B5, B5a and B6	Hamptons TOTAL	 275	 254 254	 21
XI	S1a S1b S1c	Silver Oak Vineyards Enclave TOTAL	 400	 181 72 21 274	 126
XIII	U1 and U2	Glenridge TOTAL	 360	 360 360	 0
XV	P1, P2, P5 and P6	VillageWalk TOTAL	 1240	 1177 1177	 63
XVI	P3-B	Sandhill Preserve (Pulte) TOTAL	 78	 0	 78

Residential Development Activity Comparison

Increment #	Parcel ID	Community	Units Approved In IDO	Units Planned/Platted	Decrease in IDO Units Approved But Not Used
XVII	C1	Arielle TOTAL	192	192 192	0
XVIII	T1 and T4	Isles of Sarasota (Pulte) TOTAL	700	667 667	33
XIX	B9	Ventura TOTAL	NOT APPROVED		
XX	U3, U4 and P4	Arbor Lakes (Taylor Morrison) TOTAL	267	141	126
XXI	T2, T3 and P3	Sandhill Preserve (Pulte) TOTAL	290	251	39
XXII	9A (Proposed)	(Taylor Morrison) TOTAL	170		170
XXIII	9B (Proposed)	(Pulte) TOTAL	400		400
Totals			12,644	9,704	2,500
Maximum Units under MDO as of 2015-02-03			11,550	11,550	

EXHIBIT E – EQUIVALENCY MATRIX

Equivalency Matrix

Land Use to be Increased							Land Use to be Decreased						
	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.

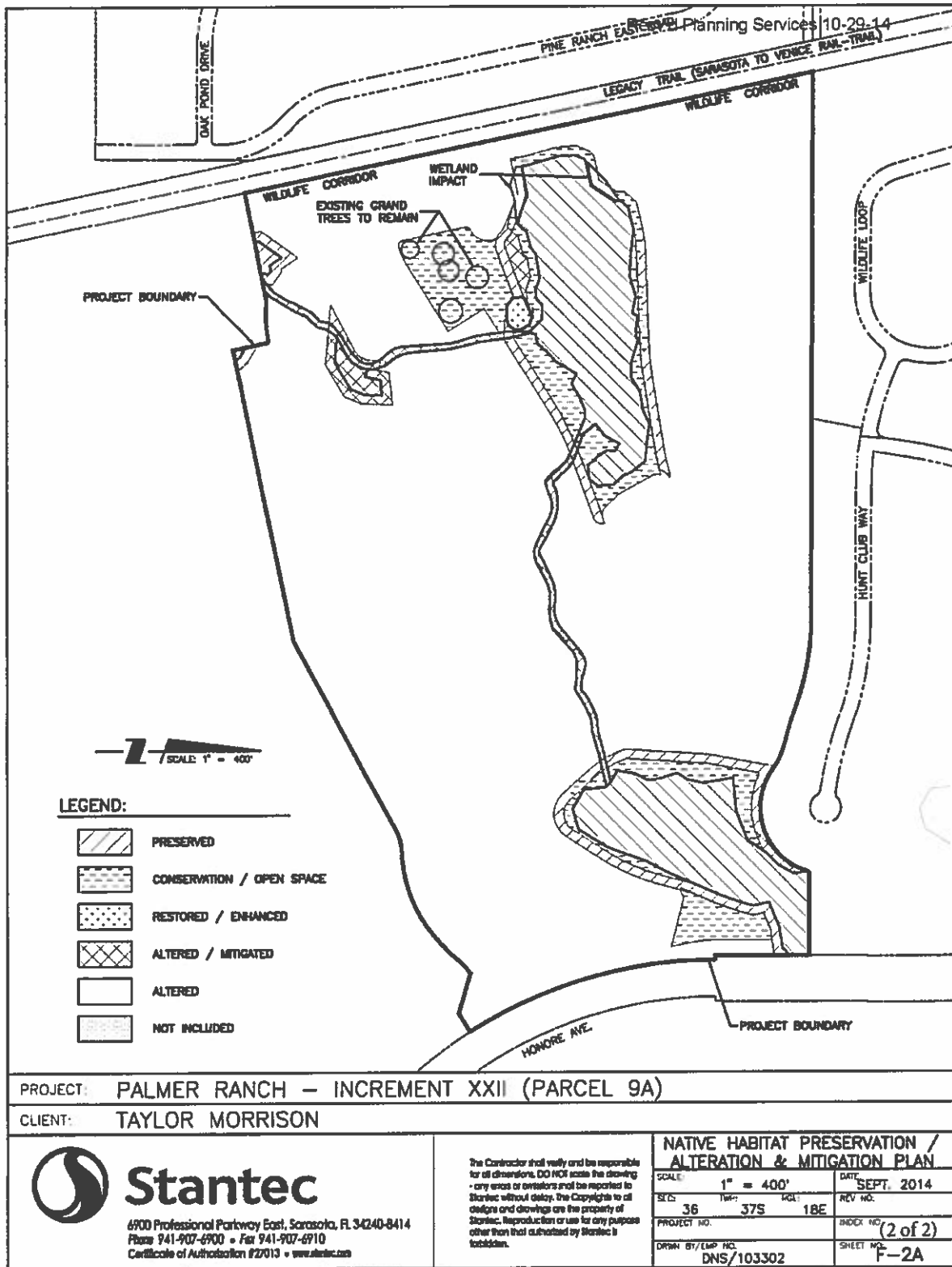
Examples:

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)





**EXHIBIT H – SURFACE WATER MANAGEMENT, MAINTENANCE AND
MONITORING MANUAL**

FORWARD

This Manual has been prepared to ensure compliance with appropriate conditions of the PALMER RANCH Master Development Order (MDO), Sarasota County Resolution No. 84-418, as amended, The Sarasota County Land Development Regulations Resolution No. 89-95, the Rules of the Florida Department of Environmental Regulation, Chapter 17-25, F.A.C., and the Southwest Florida Water Management District, Chapter 40D-4, F.A.C. The Manual is divided into four sections addressing the following areas:

1. Wetland Vegetation Monitoring and Maintenance Program
2. Water Bodies Lake and Swale Maintenance Plan
3. Maintenance of Parking Facilities
4. Operation Inspection Schedule

SECTION 1: WETLAND VEGETATION MONITORING AND MAINTENANCE PROGRAM

1.1 Stormwater Lake Littoral Zones

Monitoring

The following program shall be performed to monitor the establishment of wetland vegetation on each stormwater lake littoral zone:

Monitoring parameters shall include the measurement of water level (depth) by staff gage or lake outfall invert, an estimation of percent survival of each planted species, an estimation of percent survival all planted species, an estimation of percent cover comprised by planted species and naturally recruited desirable species, an estimation of percent cover of exotic and/or nuisance species and color photographs at at least two fixed locations within each littoral zone.

Frequency and duration of monitoring shall be performed every six (6) months for a two (2) year period.

Monitoring reporting shall be submitted to Sarasota County Natural Sciences Division within thirty (30) days following each monitoring event. Each report shall present data for the above-identified parameters and include color photograph prints taken from fixed locations; a narrative shall discuss progress of wetland vegetation establishment to date as well as any problems encountered, corrective actions taken and anticipated remedial measures.

Maintenance

The following program shall be performed to maintain wetland vegetation on each stormwater lake littoral zone:

Annual supplemental planting shall be performed if the estimated percent survival of all planted species is below 85% during the two-year establishment period.

Exotic and/or nuisance vegetation shall be chemically controlled and/or manually removed at any time such species comprise a fifteen percent (15%) or greater cover over any littoral zone.

Maintenance shall be performed in perpetuity.

1.2 Created Wetland Habitats

Monitoring

The following program shall be performed to monitor the establishment of wetland vegetation within each wetland created by the "muck transfer" technique:

Monitoring parameters shall include measurement of water levels (depth) by staff gage, an estimation of percent cover of dominant, naturally recruited desirable species, an estimation of total percent cover of naturally recruited desirable vegetation, an estimation of percent cover of exotic and/or nuisance species and color photographs at at least two fixed locations within each created wetland.

NOTE: For wetlands created by planting of wetland vegetation and for mucked wetlands also containing planted species, monitoring parameters shall be the same as previously described for littoral zones.

Frequency and Duration - Monitoring events shall be performed every six (6) months for a three (3) year period.

Monitoring reporting shall be submitted to Sarasota County Natural Sciences Division within thirty (30) days following each monitoring event. Each report shall present data for the above-identified parameters and include color photograph prints taken from fixed locations. A narrative shall be provided to discuss the progress of wetland vegetation establishment to date as well as any problems encountered. Corrective actions taken and anticipated remedial measures will also be identified if applicable.

Maintenance

The following program shall be performed to maintain wetland vegetation on each created wetland:

A proposed supplemental planting program shall be submitted to Sarasota County for review and approval if an 85% cover of naturally recruited, desirable wetland vegetation is not achieved after two years of monitoring.

Exotic and/or nuisance vegetation shall be chemically controlled and/or manually removed at any time such species comprise a fifteen percent (15%) or greater cover over any littoral zone.

Maintenance shall be performed in perpetuity.

1.3 Preserved Wetland Hydroperiod

Monitoring

Identification of preserved native wetlands proposed to be monitored shall be submitted to the Sarasota County Natural Sciences Division for review and approval at the time of preliminary plan submittal for a development parcel or phase.

Measurement of water level (depth) by staff gage will be performed two (2) times each month. Monthly total rainfall will be obtained from existing on-site rain gages.

Vegetation zonation across a transect will be visually estimated and marked by stake or post at the initiation of monitoring; dominant vegetation and its percent cover within each zone will be visually estimated at the initiation of monitoring; subsequent annual vegetation monitoring will consist of measuring the length of vegetation zones shifts, estimating dominant species changes within each original zone and identification of any invasion of exotic and/or undesirable species within each zone by estimation as to percent cover. Color photographs shall be taken at both ends of the transect at initiation of monitoring and annually thereafter.

Monitoring reports shall be submitted to Sarasota County Natural Sciences Division within sixty (60) days following completion of each year of monitoring. Each report shall present data for the above-identified parameters, color photograph prints, a narrative and graphics correlating rainfall vs. water levels, dominant species changes/zone shifts and any other indicators of hydroperiod modification, if present.

Hydroperiod monitoring shall be performed for the three (3) years following installation of the stormwater management system on a parcel or phase.

Remedial Action

Should the hydroperiod monitoring program of the selected wetlands reveal significant adverse vegetation zonation changes (50% change of dominant vegetation cover in a zone), substantial invasion of exotic/nuisance species (greater than 10% invasion) or other significant problems evidenced in the data (e.g., invasion of upland species), a survey of all preserved wetlands within the parcel or phase shall be performed within thirty (30) days following completion of the annual report.

This survey shall record any evidence of vegetation stress, exotic/nuisance species invasion, upland species invasion and other indicators of hydroperiod modification for each preserved wetland. For each preserved wetland exhibiting substantial evidence of adverse hydroperiod modification, a plan of specific remedial action(s) will be submitted to Sarasota County Natural Sciences Division for review and approval.

SECTION 2: WATER BODIES LAKE AND SWALE MAINTENANCE PLAN

Invasion of exotic vegetation or aquatic weeds such as hydrilla, water lettuce, water hyacinth, duck weed, cattails, primrose willow and brazilian pepper in excessive amounts will likely interfere with the life process of the aquatic environment, lower the dissolved oxygen and pH of the water, and create drainage problems at water control structures. To control invasion of these plants within lakes, swales and other surface water management facilities, the following shall be performed:

2.1 Manual Removal of Aquatic Weeds

Whenever practical, undesirable weeds and floating aquatics shall be removed manually. Floating aquatics shall be removed from the entire water course or water body. This method will allow for the effective control of aquatic weed invasion.

2.2 Introduction of Triploid Grass Carp

Grass carp have been found to be effective in controlling certain undesirable plants such as hydrilla, chara, and southern naiad. However, in order to avert adverse reproductive migration of this fish, only sterile, triploid grass carp will be used. Stocking ratios shall be as authorized by the Florida Game and Fresh Water Fish Commission and stocking operations shall be performed by a licensed water management contractor.

2.3 Chemical Control

Application of chemicals shall only be used as a last resort in controlling aquatic weeds. Any herbicides or pesticides shall be applied in accordance with the manufacturer's recommendations and as approved by a State licensed pest control advisor.

2.4 Algae Control

To minimize the potential for algae blooms, fertilization practices shall follow Florida Cooperative Extension Service recommendations or recommendations by accepted industry sources and be kept to the minimum necessary to maintain adequate plant growth and development. Application of fertilizers are not to exceed manufacturers recommended rates.

Copper sulphate, commonly used to control algae, shall include chelating agents. Chelated copper sulphate results in lower copper residue, requires lower application concentrations, and furnishes longer periods of control than copper sulphate.

2.5 Maintenance of Grassed Areas

Once sodded and established, all grassed areas shall be mowed regularly and maintained free from bare earth conditions to prevent the potential for erosion. Grass clippings shall be collected and disposed of properly. Clippings shall not be disposed of in any natural or created lakes or wetlands, swales, ditches or any other drainage facility.

2.6 Maintenance of Underdrain Systems

Underdrains are provided to minimize stagnant water conditions in the on-site detention swales. To be effective, these underdrains are required to be free from clogging. In the event of extended drawdown times (> 36 hours), the underdrain system will require cleaning by application of pressure flow at the underdrain cleanout locations (provided at +/-200' intervals).

2.7 Biological Control

Any lakes and any deep marsh pockets ("minnow sumps") which do not show spontaneous recruitment of Gambusia affinis ("mosquitofish") shall be stocked with that species as provided by the Mosquito Control District. If research establishes the effectiveness of other biological agents for the control of mosquito larvae with the absence of adverse environmental effects from their use, such other agents may be introduced.

A professional water management consultant will be contracted to assist in recommending procedures for controlling the invasion of aquatic weeds, algae blooms, and any other conditions detrimental to the health of the lake and associated aquatic systems.

SECTION 3: MAINTENANCE OF PARKING FACILITIES

Regularly scheduled vacuum sweeping shall be conducted on all parking facilities which comprise 200 contiguous parking spaces or more by the Applicant.

SECTION 4: OPERATION INSPECTION SCHEDULE

Operation inspections by a qualified professional shall be conducted to assure that the surface water management system functions as designed. The frequency of these inspections shall be semi-annually for the first three years and annually thereafter. Spot inspections during rainstorm events may also be periodically warranted.

The following features of the surface water management system shall be inspected during each visitation. An inspection report is provided in the back of this manual. Results of the inspection shall be reported to the Sarasota County Pollution Control Division, Engineering Division of the Transportation Department, and Planning Department:

4.1 Vegetation

The need for vegetation harvesting or spraying will be determined. Grassed areas such as swales and lake banks will also be inspected to determine the need for mowing, reseeding or fertilization.

4.2 Discharge Structures

System discharge control structures will be inspected ensuring no obstructions to flow (i.e., debris) exist that would reduce the release rate of the system. The structural condition of the control box or weir will also be inspected for evidence of seepage, settlement, or concrete deterioration. Sediment deposits located in the vicinity of the control structure as well as scouring conditions at the discharge location will be routinely noted.

4.3 Swale Detention Areas

Swale detention areas designed to temporarily detain stormwater during a rainfall event will be inspected to assure that they are kept mowed and free from stagnant water conditions.

4.4 Conveyance System

The conveyance system which includes storm sewer piping, inlets, and junction boxes will be inspected for structural and functional integrity. Evidence of seepage, restricted flow, or turbid discharges will be noted.

4.5 Reservoir Areas

Reservoir inspections will include a general review of the lake conditions with respect to algae and plant growth. Bank slopes will be inspected for signs of erosion, settlement, and slope failure. Where applicable, lake dikes and levees will be inspected for indications of settlement or breaks. Excess sediment deposits should be noted and all floating debris will be removed.

4.6 Fill Areas

Areas which have been filled and stabilized adjacent to any portion of the surface water management system (including wetlands) will be inspected for evidence of settlement, erosion or slope failure.

CHECK LIST

**OPERATION AND MAINTENANCE INSPECTION RECORD
SURFACE WATER MANAGEMENT SYSTEM**

Name of Project _____

Project Location _____

Type of Inspection _____

Date of Inspection _____

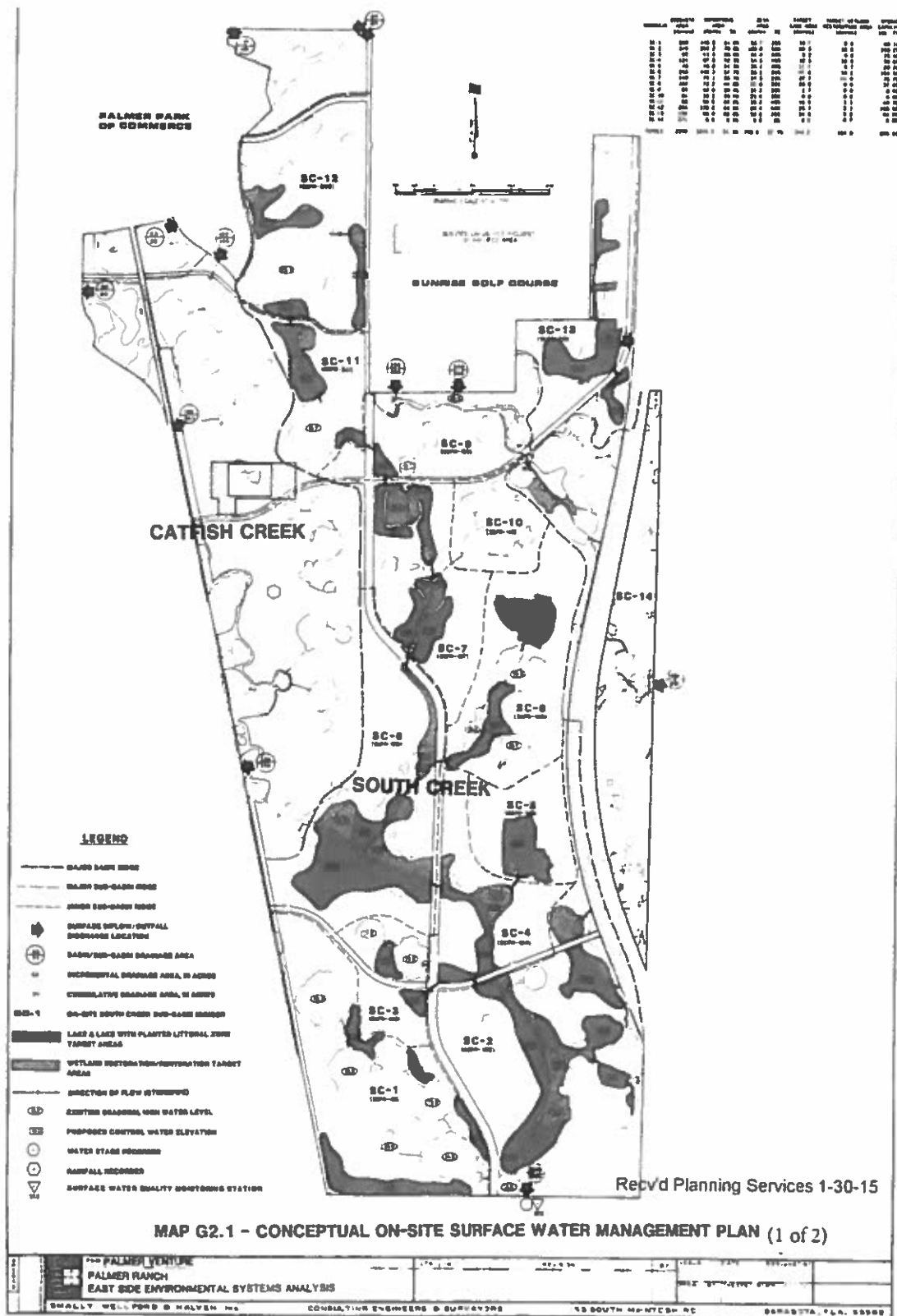
Anticipated Operation: **Satisfactory** _____
 Unsatisfactory _____

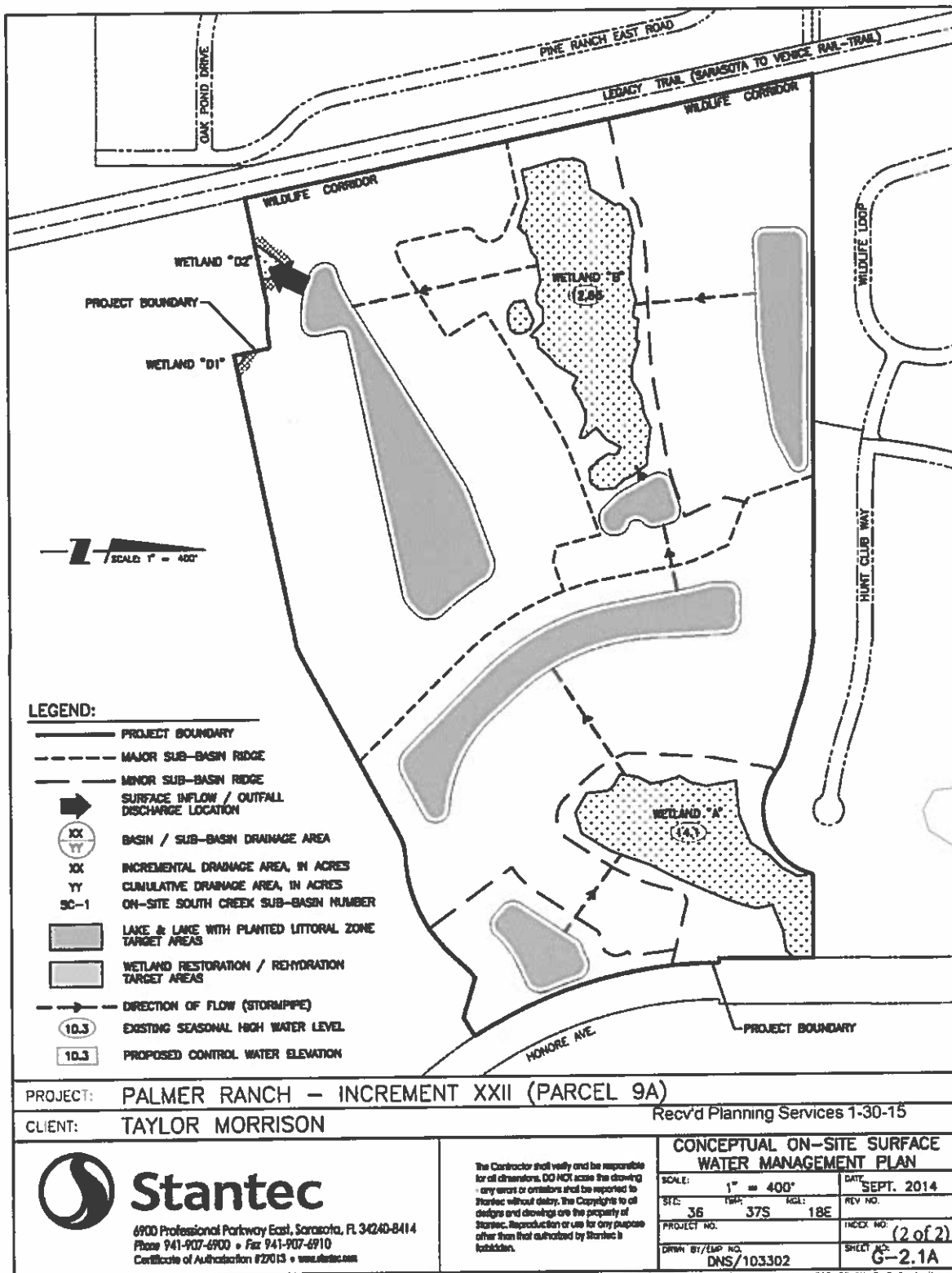
ITEM	Condition		Maintenance Needed	Estimated Costs
	Acceptable	Unacceptable		
1. Vegetation				
2. Discharge Structures				
3. Swale Areas				
4. Conveyance System				
5. Reservoir Areas				
6. Fill Areas				
7. Signs				

REMARKS: _____

Signature of Inspector_____
Name of Organization Being Represented

EXHIBIT I – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN





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EXHIBIT J – STIPULATIONS OF SETTLEMENT

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA

PALMER RANCH DEVELOPMENT, LTD.,
a Florida Limited Partnership,

Plaintiff,

v.

SARASOTA COUNTY, a Political
subdivision of the State of Florida,

Defendant.

Case No. 96-1381-CA-01
Div. C.
Judge: Lee E. Haworth

ORDER APPROVING STIPULATION OF SETTLEMENT

This cause is before the Court on the Stipulation of Settlement signed by the parties. The stipulations of settlement, a copy of which is attached hereto, is Approved and its terms are

incorporated by reference into, and made part of, this Order. *Accordingly, the case is hereby dismissed with prejudice, each party to bear its own fees and costs.*
As provided in the stipulation attached hereto, the Court shall retain jurisdiction to enforce the terms of this Order.

DONE AND ORDERED this 21 day of April, 1999, at Sarasota County, Florida.


Lee E. Haworth
Circuit Judge

cc: counsel of record

RECORDERS MEMO LEGIBILITY OF WRITING,
TYPING OR PRINTING FOR REPRODUCTIVE
PURPOSE MAY BE UNSATISFACTORY IN
THIS DOCUMENT WHEN RECEIVED.

**IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA**

PALMER RANCH DEVELOPMENT, LTD.,
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Plaintiff,

v.

SARASOTA COUNTY, a Political
subdivision of the State of Florida,

Defendant.

Case No. 96-1381-CA-01
Div. C.
Judge: Lee E. Haworth

STIPULATION OF SETTLEMENT

Palmer Ranch Development, Ltd. and Sarasota County hereby stipulate to the following settlement of the issues raised in the case styled Palmer Ranch Development, Ltd. v. Sarasota County, Case No. 96-1381-CA-01 as follows:

1. Sarasota County will continue to reimburse Palmer Ranch for over-sizing of water transmission lines in the existing DRI site and the 900 acre site immediately to the south, from water impact fees or connection charges, until buildout of the combined project. If oversizing reimbursements do not amount to \$700,000 by 2010, Sarasota County will pay Palmer Ranch the difference.

2. Sarasota County and Palmer Ranch will take all steps necessary to reimburse Palmer Ranch for stormwater drainage easements or rights-of-way ("property") along South Creek, to a maximum of \$3 million over ten years, from South Creek drainage basin Stormwater Improvements Assessments, other assessments of properties within the DRI and the 900 acre parcel, or other sources chosen by the County from legally available non-ad valorem funds;

provided this shall not create a pledge or lien with respect to such funds. If the cost of the property does not reach \$3 million, then Sarasota County shall reimburse the costs of future drainage improvements along South Creek until the maximum is reached. The value of any property acquired from Palmer Ranch shall be determined by the following method: Sarasota County shall retain two appraisals from members of the Appraisal Institute. If the average of the two appraisals is not accepted by Palmer Ranch, it may retain a third appraiser who is also an MAL. The three appraisals shall be averaged to determine the compensation for the property.

3. Sarasota County will cooperate with Palmer Ranch and the School Board to relocate the current school site on Central Sarasota Parkway elsewhere on Palmer Ranch-owned lands within the DRI or out, and will process land use and zoning amendments to convert the existing site to commercial at Sarasota County's own administrative cost. If approved, total internal commercial acreage within the MDO area would still be limited to 99 acres.

4. Sarasota County will process an amendment to the MDO to remove the police car dedication requirement.

5. Sarasota County will process an amendment to the MDO to remove the requirement of a second fire station site dedication. Consistent with the MDO, Palmer Ranch will dedicate a one-acre site in the southeast quadrant of the Honore Avenue and Central Sarasota Parkway intersection for Fire Station purposes. Palmer Ranch will convey an additional acre at that site for such purposes, for a value to be determined in the same manner as for the property identified in Paragraph No. 2 above.

6. Sarasota County will process an amendment to the MDO to delete the remaining park acreage dedication requirement.

7. Sarasota County and Palmer Ranch will take all steps necessary to reimburse Palmer Ranch for construction of future segments of Honore Avenue (as a four-lane road) between Palmer Ranch Parkway and S.R. 681, and upgrading and extending Bay Street (as a two-lane road) from U.S. 41 to Honore Avenue, from road impact fee funds collected between January 1, 1999, and December 31, 2010, from the DRI site plus those properties now owned by Palmer Ranch (as depicted on Exhibit A). Appropriate rights-of-way, configuration, and costs will be approved by Sarasota County in advance. These segments will be counted as Palmer Ranch-provided in the transportation reanalysis described in No. 8. If the road impact fee ordinance is: a) repealed or invalidated during this period, or amended to reduce the fees generated by 50% or more per residential unit, and b) replaced or supplemented by a new funding mechanism that is intended to assess new development for the purpose of funding road facilities attributable to new growth, then this new funding shall be substituted to fund this reimbursement to the extent that it is generated from the properties identified above.

8. For all transportation reanalyses for the existing DRI, and for the 900 acre parcel immediately to the south, Sarasota County will take steps necessary to continue the overall traffic reanalysis methodology utilized in the 1988/1995 reanalyses to determine any additional mitigation obligations of Palmer Ranch in lieu of concurrency analyses or additional specific requirements. The next transportation reanalysis shall be submitted to Sarasota County by the end of 1999. If the 900 acre parcel is approved for development, Palmer Ranch shall be responsible for two-lane construction of Honore Avenue and Bay Street on site as a DO condition, whether funding under No. 7 is adequate or not. Likewise, the existing portions of Bay Street shall be reconstructed to current (1999) Land Development Regulation standards before the issuance of any certificates of occupancy on this parcel. Palmer Ranch will dedicate all on-site rights-of-way for these two public

roads without cost, consistent with the MDO specifications. The Bay Street railroad crossing construction and signalization will be funded by Palmer Ranch, subject to the reimbursement described above. The necessary off-site rights-of-way for the above facilities will be acquired by Sarasota County at its cost.

9. Sarasota County will pledge support of state and federal funding for construction of Central Sarasota Parkway/I-75 Interchange and the Honore/681 interchange and will work towards inclusion of them in the MPO workplan.

10. At time of development condition commitment to the Honore/Bay Street interconnection, Sarasota County will initiate and process a comprehensive plan amendment for an activity center at its own expense.

11. Palmer Ranch will dismiss all state, federal, and administrative actions with prejudice, including the case styled Palmer Ranch Development, Ltd. v. Sarasota County et al, Case No. 98-539-CIV-26F, currently pending in the United States District Court for the Middle District of Florida, its pending impact fee petitions and appeals, and its pending Notice of Proposed Change (NOPC) requesting credits. As an alternative to dismissal of the NOPC, Palmer Ranch may amend the NOPC with prejudice as to the issues raised therein, but may substitute other changes to the MDO necessary to effect this Stipulation. The parties shall stipulate that this agreement resolves all issues as to the propriety of impact fees and development conditions on affected properties. Palmer Ranch will issue the statement regarding the federal suit attached as Exhibit B.

12. In a form approved by Sarasota County, Palmer Ranch shall record specific notice that purchasers shall have no entitlement to impact fee credits or reimbursements.

13. Sarasota County and Palmer Ranch agree that this is their entire agreement, and that it incorporates no other representations than expressed herein.

14 Sarasota County and Palmer Ranch agree that this agreement is severable, and that breach of one provision does not constitute breach of the entire agreement.

15. Nothing in this agreement shall preclude either party from assigning its rights or obligations under the agreement.

16. The parties hereto, and to the federal action, shall exchange mutual releases. Each such party shall bear its own attorneys fees and costs.

17. Nothing in this agreement shall be construed to restrict the County's discretion as to any future zoning or land use decisions.

18. The parties stipulate to the incorporation of this Stipulation of Settlement into a Final Judgment of the Circuit Court.

Dated this 21st day of April, 1999.

Palmer Ranch Development, Ltd.
a Florida Limited Partnership

By: Palmer Ranch Development, Inc.
a Florida Corporation
as General Partner

By: Hugh F. Culverhouse, Jr.
its President

For Sarasota County
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

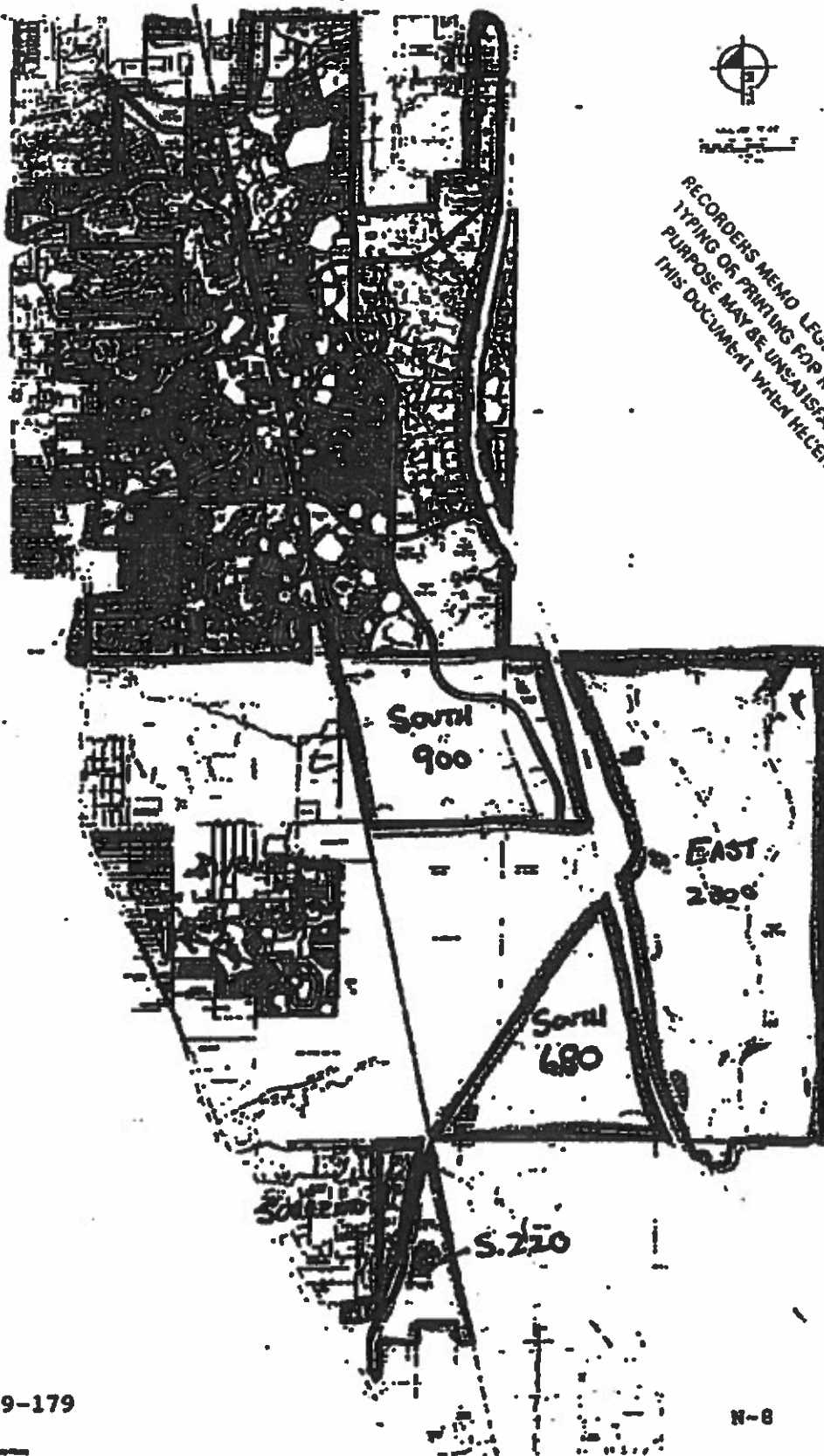
By: _____
Raymond A. Pilon
Vice Chairman

ATTEST:

KAREN E. RUSHING, Clerk of the
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners
of Sarasota County, Florida

BY: _____
Deputy Clerk

On Palmer Ranch



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THIS DOCUMENT WHEN RECEIVED.

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N-8

**STATEMENT OF PALMER RANCH
REGARDING ITS FEDERAL LAWSUIT**

Palmer Ranch filed a Federal action against Sarasota County and certain individuals because it was concerned that its civil rights were being violated. Specifically, Palmer Ranch feared that Sarasota County and certain staff members were retaliating against Palmer Ranch for filing lawsuits relating to impact fees and railroad crossings.

Testimony by the County under oath in the Federal case revealed that Palmer Ranch's fears were unfounded. According to this testimony, no Sarasota County staff member intended to retaliate against Palmer Ranch, and Sarasota County's specific policy was to conduct business as usual with the Ranch.

Palmer Ranch accepts this sworn testimony that neither Sarasota County nor any of its employees intended any retaliation against Palmer Ranch. For this reason, it will dismiss its lawsuit with prejudice as part of its overall settlement with the County, with no payment by the Defendants.

Palmer Ranch is pleased to settle its disputes with Sarasota County. It intends to continue to build on the relationship it has developed with the County during the settlement process. It will also work closely with the County in the future to continue to make the Ranch an attractive, environmentally sensitive place to live and work. By doing so, Palmer Ranch believes that it will satisfy the mutual goals of both the County and the Ranch -- to build a strong community, attract new commerce necessary to create jobs, and enhance the quality of life in Sarasota County.

STATE OF FLORIDA, COUNTY OF SARASOTA
I hereby certify that the foregoing is a true and correct copy of the instrument filed in this office.
Witness my hand and official seal this _____ day of N-9
19_____
Karen S. Rushing, Clerk of the Circuit Court
BY: *[Signature]*
Palmer Ranch Development, Ltd.
BY: *[Signature]*

RECORDERS MEMO LEGIBILITY OF WRITING:
TYPING OR PRINTING FOR REPRODUCTIVE
PURPOSE MAY BE UNSATISFACTORY IN
THIS DOCUMENT WHEN RECEIVED.

R99-179

EXHIBIT C – CONCEPTUAL MASTER DEVELOPMENT PLAN

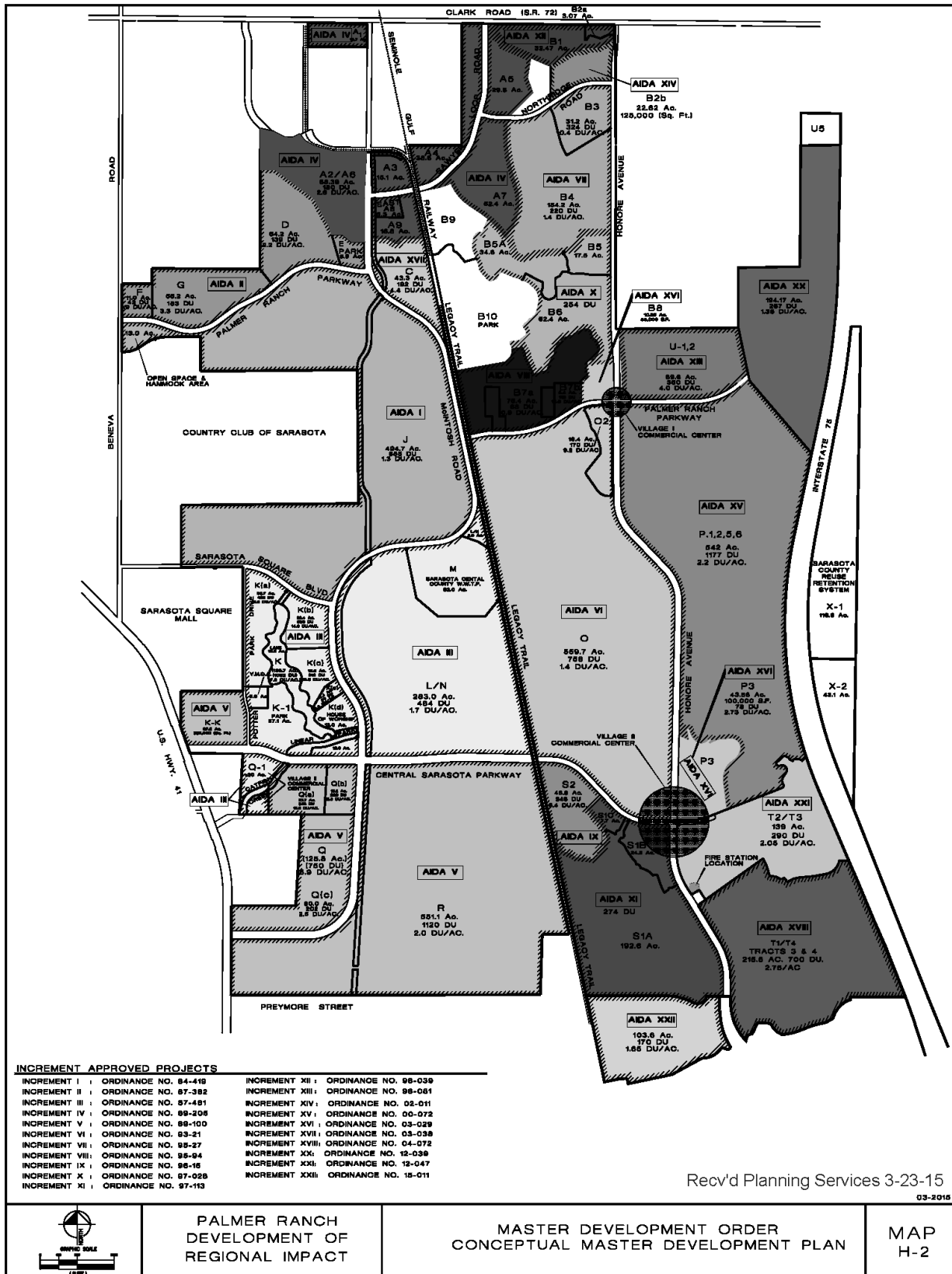


EXHIBIT D – CHART OF UNIT ALLOCATIONS

Chart of Unit Allocations

Increment #	Parcel ID	Community	Units Approved In IDO	Units Planned/Platted	Decrease in IDO Units Approved But Not Used
I	J	Prestancia The Palmer Club Palmer Square TOTAL	 986	498 116 <u>41</u> 655	 331
II	D F G	Marbella The Palisades Mira Lago TOTAL	 686	139 43 <u>183</u> 365	 321
III	K(a) K(b) K© K(d) K(e) L and N Q1a and Q1b	Vintage Grand Citation Club Pinestone Covenant Life Presbyterian Church Claire Bridge ACLF Deer Creek Lowe's TOTAL	 1726	432 320 310 10 36 <u>484</u> 1592	 134
IV	A2 - A6 <i>A7 (proposed)</i>	Cobblestone <i>(Spanos)</i> TOTAL	180 <i>260</i> 440	 0	 440
V	Qa Qb Qc R east R west	Bella Villino Plaza de Flores Huntington Point Stoneybrook G&CC Stoneybrook TOTAL	 1870	348 200 202 940 <u>180</u> 1870	 0
VI	O O2	Turtle Rock Botanica TOTAL	 1050	758 <u>170</u> 928	 122
VII	B4 and B5 B3	Wellington Chase Serenade TOTAL	 550	220 <u>324</u> 544	 6
VIII	B7 B7b	Palmer Ranch Healthcare Stonebridge TOTAL	 250	68 118 <u>186</u>	 64
IX	S2	Saratoga Place TOTAL	 274	<u>248</u> 248	 26
X	B5, B5a and B6	Hamptons TOTAL	 275	<u>254</u> 254	 21
XI	S1a S1b S1c	Silver Oak Vineyards Enclave TOTAL	 400	181 72 <u>21</u> 274	 126
XIII	U1 and U2	Glenridge TOTAL	 360	<u>360</u> 360	 0
XV	P1, P2, P5 and P6	VillageWalk TOTAL	 1240	<u>1177</u> 1177	 63
XVI	P3-B	Sandhill Preserve (Pulte) TOTAL	 78	 0	 78

Residential Development Activity Comparison

Increment #	Parcel ID	Community	Units Approved In IDO	Units Planned/Platted	Decrease in IDO Units Approved But Not Used
XVII	C1	Arielle TOTAL	192	<u>192</u> 192	0
XVIII	T1 and T4	Isles of Sarasota (Pulte) TOTAL	700	667 667	33
XIX	B9	Ventura TOTAL	NOT APPROVED		
XX	U3, U4 and P4	Arbor Lakes (Taylor Morrison) TOTAL	267	141	126
XXI	T2, T3 and P3	Sandhill Preserve (Pulte) TOTAL	290	251	39
XXII	<i>9A (Proposed)</i>	<i>(Taylor Morrison)</i> TOTAL	170		170
XXIII	<i>9B (Proposed)</i>	<i>(Pulte)</i> TOTAL	400		400
Totals			12,644	9,704	2,500
Maximum Units under MDO as of 2015-02-03			11,550	11,550	

EXHIBIT E – EQUIVALENCY MATRIX

Equivalency Matrix

Land Use to be Increased		Land Use to be Decreased					
		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 condotownhouse dwelling units (50 x 5.212)
 Decrease 25 single-family dwelling units by increasing 16,780 SF of office (25 / 1.490)



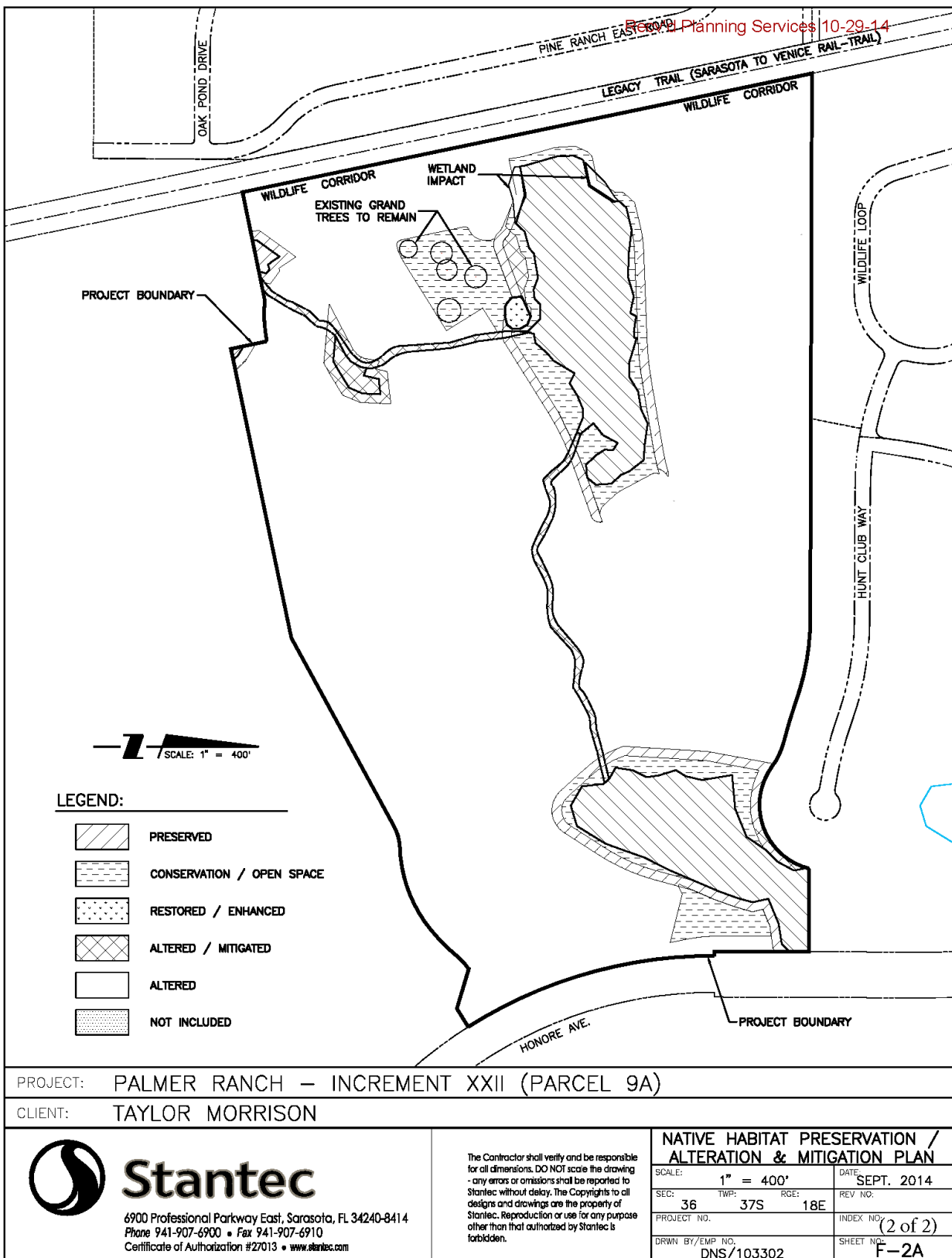
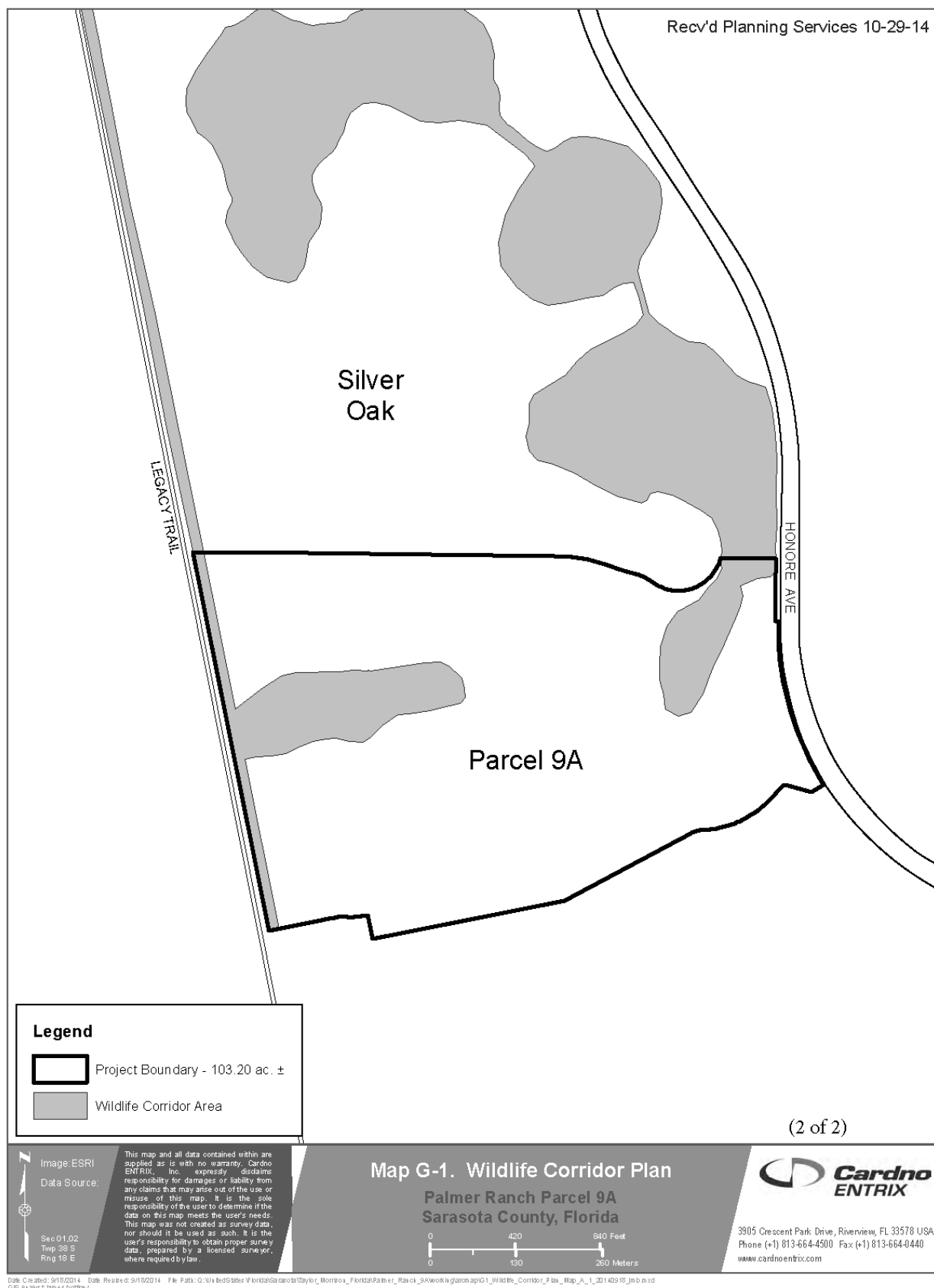


EXHIBIT G – WILDLIFE CORRIDOR PLAN

FIGURE 3 WILDLIFE CORRIDOR PLAN , PALMER RANCH



(1 of 2)



**EXHIBIT H – SURFACE WATER MANAGEMENT, MAINTENANCE AND
MONITORING MANUAL**

FORWARD

This Manual has been prepared to ensure compliance with appropriate conditions of the PALMER RANCH Master Development Order (MDO), Sarasota County Resolution No. 84-418, as amended, The Sarasota County Land Development Regulations Resolution No. 89-95, the Rules of the Florida Department of Environmental Regulation, Chapter 17-25, F.A.C., and the Southwest Florida Water Management District, Chapter 40D-4, F.A.C. The Manual is divided into four sections addressing the following areas:

1. Wetland Vegetation Monitoring and Maintenance Program
2. Water Bodies Lake and Swale Maintenance Plan
3. Maintenance of Parking Facilities
4. Operation Inspection Schedule

SECTION 1: WETLAND VEGETATION MONITORING AND MAINTENANCE PROGRAM

1.1 Stormwater Lake Littoral Zones

Monitoring

The following program shall be performed to monitor the establishment of wetland vegetation on each stormwater lake littoral zone:

Monitoring parameters shall include the measurement of water level (depth) by staff gage or lake outfall invert, an estimation of percent survival of each planted species, an estimation of percent survival all planted species, an estimation of percent cover comprised by planted species and naturally recruited desirable species, an estimation of percent cover of exotic and/or nuisance species and color photographs at at least two fixed locations within each littoral zone.

Frequency and duration of monitoring shall be performed every six (6) months for a two (2) year period.

Monitoring reporting shall be submitted to Sarasota County Natural Sciences Division within thirty (30) days following each monitoring event. Each report shall present data for the above-identified parameters and include color photograph prints taken from fixed locations; a narrative shall discuss progress of wetland vegetation establishment to date as well as any problems encountered, corrective actions taken and anticipated remedial measures.

Maintenance

The following program shall be performed to maintain wetland vegetation on each stormwater lake littoral zone:

Annual supplemental planting shall be performed if the estimated percent survival of all planted species is below 85% during the two-year establishment period.

Exotic and/or nuisance vegetation shall be chemically controlled and/or manually removed at any time such species comprise a fifteen percent (15%) or greater cover over any littoral zone.

Maintenance shall be performed in perpetuity.

1.2 Created Wetland Habitats

Monitoring

The following program shall be performed to monitor the establishment of wetland vegetation within each wetland created by the "muck transfer" technique:

Monitoring parameters shall include measurement of water levels (depth) by staff gage, an estimation of percent cover of dominant, naturally recruited desirable species, an estimation of total percent cover of naturally recruited desirable vegetation, an estimation of percent cover of exotic and/or nuisance species and color photographs at at least two fixed locations within each created wetland.

NOTE: For wetlands created by planting of wetland vegetation and for mucked wetlands also containing planted species, monitoring parameters shall be the same as previously described for littoral zones.

Frequency and Duration - Monitoring events shall be performed every six (6) months for a three (3) year period.

Monitoring reporting shall be submitted to Sarasota County Natural Sciences Division within thirty (30) days following each monitoring event. Each report shall present data for the above-identified parameters and include color photograph prints taken from fixed locations. A narrative shall be provided to discuss the progress of wetland vegetation establishment to date as well as any problems encountered. Corrective actions taken and anticipated remedial measures will also be identified if applicable.

Maintenance

The following program shall be performed to maintain wetland vegetation on each created wetland:

A proposed supplemental planting program shall be submitted to Sarasota County for review and approval if an 85% cover of naturally recruited, desirable wetland vegetation is not achieved after two years of monitoring.

Exotic and/or nuisance vegetation shall be chemically controlled and/or manually removed at any time such species comprise a fifteen percent (15%) or greater cover over any littoral zone.

Maintenance shall be performed in perpetuity.

1.3 Preserved Wetland Hydroperiod

Monitoring

Identification of preserved native wetlands proposed to be monitored shall be submitted to the Sarasota County Natural Sciences Division for review and approval at the time of preliminary plan submittal for a development parcel or phase.

Measurement of water level (depth) by staff gage will be performed two (2) times each month. Monthly total rainfall will be obtained from existing on-site rain gages.

Vegetation zonation across a transect will be visually estimated and marked by stake or post at the initiation of monitoring; dominant vegetation and its percent cover within each zone will be visually estimated at the initiation of monitoring; subsequent annual vegetation monitoring will consist of measuring the length of vegetation zones shifts, estimating dominant species changes within each original zone and identification of any invasion of exotic and/or undesirable species within each zone by estimation as to percent cover. Color photographs shall be taken at both ends of the transect at initiation of monitoring and annually thereafter.

Monitoring reports shall be submitted to Sarasota County Natural Sciences Division within sixty (60) days following completion of each year of monitoring. Each report shall present data for the above-identified parameters, color photograph prints, a narrative and graphics correlating rainfall vs. water levels, dominant species changes/zone shifts and any other indicators of hydroperiod modification, if present.

Hydroperiod monitoring shall be performed for the three (3) years following installation of the stormwater management system on a parcel or phase.

Remedial Action

Should the hydroperiod monitoring program of the selected wetlands reveal significant adverse vegetation zonation changes (50% change of dominant vegetation cover in a zone), substantial invasion of exotic/nuisance species (greater than 10% invasion) or other significant problems evidenced in the data (e.g., invasion of upland species), a survey of all preserved wetlands within the parcel or phase shall be performed within thirty (30) days following completion of the annual report.

This survey shall record any evidence of vegetation stress, exotic/nuisance species invasion, upland species invasion and other indicators of hydroperiod modification for each preserved wetland. For each preserved wetland exhibiting substantial evidence of adverse hydroperiod modification, a plan of specific remedial action(s) will be submitted to Sarasota County Natural Sciences Division for review and approval.

SECTION 2: WATER BODIES LAKE AND SWALE MAINTENANCE PLAN

Invasion of exotic vegetation or aquatic weeds such as hydrilla, water lettuce, water hyacinth, duck weed, cattails, primrose willow and brazilian pepper in excessive amounts will likely interfere with the life process of the aquatic environment, lower the dissolved oxygen and pH of the water, and create drainage problems at water control structures. To control invasion of these plants within lakes, swales and other surface water management facilities, the following shall be performed:

2.1 Manual Removal of Aquatic Weeds

Whenever practical, undesirable weeds and floating aquatics shall be removed manually. Floating aquatics shall be removed from the entire water course or water body. This method will allow for the effective control of aquatic weed invasion.

2.2 Introduction of Triploid Grass Carp

Grass carp have been found to be effective in controlling certain undesirable plants such as hydrilla, chara, and southern naiad. However, in order to avert adverse reproductive migration of this fish, only sterile, triploid grass carp will be used. Stocking ratios shall be as authorized by the Florida Game and Fresh Water Fish Commission and stocking operations shall be performed by a licensed water management contractor.

2.3 Chemical Control

Application of chemicals shall only be used as a last resort in controlling aquatic weeds. Any herbicides or pesticides shall be applied in accordance with the manufacturer's recommendations and as approved by a State licensed pest control advisor.

2.4 Algae Control

To minimize the potential for algae blooms, fertilization practices shall follow Florida Cooperative Extension Service recommendations or recommendations by accepted industry sources and be kept to the minimum necessary to maintain adequate plant growth and development. Application of fertilizers are not to exceed manufacturers recommended rates.

Copper sulphate, commonly used to control algae, shall include chelating agents. Chelated copper sulphate results in lower copper residue, requires lower application concentrations, and furnishes longer periods of control than copper sulphate.

2.5 Maintenance of Grassed Areas

Once sodded and established, all grassed areas shall be mowed regularly and maintained free from bare earth conditions to prevent the potential for erosion. Grass clippings shall be collected and disposed of properly. Clippings shall not be disposed of in any natural or created lakes or wetlands, swales, ditches or any other drainage facility.

2.6 Maintenance of Underdrain Systems

Underdrains are provided to minimize stagnant water conditions in the on-site detention swales. To be effective, these underdrains are required to be free from clogging. In the event of extended drawdown times (> 36 hours), the underdrain system will require cleaning by application of pressure flow at the underdrain cleanout locations (provided at +/-200' intervals).

2.7 Biological Control

Any lakes and any deep marsh pockets ("minnow sumps") which do not show spontaneous recruitment of Gambusia affinis ("mosquitofish") shall be stocked with that species as provided by the Mosquito Control District. If research establishes the effectiveness of other biological agents for the control of mosquito larvae with the absence of adverse environmental effects from their use, such other agents may be introduced.

A professional water management consultant will be contracted to assist in recommending procedures for controlling the invasion of aquatic weeds, algae blooms, and any other conditions detrimental to the health of the lake and associated aquatic systems.

SECTION 3: MAINTENANCE OF PARKING FACILITIES

Regularly scheduled vacuum sweeping shall be conducted on all parking facilities which comprise 200 contiguous parking spaces or more by the Applicant.

SECTION 4: OPERATION INSPECTION SCHEDULE

Operation inspections by a qualified professional shall be conducted to assure that the surface water management system functions as designed. The frequency of these inspections shall be semi-annually for the first three years and annually thereafter. Spot inspections during rainstorm events may also be periodically warranted.

The following features of the surface water management system shall be inspected during each visitation. An inspection report is provided in the back of this manual. Results of the inspection shall be reported to the Sarasota County Pollution Control Division, Engineering Division of the Transportation Department, and Planning Department:

4.1 Vegetation

The need for vegetation harvesting or spraying will be determined. Grassed areas such as swales and lake banks will also be inspected to determine the need for mowing, reseeding or fertilization.

4.2 Discharge Structures

System discharge control structures will be inspected ensuring no obstructions to flow (i.e., debris) exist that would reduce the release rate of the system. The structural condition of the control box or weir will also be inspected for evidence of seepage, settlement, or concrete deterioration. Sediment deposits located in the vicinity of the control structure as well as scouring conditions at the discharge location will be routinely noted.

4.3 Swale Detention Areas

Swale detention areas designed to temporarily detain stormwater during a rainfall event will be inspected to assure that they are kept mowed and free from stagnant water conditions.

4.4 Conveyance System

The conveyance system which includes storm sewer piping, inlets, and junction boxes will be inspected for structural and functional integrity. Evidence of seepage, restricted flow, or turbid discharges will be noted.

4.5 Reservoir Areas

Reservoir inspections will include a general review of the lake conditions with respect to algae and plant growth. Bank slopes will be inspected for signs of erosion, settlement, and slope failure. Where applicable, lake dikes and levees will be inspected for indications of settlement or breaks. Excess sediment deposits should be noted and all floating debris will be removed.

4.6 Fill Areas

Areas which have been filled and stabilized adjacent to any portion of the surface water management system (including wetlands) will be inspected for evidence of settlement, erosion or slope failure.

CHECK LIST

**OPERATION AND MAINTENANCE INSPECTION RECORD
SURFACE WATER MANAGEMENT SYSTEM**

Name of Project _____

Project Location _____

Type of Inspection _____

Date of Inspection _____

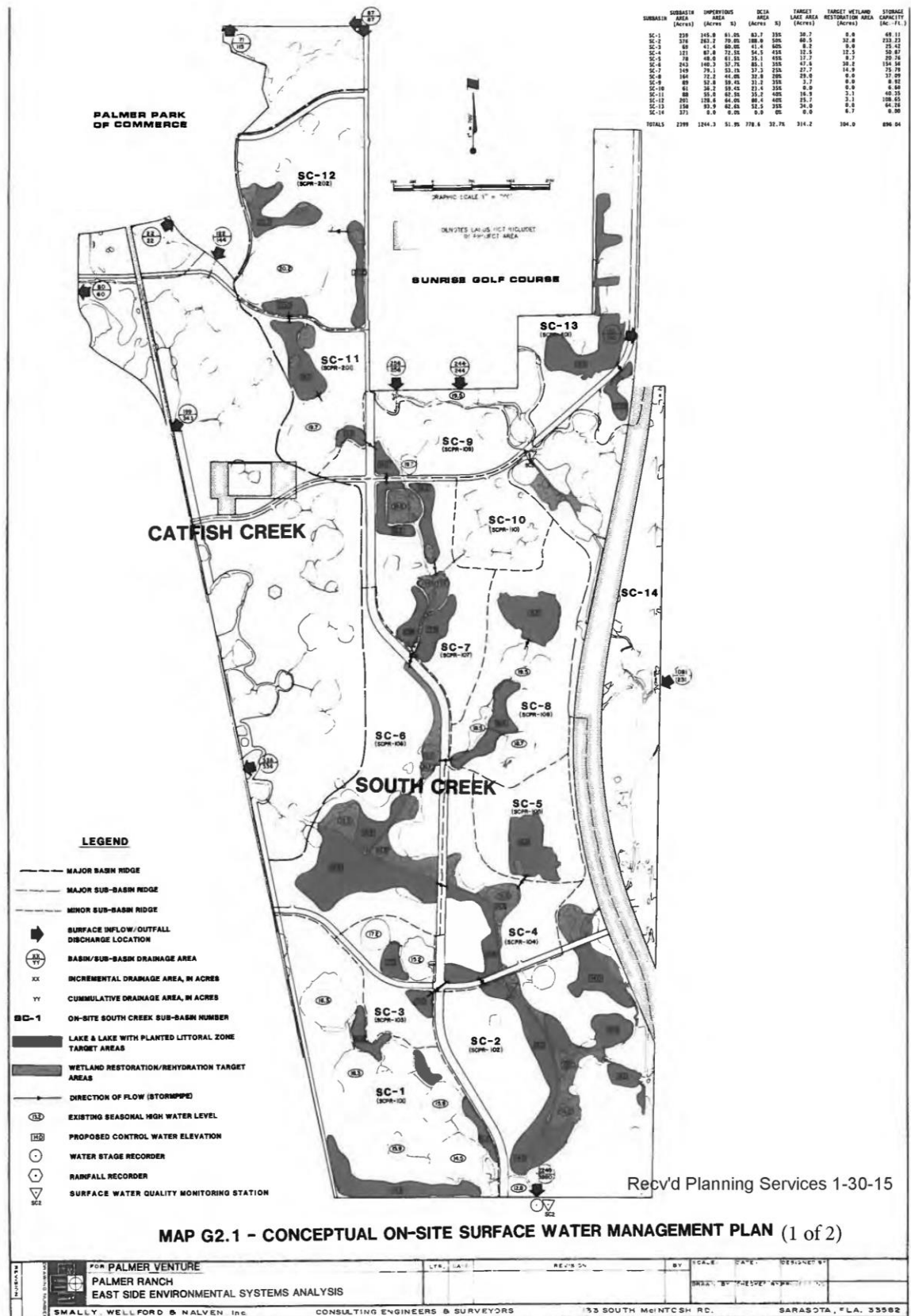
Anticipated Operation: **Satisfactory** _____
 Unsatisfactory _____

ITEM	Condition		Maintenance Needed	Estimated Costs
	Acceptable	Unacceptable		
1. Vegetation				
2. Discharge Structures				
3. Swale Areas				
4. Conveyance System				
5. Reservoir Areas				
6. Fill Areas				
7. Signs				

REMARKS: _____

Signature of Inspector_____
Name of Organization Being Represented

EXHIBIT I – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN



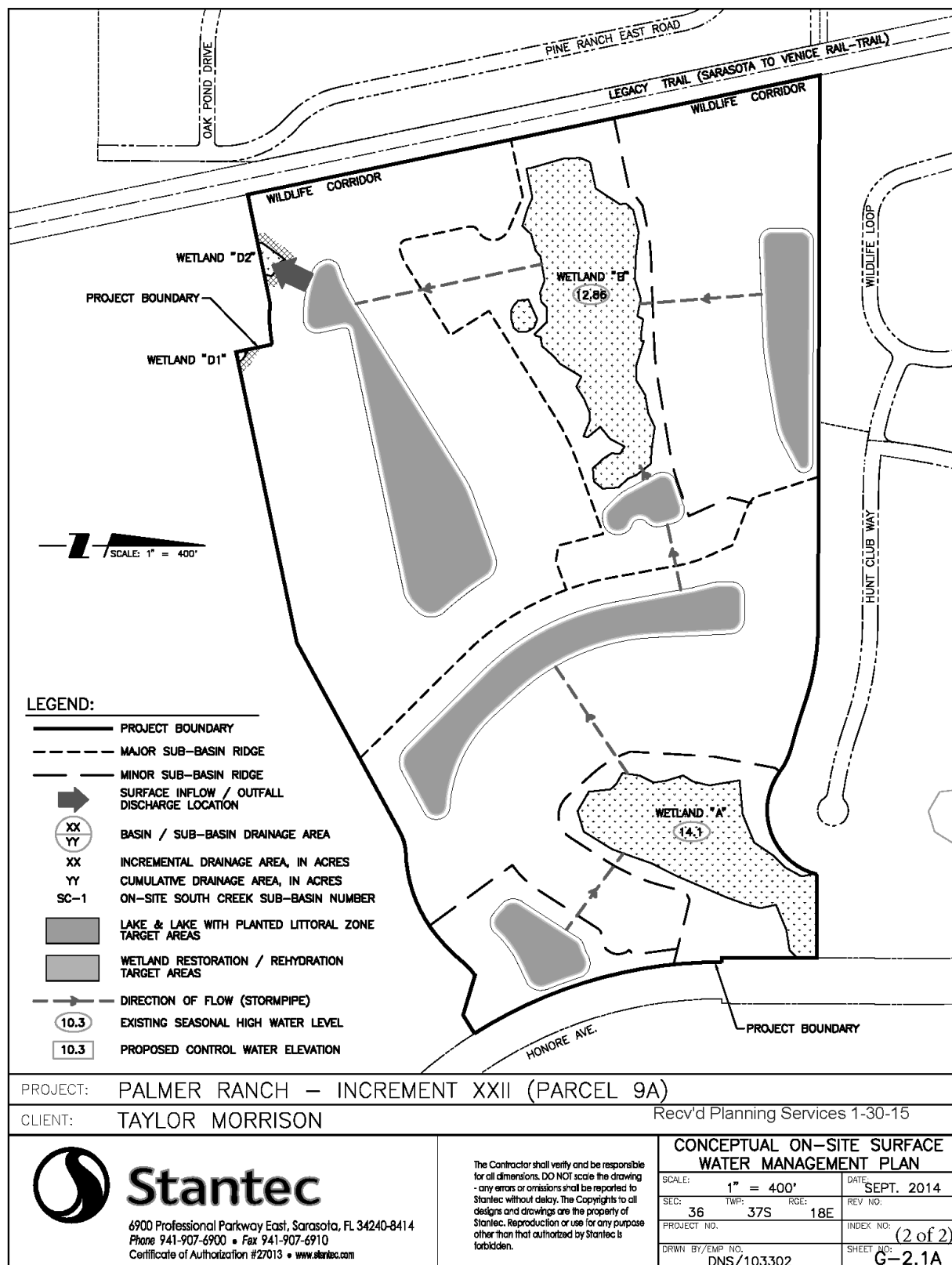


EXHIBIT J – STIPULATIONS OF SETTLEMENT

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA

PALMER RANCH DEVELOPMENT, LTD.,
a Florida Limited Partnership,

Plaintiff,

v.

SARASOTA COUNTY, a Political
subdivision of the State of Florida,

Defendant.

Case No. 96-1381-CA-01
Div. C.
Judge: Lee E. Haworth

ORDER APPROVING STIPULATION OF SETTLEMENT

This cause is before the Court on the Stipulation of Settlement signed by the parties. The stipulations of settlement, a copy of which is attached hereto, is Approved and its terms are

incorporated by reference into, and made part of, this Order. *Accordingly, the case is hereby dismissed with prejudice, each party to bear its own fees and costs.*
As provided in the stipulation attached hereto, the Court shall retain jurisdiction to enforce the terms of this Order.

DONE AND ORDERED this 21 day of April, 1999, at Sarasota County, Florida.



Lee E. Haworth
Circuit Judge

cc: counsel of record

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TYPING OR PRINTING FOR REPRODUCTIVE
PURPOSE MAY BE UNSATISFACTORY IN
THIS DOCUMENT WHEN RECEIVED.

487 of 222

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA

PALMER RANCH DEVELOPMENT, LTD.,
a Florida Limited partnership,

Plaintiff,

v.

SARASOTA COUNTY, a Political
subdivision of the State of Florida,

Defendant.

Case No. 96-1381-CA-01
Div. C.
Judge: Lee E. Haworth

STIPULATION OF SETTLEMENT

Palmer Ranch Development, Ltd. and Sarasota County hereby stipulate to the following settlement of the issues raised in the case styled Palmer Ranch Development, Ltd., v. Sarasota County, Case No. 96-1381-CA-01 as follows:

1. Sarasota County will continue to reimburse Palmer Ranch for over-sizing of water transmission lines in the existing DRI site and the 900 acre site immediately to the south, from water impact fees or connection charges, until buildout of the combined project. If oversizing reimbursements do not amount to \$700,000 by 2010, Sarasota County will pay Palmer Ranch the difference.

2. Sarasota County and Palmer Ranch will take all steps necessary to reimburse Palmer Ranch for stormwater drainage easements or rights-of-way ("property") along South Creek, to a maximum of \$3 million over ten years, from South Creek drainage basin Stormwater Improvements Assessments, other assessments of properties within the DRI and the 900 acre parcel, or other sources chosen by the County from legally available non-ad valorem funds;

provided this shall not create a pledge or lien with respect to such funds. If the cost of the property does not reach \$3 million, then Sarasota County shall reimburse the costs of future drainage improvements along South Creek until the maximum is reached. The value of any property acquired from Palmer Ranch shall be determined by the following method: Sarasota County shall retain two appraisals from members of the Appraisal Institute. If the average of the two appraisals is not accepted by Palmer Ranch, it may retain a third appraiser who is also an MAI. The three appraisals shall be averaged to determine the compensation for the property.

3. Sarasota County will cooperate with Palmer Ranch and the School Board to relocate the current school site on Central Sarasota Parkway elsewhere on Palmer Ranch-owned lands within the DRI or out, and will process land use and zoning amendments to convert the existing site to commercial at Sarasota County's own administrative cost. If approved, total internal commercial acreage within the MDO area would still be limited to 99 acres.

4. Sarasota County will process an amendment to the MDO to remove the police car dedication requirement.

5. Sarasota County will process an amendment to the MDO to remove the requirement of a second fire station site dedication. Consistent with the MDO, Palmer Ranch will dedicate a one-acre site in the southeast quadrant of the Honore Avenue and Central Sarasota Parkway intersection for Fire Station purposes. Palmer Ranch will convey an additional acre at that site for such purposes, for a value to be determined in the same manner as for the property identified in Paragraph No. 2 above.

6. Sarasota County will process an amendment to the MDO to delete the remaining park acreage dedication requirement.

7. Sarasota County and Palmer Ranch will take all steps necessary to reimburse Palmer Ranch for construction of future segments of Honore Avenue (as a four-lane road) between Palmer Ranch Parkway and S.R. 681, and upgrading and extending Bay Street (as a two-lane road) from U.S. 41 to Honore Avenue, from road impact fee funds collected between January 1, 1999, and December 31, 2010, from the DRI site plus those properties now owned by Palmer Ranch (as depicted on Exhibit A). Appropriate rights-of-way, configuration, and costs will be approved by Sarasota County in advance. These segments will be counted as Palmer Ranch-provided in the transportation reanalysis described in No. 8. If the road impact fee ordinance is: a) repealed or invalidated during this period, or amended to reduce the fees generated by 50% or more per residential unit, and b) replaced or supplemented by a new funding mechanism that is intended to assess new development for the purpose of funding road facilities attributable to new growth, then this new funding shall be substituted to fund this reimbursement to the extent that it is generated from the properties identified above.

8. For all transportation reanalyses for the existing DRI, and for the 900 acre parcel immediately to the south, Sarasota County will take steps necessary to continue the overall traffic reanalysis methodology utilized in the 1988/1995 reanalyses to determine any additional mitigation obligations of Palmer Ranch in lieu of concurrency analyses or additional specific requirements. The next transportation reanalysis shall be submitted to Sarasota County by the end of 1999. If the 900 acre parcel is approved for development, Palmer Ranch shall be responsible for two-lane construction of Honore Avenue and Bay Street on site as a DO condition, whether funding under No. 7 is adequate or not. Likewise, the existing portions of Bay Street shall be reconstructed to current (1999) Land Development Regulation standards before the issuance of any certificates of occupancy on this parcel. Palmer Ranch will dedicate all on-site rights-of-way for these two public

roads without cost, consistent with the MDO specifications. The Bay Street railroad crossing construction and signalization will be funded by Palmer Ranch, subject to the reimbursement described above. The necessary off-site rights-of-way for the above facilities will be acquired by Sarasota County at its cost.

9. Sarasota County will pledge support of state and federal funding for construction of Central Sarasota Parkway/I-75 Interchange and the Honore/681 interchange and will work towards inclusion of them in the MPO workplan.

10. At time of development condition commitment to the Honore/Bay Street interconnection, Sarasota County will initiate and process a comprehensive plan amendment for an activity center at its own expense.

11. Palmer Ranch will dismiss all state, federal, and administrative actions with prejudice, including the case styled Palmer Ranch Development, Ltd., v. Sarasota County et al, Case No. 98-539-CIV-26F, currently pending in the United States District Court for the Middle District of Florida, its pending impact fee petitions and appeals, and its pending Notice of Proposed Change (NOPC) requesting credits. As an alternative to dismissal of the NOPC, Palmer Ranch may amend the NOPC with prejudice as to the issues raised therein, but may substitute other changes to the MDO necessary to effect this Stipulation. The parties shall stipulate that this agreement resolves all issues as to the propriety of impact fees and development conditions on affected properties. Palmer Ranch will issue the statement regarding the federal suit attached as Exhibit B.

12. In a form approved by Sarasota County, Palmer Ranch shall record specific notice that purchasers shall have no entitlement to impact fee credits or reimbursements.

13. Sarasota County and Palmer Ranch agree that this is their entire agreement, and that it incorporates no other representations than expressed herein.

14 Sarasota County and Palmer Ranch agree that this agreement is severable, and that breach of one provision does not constitute breach of the entire agreement.

15. Nothing in this agreement shall preclude either party from assigning its rights or obligations under the agreement.

16. The parties hereto, and to the federal action, shall exchange mutual releases. Each such party shall bear its own attorneys fees and costs.

17. Nothing in this agreement shall be construed to restrict the County's discretion as to any future zoning or land use decisions.

18. The parties stipulate to the incorporation of this Stipulation of Settlement into a Final Judgment of the Circuit Court.

Dated this 21st day of April, 1999.

Palmer Ranch Development, Ltd.
a Florida Limited Partnership

By: Palmer Ranch Development, Inc.
a Florida Corporation
as General Partner

By: Hugh F. Culverhouse, Jr.
Hugh F. Culverhouse, Jr.
as its President

For Sarasota County
BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

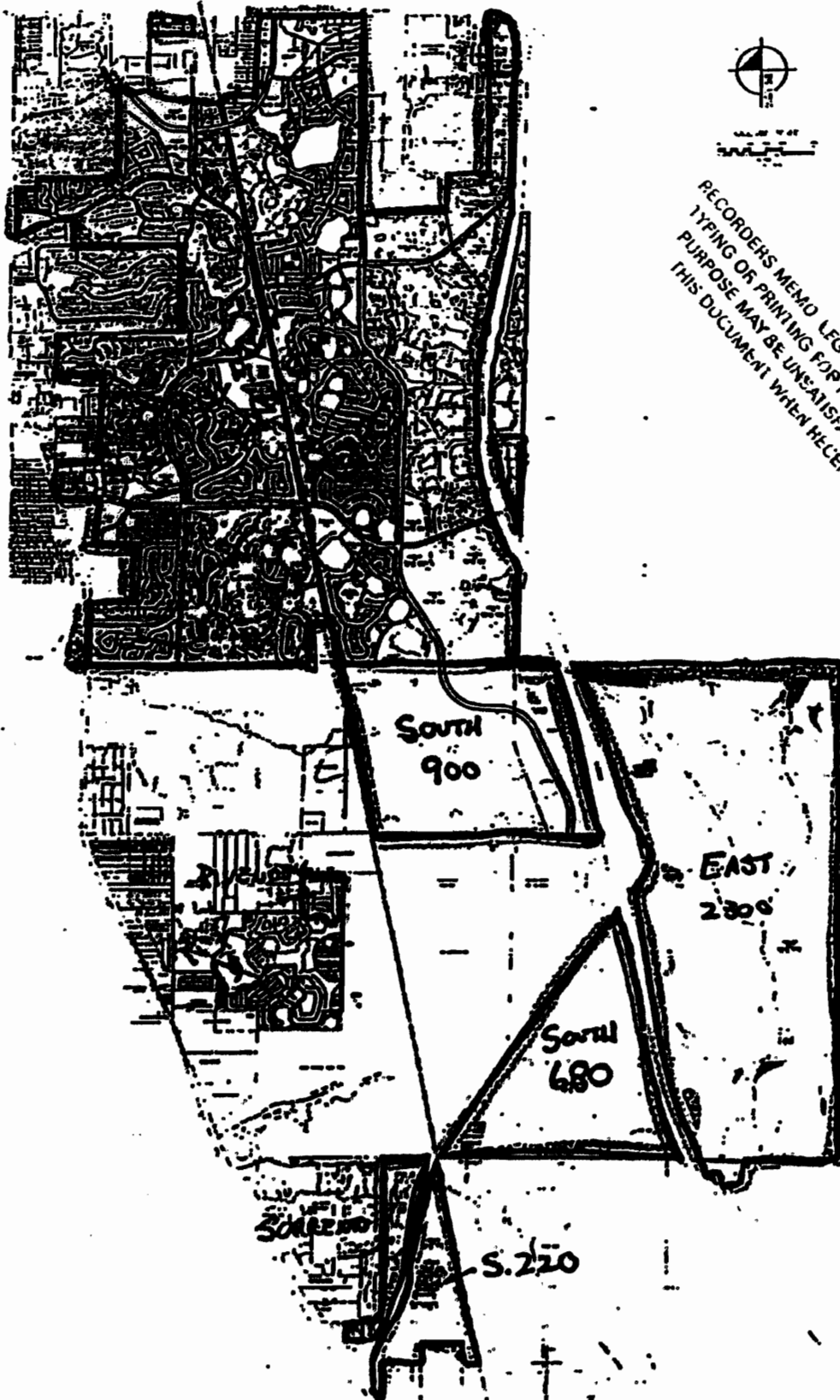
By: _____
Raymond A. Pilon
Vice Chairman

ATTEST:

KAREN B. RUSHING, Clerk of the
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners
of Sarasota County, Florida

BY: _____
Deputy Clerk

On Paler Ranch



RECORDERS MEMO LEGIBILITY OF WRITING
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PURPOSE MAY BE UNSATISFACTORY IN
THIS DOCUMENT WHEN RECEIVED.

**STATEMENT OF PALMER RANCH
REGARDING ITS FEDERAL LAWSUIT**

Palmer Ranch filed a Federal action against Sarasota County and certain individuals because it was concerned that its civil rights were being violated. Specifically, Palmer Ranch feared that Sarasota County and certain staff members were retaliating against Palmer Ranch for filing lawsuits relating to impact fees and railroad crossings.

Testimony by the County under oath in the Federal case revealed that Palmer Ranch's fears were unfounded. According to this testimony, no Sarasota County staff member intended to retaliate against Palmer Ranch, and Sarasota County's specific policy was to conduct business as usual with the Ranch.

Palmer Ranch accepts this sworn testimony that neither Sarasota County nor any of its employees intended any retaliation against Palmer Ranch. For this reason, it will dismiss its lawsuit with prejudice as part of its overall settlement with the County, with no payment by the Defendants.

Palmer Ranch is pleased to settle its disputes with Sarasota County. It intends to continue to build on the relationship it has developed with the County during the settlement process. It will also work closely with the County in the future to continue to make the Ranch an attractive, environmentally sensitive place to live and work. By doing so, Palmer Ranch believes that it will satisfy the mutual goals of both the County and the Ranch – to build a strong community, attract new commerce necessary to create jobs, and enhance the quality of life in Sarasota County.

enhance the quality of life in Sarasota County.
I hereby certify that the foregoing is a true and correct copy of the statement made in this office.
Witness my hand and official seal this _____ day of N-9
19____
Karen S. Rushing, Clerk of the Circuit Court
BY: [Signature]
BY: [Signature] Palmer Ranch Development, Ltd.

RECORDERS MEMO LEGIBILITY OF WRITING:
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PURPOSE MAY BE UNSATISFACTORY IN
THIS DOCUMENT WHEN RECEIVED.

ORDINANCE NO. 2015-013

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE MASTER DEVELOPMENT ORDER FOR THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT (DRI) ORIGINALLY ADOPTED BY SARASOTA COUNTY RESOLUTION NO. 84-418, AMENDED AND RESTATED BY ORDINANCE NO. 2015-010; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR INCORPORATION OF THE APPLICATION FOR A NOTICE OF PROPOSED CHANGE AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE AMENDMENT TO THE DEVELOPMENT ORDER FOR THE PALMER RANCH DRI; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 2015 APR 23 AM 9:50
 BOARD OF COUNTY COMMISSIONERS
 FILED FOR THE RECORD

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. Findings of Fact and Conclusions of Law. The Board of County Commissioners of Sarasota County, Florida, hereinafter referred to as the "Board", hereby makes the following findings of fact and conclusions of law:

1.1 On December 18, 1984, the Board adopted Resolution No. 84-418 approving the Palmer Ranch Development of Regional Impact (DRI) and issuing the Master Development Order for the DRI. The Palmer Ranch DRI consists of approximately 5,472 acres located west of Interstate 75 (I-75), south of Clark Road, east of U.S. 41, and north of Preymore Street.

1.2 The issuance of the Palmer Ranch Master Development Order (MDO) has occurred in accordance with Findings of Fact and Conclusions of Law as specified in Resolution No. 84-418.

1.3 The Palmer Ranch MDO (Resolution No. 84-418 as amended) specifies information requirements to be submitted with each Application for Incremental Development Approval (AIDA) and identifies those issues which can result in denial of an AIDA in accordance with the provisions of Chapter 380-06(20)(b)1. Florida Statutes.

1.4 On April 21, 2015, the Board adopted Ordinance No. 2015-010 amending and restating the Master Development Order for Palmer Ranch, revising Exhibits A through O to codify all previous amendments to the MDO since the adoption of Resolution No. 91-170, revising and updating of Conditions of Approval (Exhibit B of Ordinance No. 91-170, as amended, and adding Parcel 9A as Increment XXII.

1.5 On October 29, 2014, Palmer Ranch Holdings, Ltd., through their authorized agent, James Paulmann (hereinafter referred to as the "Applicant"), submitted to Sarasota

County a Notification of a Proposed Change (NOPC) to the Palmer Ranch Master Development Order, in accordance with Chapter 380.06, Florida Statutes.

1.6 Copies of the NOPC have been submitted to the Southwest Florida Regional Planning Council (SWFRPC), and to the Florida Department of Economic Opportunity (DEO), pursuant to Subsection 380.06(19)(f)2, Florida Statutes.

1.7 The proposed changes to the Palmer Ranch Master Development Order pursuant to Chapter 380.06, Florida Statutes, include 1) adding approximately 224 acres to Conceptual Master Development Plan (Exhibit C of Ordinance No. 2015-010); 2) adding approximately 224 acres to the Habitat Preservation, Alteration and Mitigation Plan (Exhibit F of Ordinance No. 2015-010); and 3) adding approximately 224 acres to the Wildlife Corridor Plan (Exhibit G of Ordinance No. 2015-010).

1.8 The Report and Recommendation of the SWFRPC has been received and addressed.

1.9 The Sarasota County Planning Commission held a duly noticed public hearing on the NOPC on, March 19, 2015, and received all pertinent evidence and testimony, and recommended approval of the NOPC.

1.10 Pursuant to Section 380.06 (11)(f)3, Florida Statutes, public notice for a hearing on said NOPC before the Board was duly published in the "Sarasota Herald-Tribune" on April 5, 2015, and was duly provided to the Florida DEO, the SWFRPC, and other persons designated by DEO rules.

1.11 The Board held a duly noticed public hearing on the NOPC on April 22, 2015.

1.12 The Board considered the Report and Recommendation of the SWFRPC and the proposed changes to the development are consistent with the Report and Recommendation.

1.13 The Board considered all matters relevant to the NOPC, including the Recommendations of the Sarasota County Planning Commission, and all pertinent evidence and testimony presented at the public hearing.

1.14 The proceedings herein relating to the Palmer Ranch MDO DRI NOPC have been conducted in compliance with the provisions of Chapter 380.06, Florida Statutes, and all conditions precedent to the granting of development approval required by Chapter 380.06, Florida Statutes, have occurred.

1.15 The proposed changes do not constitute a substantial deviation as they do not create a reasonable likelihood of additional regional impacts, or any type of regional impact not previously reviewed by the regional planning agency.

1.16 The proposed changes to the Palmer Ranch MDO DRI are consistent with the State Comprehensive Plan and will not interfere with the achievement of the objectives of any adopted State Land Development Plan applicable to this area.

1.17 The proposed changes to the Palmer Ranch MDO DRI are consistent with the Sarasota County Comprehensive Plan, and are not in conflict with other local land development regulations.

SECTION 2. Incorporation of the Notice of Proposed Change (NOPC), and Associated Documents into the Development Order.

2.1 The following documents are hereby incorporated in this Development Order by reference:

- I. The SWFRPC's Official Recommendations - Development of Regional Impact Assessment for Palmer Ranch MDO NOPC.

2.2 The following information, commitments and impact mitigating provisions submitted by the Applicant are hereby incorporated in this Development Order by reference. Development permits are subject to the provisions contained in these documents:

- I. Palmer Ranch Application for Master Development Approval and Associated Documents – August 11, 1983;
- III. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – October 1, 2014;
- IV. The Notification of Proposed Change (NOPC) Application and Associated Documents for the Palmer Ranch MDO – October 29, 2014;
- V. Conceptual Master Development Plan – October 29, 2014.

2.3 In construing and enforcing the provisions of the documents incorporated in this Development Order by Subsections 2.1 and 2.2 above, the following shall apply:

- a) The most recent response of the Applicant in the above referenced documents shall control over any previous response, wherever there is a conflict, otherwise the responses shall be considered cumulative.
- b) Any information, commitments or impact mitigating provisions in the above referenced documents which are inconsistent with the specific conditions set forth in this Ordinance and the exhibits hereto, shall be deemed superseded and inapplicable.

SECTION 3. Approval of Amendment to the Palmer Ranch Master Development Order (Ordinance 2015-010).

3.1 The Board hereby approves the modifications to the Master Development Order for the Palmer Ranch DRI subject to the conditions contained in Exhibit A through Exhibit E, which are attached hereto and incorporated herein by reference, subject to the other provisions of this Development Order.

- Exhibit A – Revised Legal Description
- Exhibit B – Revised Master Development Plan
- Exhibit C – Addition to Native Habitat Preservation, Alteration and Mitigation Plan, Exhibit “F” of Ordinance No. 2015-010
- Exhibit D – Addition to Wildlife Corridor Plan, Exhibit “G” of Ordinance 2015-010
- Exhibit E – Addition to Conceptual On-Site Surface Water Management Plan, Exhibit “I” of Ordinance No. 2015-010

3.2 The Sarasota County Planning Department is hereby designated as the local government department responsible for monitoring the development, enforcing and monitoring

the terms of the Incremental Development Order and for receiving the biennial report required by Chapter 380.06, Florida Statutes.

3.3 Biennial Report Requirements:

The Applicant shall submit the Biennial report pursuant to the Development Order and the requirements of Chapter 380.06 (18), Florida Statutes, Chapter 9J-2.025 (7), Florida Administrative Code (F.A.C.), and the conditions of this Ordinance. This report shall be submitted with the consolidated Biennial Monitoring Report for the DRI until such time as all terms and conditions of this Development Order are satisfied, unless otherwise specified herein. The Applicant shall submit this monitoring report to the Sarasota County Planning Department, the SWFRPC, the DEO, and all affected permitting agencies required by law on form RPM-BSP-Biennial Report-1, as the same may be amended from time to time. The biennial monitoring report shall contain all information required by Rule 9J-2.025 (7) (a) through (k), F.A.C., as the same may be amended from time to time.

Upon notification that the biennial report has not been received by the SWFRPC, or the DEO, or upon non-receipt of the biennial report by Sarasota County, Sarasota County shall request in writing that the Applicant submit the report within thirty (30) days. Failure to submit the report after thirty (30) days of such written notice shall result in Sarasota County temporarily suspending this Development Order, and no new development permit applications shall be granted within the development until the requirements of this subsection are met.

3.4 Monitoring Reports Requirement:

The Applicant shall submit the following monitoring reports to the Sarasota County Planning Department at the same time that the biennial report is submitted, unless a different submission time is authorized by the Planning Department in writing. Failure to submit the report after 30 days shall result in Sarasota County temporarily suspending this Development Order, and no new development permit applications shall be granted within the development until the requirements of this section are met.

a) A status report on the Stormwater Management program. This shall include measures instituted regarding "Best Management Practices" for soil erosion and sedimentation controls, lawn maintenance procedures and stormwater management systems maintenance, pursuant to the requirements of appropriate Sarasota County departments.

b) A status report of the cumulative amount of development approved for the project pursuant to Conditions in the Development Order contained in Exhibit B.

3.5 The definitions presently contained in Chapter 380.06, Florida Statutes, shall control in the construction of this Development Order.

SECTION 6. Non-Exemption from County Regulations.

6.1 This Ordinance shall not be construed as an agreement on the part of Sarasota County to exempt the Applicant, its successors and assigns, from the operation of any Ordinance or regulation hereinafter adopted by Sarasota County for the purpose of the protection of the public health, welfare, and safety, which said Ordinance or regulation shall be generally and

equally applicable throughout Sarasota County, and which said Ordinance or regulation protects or promotes a vital public interest, and which said Ordinance or regulation does not substantially impair or prevent development as approved herein.

SECTION 7. Enforcement.

7.1 All conditions, restrictions, requirements, commitments and impact mitigating provisions contained or incorporated by reference in this Development Order may be enforced by Sarasota County by action at law or in equity, after notice to the Applicant and a reasonable opportunity to cure, and, in the event Sarasota County prevails in such action at law or in equity, it shall be awarded all its reasonable costs of investigation and enforcement, including County staff time and reasonable attorneys' fees incurred by or on behalf of Sarasota County.

7.2 In the event it is determined by the Board, after notice to the Applicant and a full hearing, that the Applicant has failed to comply with any conditions, restrictions, requirements or impact mitigating provisions contained or incorporated by reference in this Development Order, the Board may temporarily suspend this Development Order during which no development permit applications shall be granted within the development until compliance is achieved. Where such a failure has been finally determined, the Applicant shall be liable for all costs of investigating and enforcement, including County staff time and reasonable attorney's fees incurred by or on behalf of Sarasota County.

7.3 The rights and obligations of this Development Order shall run with the land. The Applicant is bound by the terms of this Development Order so long as it owns such property. This Development Order shall be binding upon and inure to the benefit of the Applicant and its assignees or successors in interest and Sarasota County and its successors. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designed as successor in interest thereto, or which otherwise possess any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

7.4 In the event of a Development Order appeal or other legal challenge of this Development Order by DEO, the Applicant shall pay all reasonable costs and fees of County staff and attorneys relating to said appeal or legal challenge. Said costs and fees shall be based upon the Sarasota County Billable Fee System under Ordinance No. 85-91, as amended from time to time. Payment of all billings by the Applicant related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

SECTION 8. Severability.

8.1 If any section, sentence, clause, phrase or word of this Development Order is for any reason held or declared to be invalid, inoperative, or void, such holding of invalidity shall not affect the remaining portions of this Development Order. It shall be construed to have been the intent to pass this Development Order, without such invalid or inoperative part herein, and the remainder, exclusive of such part or parts, shall be deemed and held to be valid as if such parts had not been included herein, unless to do so would frustrate the intent of this Development Order.

8.2 Nothing in Section 7.1 shall override the effect of an appeal pursuant to Section 380.07(2), Florida Statutes.

SECTION 9. Service and Recording.

9.1 The Planning and Development Services Department is hereby directed to record this Ordinance in the Official Records of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Applicant. This Ordinance shall be binding upon the Applicant, its successors and assigns and upon Sarasota County.

9.2 The Clerk to the Board of County Commissioners shall certify the date upon which a copy of this Ordinance are deposited in the U.S. Mail to DEO and electronic copies to the SWFRPC, and the Applicant.

VIA US MAIL

Ray Eubanks
Department of Economic Opportunity
Division of Community Development
MSC 160
107 East Madison Street
Tallahassee, Florida 32399

VIA E-MAIL

David Crawford
Southwest Florida Regional Planning Council
Email: dcrawford@swfrpc.org

Justin Powell
Palmer Ranch Holdings
Email: justin@pranch.com

SECTION 10. Effective Date.

10.1 This Development Order shall take effect upon adoption of this Ordinance and transmittal of the copies of said Development Order to the parties specified in Chapter 380.07 (2), Florida Statutes, the expiration of any applicable appeal period, or the resolution of any appeal, whichever is later.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 22 of April, 2015.

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

By: _____

Carolyn G. Mason
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of Circuit Court
and ex officio Clerk of the
Board of County Commissioners of

Sarasota County, Florida

By: _____

Charles McKinley
Deputy Clerk

EXHIBIT LIST

Exhibit A – Legal Description

Exhibit B – Conceptual Master Development Plan

Exhibit C – Native Habitat Preservation, Alteration, and Mitigation Plan

Exhibit D – Wildlife Corridor Plan

Exhibit E - Conceptual On-Site Surface Water Management Plan

EXHIBIT A – LEGAL DESCRIPTION

Section 14, Township 37, Range 18 East; LESS premises conveyed to Robert K. Altman and wife in O.R. Book 388, Page 261 of the Public Records of Sarasota County, Florida; and LESS that portion of said Section 14, lying Northerly and Westerly of the Southerly and Easterly right-of-way line of the "Loop Road" described in O.R. Book 1455, Page 961 of said Public Records.

The East Half of Section 15, Township 37 South, Range 18 East; LESS premises excepted from Parcel B recorded in O.R. Book 1168, Pages 1466 through 1481 of the Public Records of Sarasota County, Florida (see Page 1475); and LESS that portion of said Section 15 lying Northeasterly of the Southwesterly right-of-way line of the "Loop Road" described in O.R. Book 1455, Page 961 of said Public Records.

The North Half of the Southeast $\frac{1}{4}$ of Section 22, Township 37 South, Range 18 East; LESS premised conveyed to the Church of Jesus Christ of Latter Day Saints in O.R. Book 1137, Page 828, and O.R. Book 1137, Page 829 of the Public Records of Sarasota County, Florida; and LESS Ballentrae, a condominium recorded in Condominium Book 14, Page 26 through 26G of said Public Records; and LESS The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of said Public Records.

Section 23, Township 37 South, Range 18 East; LESS The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of the Public Records of Sarasota County, Florida; and LESS Lots 3, 4, 5, 6, 11, 12, 13, 42, 43, 49, 50, 52, 53, 64, and 65 of Ridgewood Terrace Estates recorded in Plat Book 2, Page 3 of said Public Records.

Section 24, Township 37 South, Range 18 East; LESS the North Half of the North Half;

Section 25, Township 37, South, Range 18 East;

Section 26, Township 37 South, Range 18 East;

The East Half, the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying Easterly of the Easterly right-of-way of State Road 45, all in Section 27, Township 27 South, Range 18 East;

That part of the East Half of Section 34, Township 37 South, Range 18 East, lying Easterly of the Easterly right-of-way line of State Road 45; LESS Lots 7, 8, and 9, Block 1, and Lots 4 and 5, Block 4 of Sarasota-Venice Company's Subdivision of the East Half and the Northwest $\frac{1}{4}$ of Section 34, recorded in Plat Book A, Page 12 of the Public Records of Sarasota County, Florida;

Also that part of the Southwest $\frac{1}{4}$ of Section 34, Township 37 South, Range 18 East lying Easterly of the Easterly right-of-way line of State Road 45 and Southerly of the Southerly line of Lot 5, Block 4, Sarasota-Venice Company's Subdivision of the East Half and the Northwest $\frac{1}{4}$ of Section 34, recorded in Plat Book A, Page 12 of the Public Records of Sarasota County, Florida.

Section 35, Township 37 South, Range 18 East; LESS premises conveyed to Albert Glueck and wife in O.R. Book 696, Page 247 of the Public Records of Sarasota County, Florida.

Section 36, Township 37 South, Range 18 East; LESS a tract of land lying in Section 22, 23, 26 and 27, all in Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a Smally, Wellford & Nalven concrete monument at the Southeast corner of the Southeast $\frac{1}{4}$ of said Section 22; thence S-89°28'12"-W along the Southerly line of said Southeast $\frac{1}{4}$ a distance of 197.56 feet to a Smally, Wellford & Nalven concrete monument at the Southeast corner of The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of the

Public Records of Sarasota County, Florida for the POINT OF BEGINNING (the following 6 calls are to concrete monuments along the lines of The Country Club of Sarasota; thence N-00°31'59"-W a distance of 2039.04 feet; thence N-89°28'01"-E a distance of 100.00 feet; thence N-00°31'59"-W a distance of 250.00 feet; thence N-89°28'01"-E a distance of 583.77 feet; thence N-00°31'59"-W a distance of 600.49 feet; thence N-89°28'01"-E a distance of 4073.67 feet to the Easterly line of Ballantrae, a Condominium recorded in Condominium Book 14, Pages 26 through 26G of said Public Records; thence N-00°03'26"-E along said Easterly line a distance of 650.00 feet to a Smally, Wellford & Nalven concrete monument at the Southerly line of premises conveyed by Sarasota Realty Development Corporation to the County of Sarasota by Dedication Deed dated March 10, 1980 recorded in O.R. Book 1362, Page 1827 of said Public Records, said point being a point on a curve of which the radius point lies N-14°40'27"-W a radial distance of 660.00 feet; thence Northeasterly along the arc through a central angle of 45°43'33" a distance of 526.72 feet to the PRC of a curve to the right having a central angle of 40°44'48" and a radius of 580.00 feet; thence Northeasterly along the arc a distance of 412.48 feet to the PRC of a curve to the left having a central angle of 18°39'03" and a radius of 2120.00 feet; thence Northeasterly along the arc a distance of 690.10 feet; thence N-51°41'46"-E a distance of 800.00 feet to the PC of a curve to the right having a central angle of 50°07'27" and a radius of 620.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 542.40 feet; thence S-78°10'47"-E a distance of 847.98 feet to the PC of a curve to the left having a central angle of 27°09'55" and a radius of 760.00 feet; thence Southeasterly and Northeasterly along the arc a distance of 360.34 feet to the PRC of a curve to the right having a central angle of 84°09'28" and a radius of 25.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 36.72 feet to the PRC of a curve to the left having a central angle of 48°24'45" and a radius of 1360.00 feet; thence Southeasterly along the arc a distance of 1149.14 feet to the PRC of a curve to the right having a central angle of 57°49'16" and a radius of 1240.00 feet; thence Southeasterly along the arc a distance of 1251.37 feet to a line which is 120.00 feet Southwesterly of and parallel with the Westerly right-of-way line of the Seaboard Coast Line Railway (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by Right-of-Way Deed dated November 5, 1910 recorded in Deed Book 23, Page 127 of the aforementioned Public Records; thence S-11°46'43"-E along said parallel line a distance of 647.48 feet to the PC of a curve to the right having a central angle of 13°05'14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the PRC of a curve to the left having a central angle of 26°10'29" and a radius of 1600.00 feet; thence Southeasterly along the arc a distance of 730.94 feet to the PRC of a curve to the left having a central angle of 13°05'14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the aforementioned parallel line 120.00 feet Southwesterly of the Westerly right-of-way line of the Seaboard Coast Line Railroad; thence S-11°46'43"-E along said parallel line a distance of 953.36 feet to the PC of a curve to the right having a central angle of 96°45'34" and a radius of 840.00 feet; thence Southeasterly and Southwesterly along the arc a distance of 1418.57 feet; thence S-84°58'51"-W a distance of 810.00 feet to the PC of a curve to the left having a central angle of 62°08'54" and a radius of 1660.00 feet; thence Southwesterly along the arc a distance of 1800.59 feet to the PRC of a curve to the right having a central angle of 85°30'13" and a radius of 25.00 feet; thence Southwesterly along the arc a distance of 37.31 feet to the PRC of a curve to the left having a central angle of 18°39'50" and a radius of 1000.00 feet to the PC of a curve to the right having a central angle of 38°37'29" and a radius of 1140.00 feet; thence Northwesterly along the arc a distance of 768.51 feet to the PRC of a curve to the left having a central angle of 38°37'29" and a radius of 1260.00 feet; thence Northwesterly along the arc a distance of 849.40 feet to a line which is 60.00 feet Northerly of and parallel with the Northerly line of the South Half of the Northwest ¼ of the aforementioned Section 27; thence S-89°40'21"-W along said parallel line a distance of 1338.53 feet to the Easterly line of Pine Tree Village, a condominium recorded in Condominium Book 17, Pages 44 through 44I of the aforementioned Public Records; thence N-00°04'58"-E along said Easterly line a distance of 1282.26 feet to the Southerly line of the Southwest ¼ of the aforementioned Section 22; thence N-89°28'39"-E along said Southerly line a distance of 1337.06 feet to a capped iron pipe found at the Southwest corner of the Southeast ¼

of said Section 22; thence N-89°28'12"-E along the Southerly line of said Southeast ¼ a distance of 2498.54 feet to the POINT OF BEGINNING.

ALSO LESS:

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 15; thence N-89°36'31"-W along the Northerly line of said Southeast ¼ a distance of 45.00 feet; thence S-00°16'17"-W parallel with the Easterly line of said Southeast ¼ a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 459.39 feet; thence continue N-89°47'05"-W a distance of 314.06 feet; thence N-89°11'16"-W a distance of 243.35 feet; thence N-89°10'38"-W a distance of 476.74 feet; thence N-00°59'23"-E a distance of 235.02 feet; thence N-44°43'10"-W a distance of 1027.98 feet; thence S-77°02'20"-W a distance of 184.18 feet; thence N-47°24'29"-W a distance of 145.72 feet; thence N-89°00'00"-W a distance of 310.00 feet to the Easterly line of premised excepted from Parcel B, recorded in Instrument dated April 11, 1977 in O.R. Book 1168, Pages 1466 through 1481 (see Page 1475); thence N-00°15'58"-E along said Easterly line a distance of 1244.44 feet; thence S-44°45'13"-E a distance of 234.53 feet; thence S-49°31'01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°14'48"-E a radial distance of 2340.00 feet; thence Southeasterly along the arc through a central angle of 10°00'00" a distance of 408.41 feet; thence S-54°45'12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°33'12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°12'00"-E a distance of 491.93 feet to the PC of a curve to the left having a central angle of 53°48'56" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 892.30 feet to the POINT OF BEGINNING. Containing 41.457 acres.

ALSO LESS:

A tract of land lying in Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southwest ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southwest ¼ a distance of 75.00 feet; thence S-00°16'17"-W parallel with the Westerly line of said Southwest ¼ a distance of 1640.80 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 458.21 feet; thence N-89°47'05"-W a distance of 459.39 feet to a point on a curve of which the radius point lies N-02°59'03"-E a radial distance of 950.00 feet; thence Easterly along the arc through a central angle of 02°42'47" a distance of 44.98 feet; thence S-89°43'44"-E a distance of 75.03 feet to the POINT OF BEGINNING. Containing 1.263 acres.

ALSO LESS:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southeast ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southeast ¼ a distance of 50.00 feet; thence S-00°13'09"-W parallel with the Westerly line of said Southeast ¼ a distance of 77.36 feet to the POINT OF BEGINNING; thence continue S-00°13'09"-W a distance of 606.70 feet to the PC of a curve to the right having a central angle of 56°48'21" and a radius of 950.00 feet; thence Southwesterly along the arc a distance of 941.88 feet; thence S-63°42'34"-E a distance of 292.83 feet; thence N-26°17'26"-E a distance of 390.00 feet; thence N-00°43'03"-W a distance of 121.02 feet; thence N-26°00'00"-E a distance of 670.00 feet; thence N-32°36'13"-W a distance of 542.32 feet to the POINT OF BEGINNING. Containing 6.151 acres.

ALSO LESS:

A tract of land lying in Section 26, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at a Smally, Wellford & Nalven concrete monument at the Northwest corner of the Northwest Quarter of said Section 26; thence S-89°31'51"-E along the Northerly line of said Northwest Quarter a distance of 2420.00 feet to the Westerly right-of-way line of Seaboard Coast Line Railroad (100 feet) as conveyed by Adrian C. Honore to Seaboard Airline Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°46'43"-E along said Westerly line a distance of 978.21 feet to the POINT OF BEGINNING; thence continue S-11°46'43"-E along said Westerly line a distance of 1118.75 feet; thence S-38°52'35"-W a distance of 473.29 feet thence S-89°31'53"-W a distance of 1022.33 feet; thence N-49°43'17"-W a distance of 620.47 feet; thence N-11°46'43"-W a distance of 1108.80 feet to a Smally, Wellford & Nalven concrete monument set; thence N-84°58'51"-E a distance of 681.75 feet to a Smally, Wellford & Nalven concrete monument set at the PC of a curve to the left having a central angle of 33°31'37" and a radius of 960.00 feet; thence Northeasterly along the arc a distance of 561.75 feet to a Smally, Wellford & Nalven concrete monument set; thence S-70°20'53"-E a distance of 397.45 feet; thence S-56°46'43"-E a distance of 266.59 feet to the POINT OF BEGINNING. Containing 61.500 acres.

Excepting from all of the above, right-of-way for S.R. 93, S.R. 681 and Seaboard Coast Line Railroad.

Containing 4284.29 acres, more or less.

AND

A tract of land in the Northeast ¼ of Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast ¼ of said Section 15; thence S-00°14'48"-W along the Westerly line of said Northeast ¼ a distance of 50.06 feet to the Southerly line of premises conveyed by Honore A. Palmer and wife to the State of Florida by Deed dated February, 1957, recorded in Deed Book 272 on Page 61 of the Public Records of Sarasota County, Florida (Southerly line of Clark Road – 100 feet wide); thence S-89°26'19"-E along said Southerly line a distance of 2664.84 feet to a concrete monument on the Westerly right-of-way line of McIntosh Road (48 feet wide) for the POINT OF BEGINNING; thence S-00°16'13"-W along said right-of-way line a distance of 532.67 feet; thence N-89°26'19"-W a distance of 1301.15 feet; thence N-00°14'48"-E a distance of 532.67 feet to the aforementioned Southerly line of Clark Road; thence S-89°26'19"-E along said Southerly line a distance of 1301.37 feet to the POINT OF BEGINNING. Containing 15.91 acres.

AND

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 15; thence N-89°36'13"-W along the Northerly line of said Southeast ¼ a distance of 24.00 feet to the Westerly right-of-way line of McIntosh Road (48 feet wide) as shown on the Plat of Sarasota-Venice Company's Subdivision of Sections 14 and 15, Township 37 South, Range 18 East, recorded in Plat Book A on Page 10 of the Public Records of Sarasota County, Florida (Plat Book 2, Page 34 of Manatee County records) for the POINT OF BEGINNING; thence S-00°16'17"-W along said Westerly right-of-way line a distance of 1540.68 feet to a point on a curve of which the radius point lies N-01°53'13"-E a radial distance of 850.00 feet; thence Northwesterly along the arc through a

central angle of $54^{\circ}54'47''$ a distance of 814.65 feet; thence $N-33^{\circ}12'00''-W$ a distance of 491.93 feet to the PC of a curve to the left having a central angle of $21^{\circ}33'12''$ and a radius of 1400.00 feet; thence Northwesterly along the arc a distance of 526.65 feet; thence $N-54^{\circ}45'12''-W$ a distance of 282.70 feet to the PC of a curve to the right having a central angle of $10^{\circ}00'00''$ and a radius of 2240.00 feet; thence Northwesterly along the arc a distance of 390.95 feet; thence $N-39^{\circ}59'23''-W$ a distance of 301.26 feet to the centerline of an existing drainage ditch (the following 6 calls are along said centerline); thence $S-62^{\circ}42'01''-E$ a distance of 271.71 feet; thence $S-87^{\circ}41'51''-E$ a distance of 194.60 feet; thence $N-63^{\circ}23'25''-E$ a distance of 410.11 feet; thence $S-82^{\circ}16'13''-E$ a distance of 114.19 feet; thence $S-55^{\circ}09'22''-E$ a distance of 299.11 feet; thence $S-46^{\circ}32'20''-E$ a distance of 200.53 feet to the aforementioned Northerly line of the Southeast $\frac{1}{4}$ of Section 15; thence $S-89^{\circ}16'13''-E$ along said Northerly line a distance of 739.20 feet to the POINT OF BEGINNING. Containing 40.43 acres.

AND

A tract of land lying Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of said Section 14; thence $S-89^{\circ}36'06''-E$ along the Northerly line of said Southwest $\frac{1}{4}$ a distance of 775.98 feet to the Westerly right-of-way line of the Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by right-of-way deed dated November 5, 1910 recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence $S-11^{\circ}46'43''-E$ along said Westerly right-of-way line a distance of 1573.93 feet to the POINT OF BEGINNING; thence $N-89^{\circ}43'44''-W$ a distance of 1104.59 feet to the PC of a curve to the right having a central angle of $56^{\circ}31'43''$ and a radius of 850.00 feet; thence Northwesterly along the arc a distance of 838.62 feet; thence $N-33^{\circ}12'00''-W$ a distance of 491.923 feet to the PC of a curve to the left having a central angle of $21^{\circ}33'12''$ and a radius of 1400.00 feet; thence Northwesterly along the arc a distance of 526.65 feet; thence $N-54^{\circ}45'12''-W$ a distance of 282.70 feet to the PC of a curve to the right having a central angle of $10^{\circ}00'00''$ and a radius of 2240.00 feet; thence Northwesterly along the arc a distance of 390.95 feet; thence $N-39^{\circ}59'23''-W$ a distance of 301.26 feet to the centerline of an existing drainage ditch (the following 2 calls are along said centerline); thence $N-62^{\circ}42'01''-W$ a distance of 7.79 feet; thence $N-77^{\circ}48'05''-W$ a distance of 270.69 feet; thence $S-44^{\circ}45'13''-E$ a distance of 234.53 feet; thence $S-49^{\circ}31'01''-E$ a distance of 301.04 feet to a point on a curve of which the radius point lies $N-45^{\circ}14'48''-E$ a radial distance of 2340.00 feet; thence Southeasterly along said arc through a central angle of $10^{\circ}00'00''$ a distance of 498.41 feet; thence $S-54^{\circ}45'12''-E$ a distance of 282.70 feet to the PC of a curve to the right having a central angle of $21^{\circ}33'12''$ and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence $S-33^{\circ}12'00''-E$ a distance of 491.93 feet to the PC of a curve to the left having a central angle of $56^{\circ}31'43''$ and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 937.28 feet; thence $S-89^{\circ}43'44''-E$ a distance of 1125.93 feet to the aforementioned Westerly right-of-way line of the Seaboard Coast Line Railroad; thence $N-11^{\circ}46'43''-W$ along said Westerly right-of-way line a distance of 102.25 feet to the POINT OF BEGINNING. Containing 9.732 acres.

AND

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 14; thence $S-00^{\circ}13'09''-W$ along the Easterly line of said Northwest $\frac{1}{4}$ a distance of 50.55 feet to the Southerly right-of-way line of Clark Road (100 feet wide); thence $N-89^{\circ}25'37''-W$ along said Southerly right-of-way line a distance of 50.00 feet to the POINT OF BEGINNING; thence $S-00^{\circ}13'09''-W$ parallel with the Easterly line of said Northwest $\frac{1}{4}$ a distance of 3320.29 feet to the PC of a curve to the right having a central angle of $90^{\circ}03'07''$ and a radius of 850.00 feet; thence Southerly and Westerly

along the arc a distance of 1335.95 feet; thence N-89°43'44"-W a distance of 571.37 feet to the Easterly line of premises conveyed by Adrian C. Honore to Seaboard Airline Railway by Right-of-Way Deed dated November 5, 1910, recorded in Deed Book 23 on Page 127 of the Public Records of Sarasota County, Florida; thence N-11°46'43"-W along said Easterly line a distance of 1549.14 feet to the Southerly right-of-way line of Savage Road (48 feet wide) as shown on the Plat of Sarasota-Venice Company's Subdivision of Sections 14 and 15, Township 37 South, Range 18 East, recorded in Plat Book A on Page 10 of the aforementioned Public Records (Plat Book 2, Page 34 of Manatee County records); thence S-89°36'06"-E along said Southerly right-of-way line a distance of 1124.78 feet; thence N-00°13'55"-E along the Easterly line of Lots 10 and 3 of said Sarasota-Venice Company's Subdivision a distance of 2661.80 feet to the aforementioned Southerly right-of-way line of Clark Road; thence S-89°25'37"-E along said Southerly right-of-way line a distance of 618.81 feet to the POINT OF BEGINNING. Containing 89.24 acres.

AND

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Northwest ¼ of said Section 14; thence S-00°13'09"-W along the Easterly line of said Northwest ¼ a distance of 50.55 feet to the Southerly right-of-way line of Clark Road (100 feet wide) for the POINT OF BEGINNING; thence N-89°25'37"-W along said Southerly right-of-way line a distance of 50.00 feet; thence S-00°13'09"-W parallel with the Easterly line of said Northwest ¼ a distance of 3320.29 feet to the PC of a curve to the right having a central angle of 90°03'07" and a radius of 850.00 feet; thence Southerly and Westerly along the arc a distance of 1335.95 feet; thence N-89°43'44"-W a distance of 571.37 feet to the Easterly right-of-way line of the Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°46'43"-E along said Easterly right-of-way line a distance of 102.25 feet; thence S-89°43'44"-E a distance of 550.02 feet to the PC of a curve to the left having a central angle of 90°03'07" and a radius of 950.00 feet; thence Easterly and Northerly along the arc a distance of 1493.12 feet; thence N-00°13'09"-E a distance of 3319.67 feet to the aforementioned Southerly right-of-way line of Clark Road; thence N-89°25'37"-W along said Southerly right-of-way line a distance of 50.00 feet to the POINT OF BEGINNING. Containing 12.156 acres.

AND

A tract of land lying in Section 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Southeast ¼ of said Section 15; thence N-89°36'13"-W along the Northerly line of said Southeast ¼ a distance of 48.00 feet; thence S-00°16'17"-W parallel with the Easterly line of said Southeast ¼ a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 459.39 feet; thence N-89°47'05"-W a distance of 314.06 feet; thence N-49°41'16"-W a distance of 243.35 feet; thence N-89°10'38"-W a distance of 476.74 feet; thence N-00°59'23"-E a distance of 235.02 feet; thence N-44°43'10"-W a distance of 1027.98 feet; thence S-77°02'20"-W a distance of 184.18 feet; thence N-47°24'29"-W a distance of 145.72 feet; thence N-89°00'00"-W a distance of 310.00 feet to the Easterly line of premises excepted from Parcel B, recorded in Instrument dated April 11, 1977 in O.R. Book 1168, Pages 1466 through 1481 (see Page 1475); thence N-00°15'58"-E along said Easterly line a distance of 1244.44 feet; thence S-44°45'13"-E a distance of 234.53 feet; thence S-49°31'01"-E a distance of 301.04 feet to a point on a curve of which the radius point lies N-45°14'48"-E a radial distance of 2340.00 feet; thence Southeasterly along the arc through a central angle of 10°00'00" a distance of 408.41 feet; thence S-54°45'12"-E a distance of 282.70 feet to the PC of a curve to the right having a central angle of 21°33'12" and a radius of 1300.00 feet; thence Southeasterly along the arc a distance of 489.03 feet; thence S-33°12'00"-E a

distance of 491.93 feet to the PC of a curve to the left having a central angle of 53°48'56" and a radius of 950.00 feet; thence Southeasterly along the arc a distance of 892.30 feet to the POINT OF BEGINNING. Containing 41.457 acres.

AND

A tract of land lying in Sections 14 and 15, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southwest ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southwest ¼ a distance of 75.00 feet; thence S-00°16'17"-W parallel with the Westerly line of said Southwest ¼ a distance of 1640.00 feet to the POINT OF BEGINNING; thence continue S-00°16'17"-W along said parallel line a distance of 458.21 feet; thence N-89°47'05"-W a distance of 120.00 feet; thence N-00°16'17"-E a distance of 459.39 feet to a point on a curve of which the radius point lies N-02°59'03"-E a radial distance of 950.00 feet; thence Easterly along the arc through a central angle of 02°42'47" a distance of 44.98 feet; thence S-89°43'44"-E a distance of 75.03 feet to the POINT OF BEGINNING. Containing 1.263 acres.

AND

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southeast ¼ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southeast ¼ a distance of 50.00 feet; thence S-00°13'09"-W parallel with the Westerly line of said Southeast ¼ a distance of 77.36 feet to the POINT OF BEGINNING; thence continue S-00°13'09"-W a distance of 606.70 feet to the PC of a curve to the right having a central angle of 56°48'21" and a radius of 950.00 feet; thence Southwesterly along the arc a distance of 941.88 feet; thence S-63°42'34"-E a distance of 292.83 feet; thence N-26°17'26"-E a distance of 390.00 feet; thence N-00°43'03"-W a distance of 121.02 feet; thence N-26°00'00"-E a distance of 670.00 feet; thence N-32°36'13"-W a distance of 542.32 feet to the POINT OF BEGINNING. Containing 6.151 acres.

AND

A tract of land lying in Sections 22, 23, 26, and 27 all in Township 37 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at a Smally, Wellford & Nalven concrete monument at the Southeast corner of the Southeast ¼ of said Section 22; thence S-89°28'12"-W along the Southerly line of said Southeast ¼ a distance of 197.56 feet to a Smally, Wellford, & Nalven concrete monument at the Southeast corner of The Country Club of Sarasota recorded in Plat Book 24, Pages 16 through 16K of the Public Records of Sarasota County, Florida for the POINT OF BEGINNING (the following 6 calls are to concrete monuments along the lines of The Country Club of Sarasota; thence N-00°31'59"-W a distance of 2039.04 feet; thence N-89°28'01"-E a distance of 100.00 feet; thence N-00°31'59"-W a distance of 250.00 feet; thence N-89°28'01"-E a distance of 583.77 feet; thence N-00°31'59"-W a distance of 600.49 feet; thence S-89°28'01"-W a distance of 4073.67 feet to the Easterly line of Ballantrae, a Condominium recorded in Condominium Book 14, Pages 26 through 26G of said Public Records; thence N-00°03'26"-E along said Easterly line a distance of 650.00 feet to a Smally, Wellford & Nalven concrete monument at the Southerly line of premises conveyed by Sarasota Realty Development Corporation to the County of Sarasota by Dedication Deed dated March 20, 1980 recorded in O.R. Book 1362, Page 1827 of said Public Records, said point being a point on a curve of which the radius point lies NS-14°40'27"-W a radial distance of 660.00 feet; thence Northeasterly along the arc through a central angle of 45°43'33" a distance of 526.72 feet to the PRC of a curve to the right having a central angle of 40°44'48" and a radius of

580.00 feet; thence Northeasterly along the arc a distance of 412.48 feet to the PRC of a curve to the left having a central angle of 18°39'03" and a radius of 2120.00 feet; thence Northeasterly along the arc a distance of 690.10 feet; thence S-51°41'46"-E a distance of 800.00 feet to the PC of a curve to the right having a central angle of 50°07'27" and a radius of 620.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 542.40 feet; thence S-78°10'47"-E a distance of 847.98 feet to the PC of a curve to the left having a central angle of 27°09'55" and a radius of 760.00 feet; thence Southeasterly and Northeasterly along the arc a distance of 360.34 feet to the PRC of a curve to the right having a central angle of 84°09'28" and a radius of 25.00 feet; thence Northeasterly and Southeasterly along the arc a distance of 36.72 feet to the PRC of a curve to the left having a central angle of 48°24'45" and a radius of 1360.00 feet; thence Southeasterly along the arc a distance of 1149.14 feet to the PRC of a curve to the right having a central angle of 57°49'16" and a radius of 1240.00 feet; thence Southeasterly along the arc a distance of 1251.37 feet to a line which is 120.00 feet Southwesterly of and parallel with the Westerly right-of-way line of the Seaboard Coast Line Railway (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Air Line Railway by Right-of-Way Deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the aforementioned Public Records; thence S-11°46'43"-E along said parallel line a distance of 647.48 feet to the PC of a curve to the right having a central angle of 13°05'14" and a radius of 1480.00 feet; thence Southeasterly along the arc a distance of 338.06 feet to the aforementioned parallel line 120.00 feet Southwesterly of the Westerly right-of-way line of the Seaboard Coast Line Railroad; thence S-11°46'43"-E along said parallel line, a distance of 953.36 feet to the PC of a curve to the right having a central angle of 96°45'34" and a radius of 840.00 feet; thence Southeasterly and Southwesterly along the arc a distance of 1418.57 feet; thence S-84°58'51"-W a distance of 810.00 feet to the PC of a curve to the left having a central angle of 62°08'54" and a radius of 1660.00 feet; thence Southwesterly along the arc a distance of 1800.59 feet to the PRC of a curve to the right having a central angle of 85°30'13" and a radius of 25.00 feet; thence Southwesterly along the arc a distance of 37.31 feet to the PRC of a curve to the left having a central angle of 18°39'50" and a radius of 100.00 feet; thence Northwesterly along the arc a distance of 325.75 feet; thence S-89°40'21"-W a distance of 150.00 feet to the PC of a curve to the right having a central angle of 38°37'29" and a radius of 1140.00 feet; thence Northwesterly along the arc a distance of 768.51 feet to the PRC of a curve to the left having a central angle of 38°37'29" and a radius of 1260.00 feet; thence Northwesterly along the arc a distance of 849.40 feet to a line which is 60.00 feet Northerly of and parallel with the Northerly line of the South Half of the Northwest ¼ of the aforementioned Section 27; thence S-89°40'21"-W along said parallel line a distance of 1338.53 feet to the Easterly line of Pine Tree Village, a Condominium recorded in Condominium Book 17, Pages 44 through 44I of the aforementioned Public Records; thence N-00°04'58"-E along said Easterly line a distance of 1282.26 feet to the Southerly line of the Southwest ¼ of the aforementioned Section 22; thence N-89°28'29"-E along said Southerly line a distance of 179.16 feet to a capped iron pipe found at the Southwest corner of the Southeast ¼ of said Section 22; thence N-89°28'12"-E along the Southerly line of said Southeast ¼ a distance of 2498.54 feet to the POINT OF BEGINNING. Containing 494.662 acres.

AND

Begin at a concrete monument marking the Northeast corner of said plat of "The Country Club of Sarasota" thence S-00°57'33"-E, 600.49 feet to a concrete monument; thence S-89°02'27"-W, 583.77 feet to a concrete monument; thence S-00°57'33"-E, 250.00 feet to a concrete monument; thence S-89°02'27"-W, 100.00 feet to a concrete monument; thence N-00°55'44"-W, 850.49 feet to a concrete monument; thence N-89°02'27"-E, 683.32 feet to the POINT OF BEGINNING. Containing 10.00 acres.

AND

Part of the Southwest ¼ of Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at a concrete monument found at the Northwest corner of the Southwest ¼ of said Section 14; thence S-00°16'16"-W along the Westerly line of the Southwest ¼ of said Section 14, a distance of 1540.84 feet; thence S-89°43'38"-E parallel with the Southerly line of the North ½ of the Southwest ¼ of said Section 14 a distance of 75.00 feet to the POINT OF BEGINNING; thence continue S-89°43'38"-E along said parallel line a distance of 1029.41 feet to the Westerly right-of-way line (100 feet wide) of the Seaboard Coastline Railroad, Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence N-11°46'30"-W along said Westerly right-of-way line a distance of 1536.97 feet to its intersection with a line which is 36 feet Southerly of and parallel with the Northerly line of the Southwest ¼ of said Section 14; thence N-89°36'07"-W along said parallel line a distance of 708.64 feet to its intersection with a line which is 75 feet Easterly of and parallel with the Westerly line of the Southwest ¼ of said Section 14; thence S-00°16'16"-W parallel with the Westerly line of the Southwest ¼ of said Section 14 a distance of 1504.67 feet to the POINT OF BEGINNING. Containing 30.00 acres.

AND

A tract of land lying in Section 26, Township 37 South, Range 18 East, Sarasota County, Florida, described as follow:

Commence at a Smally, Wellford and Nalven concrete monument at the Northwest corner of the Northwest Quarter of said Section 26; thence S-89°31'51"-E along the Northerly line of said Northwest Quarter a distance of 2420.00 feet to the Westerly right-of-way line of Seaboard Coast Line Railroad (100 feet wide) as conveyed by Adrian C. Honore to Seaboard Airline Railway by right-of-way deed dated November 5, 1910, recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida; thence S-11°46'43"-E along said Westerly line a distance of 978.21 feet to the POINT OF BEGINNING; thence continue S-11°46'43"-E along said Westerly line a distance of 1118.75 feet; thence S-38°52'35"-W a distance of 1022.33 feet; thence N-49°43'17"- a distance of 620.47 feet; thence N-11°46'43"-W a distance of 1108.80 feet to a Smally, Wellford & Nalven concrete monument set; thence N-84°58'51"-E a distance of 681.75 feet to a Smally, Wellford & Nalven concrete monument set at the PC of a curve to the left having a central angle of 33°31'37" and a radius of 960.00 feet; thence Northeasterly along the arc a distance of 561.75 feet; thence Northeasterly along the arc a distance of 561.75 feet to a Smally, Wellford & Nalven concrete monument set; thence S-70°20'53"-E a distance of 397.45 feet; thence S-56°46'43"-E a distance of 266.59 feet to the POINT OF BEGINNING. Containing 61.500 acres.

AND

That portion of the East half of the East Half of Section 13, Township 37 South, Range 18 East; being more particularly described as follows:

Commence at the Southeast corner of said Section 13; thence S-88°55'38"-W along the Southerly line of said Section 13, a distance of 508.79 feet to the westerly line of State Road 93 (I-75) for the POINT OF BEGINNING; thence continue along said Southerly line S-88°55'38"-W a distance of 823.25 feet to the Westerly line of the East half of the East half of said Section 13; thence N-00°22'19"-E along said Westerly line, a distance of 2622.12 feet to the Northerly line of the Southeast ¼ of said Section 13; thence continue N-00°25'26"-E along the westerly line of the East half of the East half of said Section 13, a distance of 676.52 feet; thence N-89°58'00"-E a distance of 853.52 feet to the aforementioned Westerly line of State Road 93 (I-75); (the following 3 calls are along said Westerly line); thence S-00°02'00"-E a distance of 569.58 feet; thence S-01°06'45"-W a distance of 2665.37 feet to the PC of a curve to the right having a central angle of 00°10'25" and a radius of 16240.22 feet; thence along the arc in a Southwesterly direction a distance of 49.20 feet to the POINT OF BEGINNING.

Containing 63.707 Acres.

ALSO

Section 24, Township 37 South, Range 18 East; being more particularly described as follows:

That portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 37 South, Range 18 East, lying Westerly of the Westerly right-of-way line of State Road 93 (I-75).

Containing 63.497 Acres.

ALSO

West of I-75 and approximately 1000 feet south of Central Sarasota Parkway, being more particularly described as follows:

That part of Section 31, Township 37 South, Range 19E, Sarasota County, Florida, lying westerly of I-75.

Containing 38.4 Acres.

AND

A parcel of land lying in Sections 1 and 2, Township 38 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run along the North boundary of said Section 1, being in part the South boundary of SILVER OAK, UNIT 2A, according to the plat thereof, recorded in Plat Book 42, Page 3, and in part the South boundary of SILVER OAK, UNIT 3, according to the plat thereof, recorded in Plat Book 43, Page 18, both of the Public Records of Sarasota County, Florida, S.89°45'37"E., 1519.57 feet to a point of curvature; thence along said South boundary of SILVER OAK, UNIT 3, the following five (5) courses: 1) Easterly, 278.75 feet along the arc of a curve to the right having a radius of 830.00 feet and a central angle of 19°14'33" (chord bearing S.80°08'21"E., 277.44 feet) to a point of reverse curvature; 2) Easterly, 134.69 feet along the arc of a curve to the left having a radius of 1420.00 feet and a central angle of 05°26'04" (chord bearing S.73°14'06"E., 134.64 feet) to a point of reverse curvature; 3) Southeasterly, 91.08 feet along the arc of a curve to the right having a radius of 235.00 feet and a central angle of 22°12'22" (chord bearing S.64°50'57"E., 90.51 feet) to a point of reverse curvature; 4) Easterly, 421.25 feet along the arc of a curve to the left having a radius of 215.00 feet and a central angle of 112°15'36" (chord bearing N.70°07'26"E., 357.03 feet) to a point on aforesaid North boundary of Section 1; 5) along said North boundary of Section 1 S.89°45'37"E., 272.33 feet to the Southeast corner of aforesaid SILVER OAK, UNIT 3, also being the Northwest corner of Honore Avenue (Variable Width Right of Way), per Warranty Deed to Sarasota County, recorded in Official Records Instrument Number 2014029026, of the Public Records of Sarasota County, Florida; thence along the West right of line of said Honore Avenue, the following three (3) courses: 1) S.00°14'52"W., 309.91 feet; 2) S.89°45'08"E., 15.00 feet to a point on a non-tangent curve; 3) Southerly, 851.23 feet along the arc of said curve to the left having a radius of 1490.00 feet and a central angle of 32°43'59" (chord bearing S.16°07'08"E., 839.70 feet); thence S.58°40'06"W., 70.64 feet; thence N.73°25'10"W., 134.93 feet to a point on a non-tangent curve; thence Southwesterly, 55.62 feet along the arc of said curve to the left having a radius of 183.31 feet and a central angle of 17°23'09" (chord bearing S.48°10'18"W., 55.41 feet) to a point of reverse curvature; thence Southwesterly, 126.31 feet along the arc of a curve to the right having a radius of 620.51 feet and a central angle of 11°39'46" (chord bearing S.45°18'36"W., 126.09 feet) to a point of compound curvature; thence Westerly, 293.17 feet along the arc of a curve to the right having a radius of 454.00 feet and a central angle of 36°59'54" (chord bearing S.69°38'26"W., 288.10 feet) to a point of reverse curvature; thence Westerly, 68.09 feet along the arc of a curve to the left having a radius of 146.00 feet and a central angle of 26°43'20" (chord bearing S.74°46'43"W., 67.48 feet) to a point of tangency; thence S.61°25'03"W., 705.86 feet; thence

S.78°13'01"W., 968.29 feet; thence N.11°46'59"W., 120.11 feet to a point on a non-tangent curve; thence Westerly, 134.98 feet along the arc of said curve to the right having a radius of 500.00 feet and a central angle of 15°28'04" (chord bearing S.87°09'02"W., 134.57 feet) to a point of non-tangency; thence S.78°22'06"W., 362.39 feet to the Easterly right of way line of Seminole Gulf Railway (100-foot Right of Way); thence along said Easterly right of way line, N.11°46'59"W., 1906.46 feet to a point on the North boundary of aforesaid Section 2, said point also being the Southwest corner of aforesaid SILVER OAK, UNIT 2A; thence along said North boundary of Section 2, also being aforesaid South boundary of SILVER OAK, UNIT 2A, N.89°50'47"E., 268.11 feet to the POINT OF BEGINNING.

Containing 103.193 acres (4,495,082 square feet), more or less.

AND

A tract of land lying in Section 1, Township 38 South, Range 18 East and Section 6, Township 38 South, Range 19 East, both in Sarasota County, Florida, said tract described as follows:

BEGIN at northeast corner of said Section 1, also being the northwest corner of said Section 6 and the southeast corner of Section 36, Township 37 South, Range 18 East; thence S.89°29'05"E., along the north line of said Section 6, a distance of 1,196.94 feet to a point on the westerly right-of-way line of Interstate 75 (State Road 93, Section 17075-2407, variable width public right-of-way) as recorded in Road Plat Book 2, Page 54, Public Records of Sarasota County, Florida, also being the point of curvature of a non tangent curve to the right, having a radius of 22,788.31 feet and a central angle of 08°14'41"; thence southerly along the arc of said curve, a distance of 3,279.19 feet, said curve having a chord bearing and distance of S.16°09'16"E., 3,276.36 feet, to the point of tangency of said curve; thence continuing along said westerly right-of-way line, S.12°01'55"E., a distance of 75.61 feet to the point of curvature of a non tangent curve to the left, having a radius of 2,143.00 feet and a central angle of 23°50'25"; thence southwesterly along the arc of said curve, a distance of 891.68 feet, said curve having a chord bearing and distance of S.44°20'49"W., 885.26 feet, to the point of tangency of said curve; thence S.32°25'36"W., a distance of 649.81 feet to a point on the westerly right-of-way line of Honore Avenue (at this point, a 120.00 foot wide public right-of-way) as recorded in Road Plat Book 4, Page 78, said Public Records and being a point of curvature of a non tangent curve to the right, having a radius of 821.00 feet and a central angle of 54°11'11"; thence along said westerly right-of-way line for the following seven (7) calls; (1) thence northwesterly along the arc of said curve, a distance of 776.45 feet, said curve having a chord bearing and distance of N.48°06'32"W., 747.83 feet, to the point of tangency of said curve; (2) thence N.21°00'57"W., a distance of 735.83 feet to the point of curvature of a curve to the left having a radius of 1,710.00 feet and a central angle of 40°39'59"; (3) thence northwesterly along the arc of said curve, a distance of 1,213.69 feet to the point of tangency of said curve; (4) thence N.61°40'56"W., a distance of 1,740.18 feet to the point of curvature of a curve to the right having a radius of 1,370.00 feet and a central angle of 61°55'56"; (5) thence northwesterly along the arc of said curve, a distance of 1,480.86 feet to the end of said curve; (6) thence S.89°45'00"E., a distance of 15.00 feet; (7) thence N.00°15'18"E., a distance of 309.87 feet to a point on the north line of the Northeast 1/4 of said Section 1, said point also being on the westerly line of the Isles of Sarasota, Unit 1, as recorded in Plat Book 45, Page 21, said Public Records; thence along said westerly line and southerly line of said plat for the following seven (7) calls; (1) thence S.00°15'00"W., a distance of 118.39 feet to the point of curvature of a curve to the left having a radius of 1,250.00 feet and a central angle of 45°10'46"; (2) thence southerly along the arc of said curve, a distance of 985.66 feet to the point of curvature of a non tangent curve to the left, having a radius of 276.07 feet and a central angle of 13°46'21"; (3) thence northerly along the arc of said curve, a distance of 66.36 feet, said curve having a chord bearing and distance of N.12°33'07"E., 66.20 feet, to the point of reverse curvature of a curve to the right having a radius of 110.00 feet and a central angle of

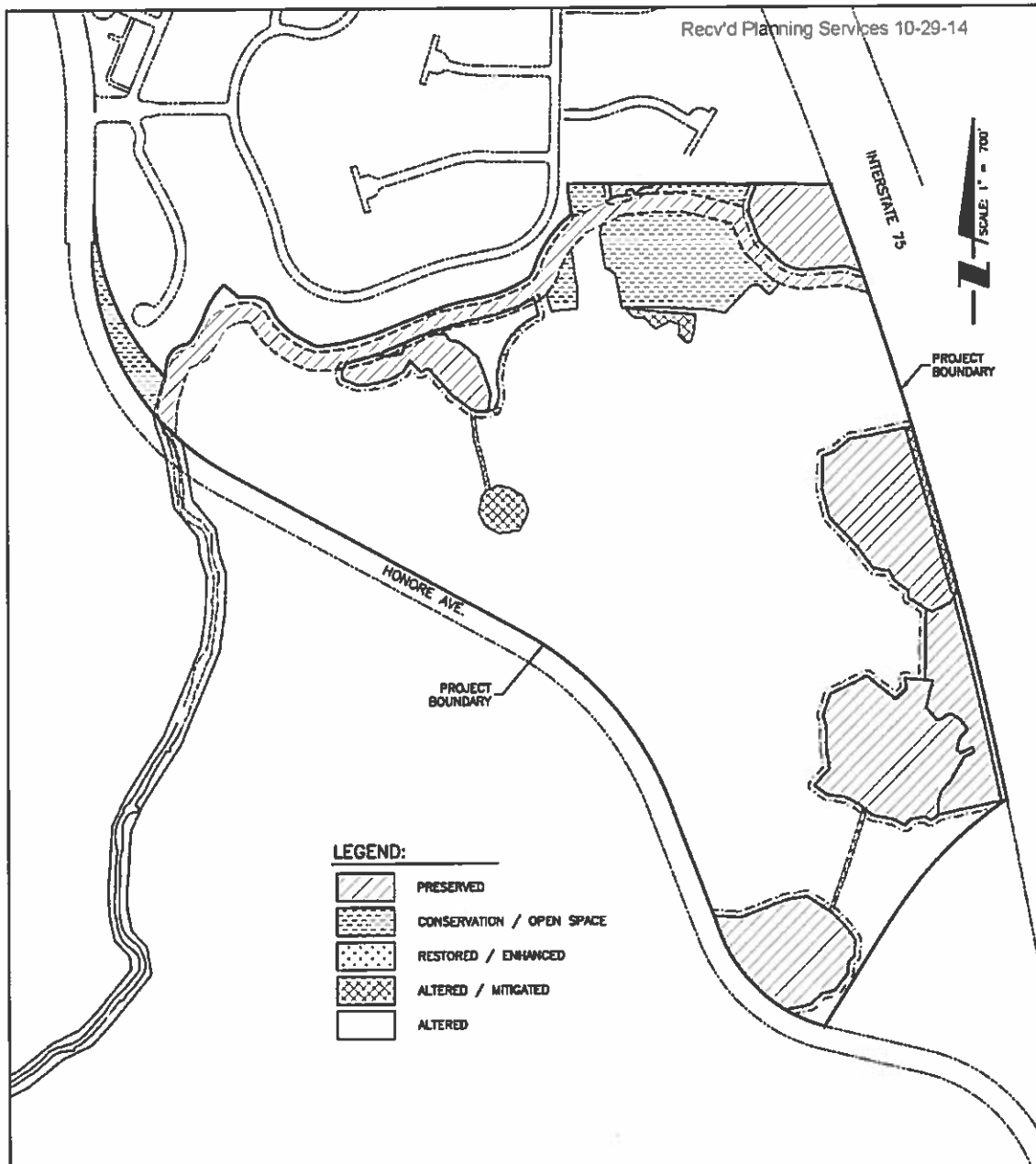
76°15'02"; (4) thence northeasterly along the arc of said curve, a distance of 146.39 feet to the point of reverse curvature of a curve to the left having a radius of 50.00 feet and a central angle of 45°59'54"; (5) thence northeasterly along the arc of said curve, a distance of 40.14 feet to the point of compound curvature of a curve to the left having a radius of 491.38 feet and a central angle of 16°37'27"; (6) thence northeasterly along the arc of said curve, a distance of 142.57 feet to the point of reverse curvature of a curve to the right having a radius of 400.00 feet and a central angle of 28°22'55"; (7) thence northeasterly along the arc of said curve, a distance of 198.14 feet to the end of said curve; thence S.49°38'30"E., a distance of 100.27 feet to a point on the southerly line of Isles of Sarasota, Unit 2A, as recorded in Plat Book 45, Page 48, said Public Records; thence along said south line and the south line of Isles of Sarasota, Unit 2B, as recorded in Plat Book 46, Page 12, said Public Records for the following seventeen (17) calls; (1) thence N.88°47'04"E., a distance of 75.61 feet to the point of curvature of a curve to the right having a radius of 105.00 feet and a central angle of 63°12'17"; (2) thence southeasterly along the arc of said curve, a distance of 115.83 feet to the point of tangency of said curve; (3) thence S.28°00'39"E., a distance of 44.32 feet to the point of curvature of a curve to the left having a radius of 150.00 feet and a central angle of 17°22'11"; (4) thence southeasterly along the arc of said curve, a distance of 45.47 feet to the point of tangency of said curve; (5) thence S.45°22'50"E., a distance of 65.63 feet to the point of curvature of a curve to the left having a radius of 150.00 feet and a central angle of 16°26'52"; (6) thence southeasterly along the arc of said curve, a distance of 43.06 feet to the point of tangency of said curve; (7) thence S.61°49'43"E., a distance of 109.90 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 33°42'53"; (8) thence easterly along the arc of said curve, a distance of 29.42 feet to the point of compound curvature of a curve to the left having a radius of 1,266.27 feet and a central angle of 15°51'00"; (9) thence easterly along the arc of said curve, a distance of 350.29 feet to the point of tangency of said curve; (10) thence N.68°36'25"E., a distance of 277.55 feet to the point of curvature of a curve to the right having a radius of 1,050.00 feet and a central angle of 10°17'50"; (11) thence easterly along the arc of said curve, a distance of 188.71 feet to the point of tangency of said curve; (12) thence N.78°54'15"E., a distance of 95.26 feet to the point of curvature of a curve to the left having a radius of 600.77 feet and a central angle of 23°05'51"; (13) thence northeasterly along the arc of said curve, a distance of 242.19 feet to the point of compound curvature of a curve to the left having a radius of 100.00 feet and a central angle of 38°29'33"; (14) thence northeasterly along the arc of said curve, a distance of 67.18 feet to the point of reverse curvature of a curve to the right having a radius of 580.42 feet and a central angle of 34°50'52"; (15) thence northeasterly along the arc of said curve, a distance of 353.02 feet to the end of said curve; (16) thence N.08°47'18"W., a distance of 129.41 feet; (17) thence N.00°59'19"E., a distance of 33.63 feet to a point on the above mentioned north line of the Northeast 1/4 of said Section 1; thence S.89°45'18"E., along said north line, a distance of 190.02 feet to the POINT OF BEGINNING.

Said tract contains 9,755,058 square feet or 223.9453 acres, more or less.



0 2015-013

EXHIBIT C – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN



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
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NATIVE HABITAT PRESERVATION / ALTERATION & MITIGATION PLAN

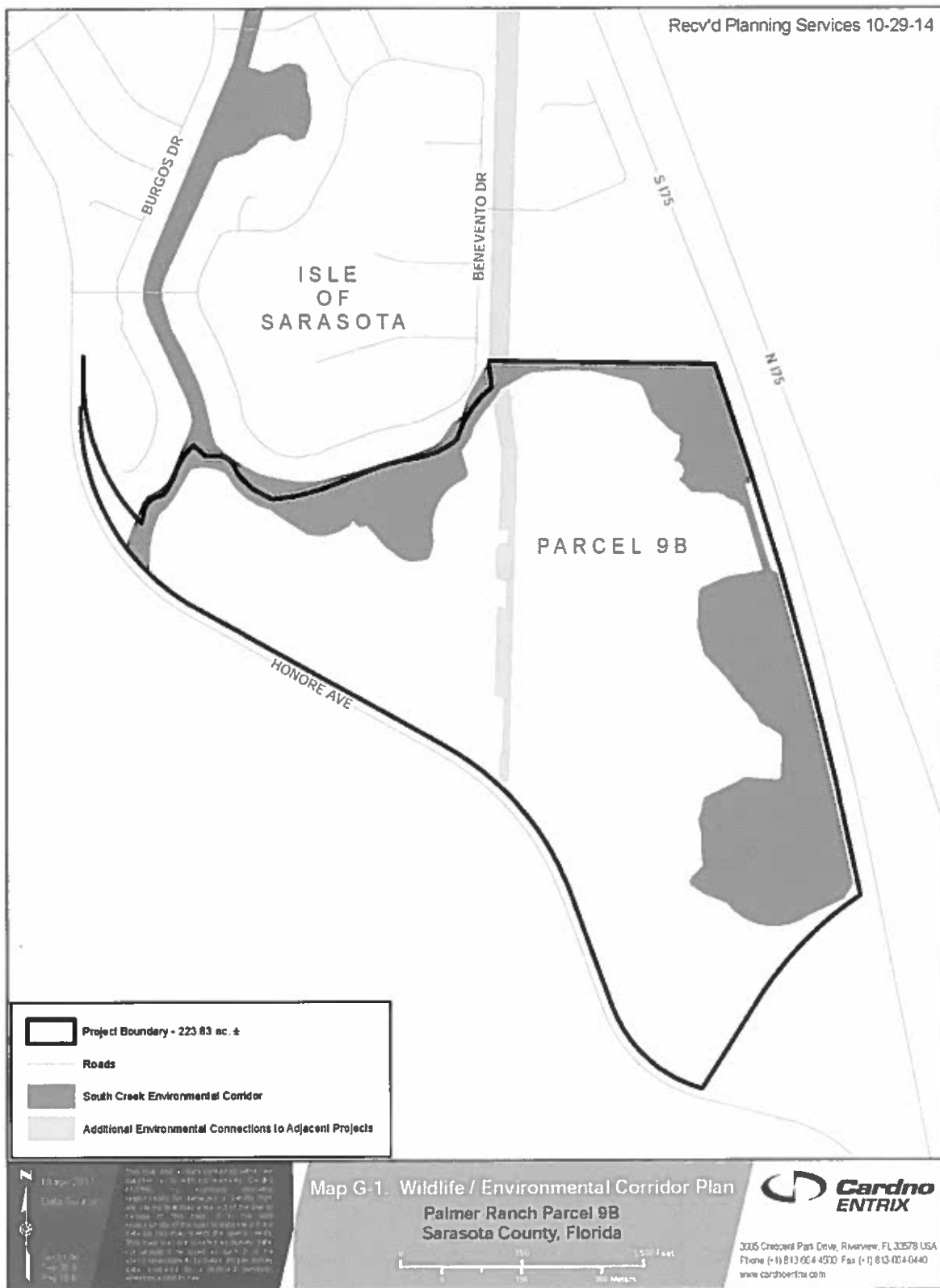
SCALE:	1" = 700'	DATE:	OCTOBER, 2014
SEC. 1	38S	REV. NO.	
8	38S	18E	
PROJECT NO.		INDEX NO.	
DRAWN BY/EMP. NO.	DKL/89396	SHEET NO.	F-2A

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PREDEVELOPED CONDITIONS				Rec'd Planning Services 10-29-14
EXISTING NATIVE HABITAT				
HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)	PERCENTAGE	
411	Pine Flatwoods	1.15	0.51	
630	Hardwood Coniferous Mixed	4.63	2.07	
641	Freshwater Marsh	35.06	16.52	
643	Wet Prairie	0.60	0.27	
SUBTOTAL		43.95	19.37	
EXISTING DEVELOPED FEATURES				
HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)	PERCENTAGE	
190	Open Land	2.01	0.90	
211	Improved Pasture	126.92	56.70	
213	Woodland Pasture	22.51	10.06	
510	Stream and Waterways	5.95	2.66	
530	Reservoirs	16.24	7.26	
743	Spill Area	5.34	2.39	
832	Electrical Power Transmission Lines	1.11	0.67	
SUBTOTAL		178.47	78.73	
POST-DEVELOPED CONDITIONS				
PRESERVED NATIVE HABITAT				
HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	PRESERVE (in acres)	CONSERVATION / OPEN SPACE (in acres)	TOTAL (in acres)
411	Pine Flatwoods	0.10	1.05	1.15
630	Hardwood Coniferous Mixed	4.63	0.00	4.63
641	Freshwater Marsh	35.06	0.00	35.06
SUBTOTAL		39.79	1.05	40.84
PRESERVED DEVELOPED FEATURES				
HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	PRESERVE (in acres)	CONSERVATION / OPEN SPACE (in acres)	TOTAL (in acres)
190	Open Land	0.00	2.01	2.01
211	Improved Pasture	9.22	19.08	28.30
213	Woodland Pasture	0.78	5.78	6.56
510	Stream and Waterways	4.89	0.00	4.89
530	Reservoirs	8.88	0.62	9.50
743	Spill Area	0.00	1.23	1.23
832	Electrical Power Transmission Lines	0.00	1.11	1.11
SUBTOTAL		23.77	29.83	53.60
RESTORED / ENHANCED NATIVE HABITATS				
HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)		
211	Improved Pasture	2.32		
213	Woodland Pasture	0.06		
SUBTOTAL		2.38		
ALTERED / MITIGATION NATIVE HABITATS				
HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)		
641	Freshwater Marsh	1.91		
643	Wet Prairie	0.20		
SUBTOTAL		2.51		
ALTERED DEVELOPED FEATURES				
HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)		
510	Stream and Waterway	1.06		
530	Reservoirs	3.04		
SUBTOTAL		4.10		
PRESERVED / RESTORED / ENHANCED GRAND TOTAL		84.44		
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.		
		NATIVE HABITAT PRESERVATION / ALTERATION & MITIGATION PLAN SCALE: N.T.S. DATE: OCTOBER 2014 SEC 1 TWP. 38S RGE. 18E 8 39S 18E PRODUCT NO. DRAWN BY/EMP. NO. DKL/89396 SHEET NO. F-28		

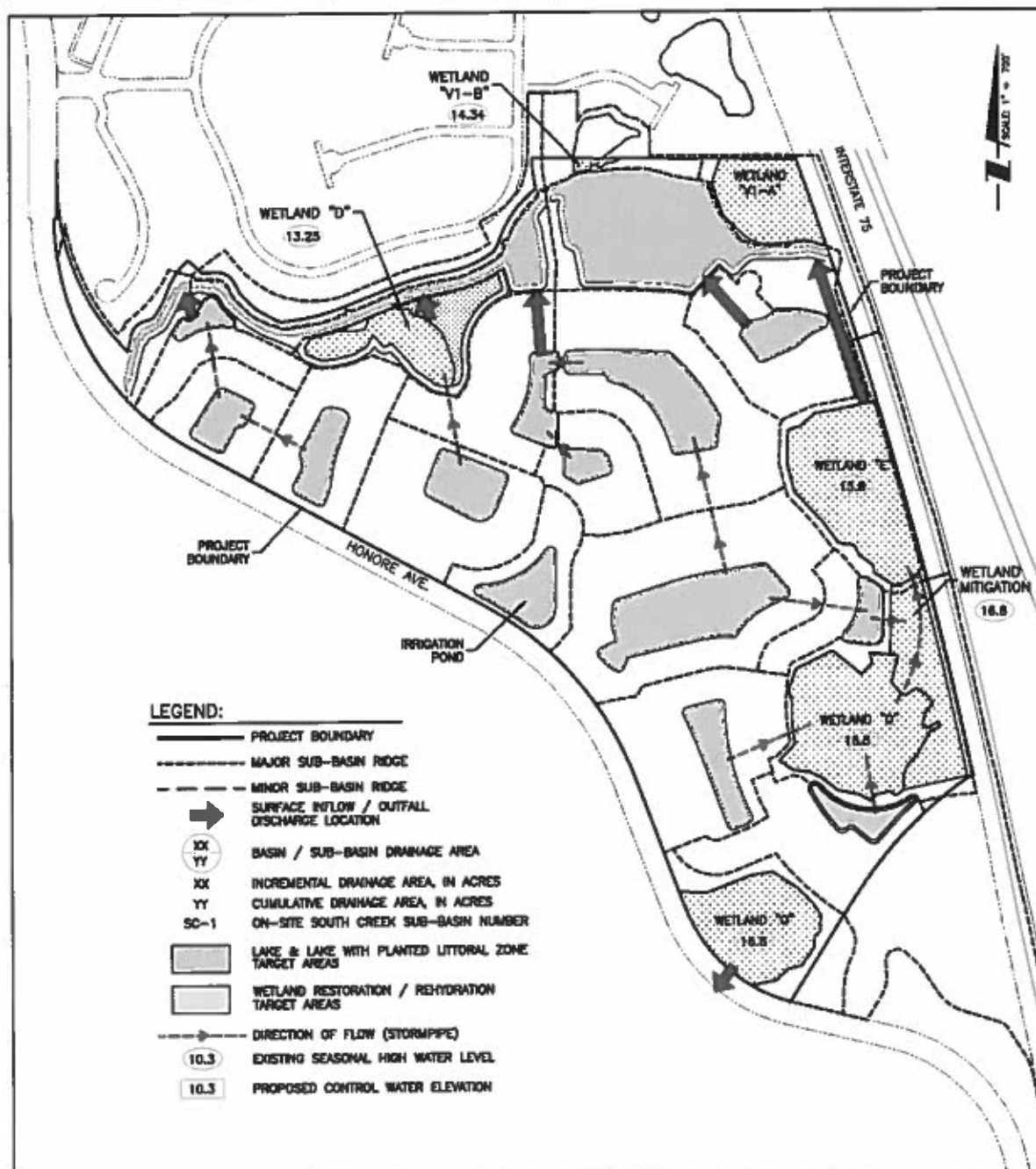
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EXHIBIT D – WILDLIFE CORRIDOR PLAN



02015-013

EXHIBIT E – Conceptual On-Site Surface Water Management Plan



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

CLIENT: DIVOSTA HOMES



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CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

SCALE:	1" = 700'	DATE:	OCTOBER, 2014
SECT:	1	TWP:	38S
	8	RGE:	18E
PROJECT NO:	DKL/89396	REV NO:	
DATE BY/APP NO:		SHEET NO:	G-2.1A

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EXHIBIT B – CONCEPTUAL MASTER DEVELOPMENT PLAN

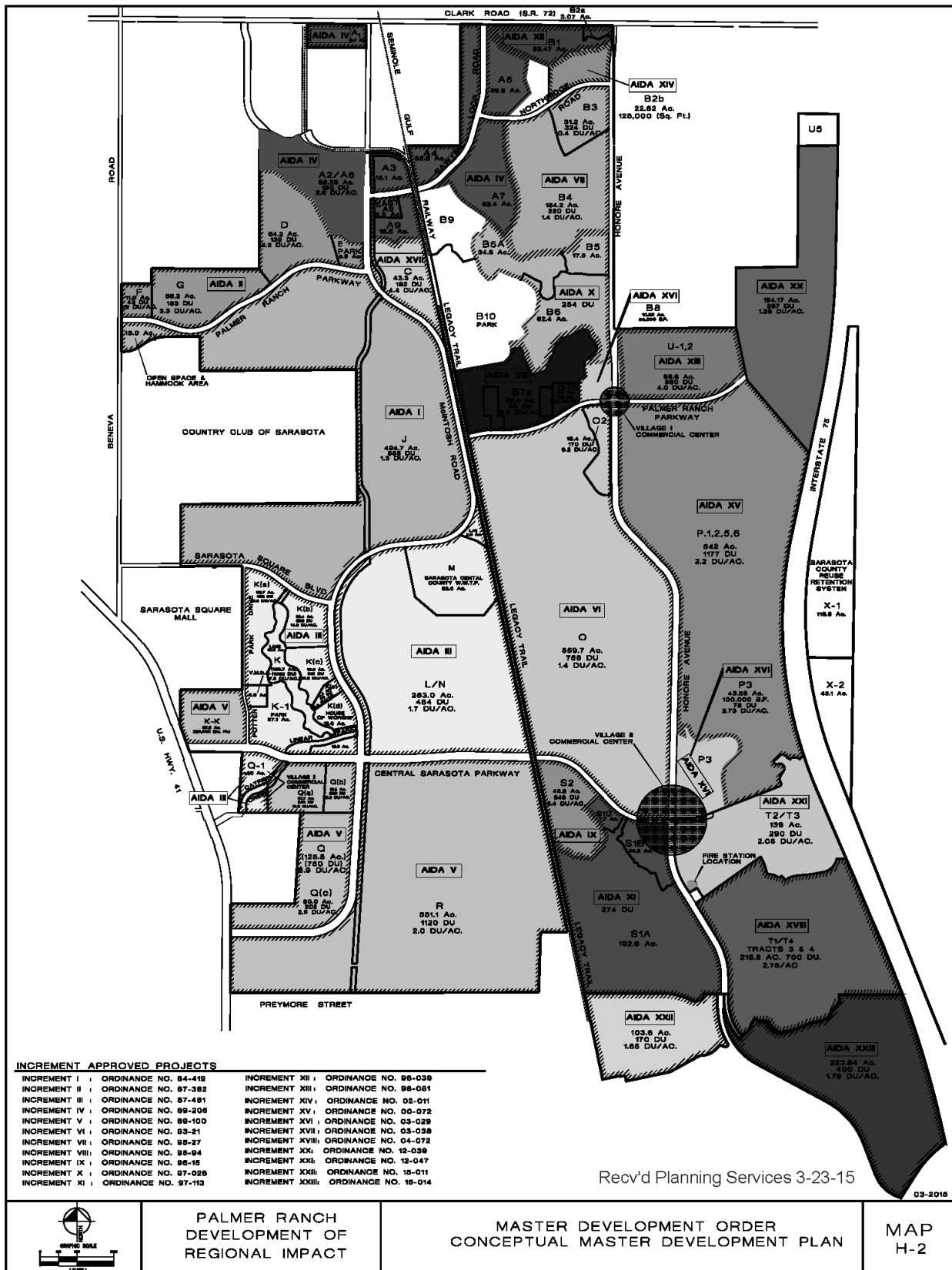
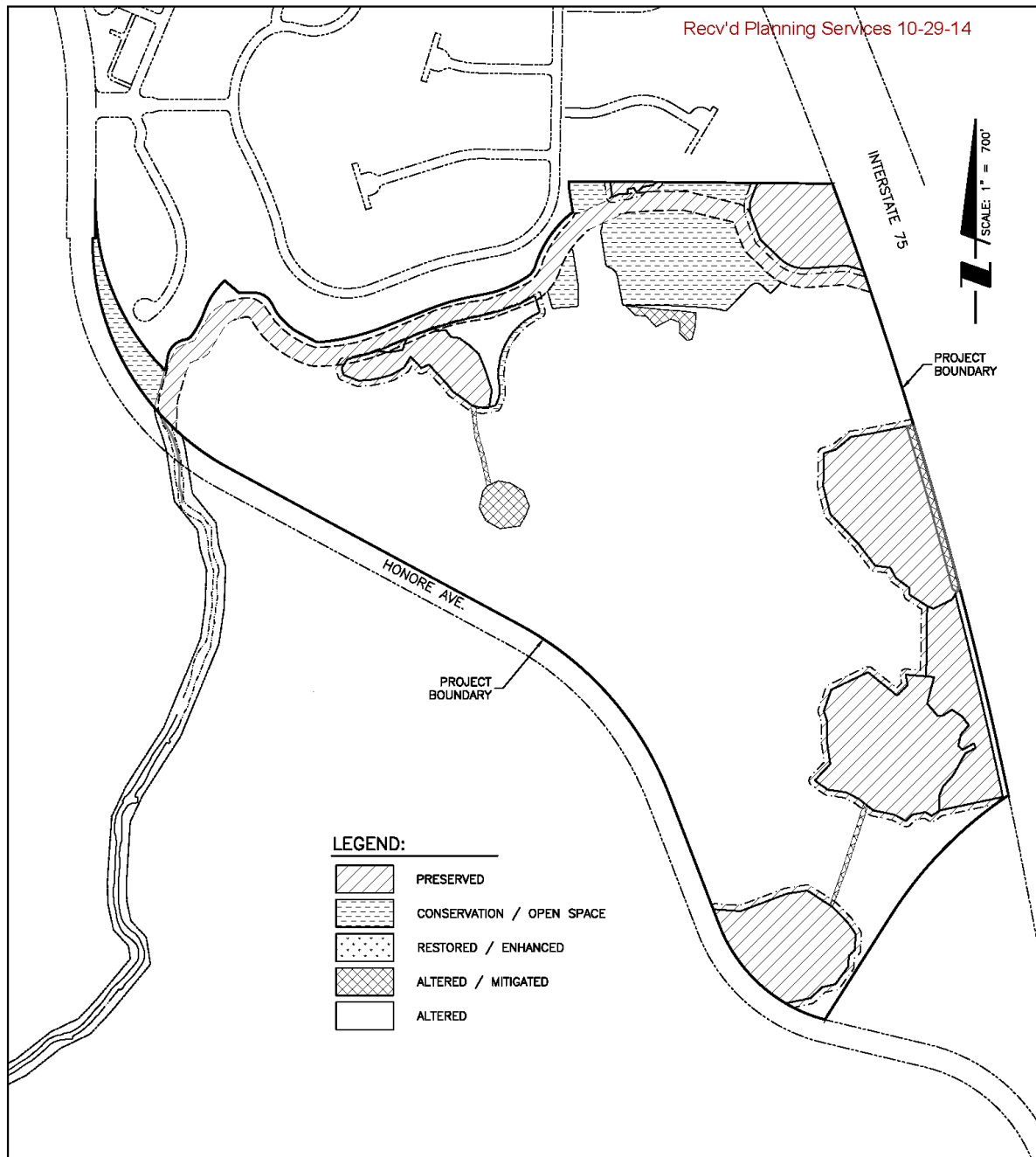


EXHIBIT C – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN



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

CLIENT: DIVOSTA HOMES



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NATIVE HABITAT PRESERVATION / ALTERATION & MITIGATION PLAN

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SEC: 1	TWP: 38S	RGE: 18E	REV NO:
6	38S	19E	
PROJECT NO.		INDEX NO:	
DRWN BY/EMP NO.	DKL/89396	SHEET NO.	F-2A

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PREDEVELOPED CONDITIONS

Rec'd Planning Services 10-29-14

EXISTING NATIVE HABITAT

HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)	PERCENTAGE
411	Pine Flatwoods	1.15	0.51
630	Hardwood Coniferous Mixed	4.63	2.07
641	Freshwater Marsh	36.97	16.52
643	Wet Prairie	0.60	0.27
	SUBTOTAL	43.35	19.37

EXISTING DEVELOPED FEATURES

HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)	PERCENTAGE
190	Open Land	2.01	0.90
211	Improved Pasture	126.92	56.70
213	Woodland Pasture	22.51	10.06
510	Stream and Waterways	5.95	2.66
530	Reservoirs	16.24	7.26
743	Spoil Area	5.34	2.39
832	Electrical Power Transmission Lines	1.51	0.67
	SUBTOTAL	178.47	79.73

POST-DEVELOPED CONDITIONS

PRESERVED NATIVE HABITAT

HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	PRESERVE (in acres)	CONSERVATION / OPEN SPACE (in acres)	TOTAL (in acres)
411	Pine Flatwoods	0.10	1.05	1.15
630	Hardwood Coniferous Mixed	4.63	0.00	4.63
641	Freshwater Marsh	35.06	0.00	35.06
	SUBTOTAL	39.79	1.05	40.84

PRESERVED DEVELOPED FEATURES

HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	PRESERVE (in acres)	CONSERVATION / OPEN SPACE (in acres)	TOTAL (in acres)
190	Open Land	0.00	2.01	2.01
211	Improved Pasture	9.22	19.08	28.30
213	Woodland Pasture	0.78	5.78	6.56
510	Stream and Waterways	4.89	0.00	4.89
530	Reservoirs	8.88	0.62	9.50
743	Spoil Area	0.00	1.23	1.23
832	Electrical Power Transmission Lines	0.00	1.11	1.11
	SUBTOTAL	23.77	29.83	53.60

RESTORED / ENHANCED NATIVE HABITATS

HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)
211	Improved Pasture	2.32
213	Woodland Pasture	0.06
	SUBTOTAL	2.38

ALTERED / MITIGATION NATIVE HABITATS

HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)
641	Freshwater Marsh	1.91
643	Wet Prairie	0.60
	SUBTOTAL	2.51

ALTERED DEVELOPED FEATURES

HABITAT IDENTIFICATION	HABITAT CLASSIFICATION	TOTAL (in acres)
510	Stream and Waterway	1.06
530	Reservoirs	3.04
	SUBTOTAL	4.10

PRESERVED / RESTORED / ENHANCED GRAND TOTAL

94.44

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

CLIENT: DIVOSTA HOMES


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NATIVE HABITAT PRESERVATION / ALTERATION & MITIGATION PLAN

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EXHIBIT D – WILDLIFE CORRIDOR PLAN

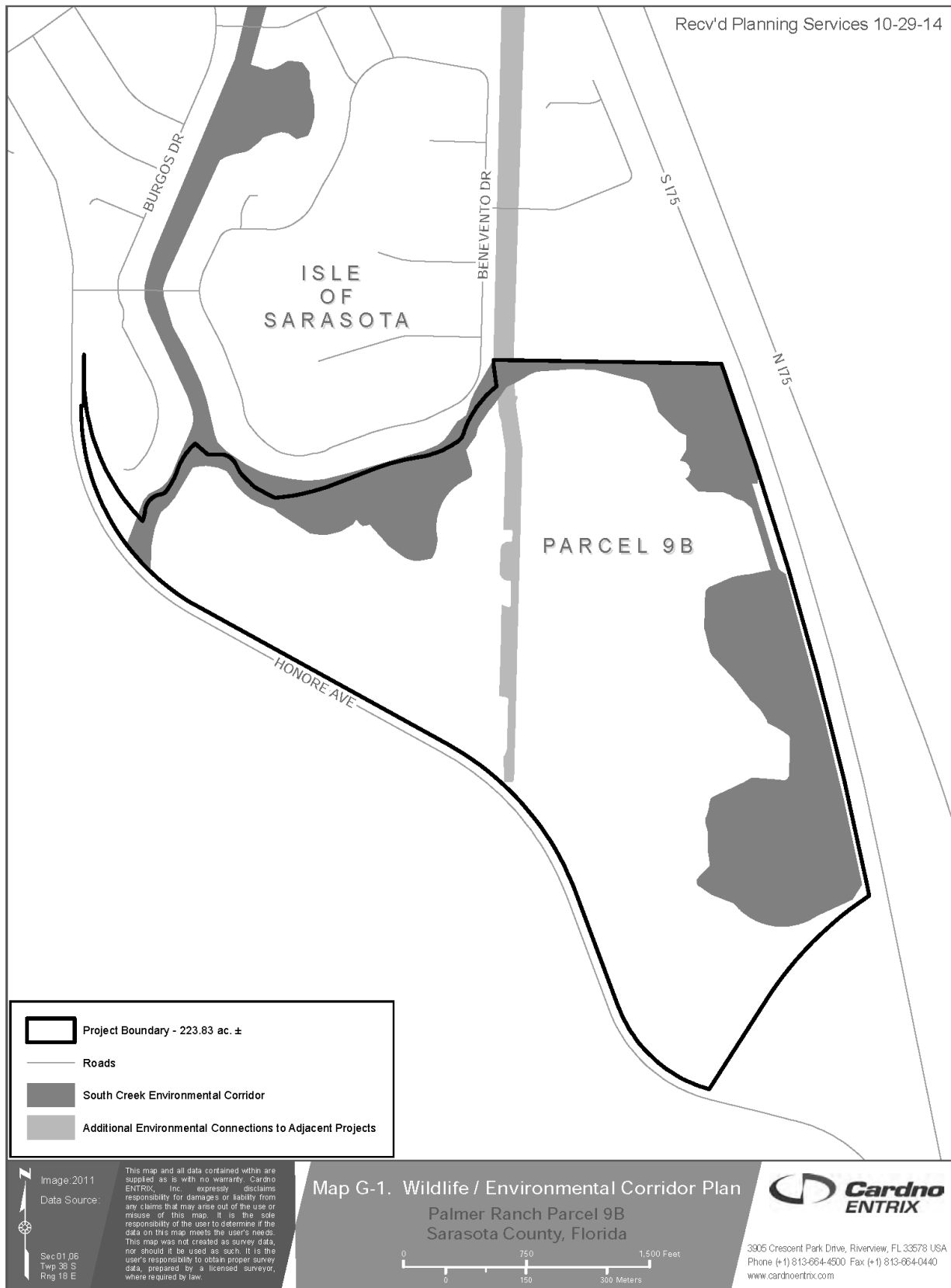
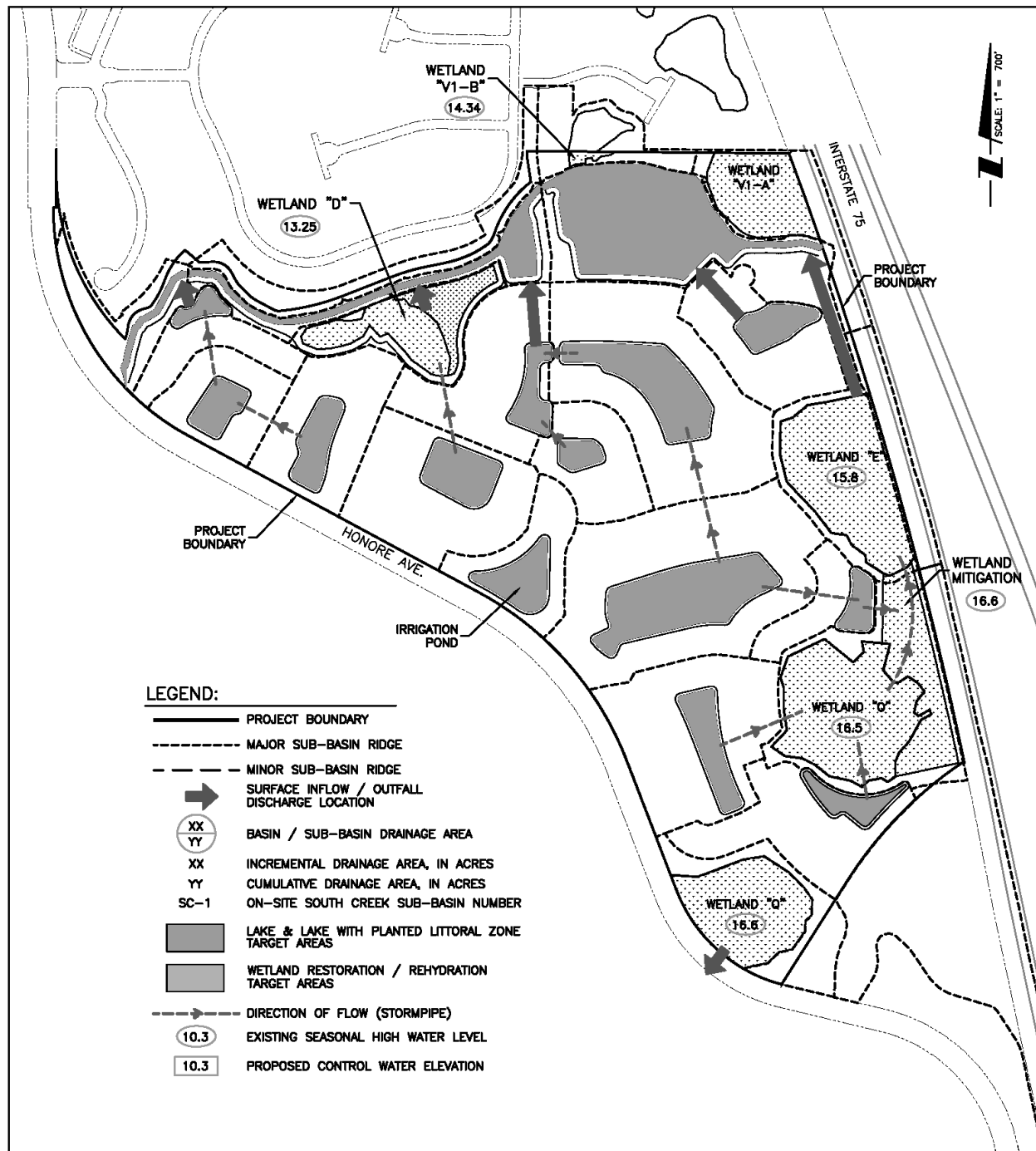


EXHIBIT E – Conceptual On-Site Surface Water Management Plan



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

CLIENT: DIVOSTA HOMES



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CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

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--- Agenda --- Item

8b

Palmer Ranch Increments 22
and 23 DO Review

8b

8b

PALMER RANCH INCREMENTS 22 AND 23 REVIEW OF SARASOTA COUNTY DEVELOPMENT ORDERS

Council Recommendations (Attachment I and II)

On March 13, 2015, the Council recommended conditional approval of the Palmer Ranch Increments 22 and 23. The recommended conditions were for issues related to water quality and drainage, historical and archeological, native habitats, land use, transportation, water supply, solid waste and Consistency with the Local Government Comprehensive Plan and Strategic Regional Policy Plan. A copy of the Council recommendations can be found as Attachment I and II.

Sarasota County Development Order (Attachment III and IV)

On April 21, 2015, the Board of Sarasota County Commissioners approved the Palmer Ranch Increments 22 and 23 Development Orders. A copy of the development order (see Attachment III and IV). Staff review of the attached development order finds that it is consistent with all regional issues and recommendations identified within the Council's Official Recommendations.

RECOMMENDED ACTION: Accept the development order as rendered.

**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

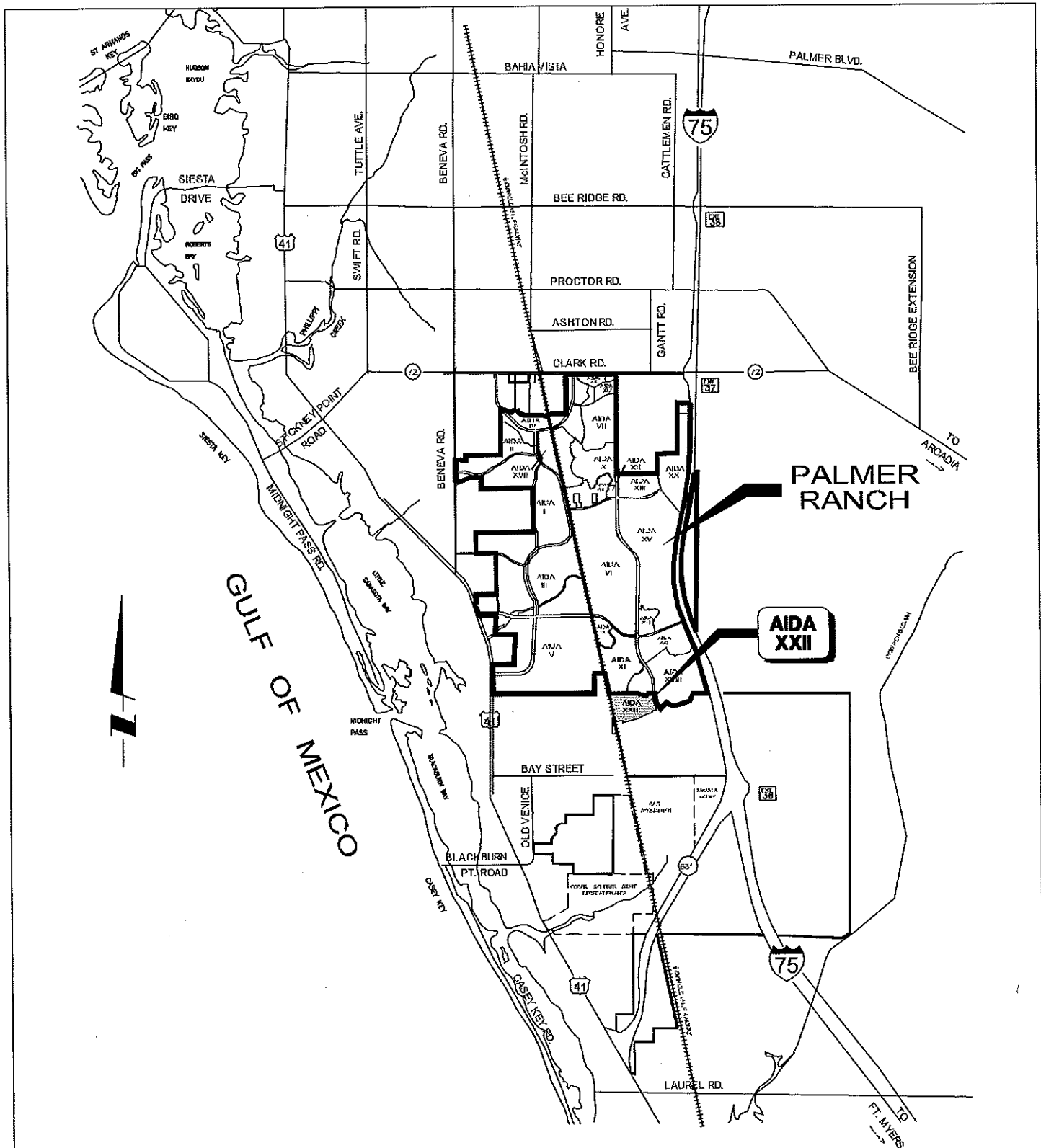
Council staff has described regional impacts within the previous sections of this report. Council staff has then related those impacts to the regional plan DRI review list and normally the plan consistency checklist is provided in this section. However, since the Regional Policy Plan checklist for the 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)

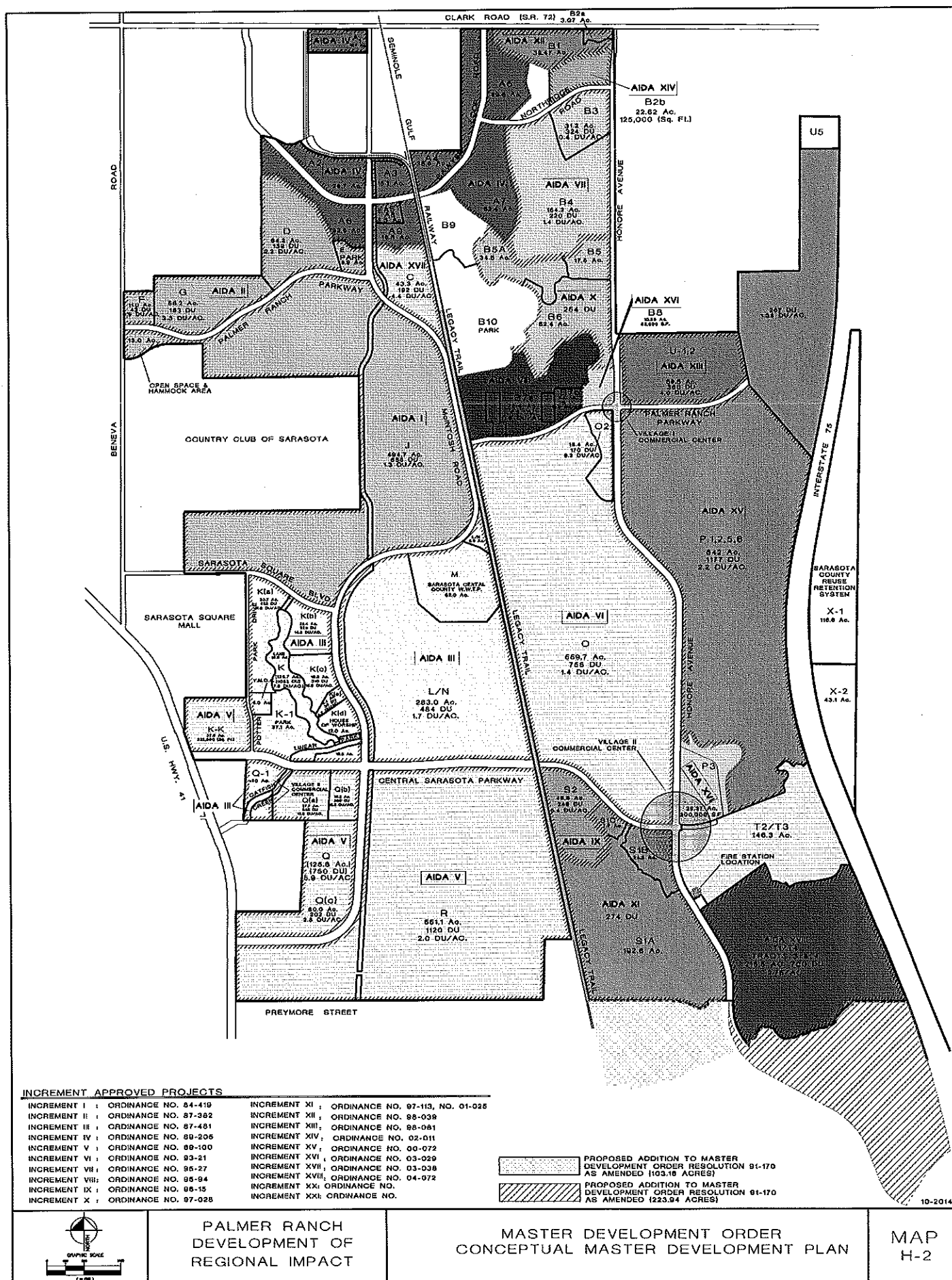
CLIENT: TAYLOR MORRISON



6900 Professional Parkway East, Sarasota, FL 34240
 Phone 941-907-6900 • Fax 941-907-6910
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SITE LOCATION MAP

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



**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.

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 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 224 ± acres on one (1) 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, in addition to seeking approval of an Incremental Development Order for proposed Increment XXIII, seeking to amend the MDO to add the a 224 ± acre site known as Parcel 9B to the Master Development lands and update Map H-2 and label Parcel 9A as Increment XXIII.

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.

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			<u>5,324.7</u>
NOPC with AIDA XXII		NOPC - Parcel 9A	103.19
NOPC with AIDA XXIII		NOPC - Parcel 9B	223.95
			<u>5,651.8</u>

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. 91-170, as amended) also includes a Native Habitat Preservation, Alteration, and Mitigation Plan (Map F-2); a Wildlife Corridor Plan (Figure 3); and a Conceptual On-Site Surface Water Management Plan (Map G-2), each of which are being updated to reflect the expanded DRI boundaries.

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.

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.

The regional recommendations for the "Palmer Ranch Increment XXIII 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 XXIII but to reference within the Increment XXIII 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 XXIII only contains 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.

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

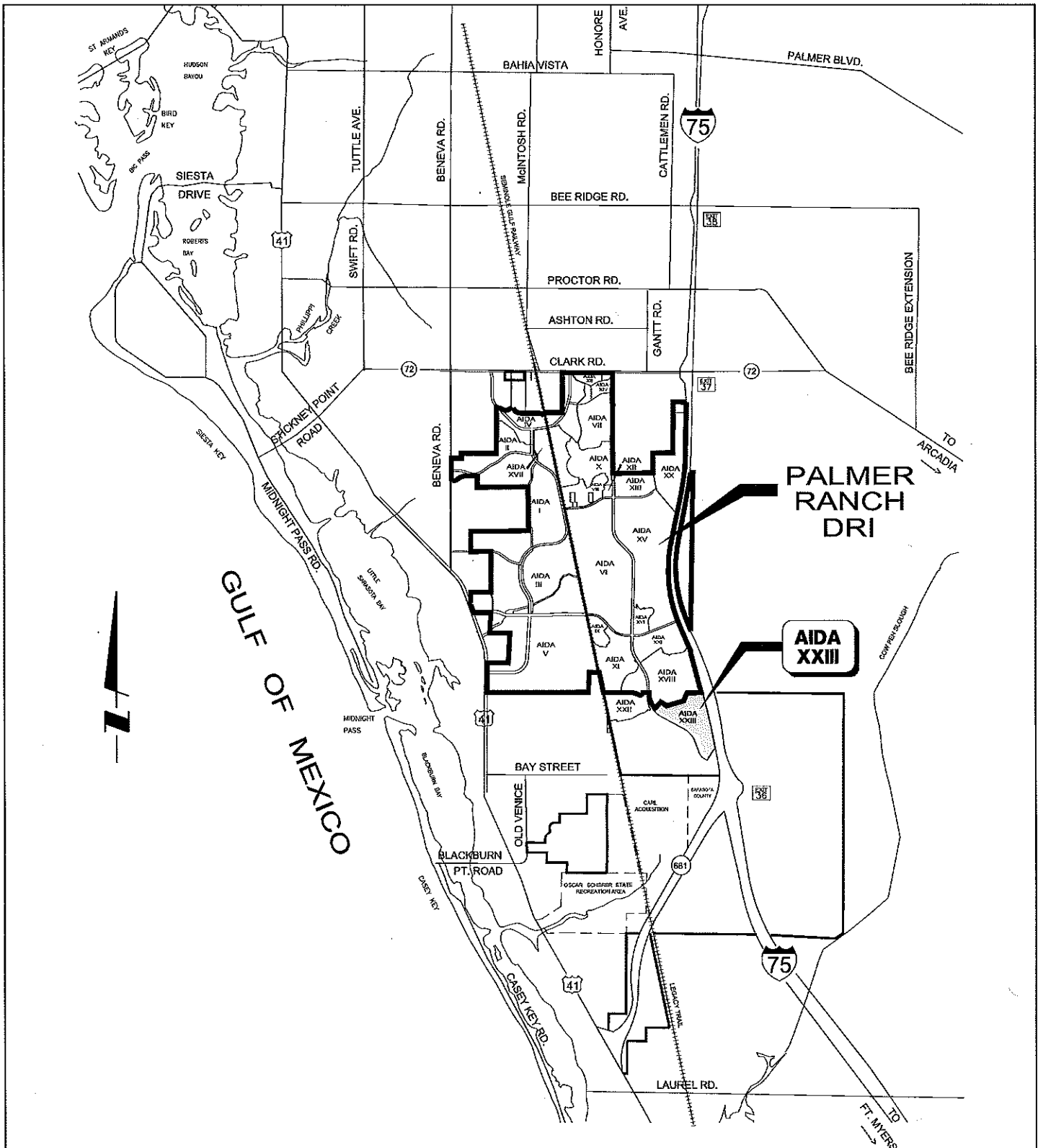
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Staff finds that without appropriate mitigation actions and conditions the project could have a net negative impact on the regional resources and infrastructure. The regional recommendations presented within this assessment are intended to neutralize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



Google earth





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

CLIENT: DIVOSTA HOMES



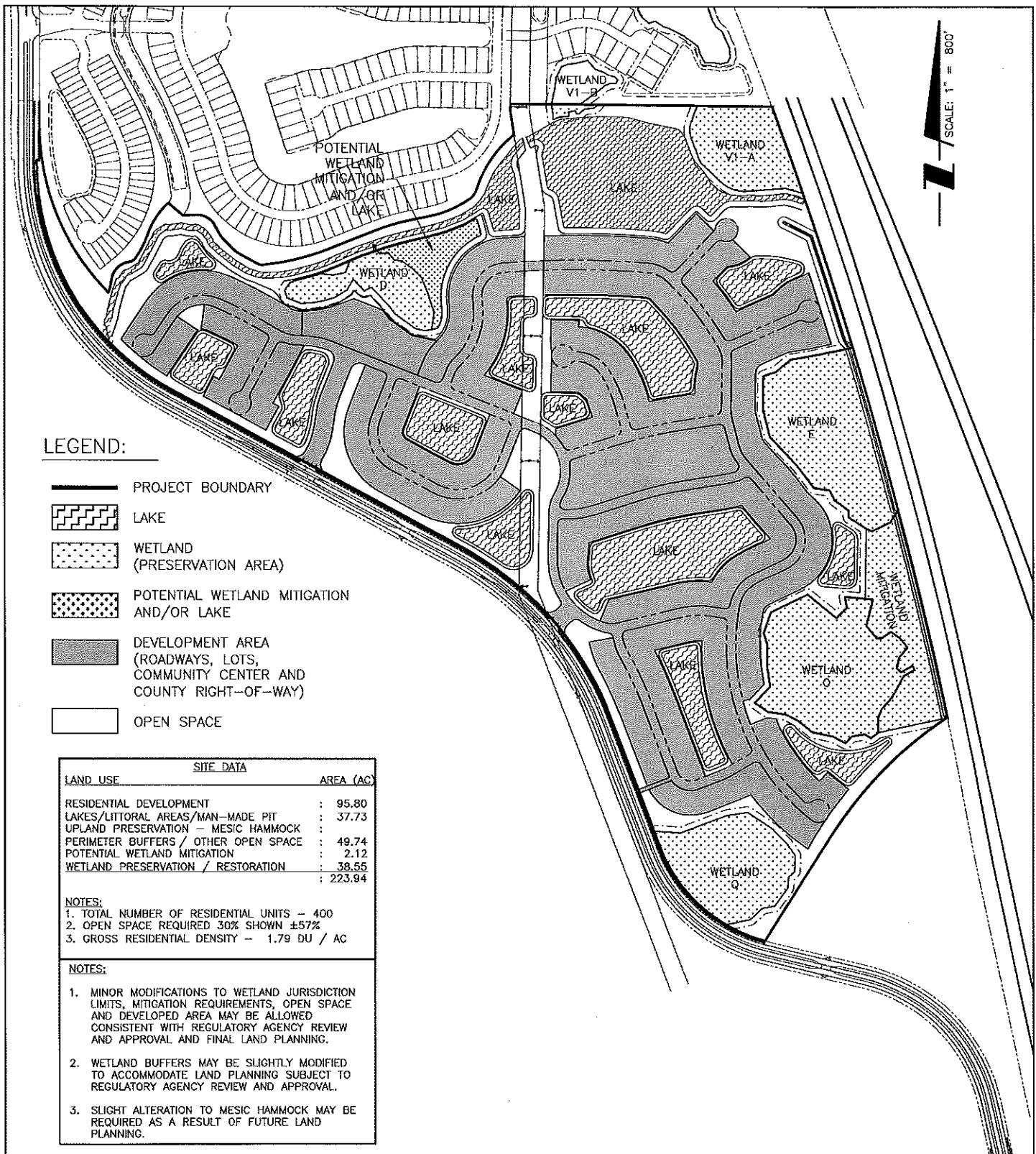
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SITE LOCATION MAP

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

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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		

ATTACHMENT III

ORDINANCE NO. 2015-011

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XXII OF THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR THE INCORPORATION OF THE APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL (AIDA) AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE PALMER RANCH INCREMENT XXII CONDITIONS; PROVIDING FOR ORDINANCE TO BE DEEMED THE DEVELOPMENT WITH THE DEVELOPMENT ORDER; PROVIDING FOR BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXII; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

FILED FOR THE RECORD
2015 APR 22 AM 11:19
CLERK OF THE CIRCUIT COURT
H. J. HERNANDEZ
SARASOTA COUNTY, FL

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. Findings of Fact and Conclusions of Law. The Board of County Commissioners of Sarasota County, Florida, hereinafter referred to as the "Board", hereby makes the following findings of fact and conclusions of law:

1.1 On October 1, 2014, Palmer Ranch Holdings, Ltd., through their authorized agent, James Paulmann (hereinafter referred to as the "Applicant"), submitted to Sarasota County an Application for Incremental Development Approval (AIDA) for Increment XXII of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXII is an increment of the Palmer Ranch Development of Regional Impact approved pursuant to the provisions of a Master Development Order (MDO), Sarasota County Resolution No. 84-418, adopted December 18, 1984, amended and restated by Resolution No. 91-170, as amended.

1.2 The Palmer Ranch Increment XXII development consists of approximately 103 acres located on the southeast side of the Palmer Ranch DRI properties, more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

1.3 The Palmer Ranch Increment XXII development will be developed with 170 single family units on Parcel 9A. This property is generally located west of Honore Avenue, west of I-75, and South of Clark Road.

1.4 Copies of the AIDA have been submitted to the Southwest Florida Regional Planning Council (SWFRPC), and to the Florida Department of Economic Opportunity (DEO), pursuant to Subsection 380.06(19)(f)2, Florida Statutes.

1.5 The Report and Recommendation of the SWFRPC has been received and addressed.

1.6 The Sarasota County Planning Commission held a duly noticed public hearing on the AIDA on March 19, 2015, and received all pertinent evidence and testimony, and recommended approval of the AIDA.

1.7 Pursuant to Section 380.06 (11)(f)3, Florida Statutes, public notice for a hearing on said NOPC before the Board was duly published in the "Sarasota Herald-Tribune" on April 5, 2015, and was duly provided to the Florida DEO, the SWFRPC, and other persons designated by DEO rules.

1.8 The Board held duly noticed public hearing on the AIDA on April 21, 2015.

1.9 The Board of County Commissioners of Sarasota County considered all matters relevant to the AIDA, including the recommendations of the Sarasota County Planning Commission, and all pertinent evidence and testimony presented at the public hearing.

1.10 The proceedings herein relating to the Palmer Ranch Increment XXII have been conducted in compliance with the provisions of Chapter 380.06, Florida Statutes, the Master Development Order for the Palmer Ranch DRI, and all conditions precedent to the granting of development approval required by Chapter 380.06, Florida Statutes, have occurred.

1.11 The proposed development is not located in an Area of Critical State Concern designated pursuant to the provisions of Chapter 380.05, Florida Statutes.

1.12 The proposed development is consistent with the objectives of the adopted State Comprehensive Plan applicable to the area, pursuant to Chapter 380.06(14), Florida Statutes.

1.13 The proposed development is consistent with the adopted State Comprehensive Plan, pursuant to Chapter 380.06(14), Florida Statutes.

1.14 The proposed development, subject to the conditions imposed herein, is consistent with the Sarasota County Comprehensive Plan and the local land development regulations, pursuant to Chapter 380.06(14)(a), Florida Statutes.

1.15 The proposed development, subject to the conditions imposed herein, is consistent with the Report and Recommendations provided by the SWFRPC pursuant to Chapters 380.06(12) and 380.06(14)(b), Florida Statutes.

1.16 The proposed development is consistent with the Master Development Order for the Palmer Ranch Development of Regional Impact.

SECTION 2. Incorporation of the Application for Incremental Development Approval (AIDA) and Associated Documents into the Development Order.

2.1 The following documents are hereby incorporated in this Development Order by reference:

1. The SWFRPC's Recommendations - Development of Regional Impact

Assessment for Palmer Ranch Increment XXII

2.2 The following information, commitments and impact mitigating provisions submitted by the Owner are hereby incorporated in this Development Order by reference. Development permits are subject to the provisions contained in these documents:

- I. Palmer Ranch Application for Incremental Development Approval (Increment XII) and Associated Documents – October 1, 2015;
- II. Sufficiency Response for Palmer Ranch Increment XXI I – December 17, 2015

2.3 In construing and enforcing the provisions of the documents incorporated in this Development Order by Subsections 2.1 and 2.2 above, the following shall apply:

- a) The most recent response of the Owner in the above referenced documents shall control over any previous response, wherever there is a conflict, otherwise the responses shall be considered cumulative.
- b) Any information, commitments or impact mitigating provisions in the above referenced documents which are inconsistent with the specific conditions set forth in this Ordinance and the exhibits hereto, shall be deemed superseded and inapplicable.

SECTION 3. Approval of The Palmer Ranch Increment XXII Development with Conditions.

3.1 The AIDA for the Palmer Ranch Increment XXII is hereby approved, subject to the conditions contained in Exhibit B through Exhibit F, which are attached hereto and incorporated herein by reference, subject to the other provisions of this Incremental Development Order.

- Exhibit B – Development Order Conditions
- Exhibit C – Master Development Plan
- Exhibit D – *Native Habitat Preservation, Alteration and Mitigation Plan*
- Exhibit E – *Wildlife Corridor Plan*
- Exhibit F – *Conceptual On-Site Surface Water Management Plan*

3.2 Sarasota County Planning Services is hereby designated as the local government department responsible for monitoring the development, enforcing and monitoring the terms of this Incremental Development Order and for receiving the biennial report required by Chapter 380.06, Florida Statutes.

3.3 Biennial Report Requirements:

The Owner shall submit a biennial report pursuant to the MDO and the requirements of Chapter 380.06 (18), Florida Statutes, Chapter 9J-2.025 (7), Florida Administrative Code (F.A.C.), and the conditions of this Ordinance. This report shall be submitted with the consolidated Biennial Monitoring Report for the DRI until such time as all terms and conditions of this Incremental Development Order are satisfied, unless otherwise specified herein. The Owner shall submit this report to the Sarasota County Planning and Development Services Business Center, the SWFRPC, the DEO, and all affected permitting agencies required by law on form RPM-BSP-Annual Report-1, as the same may be amended from time to time. The biennial report shall contain all information required by Rule 9J-2.025 (7) (a) through (j), F.A.C., as the same may be amended from time to time.

Upon notification that the biennial report has not been received by the SWFRPC, or the DEO, or upon non-receipt of the biennial report by Sarasota County, Sarasota County shall

request in writing that the Owner submit the report within thirty (30) days. Failure to submit the report after thirty (30) days of such written notice shall result in Sarasota County temporarily suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this subsection are met.

3.4 Monitoring Reports Requirement:

The Owner shall submit the following monitoring reports at the same time that the biennial report is submitted, unless a different submission time is authorized by the Growth Management Business Center in writing. Failure to submit the report within thirty (30) days after written notice from Sarasota County to the Owner shall result in Sarasota County temporarily suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this section are met.

- a) A status report on the stormwater management program. This report shall include measures instituted regarding "Best Management Practices" for soil erosion and sediment control, lawn and maintenance procedures, and retention/detention systems maintenance; and
- b) A status report of the cumulative amount of development approved for the project pursuant to Conditions in the Development Order contained in Exhibit B.

3.5 The definitions presently contained in Chapter 380.06, Florida Statutes, shall control in the construction of this Development Order.

SECTION 4. Ordinance to be Deemed the Development Order.

4.1 This Ordinance shall be deemed the Incremental Development Order for Increment XXII of the Palmer Ranch DRI required pursuant to Chapter 380.06, Florida Statutes.

SECTION 5. Buildout and Development Order Termination Dates for Palmer Ranch Increment XXII.

5.1 The commencement date of Palmer Ranch Increment XXII per Chapter 380.06(15)(c) 2, Florida Statutes is December 31, 2016.

5.1 5.2 The buildout date of Palmer Ranch Increment XXII is December 31, 2020. This buildout date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes, based upon the results of the 2019 Transportation Reanalysis, or subsequent reanalysis.

5.3 The termination date for the Palmer Ranch Increment XXII Development Order shall be December 31, 2020.

SECTION 6. Non-Exemption from County Regulations.

6.1 This Ordinance shall not be construed as an agreement on the part of Sarasota County to exempt the Applicant, its successors and assigns, from the operation of any Ordinance or regulation hereinafter adopted by Sarasota County for the purpose of the protection of the public health, welfare, and safety, which said Ordinance or regulation shall be generally and

equally applicable throughout Sarasota County, and which said Ordinance or regulation protects or promotes a vital public interest, and which said Ordinance or regulation does not substantially impair or prevent development as approved herein.

SECTION 7. Enforcement.

7.1 All conditions, restrictions, requirements, commitments and impact mitigating provisions contained or incorporated by reference in this Incremental Development Order may be enforced by Sarasota County by action at law or in equity, after notice to the Owner and a reasonable opportunity to cure, and, in the event Sarasota County prevails in such action at law or in equity, it shall be awarded all its reasonable costs of investigation and enforcement, including County staff time and reasonable attorneys' fees incurred by or on behalf of Sarasota County.

7.2 In the event it is determined by the Board of County Commissioners, after notice to the Owner and a full hearing, that the Owner has failed to comply with any conditions, restrictions, requirements or impact mitigating provisions contained or incorporated by reference in this Development Order, the Board of County Commissioners may temporarily suspend this Incremental Development Order during which no development permit applications shall be granted within the development until compliance is achieved. Where such a failure has been finally determined, the Owner shall be liable for all costs of investigating and enforcement, including County staff time and reasonable attorney's fees incurred by or on behalf of Sarasota County.

7.3 The rights and obligations of this Incremental Development Order shall run with the land. The Owner is bound by the terms of this Incremental Development Order so long as it owns such property. This Incremental Development Order shall be binding upon and inure to the benefit of the Owner and its assignees or successors in interest and Sarasota County and its successors. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designed as successor in interest thereto, or which otherwise possess any of the powers and duties of any referenced governmental agency in existence on the effective date of this Incremental Development Order.

7.4 In the event of a Development Order appeal or other legal challenge of this Incremental Development Order by DEO, the Owner shall pay all reasonable costs and fees of County staff and attorneys relating to said appeal or legal challenge. Said costs and fees shall be based upon the Sarasota County Billable Fee System under Ordinance No. 85-91, as amended from time to time. Payment of all billings by the Owner related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

SECTION 8. Severability.

8.1 If any section, sentence, clause, phrase or word of this Incremental Development Order is for any reason held or declared to be invalid, inoperative, or void, such holding of invalidity shall not affect the remaining portions of this Incremental Development Order. It shall be construed to have been the intent to pass this Incremental Development Order, without such invalid or inoperative part herein, and the remainder, exclusive of such part or parts, shall be deemed and held to be valid as if such parts had not been included herein, unless to do so would frustrate the intent of this Incremental Development Order.

8.2 Nothing in Section 8.1 shall override the effect of an appeal pursuant to Section 380.07(2), Florida Statutes.

SECTION 9. Service and Recording.

9.1 The Planning and Development Services Department is hereby directed to record this Ordinance in the Official Records of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Applicant. This Ordinance shall be binding upon the Applicant, its successors and assigns and upon Sarasota County.

9.2 The Clerk to the Board of County Commissioners shall certify the date upon which a copy of this Ordinance are deposited in the U.S. Mail to DEO and electronic copies to the SWFRPC, and the Applicant.

VIA US MAIL

Ray Eubanks
Department of Economic Opportunity
Division of Community Development
MSC 160
107 East Madison Street
Tallahassee, Florida 32399

VIA E-MAIL

Maryann Devanus
Southwest Florida Regional Planning Council
Email: dcrawford@swfrpc.org

Justin Powell
Palmer Ranch Holdings
Email: justin@pranch.com

SECTION 10. Effective Date.

10.1 This Development Order shall take effect upon adoption of this Ordinance and transmittal of the copies of said Development Order to the parties specified in Chapter 380.07 (2), Florida Statutes, the expiration of any applicable appeal period, or the resolution of any appeal, whichever is later.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 21 day of April, 2015.

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

By: _____

Carolyn J. Maso
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of Circuit Court
and ex officio Clerk of the
Board of County Commissioners of
Sarasota County, Florida

By: _____

Karen E. Rushing
Deputy Clerk

EXHIBIT LIST

Exhibit A – Legal Description

Exhibit B – Development Order Conditions

Exhibit C – Conceptual Master Development Plan

Exhibit D – Native Habitat Preservation, Alteration, and Mitigation Plan (F-2A)

Exhibit E – Wildlife Corridor Plan (G-1)

Exhibit F – Conceptual On-Site Surface Water Management Plan

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land lying in Sections 1 and 2, Township 38 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run along the North boundary of said Section 1, being in part the South boundary of SILVER OAK, UNIT 2A, according to the plat thereof, recorded in Plat Book 42, Page 3, and in part the South boundary of SILVER OAK, UNIT 3, according to the plat thereof, recorded in Plat Book 43, Page 18, both of the Public Records of Sarasota County, Florida, S.89°45'37"E., 1519.57 feet to a point of curvature; thence along said South boundary of SILVER OAK, UNIT 3, the following five (5) courses: 1) Easterly, 278.75 feet along the arc of a curve to the right having a radius of 830.00 feet and a central angle of 19°14'33" (chord bearing S.80°08'21"E., 277.44 feet) to a point of reverse curvature; 2) Easterly, 134.69 feet along the arc of a curve to the left having a radius of 1420.00 feet and a central angle of 05°26'04" (chord bearing S.73°14'06"E., 134.64 feet) to a point of reverse curvature; 3) Southeasterly, 91.08 feet along the arc of a curve to the right having a radius of 235.00 feet and a central angle of 22°12'22" (chord bearing S.64°50'57"E., 90.51 feet) to a point of reverse curvature; 4) Easterly, 421.25 feet along the arc of a curve to the left having a radius of 215.00 feet and a central angle of 112°15'36" (chord bearing N.70°07'26"E., 357.03 feet) to a point on aforesaid North boundary of Section 1; 5) along said North boundary of Section 1 S.89°45'37"E., 272.33 feet to the Southeast corner of aforesaid SILVER OAK, UNIT 3, also being the Northwest corner of Honore Avenue (Variable Width Right of Way), per Warranty Deed to Sarasota County, recorded in Official Records Instrument Number 2014029026, of the Public Records of Sarasota County, Florida; thence along the West right of line of said Honore Avenue, the following three (3) courses: 1) S.00°14'52"W., 309.91 feet; 2) S.89°45'08"E., 15.00 feet to a point on a non-tangent curve; 3) Southerly, 851.23 feet along the arc of said curve to the left having a radius of 1490.00 feet and a central angle of 32°43'59" (chord bearing S.16°07'08"E., 839.70 feet); thence S.58°40'06"W., 70.64 feet; thence N.73°25'10"W., 134.93 feet to a point on a non-tangent curve; thence Southwesterly, 55.62 feet along the arc of said curve to the left having a radius of 183.31 feet and a central angle of 17°23'09" (chord bearing S.48°10'18"W., 55.41 feet) to a point of reverse curvature; thence Southwesterly, 126.31 feet along the arc of a curve to the right having a radius of 620.51 feet and a central angle of 11°39'46" (chord bearing S.45°18'36"W., 126.09 feet) to a point of compound curvature; thence Westerly, 293.17 feet along the arc of a curve to the right having a radius of 454.00 feet and a central angle of 36°59'54" (chord bearing S.69°38'26"W., 288.10 feet) to a point of reverse curvature; thence Westerly, 68.09 feet along the arc of a curve to the left having a radius of 146.00 feet and a central angle of 26°43'20" (chord bearing S.74°46'43"W., 67.48 feet) to a point of tangency; thence S.61°25'03"W., 705.86 feet; thence S.78°13'01"W., 968.29 feet; thence N.11°46'59"W., 120.11 feet to a point on a non-tangent curve; thence Westerly, 134.98 feet along the arc of said curve to the right having a radius of 500.00 feet and a central angle of 15°28'04" (chord bearing S.87°09'02"W., 134.57 feet) to a point of non-tangency; thence S.78°22'06"W., 362.39 feet to the Easterly right of way line of Seminole Gulf Railway (100-foot Right of Way); thence along said Easterly right of way line, N.11°46'59"W., 1906.46 feet to a point on the North boundary of aforesaid Section 2, said point also being the Southwest corner of aforesaid SILVER OAK, UNIT 2A; thence along said North boundary of Section 2, also being aforesaid South boundary of SILVER OAK, UNIT 2A, N.89°50'47"E., 268.11 feet to the POINT OF BEGINNING.

Containing 103.193 acres (4,495,082 square feet), more or less.

EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

Conditions of Approval of the Palmer Ranch Increment XXII Development of Regional Impact

A. GENERAL

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. 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.

B. LAND USE

1. All development shall occur in substantial accordance with the Master Development Plan date stamped February 10, 2015, and attached hereto as Exhibit C. This does not imply or confer any deviations from applicable zoning or land development regulations.

C. VEGETATION AND WILDLIFE

1. 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 as shown on Map F-2A (Exhibit D). 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.
2. Impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements or loss of defined environmental functions, may be allowed if deemed consistent with the LDR Environmental Technical Manual during site and development plan review.
3. The proposed wildlife corridor conservation area shall be consistent with Map G-1 (Exhibit E). 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.

D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the Little Sarasota Bay Watershed Management Plan.

E. WATER SUPPLY

1. 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 upsize of the line.
2. 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.

EXHIBIT C – MASTER DEVELOPMENT PLAN

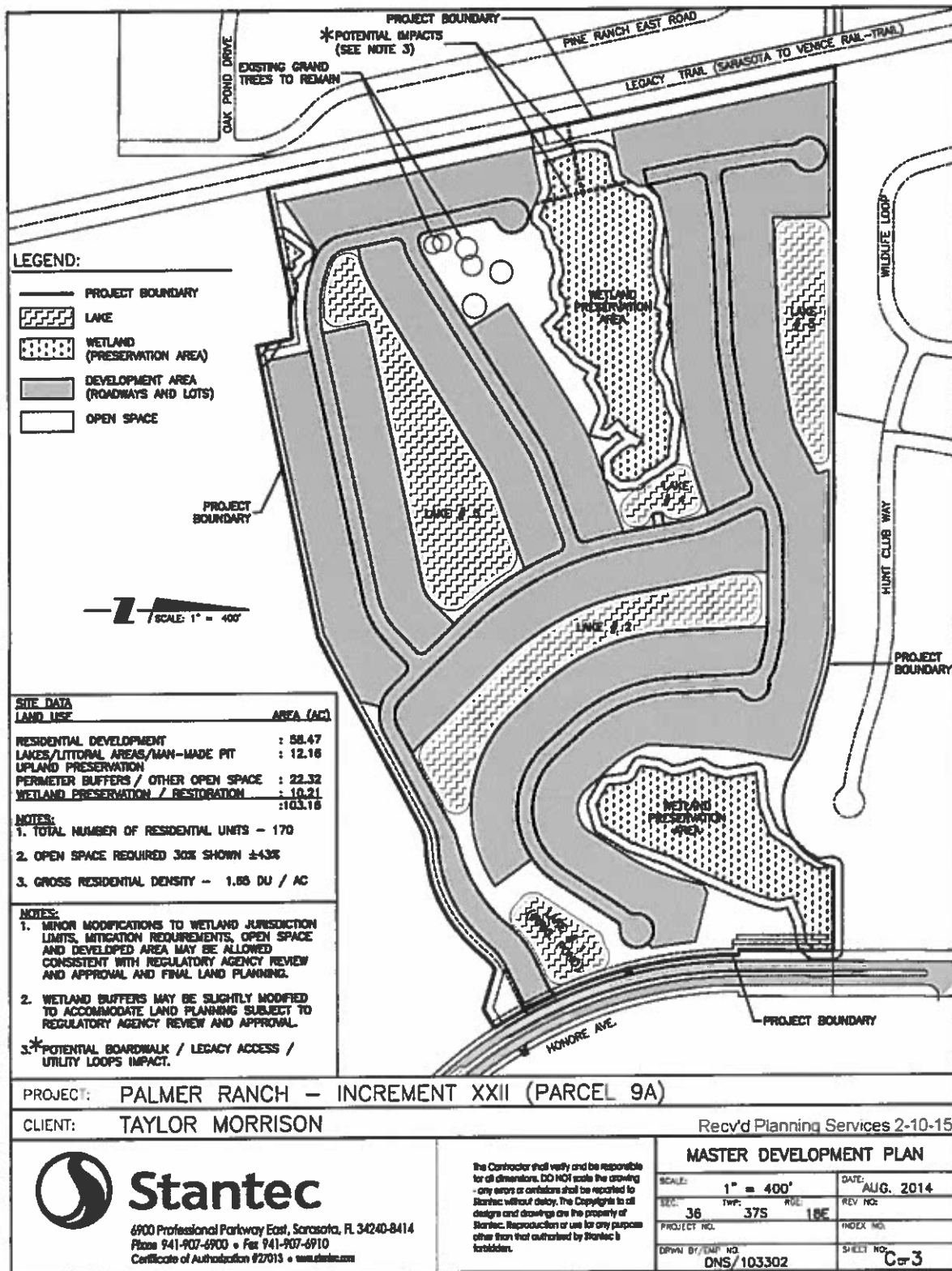
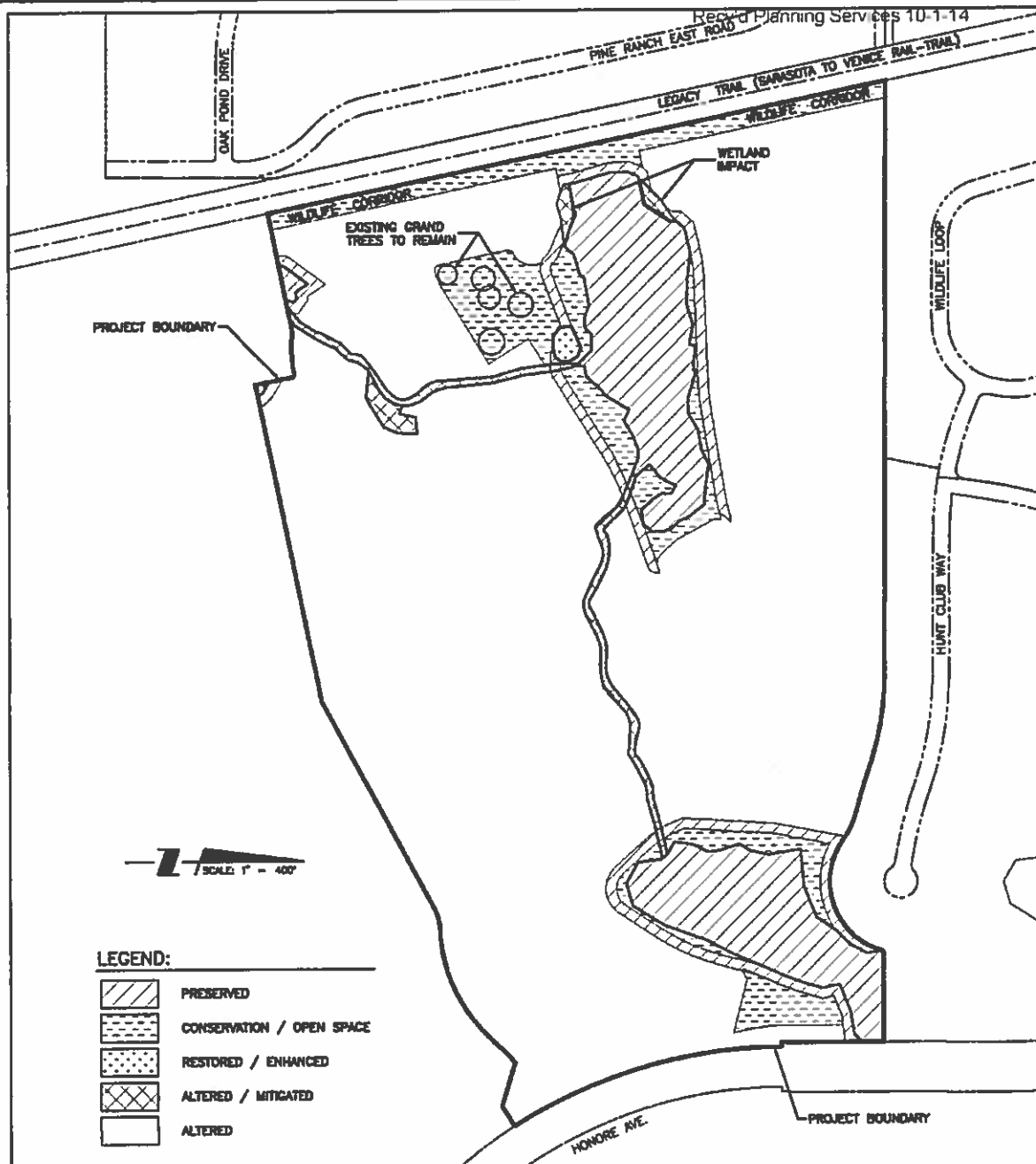


EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN (F-2A)



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.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 Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.

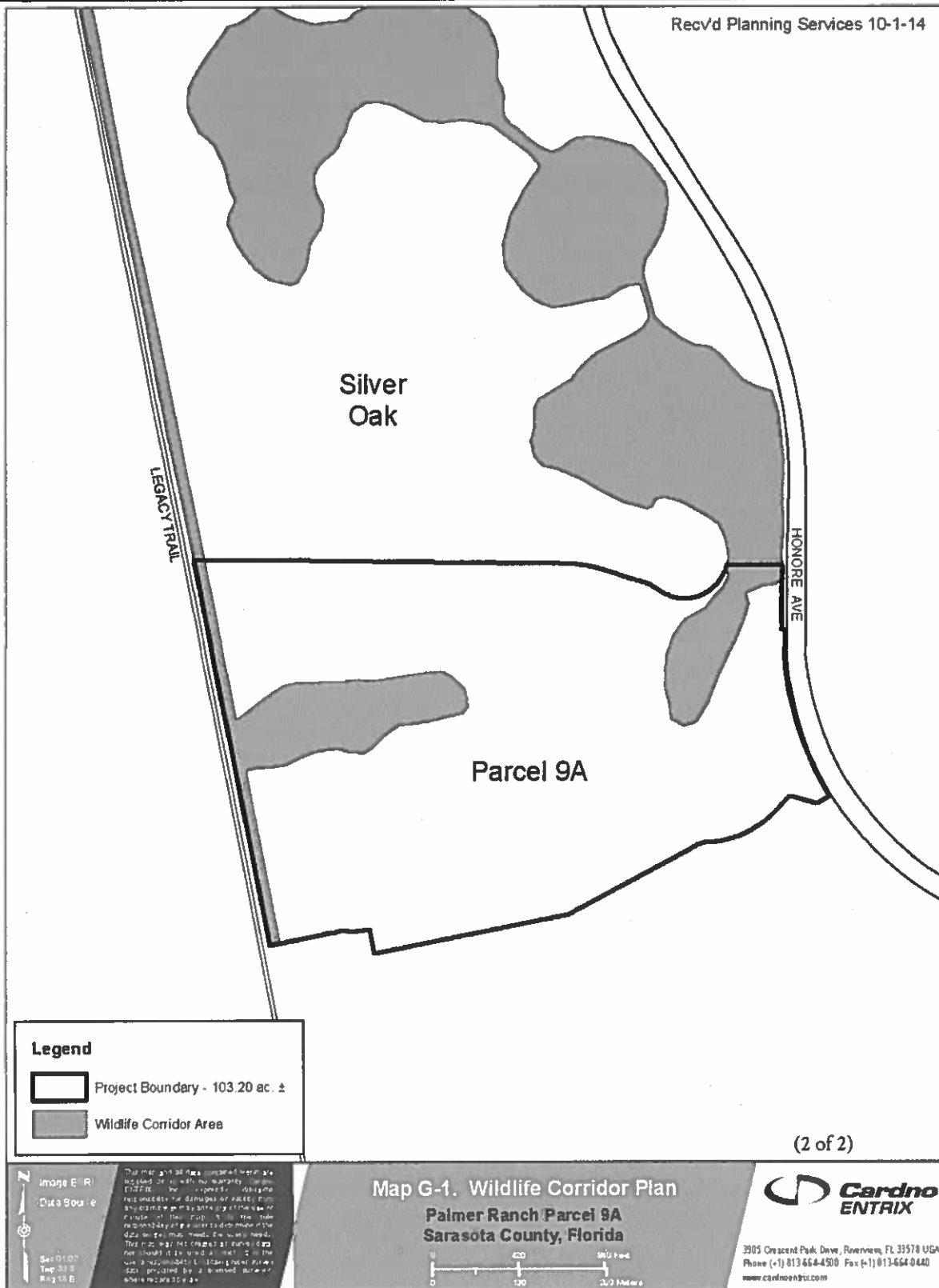
NATIVE HABITAT PRESERVATION / ALTERATION & MITIGATION PLAN

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SHEET: 38	REV NO:
PROJECT NO. 375	INDEX NO. (2 of 2)
DRAWN BY: DNS/103302	SHEET NO. F-2A

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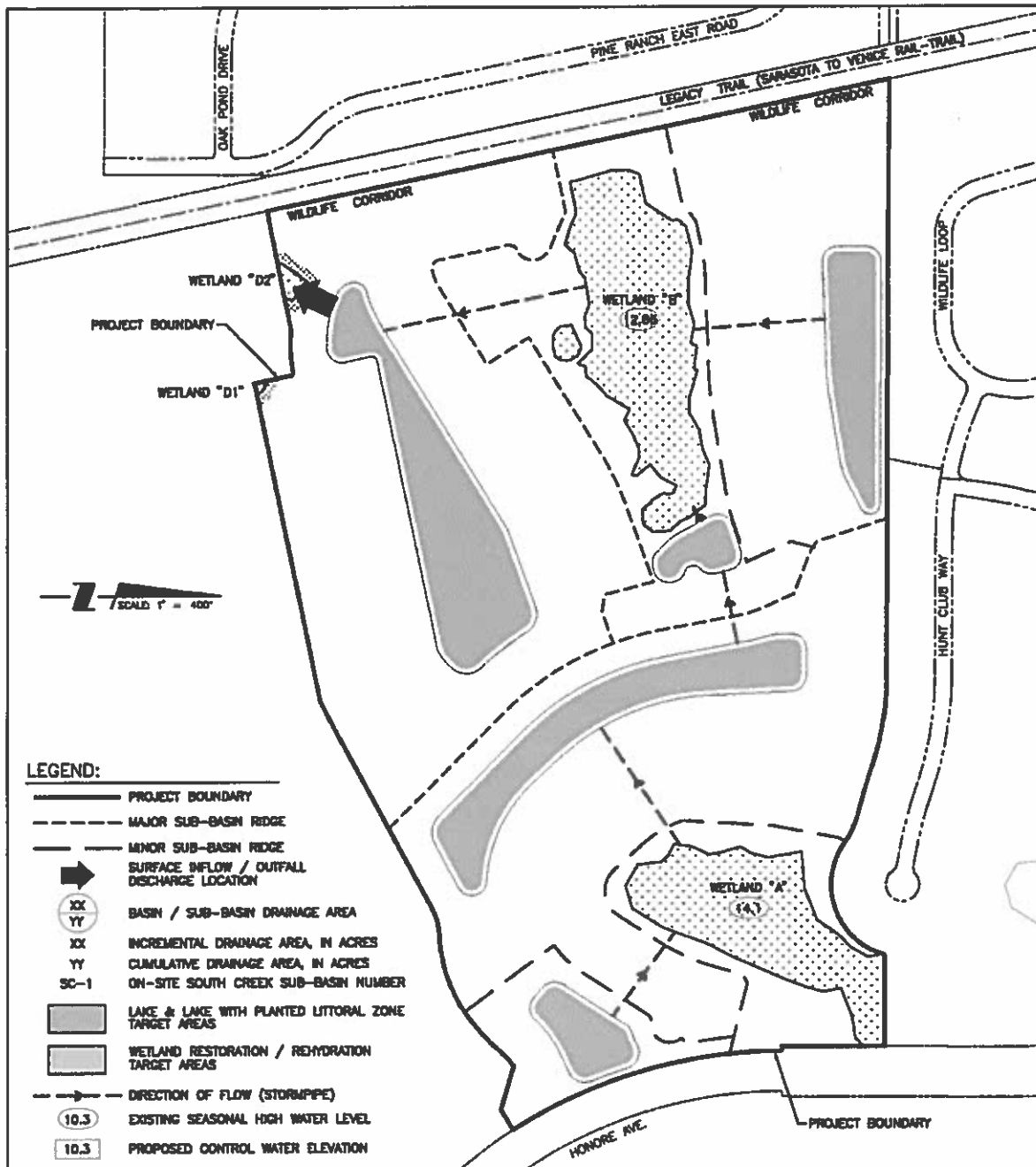
EXHIBIT E – WILDLIFE CORRIDOR PLAN (G-1)

Rec'd Planning Services 10-1-14



(2 of 2)

EXHIBIT F – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN



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

CLIENT: TAYLOR MORRISON

Rec'd Planning Services 1-30-15



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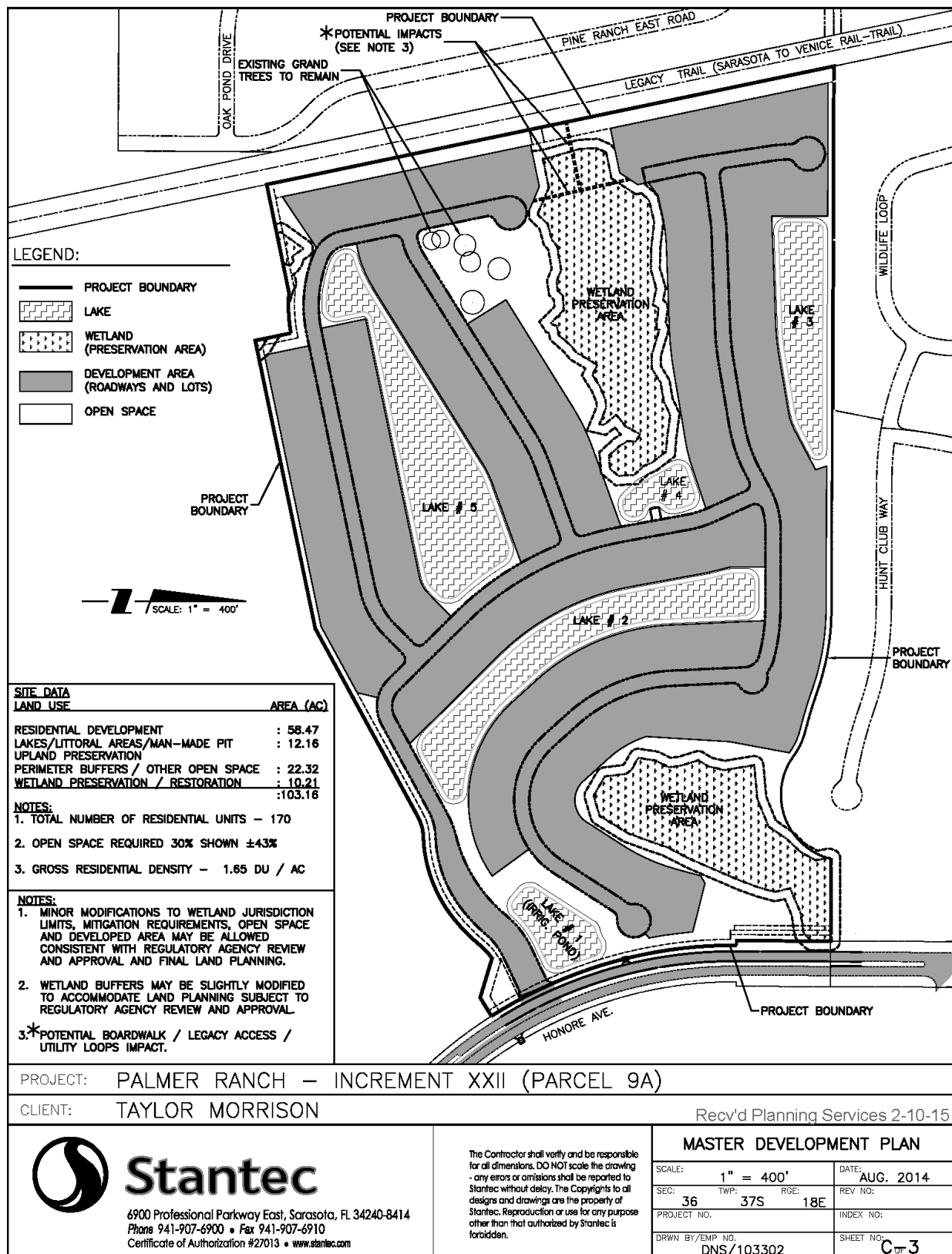
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CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

SCALE: 1" = 400'	DATE: SEPT. 2014
SLS: 36 TYP: 37S RCL: 18E	REV: NO
PROJECT NO.	INDEX NO: (2 of 2)
DRAWN BY/ISSUED NO. DNS/103302	SHEET NO: G-2.1A

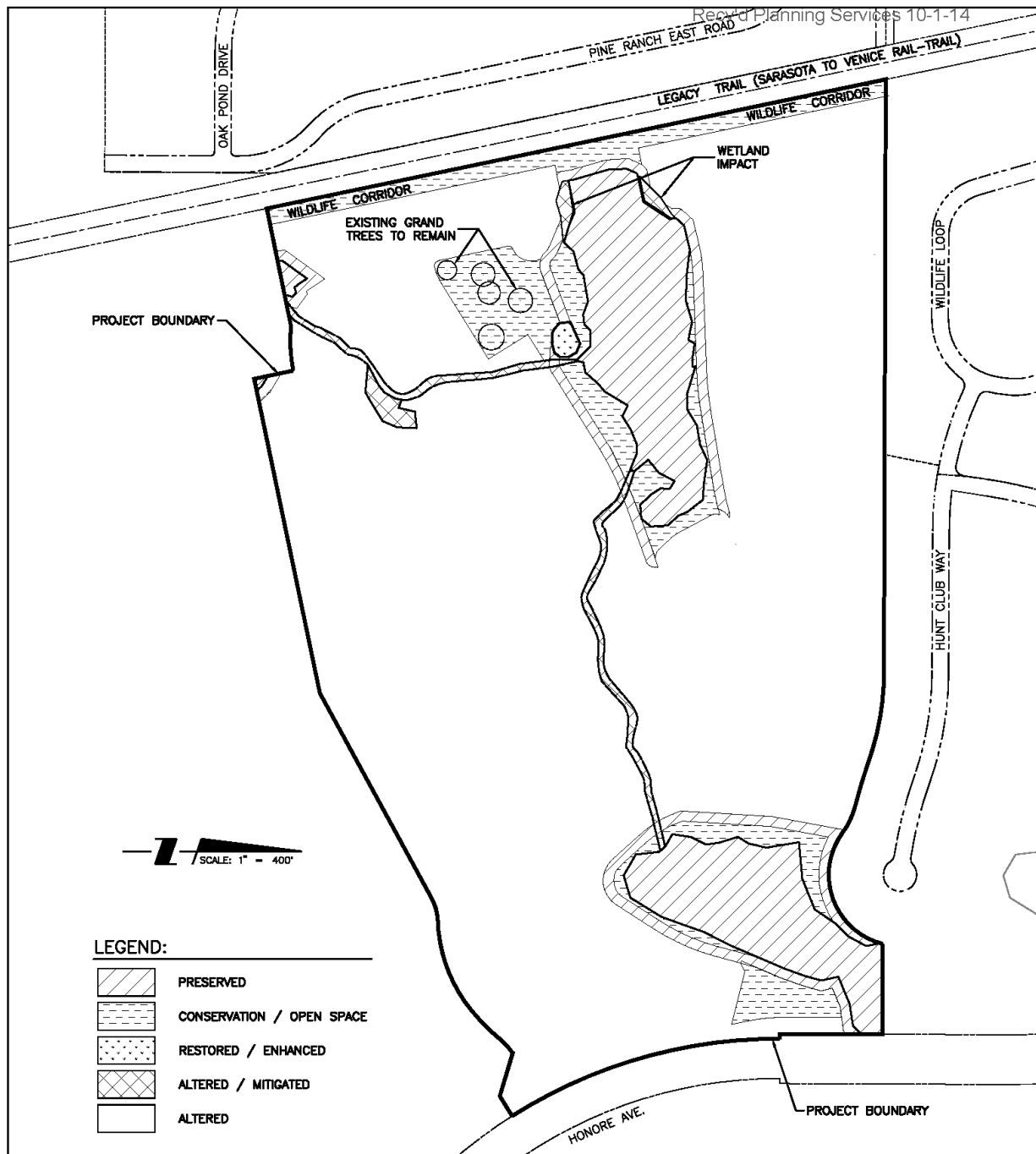
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EXHIBIT C – MASTER DEVELOPMENT PLAN



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EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN (F-2A)



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

CLIENT: TAYLOR MORRISON



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NATIVE HABITAT PRESERVATION / ALTERATION & MITIGATION PLAN



SCALE: 1" = 400'	DATE: SEPT. 2014
SEC: 36 TWP: 37S RGE: 18E	REV NO.
PROJECT NO.	INDEX NO: (2 of 2)
DRWN BY/EMP NO. DNS/103302	SHEET NO. F-2A

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Silver
Oak

Parcel 9A

Legend

-  Project Boundary - 103.20 ac. ±
-  Wildlife Corridor Area

(2 of 2)

Sec 01.02
Twp 38 S
Rng 18 E

This map and all data contained within are supplied as is with no warranty. Cardno ENTRIX, Inc. expressly disclaims responsibility for damages or liability from any claims that may arise out of the use or misuse of this map. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a licensed surveyor, where required by law.

Map G-1. Wildlife Corridor Plan

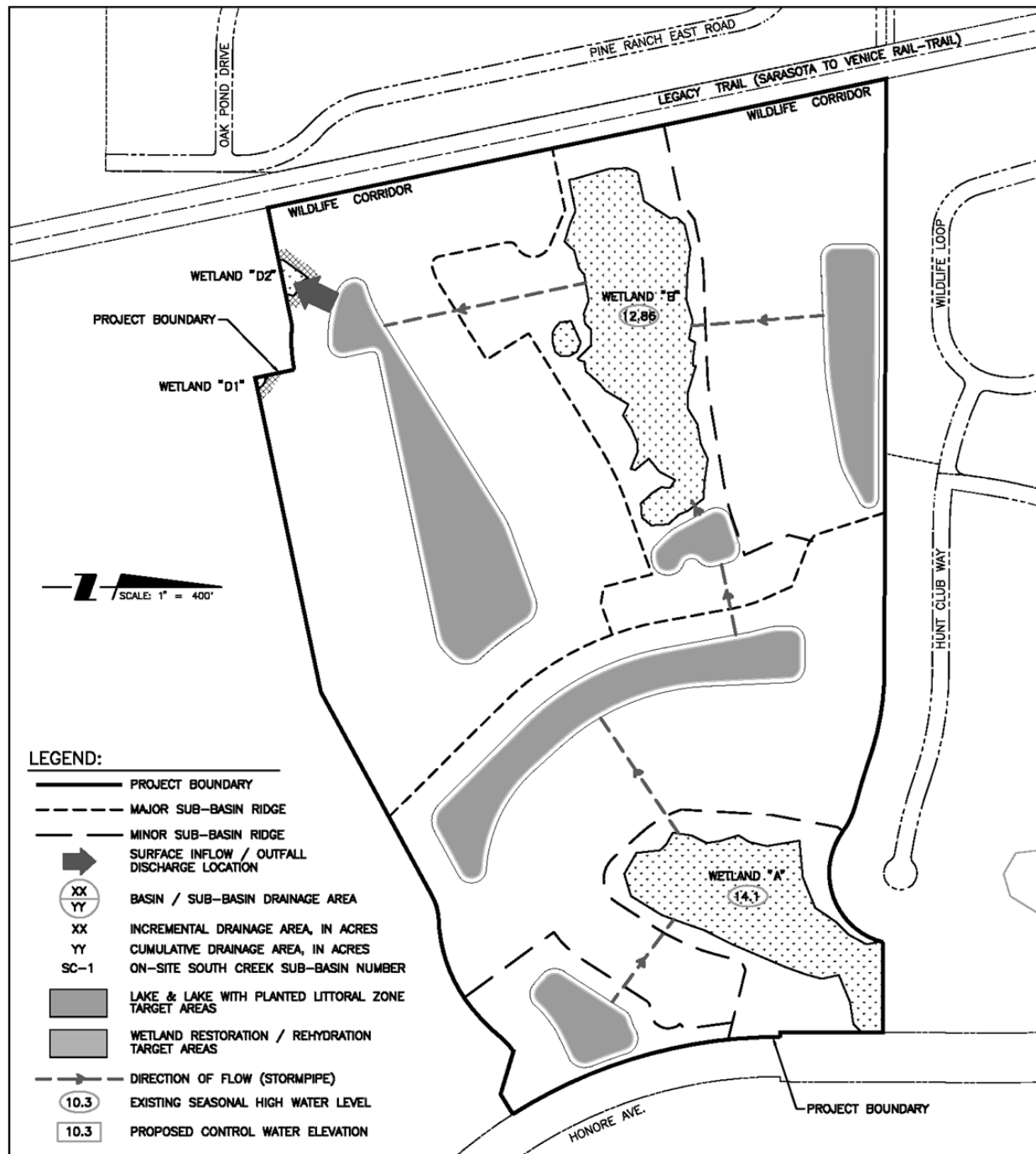
Palmer Ranch Parcel 9A
Sarasota County, Florida



3905 Crescent Park Drive, Riverview, FL 33578 USA
Phone (+1) 813-664-4500 Fax (+1) 813-664-0440
www.cardonentrix.com

Date Created: 9/18/2014 Date Revised: 9/18/2014 File Path: Q:\WildStates\Florida\Sarasota\Taylor_Morris\01_Florida\Palmer_Ranch_9A\work\lg\arcmap\GIS_Wildlife_Corridor_Plan_Map_A_1_20140918_jmb.mxd
GIS Analyst: t.jamarc@hottmail.com

EXHIBIT F – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN



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

CLIENT: TAYLOR MORRISON

Rec'd Planning Services 1-30-15



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CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

SCALE:	1" = 400'	DATE:	SEPT. 2014
SEC:	36	TWP:	37S
		RGE:	18E
PROJECT NO.		INDEX NO.	(2 of 2)
DRWN BY/EMP NO.	DNS/103302	SHEET NO.	G-2.1A

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FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 23, 2015

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Charles Maloney, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2015-014, which was filed in this office on April 23, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

BOARD RECORDS
FILED FOR THE RECORD
2015 APR 23 PM 1:50
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

ATTACHMENT IV

ORDINANCE NO. 2015-014

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XXIII OF THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR THE INCORPORATION OF THE APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL (AIDA) AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE PALMER RANCH INCREMENT XXIII DEVELOPMENT WITH CONDITIONS; PROVIDING FOR ORDINANCE TO BE DEEMED THE DEVELOPMENT ORDER; PROVIDING FOR BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXII; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

BOARD RECORDS
FILED FOR THE RECORD
2015 APR 23 AM 9:49
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. Findings of Fact and Conclusions of Law. The Board of County Commissioners of Sarasota County, Florida, hereinafter referred to as the "Board", hereby makes the following findings of fact and conclusions of law:

1.1 On October 29, 2014, Palmer Ranch Holdings, Ltd., through their authorized agent, James Paulmann (hereinafter referred to as the "Applicant"), submitted to Sarasota County an Application for Incremental Development Approval (AIDA) for Increment XXIII of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXIII is an increment of the Palmer Ranch Development of Regional Impact approved pursuant to the provisions of a Master Development Order (MDO), Sarasota County Resolution No. 84-418, adopted December 18, 1984, amended and restated by Resolution No. 91-170, and amended and restated by Ordinance No. 2015-010.

1.2 The Palmer Ranch Increment XXIII development consists of approximately 224 acres located on the southeast side of the Palmer Ranch DRI properties, more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

1.3 The Palmer Ranch Increment XXIII development will be developed with 400 single family units on Parcel 9B. This property is generally located east of Honore Avenue, west of I-75, and South of Clark Road.

1.4 Copies of the AIDA have been submitted to the Southwest Florida Regional Planning Council (SWFRPC), and to the Florida Department of Economic Opportunity (DEO), pursuant to Subsection 380.06(19)(f)2, Florida Statutes.

1.5 The Report and Recommendation of the SWFRPC has been received and addressed.

1.6 The Sarasota County Planning Commission held a duly noticed public hearing on the AIDA on March 19, 2015, and received all pertinent evidence and testimony, and recommended approval of the AIDA.

1.7 Pursuant to Section 380.06 (11)(f)3, Florida Statutes, public notice for a hearing on said NOPC before the Board was duly published in the "Sarasota Herald-Tribune" on April 5, 2015, and was duly provided to the Florida DEO, the SWFRPC, and other persons designated by DEO rules.

1.8 The Board held duly noticed public hearing on the AIDA on April 22, 2015.

1.9 The Board of County Commissioners of Sarasota County considered all matters relevant to the AIDA, including the recommendations of the Sarasota County Planning Commission, and all pertinent evidence and testimony presented at the public hearing.

1.10 The proceedings herein relating to the Palmer Ranch Increment XXIII have been conducted in compliance with the provisions of Chapter 380.06, Florida Statutes, the Master Development Order for the Palmer Ranch DRI, and all conditions precedent to the granting of development approval required by Chapter 380.06, Florida Statutes, have occurred.

1.11 The proposed development is not located in an Area of Critical State Concern designated pursuant to the provisions of Chapter 380.05, Florida Statutes.

1.12 The proposed development is consistent with the objectives of the adopted State Comprehensive Plan applicable to the area, pursuant to Chapter 380.06(14), Florida Statutes.

1.13 The proposed development is consistent with the adopted State Comprehensive Plan, pursuant to Chapter 380.06(14), Florida Statutes.

1.14 The proposed development, subject to the conditions imposed herein, is consistent with the Sarasota County Comprehensive Plan and the local land development regulations, pursuant to Chapter 380.06(14)(a), Florida Statutes.

1.15 The proposed development, subject to the conditions imposed herein, is consistent with the Report and Recommendations provided by the SWFRPC pursuant to Chapters 380.06(12) and 380.06(14)(b), Florida Statutes.

1.16 The proposed development is consistent with the Master Development Order for the Palmer Ranch Development of Regional Impact.

SECTION 2. Incorporation of the Application for Incremental Development Approval (AIDA) and Associated Documents into the Development Order.

2.1 The following documents are hereby incorporated in this Development Order by reference:

- I. The SWFRPC's Recommendations - Development of Regional Impact Assessment for Palmer Ranch Increment XXIII

2.2 The following information, commitments and impact mitigating provisions submitted by the Owner are hereby incorporated in this Development Order by reference. Development permits are subject to the provisions contained in these documents:

- I. Palmer Ranch Application for Incremental Development Approval (Increment XIII) and Associated Documents – October 29, 2015;

2.3 In construing and enforcing the provisions of the documents incorporated in this Development Order by Subsections 2.1 and 2.2 above, the following shall apply:

- a) The most recent response of the Owner in the above referenced documents shall control over any previous response, wherever there is a conflict, otherwise the responses shall be considered cumulative.
- b) Any information, commitments or impact mitigating provisions in the above referenced documents which are inconsistent with the specific conditions set forth in this Ordinance and the exhibits hereto, shall be deemed superseded and inapplicable.

SECTION 3. Approval of The Palmer Ranch Increment XXIII Development with Conditions.

3.1 The AIDA for the Palmer Ranch Increment XXIII is hereby approved, subject to the conditions contained in Exhibit B through Exhibit E, which are attached hereto and incorporated herein by reference, subject to the other provisions of this Incremental Development Order.

- Exhibit B – Development Order Conditions
- Exhibit C – Master Development Plan
- Exhibit D – Native Habitat Preservation, Alteration and Mitigation Plan
- Exhibit E – Wildlife Corridor Plan
- Exhibit F – Conceptual On-Site Surface Water Management Plan

3.2 Sarasota County Planning Services is hereby designated as the local government department responsible for monitoring the development, enforcing and monitoring the terms of this Incremental Development Order and for receiving the biennial report required by Chapter 380.06, Florida Statutes.

3.3 Biennial Report Requirements:

The Owner shall submit a biennial report pursuant to the MDO and the requirements of Chapter 380.06 (18), Florida Statutes, Chapter 9J-2.025 (7), Florida Administrative Code (F.A.C.), and the conditions of this Ordinance. This report shall be submitted with the consolidated Biennial Monitoring Report for the DRI until such time as all terms and conditions of this Incremental Development Order are satisfied, unless otherwise specified herein. The Owner shall submit this report to the Sarasota County Planning and Development Services Business Center, the SWFRPC, the DEO, and all affected permitting agencies required by law on form RPM-BSP-Annual Report-1, as the same may be amended from time to time. The biennial report shall contain all information required by Rule 9J-2.025 (7) (a) through (j), F.A.C., as the same may be amended from time to time.

Upon notification that the biennial report has not been received by the SWFRPC, or the DEO, or upon non-receipt of the biennial report by Sarasota County, Sarasota County shall request in writing that the Owner submit the report within thirty (30) days. Failure to submit the

report after thirty (30) days of such written notice shall result in Sarasota County temporarily suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this subsection are met.

3.4 Monitoring Reports Requirement:

The Owner shall submit the following monitoring reports at the same time that the biennial report is submitted, unless a different submission time is authorized by the Growth Management Business Center in writing. Failure to submit the report within thirty (30) days after written notice from Sarasota County to the Owner shall result in Sarasota County temporarily suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this section are met.

- a) A status report on the stormwater management program. This report shall include measures instituted regarding "Best Management Practices" for soil erosion and sediment control, lawn and maintenance procedures, and retention/detention systems maintenance; and
- b) A status report of the cumulative amount of development approved for the project pursuant to Conditions in the Development Order contained in Exhibit B.

3.5 The definitions presently contained in Chapter 380.06, Florida Statutes, shall control in the construction of this Development Order.

SECTION 4. Ordinance to be Deemed the Development Order.

4.1 This Ordinance shall be deemed the Incremental Development Order for Increment XXIII of the Palmer Ranch DRI required pursuant to Chapter 380.06, Florida Statutes.

SECTION 5. Buildout and Development Order Termination Dates for Palmer Ranch Increment XXIII.

5.1 The commencement date of Palmer Ranch Increment XXII per Chapter 380.06(15)(c) 2, Florida Statutes is December 31, 2016.

5.1 5.2 The buildout date of Palmer Ranch Increment XXII is December 31, 2020. This buildout date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes, based upon the results of the 2019 Transportation Reanalysis, or subsequent reanalysis.

5.3 The termination date for the Palmer Ranch Increment XXII Development Order shall be December 31, 2020.

SECTION 6. Non-Exemption from County Regulations.

6.1 This Ordinance shall not be construed as an agreement on the part of Sarasota County to exempt the Applicant, its successors and assigns, from the operation of any Ordinance or regulation hereinafter adopted by Sarasota County for the purpose of the protection of the public health, welfare, and safety, which said Ordinance or regulation shall be generally and equally applicable throughout Sarasota County, and which said Ordinance or regulation protects

or promotes a vital public interest, and which said Ordinance or regulation does not substantially impair or prevent development as approved herein.

SECTION 7. Enforcement.

7.1 All conditions, restrictions, requirements, commitments and impact mitigating provisions contained or incorporated by reference in this Incremental Development Order may be enforced by Sarasota County by action at law or in equity, after notice to the Owner and a reasonable opportunity to cure, and, in the event Sarasota County prevails in such action at law or in equity, it shall be awarded all its reasonable costs of investigation and enforcement, including County staff time and reasonable attorneys' fees incurred by or on behalf of Sarasota County.

7.2 In the event it is determined by the Board of County Commissioners, after notice to the Owner and a full hearing, that the Owner has failed to comply with any conditions, restrictions, requirements or impact mitigating provisions contained or incorporated by reference in this Development Order, the Board of County Commissioners may temporarily suspend this Incremental Development Order during which no development permit applications shall be granted within the development until compliance is achieved. Where such a failure has been finally determined, the Owner shall be liable for all costs of investigating and enforcement, including County staff time and reasonable attorney's fees incurred by or on behalf of Sarasota County.

7.3 The rights and obligations of this Incremental Development Order shall run with the land. The Owner is bound by the terms of this Incremental Development Order so long as it owns such property. This Incremental Development Order shall be binding upon and inure to the benefit of the Owner and its assignees or successors in interest and Sarasota County and its successors. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designed as successor in interest thereto, or which otherwise possess any of the powers and duties of any referenced governmental agency in existence on the effective date of this Incremental Development Order.

7.4 In the event of a Development Order appeal or other legal challenge of this Incremental Development Order by DEO, the Owner shall pay all reasonable costs and fees of County staff and attorneys relating to said appeal or legal challenge. Said costs and fees shall be based upon the Sarasota County Billable Fee System under Ordinance No. 85-91, as amended from time to time. Payment of all billings by the Owner related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

SECTION 8. Severability.

8.1 If any section, sentence, clause, phrase or word of this Incremental Development Order is for any reason held or declared to be invalid, inoperative, or void, such holding of invalidity shall not affect the remaining portions of this Incremental Development Order. It shall be construed to have been the intent to pass this Incremental Development Order, without such invalid or inoperative part herein, and the remainder, exclusive of such part or parts, shall be deemed and held to be valid as if such parts had not been included herein, unless to do so would frustrate the intent of this Incremental Development Order.

8.2 Nothing in Section 8.1 shall override the effect of an appeal pursuant to Section 380.07(2), Florida Statutes.

SECTION 9. Service and Recording.

9.1 The Planning and Development Services Department is hereby directed to record this Ordinance in the Official Records of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Applicant. This Ordinance shall be binding upon the Applicant, its successors and assigns and upon Sarasota County.

9.2 The Clerk to the Board of County Commissioners shall certify the date upon which a copy of this Ordinance are deposited in the U.S. Mail to DEO and electronic copies to the SWFRPC, and the Applicant.

VIA US MAIL

Ray Eubanks
Department of Economic Opportunity
Division of Community Development
MSC 160
107 East Madison Street
Tallahassee, Florida 32399

VIA E-MAIL

Maryann Devanus
Southwest Florida Regional Planning Council
Email: dcrawford@swfrpc.org

Justin Powell
Palmer Ranch Holdings
Email: justin@pranch.com

SECTION 10. Effective Date.

10.1 This Development Order shall take effect upon adoption of this Ordinance and transmittal of the copies of said Development Order to the parties specified in Chapter 380.07 (2), Florida Statutes, the expiration of any applicable appeal period, or the resolution of any appeal, whichever is later.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 22 day of April, 2015.

**BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA**

By: Caitlyn J. Mass
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of Circuit Court
and ex officio Clerk of the
Board of County Commissioners of
Sarasota County, Florida

By: Charles Meloy
Deputy Clerk

EXHIBIT LIST

Exhibit A – Legal Description

Exhibit B – Development Order Conditions

Exhibit C – Conceptual Master Development Plan

Exhibit D – Native Habitat Preservation, Alteration, and Mitigation Plan (F-2A)

Exhibit E – Wildlife Corridor Plan (G-1)

Exhibit F – Conceptual On-Site Surface Water Management Plan

EXHIBIT A – LEGAL DESCRIPTION

A tract of land lying in Section 1, Township 38 South, Range 18 East and Section 6, Township 38 South, Range 19 East, both in Sarasota County, Florida, said tract described as follows:

BEGIN at northeast corner of said Section 1, also being the northwest corner of said Section 6 and the southeast corner of Section 36, Township 37 South, Range 18 East; thence S.89°29'05"E., along the north line of said Section 6, a distance of 1,196.94 feet to a point on the westerly right-of-way line of Interstate 75 (State Road 93, Section 17075-2407, variable width public right-of-way) as recorded in Road Plat Book 2, Page 54, Public Records of Sarasota County, Florida, also being the point of curvature of a non tangent curve to the right, having a radius of 22,788.31 feet and a central angle of 08°14'41"; thence southerly along the arc of said curve, a distance of 3,279.19 feet, said curve having a chord bearing and distance of S.16°09'16"E., 3,276.36 feet, to the point of tangency of said curve; thence continuing along said westerly right-of-way line, S.12°01'55"E., a distance of 75.61 feet to the point of curvature of a non tangent curve to the left, having a radius of 2,143.00 feet and a central angle of 23°50'25"; thence southwesterly along the arc of said curve, a distance of 891.68 feet, said curve having a chord bearing and distance of S.44°20'49"W., 885.26 feet, to the point of tangency of said curve; thence S.32°25'36"W., a distance of 649.81 feet to a point on the westerly right-of-way line of Honore Avenue (at this point, a 120.00 foot wide public right-of-way) as recorded in Road Plat Book 4, Page 78, said Public Records and being a point of curvature of a non tangent curve to the right, having a radius of 821.00 feet and a central angle of 54°11'11"; thence along said westerly right-of-way line for the following seven (7) calls; (1) thence northwesterly along the arc of said curve, a distance of 776.45 feet, said curve having a chord bearing and distance of N.48°06'32"W., 747.83 feet, to the point of tangency of said curve; (2) thence N.21°00'57"W., a distance of 735.83 feet to the point of curvature of a curve to the left having a radius of 1,710.00 feet and a central angle of 40°39'59"; (3) thence northwesterly along the arc of said curve, a distance of 1,213.69 feet to the point of tangency of said curve; (4) thence N.61°40'56"W., a distance of 1,740.18 feet to the point of curvature of a curve to the right having a radius of 1,370.00 feet and a central angle of 61°55'56"; (5) thence northwesterly along the arc of said curve, a distance of 1,480.86 feet to the end of said curve; (6) thence S.89°45'00"E., a distance of 15.00 feet; (7) thence N.00°15'18"E., a distance of 309.87 feet to a point on the north line of the Northeast 1/4 of said Section 1, said point also being on the westerly line of the Isles of Sarasota, Unit 1, as recorded in Plat Book 45, Page 21, said Public Records; thence along said westerly line and southerly line of said plat for the following seven (7) calls; (1) thence S.00°15'00"W., a distance of 118.39 feet to the point of curvature of a curve to the left having a radius of 1,250.00 feet and a central angle of 45°10'46"; (2) thence southerly along the arc of said curve, a distance of 985.66 feet to the point of curvature of a non tangent curve to the left, having a radius of 276.07 feet and a central angle of 13°46'21"; (3) thence northerly along the arc of said curve, a distance of 66.36 feet, said curve having a chord bearing and distance of N.12°33'07"E., 66.20 feet, to the point of reverse curvature of a curve to the right having a radius of 110.00 feet and a central angle of 76°15'02"; (4) thence northeasterly along the arc of said curve, a distance of 146.39 feet to the point of reverse curvature of a curve to the left having a radius of 50.00 feet and a central angle of 45°59'54"; (5) thence northeasterly along the arc of said curve, a distance of 40.14 feet to the point of compound curvature of a curve to the left having a radius of 491.38 feet and a central angle of 16°37'27"; (6) thence northeasterly along the arc of said curve, a distance of 142.57 feet to the point of reverse curvature of a curve to the right having a radius of 400.00 feet and a central angle of 28°22'55"; (7) thence northeasterly along the arc of said curve, a distance of 198.14 feet to the end of said curve; thence S.49°38'30"E., a distance of 100.27 feet to a point on the southerly line of Isles of Sarasota, Unit 2A, as recorded in Plat Book 45, Page 48, said Public Records; thence along said south line and the south line of Isles of Sarasota, Unit 2B, as recorded in Plat Book 46, Page 12, said Public Records for the following seventeen (17) calls; (1) thence N.88°47'04"E., a distance of 75.61 feet to the point of curvature of a curve to the right having a radius of 105.00 feet and a central angle of 63°12'17"; (2) thence southeasterly along the arc of said curve, a distance of 115.83 feet to the point of tangency of said curve; (3) thence S.28°00'39"E., a distance of 44.32 feet to the point of curvature of a curve to the left having a radius of 150.00 feet and a central angle of 17°22'11"; (4) thence southeasterly along the arc of said curve, a distance of 45.47 feet to the point of tangency of said curve; (5) thence S.45°22'50"E., a distance of 65.63 feet to the point of curvature of a curve to the left having a radius of 150.00 feet and a central angle of 16°26'52"; (6) thence southeasterly along the arc of said curve, a distance of 43.06 feet to the point of tangency of said curve;

(7) thence S.61°49'43"E., a distance of 109.90 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 33°42'53"; (8) thence easterly along the arc of said curve, a distance of 29.42 feet to the point of compound curvature of a curve to the left having a radius of 1,266.27 feet and a central angle of 15°51'00"; (9) thence easterly along the arc of said curve, a distance of 350.29 feet to the point of tangency of said curve; (10) thence N.68°36'25"E., a distance of 277.55 feet to the point of curvature of a curve to the right having a radius of 1,050.00 feet and a central angle of 10°17'50"; (11) thence easterly along the arc of said curve, a distance of 188.71 feet to the point of tangency of said curve; (12) thence N.78°54'15"E., a distance of 95.26 feet to the point of curvature of a curve to the left having a radius of 600.77 feet and a central angle of 23°05'51"; (13) thence northeasterly along the arc of said curve, a distance of 242.19 feet to the point of compound curvature of a curve to the left having a radius of 100.00 feet and a central angle of 38°29'33"; (14) thence northeasterly along the arc of said curve, a distance of 67.18 feet to the point of reverse curvature of a curve to the right having a radius of 580.42 feet and a central angle of 34°50'52"; (15) thence northeasterly along the arc of said curve, a distance of 353.02 feet to the end of said curve; (16) thence N.08°47'18"W., a distance of 129.41 feet; (17) thence N.00°59'19"E., a distance of 33.63 feet to a point on the above mentioned north line of the Northeast 1/4 of said Section 1; thence S.89°45'18"E., along said north line, a distance of 190.02 feet to the POINT OF BEGINNING.

Said tract contains 9,755,058 square feet or 223.9453 acres, more or less.

EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

Conditions of Approval of the Palmer Ranch Increment XXIII Development of Regional Impact

A. GENERAL

1. The Palmer Ranch Increment XXIII 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 XXIII project site by Sarasota County government agents and employees shall be granted for the purpose of monitoring the implementation of the Development Order.
4. 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.

B. LAND USE

1. All development shall occur in substantial accordance with the Master Development Plan date stamped October 29, 2014, and attached hereto as Exhibit C. This does not imply or confer any deviations from applicable zoning or land development regulations.

C. VEGETATION AND WILDLIFE

1. 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 as shown on Map F-2A (Exhibit D). 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.
2. Impacts to on-site wetlands resulting from unavoidable impacts necessitated by internal parcel roadway and infrastructure requirements or loss of defined environmental functions, may be allowed if deemed consistent with the LDR Environmental Technical Manual during site and development plan review.
3. The proposed wildlife corridor conservation area shall be consistent with Map G-1 (Exhibit E). 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.

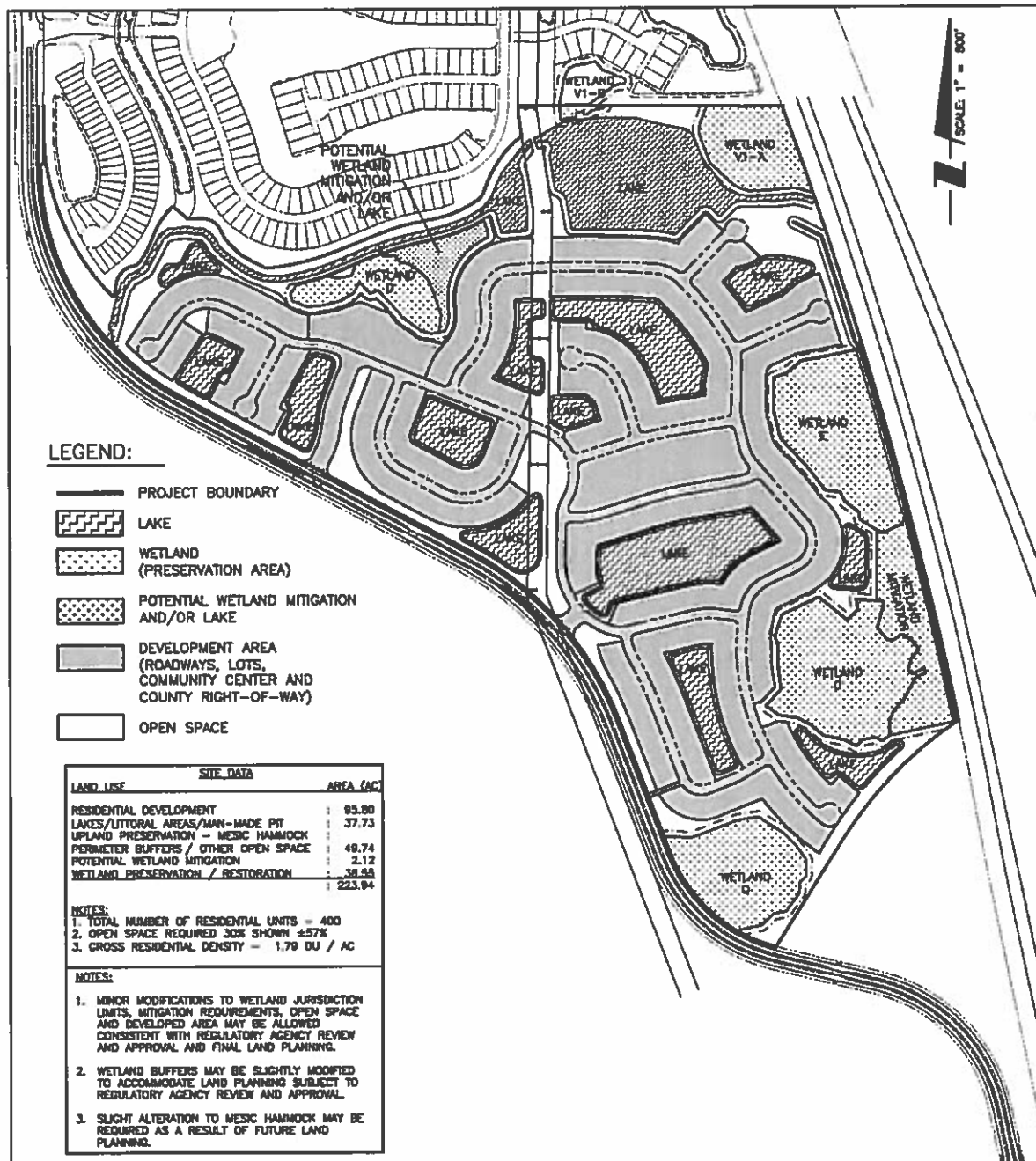
D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the Little Sarasota Bay Watershed Management Plan.

E. WATER SUPPLY

1. 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 line.
2. 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.

EXHIBIT C – MASTER DEVELOPMENT PLAN



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

CLIENT: DIVOSTA HOMES

Rec'd Planning Services 10-29-14



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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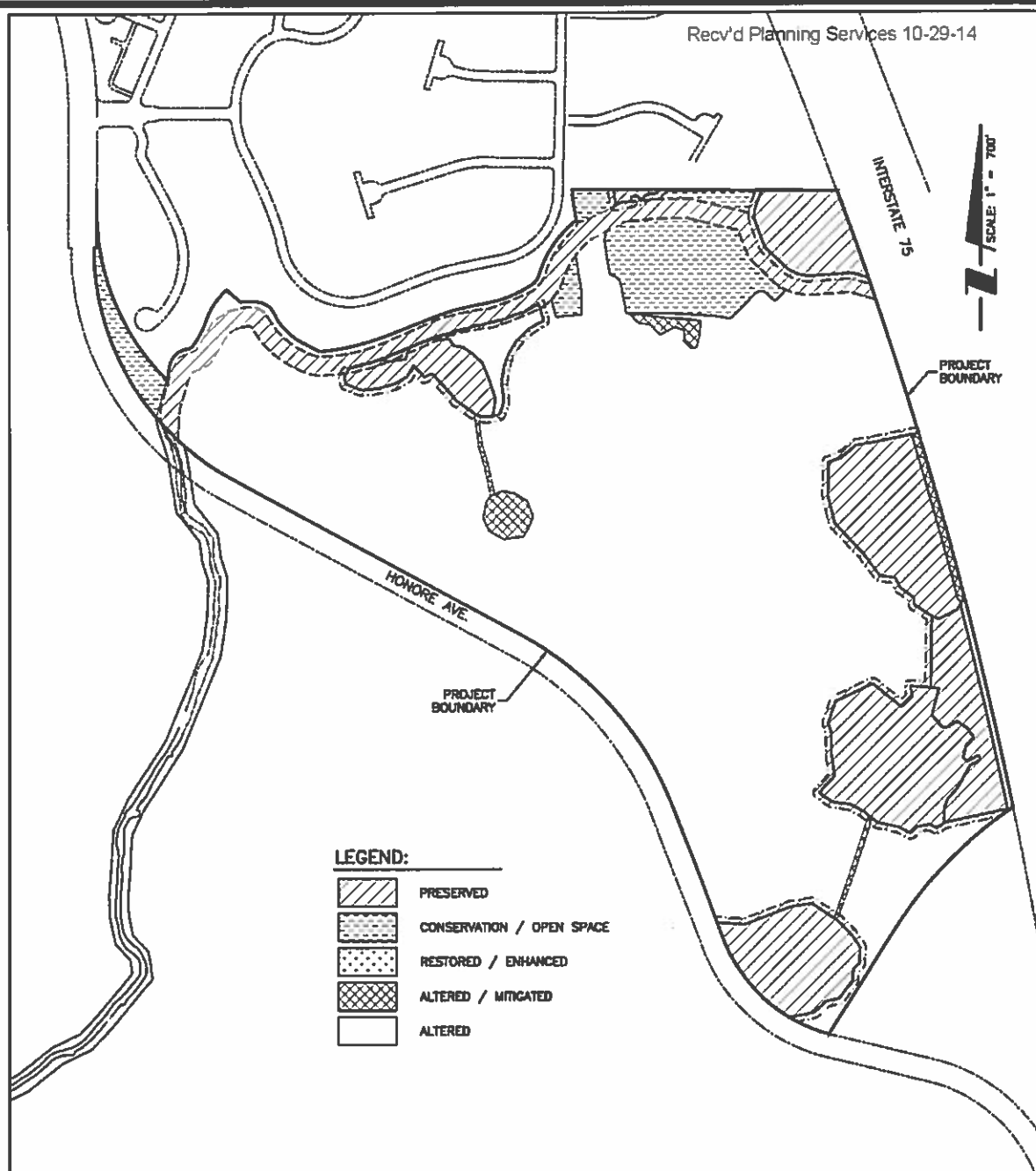
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MASTER DEVELOPMENT PLAN

SCALE:	1" = 800'	DATE:	OCTOBER 2014
REV:	1	REV NO:	
PROJECT NO.	DKL/89396	INDEX NO:	
DRAWN BY/EMP NO.	DKL/89396	SHEET NO.	C-3

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EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN (F-2A)



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

CLIENT: DIVOSTA HOMES



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NATIVE HABITAT PRESERVATION / ALTERATION & MITIGATION PLAN

SCALE: 1" = 700'	DATE: OCTOBER, 2014
SHEET: 1	REV: 1
TWP: 36S	RGL: 18E
PROJECT NO.	INDEX NO:
DRAWN BY/LMP NO.	SHEET NO: F-2A
DKL/89396	

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EXHIBIT E – WILDLIFE CORRIDOR PLAN (G-1)

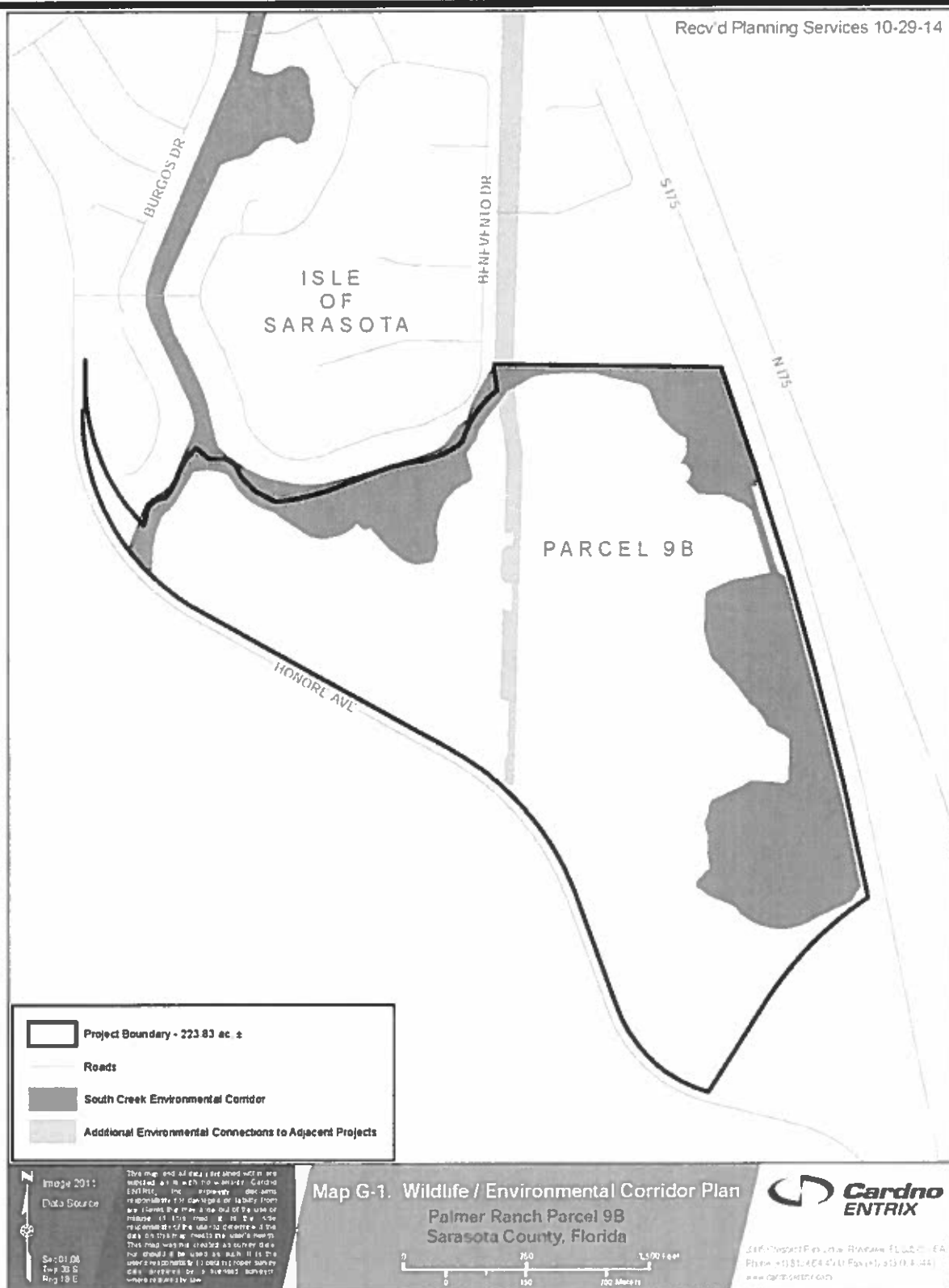
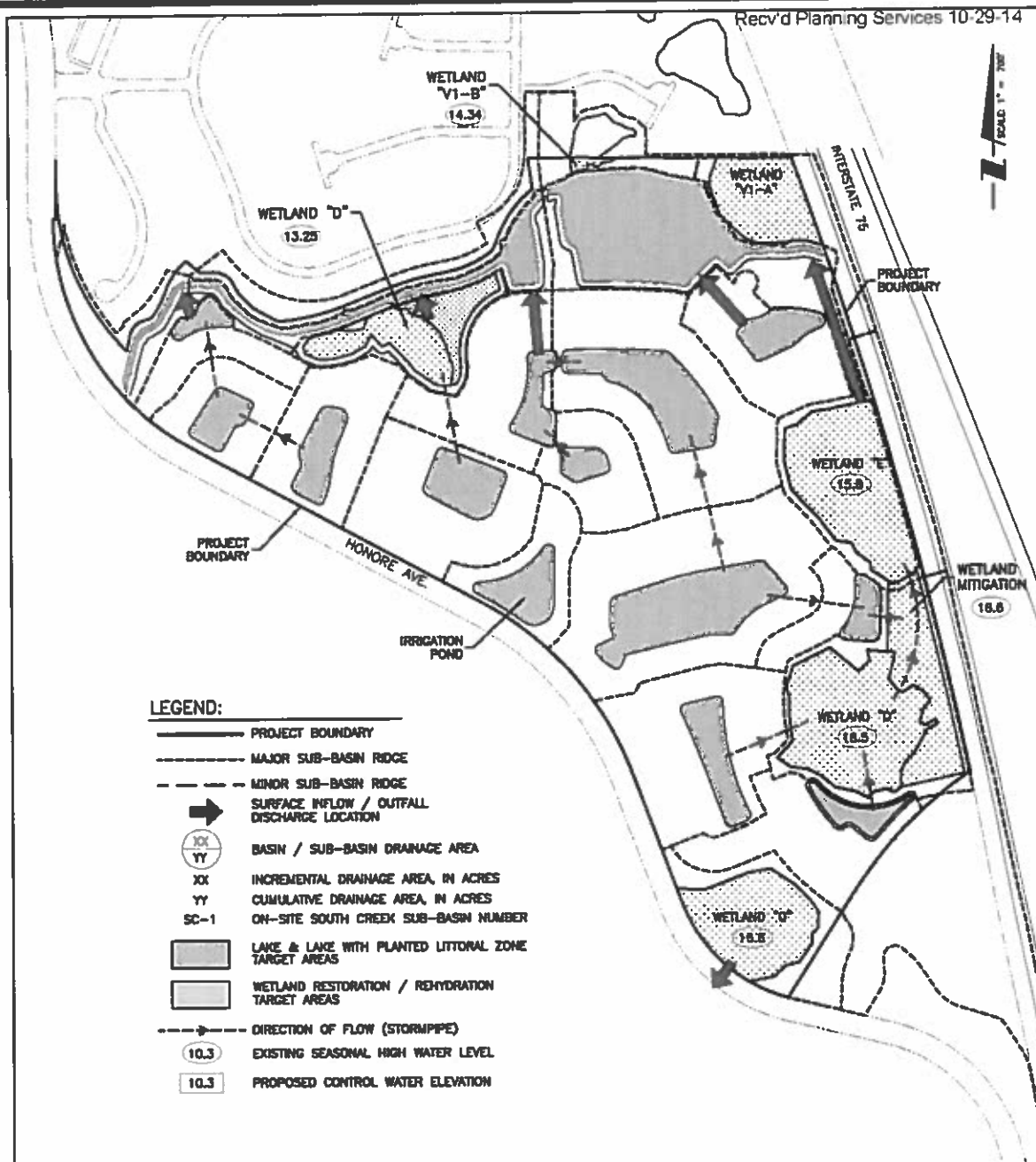


EXHIBIT F – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN



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

CLIENT: DIVOSTA HOMES



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CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

SCALE:	1" = 700'	DATE:	OCTOBER, 2014
SHEET:	1 OF 385	REV. NO.:	10E
PROJECT NO.:	385	DESIGN NO.:	
OWNER:	DKL/89396	SHEET NO.:	G-2.1A

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Agenda Item

9

Workshop: Future Direction
of the RPC

9

9

WHITE PAPER (6.1.15)

Southwest Florida Regional Planning Council

What does the Southwest Regional Planning Council do that benefits our constituents?

Through partnerships, collaboration and regional visioning, The Southwest Florida Regional Planning Council (SWFRPC) promotes regional strategies and solutions to **strengthen Florida's economic competitiveness, address challenges of greater-than-local concern, and meet the needs of the local governments that it serves.** The SWFRPC not only provides the support, knowledge, insight and encouragement to help our communities become resilient and thrive despite changing conditions, it does this in the most cost effective manner available to our members.

How does the Southwest Florida Regional Planning Council strengthen Florida's economic competitiveness, address challenges of greater-than-local concern, and meet the needs of the local governments that it serves?

Strengthening Florida's Economic Competitiveness

The SWFRPC is always open and flexible to the changes, challenges and opportunities that the current economic recovery presents. It adapts to these challenges, ensuring that the SWFRPC remains a trusted source for reliable information and technical analysis.

- A grant was awarded by DEO to create the Southwest Florida Economic Development Alliance Business Plan (Alliance), and Policies and Procedures Manual. The Alliance includes Collier, Lee, Hendry, Glades and Charlotte Counties.
- A 13-county partnership was formed to prepare a strategy for an I-75 Medical Manufacturing Corridor. This strategy was submitted to the federal government through the Invest in Manufacturing Communities Partnership (IMCP) program. If awarded the IMCP designation, our counties would be given preference for billions of dollars through federal programs for implementation of our strategy.
- The SWFRPC is a designated Economic Development District by the U.S. Economic Development Administration (EDA). This provides a means for providing technical assistance to our Economic Development Organizations/local governments and an avenue to access federal economic development funds. Over the last ten years, the SWFRPC has leveraged over \$110 million in public and private sector funding for various projects.
- The SWFRPC performs economic modeling services for our local governments, Economic Development Organizations and the private sector. This function is critical in determining the return on investment for providing local government incentives for job creating projects. The cost of owning these models would be cost prohibitive for many local governments. Collier County, Charlotte County and the City of Cape Coral have use this service in the recent past.

- A Regional Coordination Study on Transportation Access for Veterans and their Families was completed and was an important step to ensuring the long term transportation needs of our local veterans by identifying transportation barriers that veterans and their families face day-to-day. The study resulted in recommendations to address the overwhelming need for a coordinated system to inform veterans and their families, as well as the general public. The SWFRPC is seeking funding to implement the recommendations with the support of FDOT, the MPOs, the public transit providers and the private transit providers.
- The National Association of Development Organizations partnered with the Southwest Florida Regional Planning Council to develop an Economic Resilience section for the Comprehensive Economic Development Strategy. Through this project a Regional Economic Resiliency Plan will be available for implementation within the six counties.
- Solar Ready Florida - a collaborative effort between the Southwest Florida and Tampa Bay Regional Planning Councils developed a process to implement solar best-management practices, and more streamlined and standardized solar permitting processes. To date, the City of Bonita Springs, the City of Labelle and Hendry County have adopted best management practices and streamlined permitting processes. The City of Cape Coral and the City of Ft. Myers are in the process of streamlining solar permitting processes.
- Recognizing that arts and culture are a significant sector of our regional economy, the SWFRPC developed a program for enhancing and promoting *Our Creative Economy*. A partnership of 23 agencies throughout the six county region, including Art Alliances, Tourism Development Councils, Cities, Counties, Economic Development Directors, Chambers of Commerce and the Seminole Tribe has been established to direct the project as SWFRPC secures funding for implementation. The Southwest Florida Community Foundation awarded a grant to map all the public art assets in Lee County and create a tour guide of the art. These projects will enhance the visibility of art in our communities, and strengthen a unique community identity and sense of place while capitalizing on existing local assets. Our website documents over 179 views of this project from October 2014 to May 2015. VISIT Florida has awarded two grants to promote the *Our Creative Economy* project regionally.

Address Challenges of Greater-Than-Local Concern

- The SWFRPC plays a major role in disaster preparedness. Regional evacuation studies have historically been conducted by the RPCs under contract with and at the direction of the Florida Division of Emergency Management. In 2014 the Strategic Regional Evacuation Study Program completed Directional Surge Maps for Collier, Lee Charlotte and Sarasota Counties, which identify the direction and depth of a potential storm surge. These studies provide the data and information necessary for County Emergency Management Departments to develop operational evacuation Plans.

- Following the passage of the Florida Hazardous Material Emergency Planning and Community Right to Know Act of 1988, the State of Florida decided to implement the federally required Local Emergency Planning Committees (LEPCs) at the regional level. The State Department of Emergency Management partnered with the RPCs to provide staff support to the LEPCs. SWFRPC provides staff support to the Local Emergency Planning Committee. Six training and exercise planning workshops were held this year for Emergency Responders. The SWFRPC has a three pronged approach to the create state-of-the-art Hazardous Materials Plan:
 - ✓ Public Outreach and Technical Assistance
 - ✓ Hazards Analysis/HazMat Planning Projects
 - ✓ Training/Exercises
- The Estero Bay “State of the Bay” Report was completed with funds from the City of Bonita Springs. A noteworthy highlight of the report revealed that the implementation of strict local government fertilizer ordinances, along with the construction of filter marshes in the headwaters of tributaries, resulted in significant areas of improvement in the bay’s water. The SWFRPC has been instrumental in design and implementation of filter marshes in the region including the Lee County filter marsh project.
- The Statewide Conservation Easement Mapping project identified and mapped all the conservation easements in the State of Florida. This tool will provide a more complete picture of the habitats conserved in the State of Florida through private conservation lands as well as public conservation lands, and will help identify critical gaps in wetland/watersheds conservation planning that could potentially be addressed by public, public-private partnerships, along with private conservation efforts. Essentially a ‘one time’ critical project our members’ staffs would not be able to accomplish such a task within their normal workload or budget constraints.

Meeting the Needs of the Local Governments that We Serve

The challenges our communities face vary from place to place and local governments define their own goals based on local priorities. Whether our communities need to recover from a major storm event, withstand the loss of a business, or deal with crime and safety issues, the SWFRPC works with the 23 local governments to ensure that they can respond to and recover quickly from whatever unique challenges may arise.

- The SWFRPC worked with the Hendry County Education Task Force - consisting of business leaders, school district representatives, education activists, the United Way and the Hendry County Economic Development Council - to create a Vision and Implementation. The goal of the plan is to inspire a passion for learning by creating a Pre-K through 12-school system that is highly regarded for its academic excellence, as well as its contribution in improving the quality of life in Hendry County.
- In the area of environment, the Collier County Ecosystem Services Valuation of Conservation Collier Lands was completed. For 19 Preserves Encompassing 4,054.7

Total Acres, the Total Ecosystem Services Value is \$144,988,312.22 in 2013 dollars. Conservation lands are a significant component of economic development in Southwest Florida and this study clearly shows the economic value of conservation lands.

- SWFRPC administers the Transportation Disadvantaged Program on behalf of the Florida Commission for the Transportation Disadvantaged. Last year this program provided over 47,000 lifesaving trips for chemotherapy and dialysis in Hendry and Glades Counties.
- The SWFRPC assisted the City of Punta Gorda and the Nature Conservancy in Climate Change Resiliency Planning. This Resiliency Plan implements an element of the Adaptation Plan previously prepared by the SWFRPC. The SWFRPC performed a service that called for expertise that was beyond the skill set of the City of Punta Gorda's staff.
- Over \$605,000 in grant funding was awarded to the SWFRPC in Fiscal Year 2014 for various projects in our six county region.
- As a result of participating in a SWFRPC sponsored Brownfield Symposium, Sarasota City government saved taxpayers \$5,000,000 by identifying a \$35,000 solution to its contamination problem.

Henry Ford once said, "Coming together is a beginning, keeping together is progress, working together is success." We are proud of the SWFRPC's dedication and accomplishments, and look forward to continuing to work together across our 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. SWFRPC is the cost effective answer to this diverse collection of community needs.

Regulatory Requirements

SB1216 removed:

- Requires plan amendments proposing a development that qualifies as a development of regional impact to be subject to the state coordinated review process; *However, already existing developments of regional impact will continue to be governed by s. 380.06, F.S.*
- Biennial Reports -removes certain duties of regional planning councils; specifically removing the requirement that developers submit biennial reports to regional planning agencies; *DRIs are regional projects. It repeals the requirement that an RPC notify a local government if it does not receive a biennial report from a developer and therefore, stop additional work from being completed on a DRI until the biennial report is submitted.*

- Repeals the requirement of electric utilities to provide RPCs with advisory reports on their plans for electric utility substation development over next 5 years. Repeals requirement that an RPC prepare a report regarding the impacts of a proposed electrical power plant and its consistency with the strategic regional policy plan. *According to the FRCA, the statutory mandate is duplicative and unnecessary.*
- Deletes the duty of RPCs to establish and conduct across-acceptance negotiation process with local governments. *According to FRCA, no council has ever been requested to perform this duty.*
- Repeal the requirement that RPCs make a joint report and recommendations to the appropriate legislative committees. However, the RPCs must still make individual reports to the state land planning agency.
- Repeal the specific mandate that RPCs, among other state agencies, recognize the special character of the Cross Florida Greenways State Recreation and Conservation Area. *This mandate is unnecessary, according to the FRCA*
- Repeals the requirement that RPCs review urbanized area transportation plans and any other planning products stipulated in s. 339.175, F.S., and provide written recommendations. It also repeals the requirement that RPCs directly assist local governments that are not part of a metropolitan area transportation planning process in the development of the transportation element of their comprehensive plans. *These duties can be performed without the statutory reference, making it unnecessary.*
- Repeals the statutory option that an RPC hold an informational public meeting if a local government elects not to do so. The bill amends the statute to state that it is the legislative intent that local governments hold such a meeting, rather than local governments or RPCs hold the meeting.
- Repeals requirement that RPCs to assist the DEP in site selection, public awareness, and program coordination related to amnesty days for purging small quantities of hazardous wastes. *According to FRCA, the DEP has never asked for this assistance and the statutory direction is unnecessary*
- Repeals requirement RPCs to present a report on the impacts of a proposed natural gas transmission pipeline or corridor and the pipeline or corridor's consistency with the strategic regional policy plan. *The requirement is duplicative and unnecessary.*
- Repeals the requirement that RPCs participate in a certification hearing regarding siting of natural gas transmission pipeline corridors.
- Repeals statutory authorization for a community residential home and a local government to utilize dispute resolution procedures provided by an RPC. *According to*

FRCA, this provision has never been utilized and a community residential home and a local government could utilize the RPC for dispute resolution regardless of whether this statutory provision exists.

- Repeals statutory authorization for the Department of Juvenile Justice and local governments to utilize dispute resolution procedures provided by an RPC. *According to FRCA, this provision has never been utilized and is unnecessary to allow the department to utilize the RPC for dispute resolution services.*

Remaining Statutory Requirements

- Existing developments of regional impact will continue to be governed by s. 380.06, F.S. **Within the Southwest Florida region there are approximately 200 DRIs.**
- Updates to the Strategic Regional Policy Plan (SRPP)
- Comprehensive Plan Amendments
- Notice of Proposed Changes to DRIs
- Transportation Disadvantaged Program for Hendry and Glades Counties. Last year this program provided over 47,000 lifesaving trips for chemotherapy and dialysis in Hendry and Glades Counties.
- Following the passage of the Florida Hazardous Material Emergency Planning and Community Right to Know Act of 1988, the State of Florida decided to implement the federally required Local Emergency Planning Committees (LEPCs) at the regional level. The State Department of Emergency Management partnered with the RPCs to provide staff support to the LEPCs.
 - ✓ Public Outreach and Technical Assistance
 - ✓ Hazards Analysis/HazMat Planning Projects
 - ✓ Training/Exercises
- The SWFRPC is a designated Economic Development District by the U.S. Economic Development Administration (EDA).

SWFRPC 5 Year Budget Comparison Fiscal Year 2011 - Fiscal Year 2015					
	Actual FY 2011	Actual FY 2012	Actual FY 2013	Actual FY 2014	Budget FY 2015 (Amended)
Revenues					
Assessments	466,669	459,517	462,218	469,411	472,941
Federal/State/Local Funds/Contractual	2,591,297	1,890,422	1,839,113	1,581,167	358,630
Contractual					199,169
DRIs	215,357	93,546	42,625	41,265	
Interest/Misc	14,813	9,565	24,732	39,057	
Rental Income			28,750	15,000	7,500
Carry Over Fund Balance	519,868	542,977	708,484	748,896	748,895
Total Income	3,808,004	2,996,027	3,105,922	2,894,796	1,787,135
Expenditures					
<u>Direct:</u>					
Salaries - Total	1,785,396	1,165,861	1,006,838	982,363	694,945
FICA/Workers Comp/Unemployment	135,632	101,321	83,783	76,524	55,538
Retirement	170,332	60,395	63,019	101,994	56,166
Health Insurance	176,024	127,272	118,764	136,255	125,579
Total Personnel Services	2,267,385	1,454,849	1,272,403	1,297,136	932,228
Legal fees					0
Consultant Fees	64,094	59,430	87,014	35,525	46,850
Contractual					54,396
NEP Contractual	233,995	275,454	326,993	356,951	0
NEP-Other					
MPO Contractual	246,699	89,523			
Audit Fees	46,220	44,430	43,543	41,000	40,000
Travel	39,442	32,500	42,369	48,185	35,670
Telephone	12,093	6,754	8,224	6,554	5,100
Postage	23,767	30,524	19,925	1,655	4,287
Equipment Rental	29,253	21,961	7,016	6,799	7,015
Insurance	19,820	21,559	25,091	20,683	22,500
Repair/Maint. (Grounds/Bldg/Equip)	20,937	15,668	17,497	19,499	15,000
Printing/Reproduction	93,224	53,373	73,954	5,539	6,190
Utilities (Elec, water, garb)	24,411	22,572	22,226	23,470	23,200
Advertising	16,558	10,018	3,218	2,827	2,454
Other Miscellaneous	4,491	9,897	3,979	4,923	4,500
Uncollectable Receivables		19,000			7,233
Bank Service Charges		1,133	2,745		2,700
Office Supplies	17,637	13,695	13,870	9,853	5,175
Computer Related Expenses	56,993	39,155	40,011	41,876	27,070
Publications	2,476	1,496	226	1,338	461
Dues and Memberships	38,109		32,659	35,484	29,700
Professional Development		37,486	3,225		10,256
Meetings/Events	54,966	22,333	20,580	3,065	11,616
Capital Outlay-Operations	8,037	15,056	27,792	15,375	7,500
Capital Outlay-Building		4,324	8,185		35,150
Long Term Debt (Building Loan)	127,751	127,751	127,751	127,751	128,000
Events			1,436		
Reserve for Operations Expense	519,868	542,977	708,484	748,896	748,895
Fringe/Indirect Allocation					-426,011
Total Cash Outlays	3,968,226	2,972,919	2,940,415	2,854,384	1,787,135
Net Income/(Loss)	-160,222	23,109	165,507	40,412	0

DRAFT FY2015-2016 BUDGET

Revenues	SWFRPC General Fund	SWFRPC Special Revenue	2015 Budget Totals
Assessments	\$ 472,941		\$ 472,941
Federal/State Grants		\$ 171,573	\$ 171,573
Contractual		\$ 56,650	\$ 56,650
DRIs		\$ 25,000	\$ 25,000
Rental/Interest/Misc			\$ -
Investments (Reserves for Operations Expenses)	\$ 452,510		\$ 452,510
Cash and Cash Equivalents	\$ -		
Total Income (Revenue)	\$ 925,451	\$ 253,223	\$ 1,178,674

Expenditures (Expenses)			
<u>Direct:</u>			
Salaries (A)	\$ 443,121	\$ 107,500	\$ 550,621
FICA	\$ 42,123		\$ 42,123
Unemployment			\$ -
Workers Compensation	\$ 4,428		\$ 4,428
Retirement	\$ 39,043		\$ 39,043
Health Insurance (B)	\$ 91,860		\$ 91,860
Total Personnel Expenses	\$ 620,575	\$ 107,500	\$ 728,075

Expenses			
Consultants (C)	\$ 16,150		\$ 16,150
Contractual (D)	\$ -	\$ 15,000	\$ 15,000
Audit Fees	\$ 32,000		\$ 32,000
Travel	\$ 3,000	\$ 9,624	\$ 12,624
Telephone	\$ 5,100		\$ 5,100
Postage	\$ 2,100	\$ 37	\$ 2,137
Equipment Rental	\$ 7,025		\$ 7,025
Insurance (E)	\$ 22,468		\$ 22,468
Repair/Maint. (Grounds/Bldg/Equip)	\$ 5,000		\$ 5,000
Printing/Reproduction	\$ 2,000	\$ 80	\$ 2,080
Utilities (Elec, water, garb)	\$ 23,200		\$ 23,200
Advertising	\$ 2,554	\$ 1,536	\$ 4,090
Other Miscellaneous	\$ 2,000		\$ 2,000
Bank Service Charges	\$ 2,700		\$ 2,700
Office Supplies	\$ 4,000		\$ 4,000
Computer Related Expenses (F)	\$ 21,948	\$ 60	\$ 22,008
Publications	\$ 200		\$ 200
Professional Development	\$ 1,000	\$ 420	\$ 1,420
Dues and Memberships (G)	\$ 29,700	\$ 2,700	\$ 32,400
Meetings/Events	\$ 2,000	\$ 650	\$ 2,650
Capital Outlay-Operations	\$ 5,000		\$ 5,000
Capital Outlay-Building	\$ 4,000		\$ 4,000
Long Term Debt	\$ 128,000		\$ 128,000
Operational Expense	\$ 321,145	\$ 30,107	\$ 351,252

Allocation of Fringe/Indirect (Captured by Grants)	(115,616)	115,616	0
Total Operational Expenses	205,529	145,723	351,252

Investments (reserves for Operational Expenses)	452,510		452,510
Total Cash Outlays	1,278,614	253,223	1,531,837
Net Income/Loss	(353,163)	-	(353,163)

SALE OF BUILDING			
Revenues	SWFRPC General Fund	SWFRPC Special Revenue	2015 Budget Totals
Assessments	\$ 472,941		\$ 472,941
Federal/State Grants		\$ 171,573	\$ 171,573
Contractual		\$ 56,650	\$ 56,650
DRI's		\$ 25,000	\$ 25,000
Rental/Interest/Misc			\$ -
Investments (Reserves for Operations Expenses)	\$ 452,510		\$ 452,510
Cash and Cash Equivalents (from sale of bldg.)	\$ 151,000		\$ 151,000
Total Income (Revenue)	\$ 1,076,451	\$ 253,223	\$ 1,329,674
Expenditures (Expenses)			
Direct:			
Salaries (A)	\$ 443,121	\$ 107,500	\$ 550,621
FICA	\$ 42,123		\$ 42,123
Unemployment			\$ -
Workers Compensation	\$ 4,428		\$ 4,428
Retirement	\$ 39,043		\$ 39,043
Health Insurance (B)	\$ 91,860		\$ 91,860
Total Personnel Expenses	\$ 620,575	\$ 107,500	\$ 728,075
Expenses			
Consultants (C)	\$ 16,150		\$ 16,150
Contractual (D)	\$ -	\$ 15,000	\$ 15,000
Audit Fees	\$ 32,000		\$ 32,000
Travel	\$ 3,000	\$ 9,624	\$ 12,624
Telephone	\$ 5,100		\$ 5,100
Postage	\$ 2,100	\$ 37	\$ 2,137
Equipment Rental	\$ 7,025		\$ 7,025
Insurance (E)	\$ 22,468		\$ 22,468
Repair/Maint. (Equip)	\$ 5,000		\$ 5,000
Printing/Reproduction	\$ 2,000	\$ 80	\$ 2,080
Utilities (Elec) (Water and Garbage in CAM)	\$ 13,000		\$ 13,000
Advertising	\$ 2,554	\$ 1,536	\$ 4,090
Other Miscellaneous	\$ 2,000		\$ 2,000
Bank Service Charges	\$ 2,700		\$ 2,700
Office Supplies	\$ 4,000		\$ 4,000
Computer Related Expenses (F)	\$ 21,948	\$ 60	\$ 22,008
Publications	\$ 200		\$ 200
Professional Development	\$ 1,000	\$ 420	\$ 1,420
Dues and Memberships (G)	\$ 29,700	\$ 2,700	\$ 32,400
Meetings/Events	\$ 2,000	\$ 650	\$ 2,650
Capital Outlay-Operations	\$ 5,000		\$ 5,000
Capital Outlay-Building (Air Conditioner)	\$ 10,000		\$ 10,000
RENT(7000sf@\$10.50/sf + CAM of \$4.10) increases 3%	\$ 102,200		\$ 102,200
Operational Expense	\$ 291,145	\$ 30,107	\$ 321,252
Allocation of Fringe/Indirect (Captured by Grants)	(115,616)	115,616	0
Total Operational Expenses	175,529	145,723	321,252
Investments (reserves for Operational Expenses)	603,510		603,510
Total Cash Outlays	1,399,614	253,223	1,652,837
Net Income/Loss	(323,163)	-	(323,163)

REFINANCE			
Revenues	SWFRPC General Fund	SWFRPC Special Revenue	2015 Budget Totals
Assessments	\$ 472,941		\$ 472,941
Federal/State Grants		\$ 171,573	\$ 171,573
Contractual		\$ 56,650	\$ 56,650
DRI's		\$ 25,000	\$ 25,000
Rental/Interest/Misc			\$ -
Investments (Reserves for Operations Expenses)	\$ 452,510		\$ 452,510
Cash and Cash Equivalents	\$ -		
Total Income (Revenue)	\$ 925,451	\$ 253,223	\$ 1,178,674
Expenditures (Expenses)			
Direct:			
Salaries (A)	\$ 443,121	\$ 107,500	\$ 550,621
FICA	\$ 42,123		\$ 42,123
Unemployment			\$ -
Workers Compensation	\$ 4,428		\$ 4,428
Retirement	\$ 39,043		\$ 39,043
Health Insurance (B)	\$ 91,860		\$ 91,860
Total Personnel Expenses	\$ 620,575	\$ 107,500	\$ 728,075
Expenses			
Consultants (C)	\$ 16,150		\$ 16,150
Contractual (D)	\$ -	\$ 15,000	\$ 15,000
Audit Fees	\$ 32,000		\$ 32,000
Travel	\$ 3,000	\$ 9,624	\$ 12,624
Telephone	\$ 5,100		\$ 5,100
Postage	\$ 2,100	\$ 37	\$ 2,137
Equipment Rental	\$ 7,025		\$ 7,025
Insurance (E)	\$ 22,468		\$ 22,468
Repair/Maint. (Grounds/Bldg/Equip)	\$ 5,000		\$ 5,000
Printing/Reproduction	\$ 2,000	\$ 80	\$ 2,080
Utilities (Elec, water, garb)	\$ 23,200		\$ 23,200
Advertising	\$ 2,554	\$ 1,536	\$ 4,090
Other Miscellaneous	\$ 2,000		\$ 2,000
Bank Service Charges	\$ 2,700		\$ 2,700
Office Supplies	\$ 4,000		\$ 4,000
Computer Related Expenses (F)	\$ 21,948	\$ 60	\$ 22,008
Publications	\$ 200		\$ 200
Professional Development	\$ 1,000	\$ 420	\$ 1,420
Dues and Memberships (G)	\$ 29,700	\$ 2,700	\$ 32,400
Meetings/Events	\$ 2,000	\$ 650	\$ 2,650
Capital Outlay-Operations	\$ 5,000		\$ 5,000
Capital Outlay-Building	\$ 4,000		\$ 4,000
Long Term Debt	\$ 82,000		\$ 82,000
Operational Expense	\$ 275,145	\$ 30,107	\$ 305,252
Allocation of Fringe/Indirect (Captured by Grants)	(115,616)	115,616	0
Total Operational Expenses	159,529	145,723	305,252
Total Cash Outlays	1,232,614	253,223	1,485,837
Net Income/Loss	(307,163)	-	(307,163)

ASSESSMENT BUDGET FIGURES

2013 BEBR Estimates	Population	.30/capita	.31/capita	.32/capita	.33/capita	.34/capita	.35/capita
Charlotte	163,679	\$ 49,104	\$ 50,740	\$ 52,377	\$ 54,014	\$ 55,651	\$ 57,288
Collier	333,663	\$ 100,099	\$ 103,436	\$ 106,772	\$ 110,109	\$ 113,445	\$ 116,782
Glades	12,658	\$ 3,797	\$ 3,924	\$ 4,051	\$ 4,177	\$ 4,304	\$ 4,430
Hendry	37,808	\$ 11,342	\$ 11,720	\$ 12,099	\$ 12,477	\$ 12,855	\$ 13,233
Lee (Unincorporated & Cape Coral)	518,237	\$ 155,471	\$ 160,653	\$ 165,836	\$ 171,018	\$ 176,201	\$ 181,383
City of Bonita Springs	45,229	\$ 13,569	\$ 14,021	\$ 14,473	\$ 14,926	\$ 15,378	\$ 15,830
City of Fort Myers	67,081	\$ 20,124	\$ 20,795	\$ 21,466	\$ 22,137	\$ 22,808	\$ 23,478
Town of Fort Myers Beach	6,323	\$ 1,897	\$ 1,960	\$ 2,023	\$ 2,087	\$ 2,150	\$ 2,213
City of Sanibel	6,497	\$ 1,949	\$ 2,014	\$ 2,079	\$ 2,144	\$ 2,209	\$ 2,274
Sarasota	385,292	\$ 115,588	\$ 119,441	\$ 123,293	\$ 127,146	\$ 130,999	\$ 134,852
Total	1,576,467	\$ 472,940	\$ 488,705	\$ 504,469	\$ 520,234	\$ 535,999	\$ 551,763
			\$ 15,765	\$ 31,529	\$ 47,294	\$ 63,059	\$ 78,823

<i>City of Cape Coral</i>	161,069	\$ 48,321	\$ 49,931	\$ 51,542	\$ 53,153	\$ 54,763	\$ 56,374
2014 BEBR Estimates	Population	.30/capita	.31/capita	.32/capita	.33/capita	.34/capita	.35/capita
Charlotte	164,467	\$ 49,340	\$ 50,985	\$ 52,629	\$ 54,274	\$ 55,919	\$ 57,563
Collier	336,783	\$ 101,035	\$ 104,403	\$ 107,771	\$ 111,138	\$ 114,506	\$ 117,874
Glades	12,852	\$ 3,856	\$ 3,984	\$ 4,113	\$ 4,241	\$ 4,370	\$ 4,498
Hendry	37,895	\$ 11,369	\$ 11,747	\$ 12,126	\$ 12,505	\$ 12,884	\$ 13,263
Lee (Unincorporated & Cape Coral)	525,489	\$ 157,647	\$ 162,902	\$ 168,156	\$ 173,411	\$ 178,666	\$ 183,921
City of Bonita Springs	45,819	\$ 13,746	\$ 14,204	\$ 14,662	\$ 15,120	\$ 15,578	\$ 16,037
City of Fort Myers	69,437	\$ 20,831	\$ 21,525	\$ 22,220	\$ 22,914	\$ 23,609	\$ 24,303
Town of Fort Myers Beach	6,250	\$ 1,875	\$ 1,938	\$ 2,000	\$ 2,063	\$ 2,125	\$ 2,188
City of Sanibel	6,490	\$ 1,947	\$ 2,012	\$ 2,077	\$ 2,142	\$ 2,207	\$ 2,272
Sarasota	387,140	\$ 116,142	\$ 120,013	\$ 123,885	\$ 127,756	\$ 131,628	\$ 135,499
Total	1,592,622	\$ 477,787	\$ 493,713	\$ 509,639	\$ 525,565	\$ 541,491	\$ 557,418
			\$ 15,926	\$ 31,852	\$ 47,779	\$ 63,705	\$ 79,631
<i>City of Cape Coral</i>	163,599	\$ 49,080	\$ 50,716	\$ 52,352	\$ 53,988	\$ 55,624	\$ 57,260

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL



MISSION: *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.*

**Council Meeting & Workshop
June 11, 2015**

WORKSHOP AGENDA

- Budget Basics
 - 5 Year Budget Comparisons
 - Draft FY 2015-2016 Budget
- Budget w/Sale and Lease Back
 - Regulatory Responsibilities
- Discussion: Future of SWFRPC



FY 2014-2015 BUDGET

Local Assessments: \$472,941

Special Revenues:

Grants + DRI/NOPCs = \$565,299

Indirect Costs/Fringe = \$426,011

(From grants)

\$991,310

Salaries \$694,945

FICA, Retirement, Health \$237,283

TOTAL \$932,228

Total Revenues: \$1,464,251

Total Operating Costs : \$1,334,653

\$129,598

Operating Costs:

Long term debt \$128,000

Capital Outlay \$42,650

Utilities \$23,200

Insurance \$22,500

Telephone \$5,100

Audit fees \$40,000

Postage \$4,287

Travel \$35,670

Repair/ Maint. \$15,000

Computer \$27,070

Office Supplies \$5,175

Equipment Rental \$7,015

Printing \$6,190

Advertising \$2,454

other misc. \$4,500

Dues & Memberships \$29,700

Publications \$461

Meetings/events \$3,453

TOTAL \$402,425

QUESTIONS



REGULATORY RESPONSIBILITIES:

314 of 323

Strategic Regional Policy Plan

Comprehensive Plan Amendments

200 Existing DRIs

- NOPC - Notice of Proposed Change
- Increments to existing DRIs



EMERGENCY PREPAREDNESS:

Florida Hazardous Material Emergency
Planning and Community Right to Know Act of
1988,

LEPC HazMat Administrator

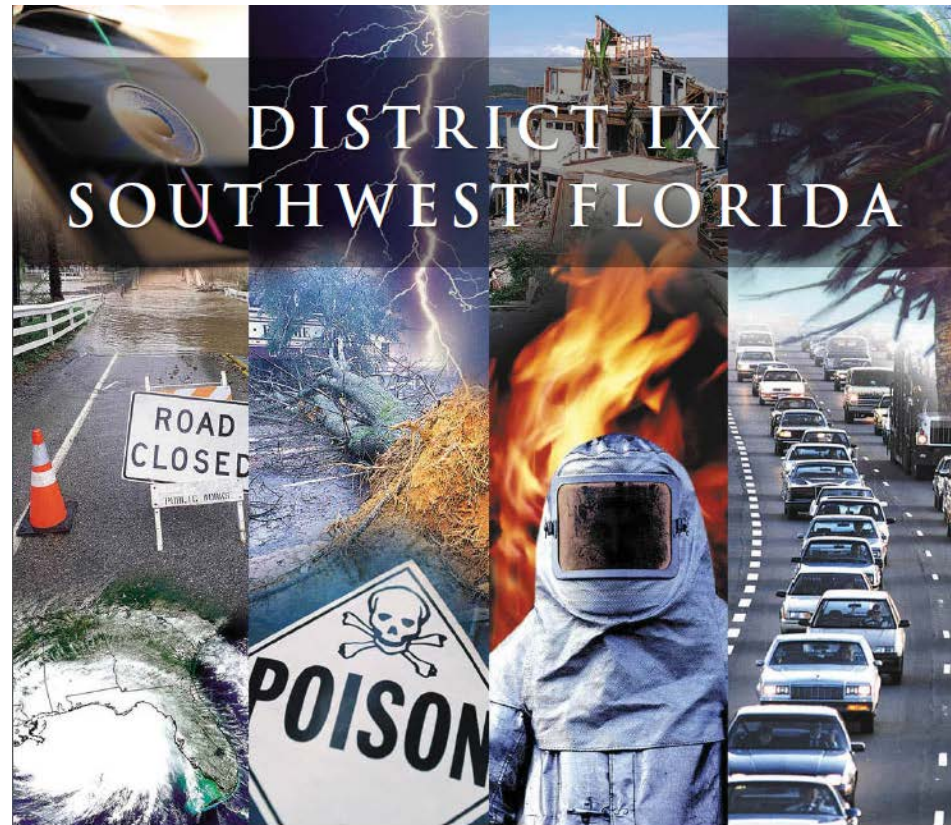
- Program Management
- Compliance Planning
- Regional Coordination
- Homeland Security Planning

Waste Management

- Inspections
- Site Assessments

Brownfield Program

- Coordination



COMPREHENSIVE EMERGENCY MANAGEMENT PLAN

FOR HAZARDOUS MATERIALS

JUNE 2015



TRANSPORTATION DISADVANTAGED PROGRAM:

316 of 323

SWFRPC administers the Transportation Disadvantaged Program on behalf of the
Florida Commission for the Transportation Disadvantaged pursuant to Chapter 427 Florida Statutes.

47,000 LIFESAVING TRIPS
(chemotherapy & dialysis)

Transportation Disadvantaged SERVICE PLAN

TDSP

A Five-year Plan for the Glades-Hendry County Joint Service Area



Minor Update May 2015

**Good
Wheels**
Transportation for the Disabled and Disadvantaged

CTD
Florida Commission for the
Transportation
Disadvantaged

Prepared By:

Southwest Florida Regional Planning Council (Designated Official Planning Agency)
Glades-Hendry Joint Local Coordinating Board
Good Wheels, Inc. (Community Transportation Coordinator)



FEDERAL ECONOMIC DEVELOPMENT DISTRICT

317 of 323

- Regional Economic Strategy, Comprehensive Economic Development Strategy (CEDS)
- Committee Involvement
- Broadband Planning
- Statewide Energy Policy Strategy
- Brownfields Support
- Coordination and Technical Assistance
- Grant Support



5 YEAR BUDGET COMPARISON FY 2011 – FY 2015

	Actual FY 2011	Actual FY 2012	Actual FY 2013	Actual FY 2014	Budget FY 2015 (Amended)
Revenues					
Assessments	466,669	459,517	462,218	469,411	472,941
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Salaries - Total	1,785,396	1,165,861	1,006,838	982,363	694,945
FICA/Workers Comp/Unemployment	135,632	101,321	83,783	76,524	55,538
Retirement	170,332	60,395	63,019	101,994	56,166
Health Insurance	176,024	127,272	118,764	136,255	125,579
Total Personnel Services	2,267,385	1,454,849	1,272,403	1,297,136	932,228
Legal fees					0
Consultant Fees	64,094	59,430	87,014	35,525	46,850
Contractual					54,396
NEP Contractual	233,995	275,454	326,993	356,951	0
NEP-Other					
MPO Contractual	246,699	89,523			
Audit Fees	46,220	44,430	43,543	41,000	40,000
Travel	39,442	32,500	42,369	48,185	35,670
Telephone	12,093	6,754	8,224	6,554	5,100
Postage	23,767	30,524	19,925	1,655	4,287
Equipment Rental	29,253	21,961	7,016	6,799	7,015
Insurance	19,820	21,559	25,091	20,683	22,500
Repair/Maint. (Grounds/Bldg/Equip)	20,937	15,668	17,497	19,499	15,000
Printing/Reproduction	93,224	53,373	73,954	5,539	6,190
Utilities (Elec, water, garb)	24,411	22,572	22,226	23,470	23,200
Advertising	16,558	10,018	3,218	2,827	2,454
Other Miscellaneous	4,491	9,897	3,979	4,923	4,500
Uncollectable Receivables		19,000			7,233
Bank Service Charges		1,133	2,745		2,700
Office Supplies	17,637	13,695	13,870	9,853	5,175
Computer Related Expenses	56,993	39,155	40,011	41,876	27,070
Publications	2,476	1,496	226	1,338	461
Dues and Memberships	38,109		32,659	35,484	29,700
Professional Development		37,486	3,225		10,256
Meetings/Events	54,966	22,333	20,580	3,065	11,616
Capital Outlay-Operations	8,037	15,056	27,792	15,375	7,500
Capital Outlay-Building		4,324	8,185		35,150
Long Term Debt (Building Loan)	127,751	127,751	127,751	127,751	128,000
Events			1,436		
Reserve for Operations Expense	519,868	542,977	708,484	748,896	748,895
Fringe/Indirect Allocation					-426,011
Total Cash Outlays	3,968,226	2,972,919	2,940,415	2,854,384	1,787,135
Net Income/(Loss)	-160,222	23,109	165,507	40,412	0

DRAFT BUDGET FY 2015 – FY 2016

Revenues	SWFRPC General Fund	SWFRPC Special Revenue	2015 Budget Totals
Assessments	\$ 472,941		\$ 472,941
Federal/State Grants		\$ 171,573	\$ 171,573
Contractual		\$ 56,650	\$ 56,650
DRIs		\$ 25,000	\$ 25,000
Rental/Interest/Misc			\$ -
Investments (Reserves for Operations Expenses)	\$ 452,510		\$ 452,510
Cash and Cash Equivalents	\$ -		
Total Income (Revenue)	\$ 925,451	\$ 253,223	\$ 1,178,674

EXPENDITURES (EXPENSES)			
<u>Direct:</u>			
Salaries (A)	\$ 443,121	\$ 107,500	\$ 550,621
FICA	\$ 42,123		\$ 42,123
Unemployment			\$ -
Workers Compensation	\$ 4,428		\$ 4,428
Retirement	\$ 39,043		\$ 39,043
Health Insurance (B)	\$ 91,860		\$ 91,860
Total Personnel Expenses	\$ 620,575	\$ 107,500	\$ 728,075

EXPENSES			
Consultants (C)	\$ 16,150		\$ 16,150
Contractual (D)	\$ -	\$ 15,000	\$ 15,000
Audit Fees	\$ 32,000		\$ 32,000
Travel	\$ 3,000	\$ 9,624	\$ 12,624
Telephone	\$ 5,100		\$ 5,100
Postage	\$ 2,100	\$ 37	\$ 2,137
Equipment Rental	\$ 7,025		\$ 7,025
Insurance (E)	\$ 22,468		\$ 22,468
Repair/Maint. (Grounds/Bldg/Equip)	\$ 5,000		\$ 5,000
Printing/Reproduction	\$ 2,000	\$ 80	\$ 2,080
Utilities (Elec, water, garb)	\$ 23,200		\$ 23,200
Advertising	\$ 2,554	\$ 1,536	\$ 4,090
Other Miscellaneous	\$ 2,000		\$ 2,000
Bank Service Charges	\$ 2,700		\$ 2,700
Office Supplies	\$ 4,000		\$ 4,000
Computer Related Expenses (F)	\$ 21,948	\$ 60	\$ 22,008
Publications	\$ 200		\$ 200
Professional Development	\$ 1,000	\$ 420	\$ 1,420
Dues and Memberships (G)	\$ 29,700	\$ 2,700	\$ 32,400
Meetings/Events	\$ 2,000	\$ 650	\$ 2,650
Capital Outlay-Operations	\$ 5,000		\$ 5,000
Capital Outlay-Building	\$ 4,000		\$ 4,000
Long Term Debt	\$ 128,000		\$ 128,000
Operational Expense	\$ 321,145	\$ 30,107	\$ 351,252
Allocation of Fringe/Indirect (Captured by Grants)	(115,616)	115,616	0
Total Operational Expenses	205,529	145,723	351,252
Investments (reserves for Operational Expenses)	452,510		452,510
Total Cash Outlays	1,278,614	253,223	1,531,837
Net Income/Loss	(353,163)	-	(353,163)

SALE OF BUILDING

Revenues	SWFRPC General Fund	SWFRPC Special Revenue	2015 Budget Totals
Assessments	\$ 472,941	320 of 323	\$ 472,941
Federal/State Grants		\$ 171,573	\$ 171,573
Contractual		\$ 56,650	\$ 56,650
DRIs		\$ 25,000	\$ 25,000
Rental/Interest/Misc			\$ -
Investments (Reserves for Operations Expenses)	\$ 452,510		\$ 452,510
Cash and Cash Equivalents (from sale of bldg.)	\$ 151,000		\$ 151,000
Total Income (Revenue)	\$ 1,076,451	\$ 253,223	\$ 1,329,674

EXPENDITURES (EXPENSES)			
Direct:			
Salaries (A)	\$ 443,121	\$ 107,500	\$ 550,621
FICA	\$ 42,123		\$ 42,123
Unemployment			\$ -
Workers Compensation	\$ 4,428		\$ 4,428
Retirement	\$ 39,043		\$ 39,043
Health Insurance (B)	\$ 91,860		\$ 91,860
Total Personnel Expenses	\$ 620,575	\$ 107,500	\$ 728,075

EXPENSES			
Consultants (C)	\$ 16,150		\$ 16,150
Contractual (D)	\$ -	\$ 15,000	\$ 15,000
Audit Fees	\$ 32,000		\$ 32,000
Travel	\$ 3,000	\$ 9,624	\$ 12,624
Telephone	\$ 5,100		\$ 5,100
Postage	\$ 2,100	\$ 37	\$ 2,137
Equipment Rental	\$ 7,025		\$ 7,025
Insurance (E)	\$ 22,468		\$ 22,468
Repair/Maint. (Equip)	\$ 5,000		\$ 5,000
Printing/Reproduction	\$ 2,000	\$ 80	\$ 2,080
Utilities (Elec) (Water and Garbage in CAM)	\$ 13,000		\$ 13,000
Advertising	\$ 2,554	\$ 1,536	\$ 4,090
Other Miscellaneous	\$ 2,000		\$ 2,000
Bank Service Charges	\$ 2,700		\$ 2,700
Office Supplies	\$ 4,000		\$ 4,000
Computer Related Expenses (F)	\$ 21,948	\$ 60	\$ 22,008
Publications	\$ 200		\$ 200
Professional Development	\$ 1,000	\$ 420	\$ 1,420
Dues and Memberships (G)	\$ 29,700	\$ 2,700	\$ 32,400
Meetings/Events	\$ 2,000	\$ 650	\$ 2,650
Capital Outlay-Operations	\$ 5,000		\$ 5,000
Capital Outlay-Building (Air Conditioner)	\$ 10,000		\$ 10,000
RENT(7000sf@\$10.50/sf + CAM of \$4.10) increases 3%	\$ 102,200		\$ 102,200
Operational Expense	\$ 291,145	\$ 30,107	\$ 321,252

Allocation of Fringe/Indirect (Captured by Grants)	(115,616)	115,616	0
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Total Operational Expenses	175,529	145,723	321,252
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Investments (reserves for Operational Expenses)	603,510		603,510
Total Cash Outlays	1,399,614	253,223	1,652,837

REFINANCE

Revenues	SWFRPC General Fund	SWFRPC Special Revenue	2015 Budget Totals
Assessments	\$ 472,941	321 of 323	\$ 472,941
Federal/State Grants		\$ 171,573	\$ 171,573
Contractual		\$ 56,650	\$ 56,650
DRIs		\$ 25,000	\$ 25,000
Rental/Interest/Misc			\$ -
Investments (Reserves for Operations Expenses)	\$ 452,510		\$ 452,510
Cash and Cash Equivalents	\$ -		
Total Income (Revenue)	\$ 925,451	\$ 253,223	\$ 1,178,674

Expenditures (Expenses)			
Direct:			
Salaries (A)	\$ 443,121	\$ 107,500	\$ 550,621
FICA	\$ 42,123		\$ 42,123
Unemployment			\$ -
Workers Compensation	\$ 4,428		\$ 4,428
Retirement	\$ 39,043		\$ 39,043
Health Insurance (B)	\$ 91,860		\$ 91,860
Total Personnel Expenses	\$ 620,575	\$ 107,500	\$ 728,075

Expenses			
Consultants (C)	\$ 16,150		\$ 16,150
Contractual (D)	\$ -	\$ 15,000	\$ 15,000
Audit Fees	\$ 32,000		\$ 32,000
Travel	\$ 3,000	\$ 9,624	\$ 12,624
Telephone	\$ 5,100		\$ 5,100
Postage	\$ 2,100	\$ 37	\$ 2,137
Equipment Rental	\$ 7,025		\$ 7,025
Insurance (E)	\$ 22,468		\$ 22,468
Repair/Maint. (Grounds/Bldg/Equip)	\$ 5,000		\$ 5,000
Printing/Reproduction	\$ 2,000	\$ 80	\$ 2,080
Utilities (Elec, water, garb)	\$ 23,200		\$ 23,200
Advertising	\$ 2,554	\$ 1,536	\$ 4,090
Other Miscellaneous	\$ 2,000		\$ 2,000
Bank Service Charges	\$ 2,700		\$ 2,700
Office Supplies	\$ 4,000		\$ 4,000
Computer Related Expenses (F)	\$ 21,948	\$ 60	\$ 22,008
Publications	\$ 200		\$ 200
Professional Development	\$ 1,000	\$ 420	\$ 1,420
Dues and Memberships (G)	\$ 29,700	\$ 2,700	\$ 32,400
Meetings/Events	\$ 2,000	\$ 650	\$ 2,650
Capital Outlay-Operations	\$ 5,000		\$ 5,000
Capital Outlay-Building	\$ 4,000		\$ 4,000
Long Term Debt	\$ 82,000		\$ 82,000
Operational Expense	\$ 275,145	\$ 30,107	\$ 305,252

Allocation of Fringe/Indirect (Captured by Grants)	(115,616)	115,616	0
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Total Operational Expenses	159,529	145,723	305,252
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Investments (reserves for Operational Expenses)	452,510		452,510
Total Cash Outlays	1,232,614	253,223	1,485,837

Net Income/Loss	(307,163)	-	(307,163)
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ASSESSMENT BUDGET FIGURES

2013 BEBR Estimates	Population	.30/capita	.31/capita	.32/capita	.33/capita	.34/capita	.35/capita
Charlotte	163,679	\$ 49,104	\$ 50,740	\$ 52,377	\$ 54,014	\$ 55,651	\$ 57,288
Collier	333,663	\$ 100,099	\$ 103,436	\$ 106,772	\$ 110,109	\$ 113,445	\$ 116,782
Glades	12,658	\$ 3,797	\$ 3,924	\$ 4,051	\$ 4,177	\$ 4,304	\$ 4,430
Hendry	37,808	\$ 11,342	\$ 11,720	\$ 12,099	\$ 12,477	\$ 12,855	\$ 13,233
Lee (Unincorporated & Cape Coral)	518,237	\$ 155,471	\$ 160,653	\$ 165,836	\$ 171,018	\$ 176,201	\$ 181,383
City of Bonita Springs	45,229	\$ 13,569	\$ 14,021	\$ 14,473	\$ 14,926	\$ 15,378	\$ 15,830
City of Fort Myers	67,081	\$ 20,124	\$ 20,795	\$ 21,466	\$ 22,137	\$ 22,808	\$ 23,478
Town of Fort Myers Beach	6,323	\$ 1,897	\$ 1,960	\$ 2,023	\$ 2,087	\$ 2,150	\$ 2,213
City of Sanibel	6,497	\$ 1,949	\$ 2,014	\$ 2,079	\$ 2,144	\$ 2,209	\$ 2,274
Sarasota	385,292	\$ 115,588	\$ 119,441	\$ 123,293	\$ 127,146	\$ 130,999	\$ 134,852
Total	1,576,467	\$ 472,940	\$ 488,705	\$ 504,469	\$ 520,234	\$ 535,999	\$ 551,763
			\$ 15,765	\$ 31,529	\$ 47,294	\$ 63,059	\$ 78,823

City of Cape Coral

161,069 \$ 48,321 \$ 49,931 \$ 51,542 \$ 53,153 \$ 54,763 \$ 56,374

2014 BEBR Estimates	Population	.30/capita	.31/capita	.32/capita	.33/capita	.34/capita	.35/capita
Charlotte	164,467	\$ 49,340	\$ 50,985	\$ 52,629	\$ 54,274	\$ 55,919	\$ 57,563
Collier	336,783	\$ 101,035	\$ 104,403	\$ 107,771	\$ 111,138	\$ 114,506	\$ 117,874
Glades	12,852	\$ 3,856	\$ 3,984	\$ 4,113	\$ 4,241	\$ 4,370	\$ 4,498
Hendry	37,895	\$ 11,369	\$ 11,747	\$ 12,126	\$ 12,505	\$ 12,884	\$ 13,263
Lee (Unincorporated & Cape Coral)	525,489	\$ 157,647	\$ 162,902	\$ 168,156	\$ 173,411	\$ 178,666	\$ 183,921
City of Bonita Springs	45,819	\$ 13,746	\$ 14,204	\$ 14,662	\$ 15,120	\$ 15,578	\$ 16,037
City of Fort Myers	69,437	\$ 20,831	\$ 21,525	\$ 22,220	\$ 22,914	\$ 23,609	\$ 24,303
Town of Fort Myers Beach	6,250	\$ 1,875	\$ 1,938	\$ 2,000	\$ 2,063	\$ 2,125	\$ 2,188
City of Sanibel	6,490	\$ 1,947	\$ 2,012	\$ 2,077	\$ 2,142	\$ 2,207	\$ 2,272
Sarasota	387,140	\$ 116,142	\$ 120,013	\$ 123,885	\$ 127,756	\$ 131,628	\$ 135,499
Total	1,592,622	\$ 477,787	\$ 493,713	\$ 509,639	\$ 525,565	\$ 541,491	\$ 557,418
			\$ 15,926	\$ 31,852	\$ 47,779	\$ 63,705	\$ 79,631
<i>City of Cape Coral</i>	163,599	\$ 49,080	\$ 50,716	\$ 52,352	\$ 53,988	\$ 55,624	\$ 57,260

DISCUSSION

