

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfRPC.org

COUNCIL MEETING AGENDA

September 15, 2016

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

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.

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NEXT SWFRPC MEETING DATE: OCTOBER 20, 2016

**THE EXECUTIVE COMMITTEE WILL MEET ON SEPTEMBER 15 AT
8:15 A.M. AT THE SWFRPC**

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

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SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL MEMBERSHIP

OFFICERS

Mr. Don McCormick, Chair

Councilman Jim Burch, Vice-Chair

Mr. Thomas Perry, Secretary

Councilman Forrest Banks, Treasurer

CHARLOTTE COUNTY

COLLIER COUNTY

Commissioner Tricia Duffy, Charlotte BCC

Commissioner Tim Nance, Collier BCC

Commissioner Ken Doherty, Charlotte BCC

Commissioner Penny Taylor, Collier BCC

Councilman Gary Wein, City of Punta Gorda

Councilman Reg Buxton, City of Naples

Mr. Donald McCormick, Governor Appointee

(City of Marco Island Vacancy)

Ms. Suzanne Graham, Governor Appointee

Mr. Robert "Bob" Mulhere, Governor Appointee

Mr. Alan D. Reynolds, Governor Appointee

GLADES COUNTY

HENDRY COUNTY

(Glades BCC Vacancy)

Commissioner Karson Turner, Hendry BCC

Commissioner Weston Pryor, Glades BCC

Commissioner Don Davis, Hendry BCC

Councilwoman Pat Lucas, City of Moore Haven

Commissioner Sherida Ridgill, City of Clewiston

Mr. Thomas Perry, Governor Appointee

Commissioner Julie Wilkins, City of LaBelle

Mr. Mel Karau, Governor Appointee

LEE COUNTY

SARASOTA COUNTY

Commissioner Frank Mann, Lee BCC

Commissioner Carolyn Mason, Sarasota BCC

Commissioner Cecil Pendergrass, Lee BCC

Commissioner Charles Hines, Sarasota BCC

Councilman Jim Burch, City of Cape Coral

Commissioner Rhonda DiFranco, City of North Port

Councilman Forrest Banks, City of Fort Myers

Councilman Fred Fraize, City of Venice

Councilmember Anita Cereceda, Town of Fort Myers
Beach

Mayor Willie Shaw, City of Sarasota

Vice-Mayor Mick Denham, City of Sanibel

Mr. Felipe Colon, Governor Appointee

Councilman Greg DeWitt, City of Bonita Springs

(Governor Appointee Vacancy)

Ms. Laura Holquist, Governor Appointee

(Governor Appointee Vacancy)

EX-OFFICIO MEMBERS

Jon Iglehart, FDEP

Derek Burr, FDOT

Phil Flood, SFWMD

Tara Poulton, SWFWMD

STAFF

Margaret Wuerstle, Executive Director

Beth Nightingale, Legal Consultant

James Beever

Nichole Gwinnett

Rebekah Harp

Charles Kammerer

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

AMD A -Application for Master Development Approval

BE BR - 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 Item

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Invocation

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Agenda Item

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Pledge of Allegiance

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Agenda Item

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Roll Call

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Agenda Item

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Public Comments

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Agenda

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Agenda Item

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Minutes

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**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
MAY 19, 2016 MEETING**

The meeting of the **Southwest Florida Regional Planning Council** was held on **May 19, 2016** at the offices of the Southwest Florida Regional Planning Council – 1400 Colonial Boulevard, Suite #1 in Fort Myers, Florida. Chair McCormick called the meeting to order at **9:03 AM**. **Mayor Shaw** then led an invocation and the Pledge of Allegiance. Nichole Gwinnett conducted the roll call and noted that a quorum was present.

MEMBERS PRESENT

Charlotte County: Commissioner Tricia Duffy, Commissioner Ken Doherty, Councilman Gary Wein, Mr. Don McCormick

Collier County: Commissioner Penny Taylor, Councilman Rex Buxton, Mr. Bob Mulhere

Glades County: Mr. Thomas Perry

Hendry County: Commissioner Karson Turner, Commissioner Julie Wilkins, Mr. Mel Karau

Lee County: Commissioner Frank Mann, Commissioner Cecil Pendergrass, Councilman Forrest Banks, Vice-Mayor Mick Denham, Councilman Greg DeWitt

Sarasota County: Commissioner Christine Robinson for Commissioner Carolyn Mason, Mayor Willie Shaw, Councilman Fred Fraize

Ex-Officio: Mr. Phil Flood – SFWMD, Mr. Jon Iglehart –FDEP, Ms. Derek Burr –FDOT

MEMBERS ABSENT

Charlotte County: Ms. Suzanne Graham

Collier County: Commissioner Tim Nance, Mr. Alan Reynolds

Glades County: Commissioner Weston Pryor, Councilwoman Pat Lucas, Commissioner Tim Stanley

Hendry County: Commissioner Don Davis, Commissioner Sherida Ridgill

Lee County: Councilman Jim Burch, Mayor Anita Cereceda, Ms. Laura Holquist

Sarasota County: Commissioner Charles Hines, Vice-Mayor Rhonda DiFranco, Mr. Felipe Colón

Ex-Officio: Ms. Tara Poulton - SWFWMD

**AGENDA ITEM #5
AGENDA**

Chair McCormick requested that the items under Agenda Item #10 Regional Impact be moved up to the beginning of the agenda.

By general consensus the items under Agenda Item #10 Regional Impact were moved up to become the first item for discussion.

**AGENDA ITEM #10(a)
Palmer Ranch MDO NOPC**

Mr. Trescott presented the item.

A motion was made by Mayor Shaw to approve staff's recommendations as presented. The motion was seconded by Mr. Mulhere and carried unanimously.

**AGENDA ITEM #10(b)
The Commons NOPC**

Mr. Trescott presented the item.

Vice-Mayor Denham asked how storm water would be managed for the site. Mr. Trescott stated that the storm water system is already in place and permitted in line with the South Florida Water Management District requirements. Mr. Mulhere highlighted a conservation tract along the Gordon River that was missing from the displayed map. Any future development will have to amend the existing storm water plan. Mr. Flood confirmed that the site was permitted by the SFWMD's criteria.

Mr. Mulhere stated he would be abstaining from voting on the item due to conflict of interest.

A motion was made by Commissioner Duffy to approve staff's recommendations as presented. The motion was seconded by Mr. Perry and carried with one abstention.

**AGENDA ITEM #4
PUBLIC COMMENTS**

No public comment was made at this time.

**AGENDA ITEM #5
AGENDA**

Chair McCormick requested a motion to approve the amended agenda.

Motion was made by Commissioner Mann to approve the amended agenda. The motion was seconded by Mr. Mulhere and carried unanimously.

**AGENDA ITEM #6
MINUTES OF THE MARCH 17, 2016 & APRIL 21, 2016 MEETINGS**

As noted, the minutes from the March 17, 2016 and April 21, 2016 meetings are to be presented at the June meeting.

**AGENDA ITEM #7
DIRECTOR'S REPORT**

Ms. Wuerstle presented the report, which included the April financials. She also reviewed the following:

**AGENDA ITEM #7(a)
Budget Amendments**

Ms. Wuerstle presented the proposed budget amendments.

Motion was made by Mr. Mulhere to approve the budget amendments. The motion was seconded by Commissioner Duffy and carried unanimously.

**AGENDA ITEM #7(b)
Audit**

Mr. Tuscan presented the FY 14-15 Audit. The audit ended with an “unmodified” opinion, which is the highest level of opinion.

Councilman Wein expressed concern with the impacts of an economic downturn on the cities’ and counties’ pension liability. Mr. Tuscan explained that these massive swings are supposed to be amortized under the new laws. FRS was 92% funded at the end of 2015.

Councilman Banks asked about the negative pension liability. Mr. Tuscan stated that it is \$565,000. Mr. Mulhere clarified that this figure isn’t just the pension liability.

Councilman Fraize inquired about the Civil Retirement System and asked if there has been any discussion of moving into a 401k plan. Mr. Tuscan explained that this was discussed during the market crash. Commissioner Pendergrass suggested that new employees be placed into a 401k plan instead of FRS. He also inquired about the savings on utilities with the new location. Ms. Wuerstle explained that there will be savings and the amended budget will be presented at the June meeting.

Commissioner Wilkins pointed out a typo in the audit report.

Motion was made by Commissioner Doherty to approve the audit. The motion was seconded by Commissioner Mann and carried unanimously.

AGENDA ITEM #7(c) Proposed Agenda for SWFRPC Water Seminar (Workshop)

Ms. Wuerstle introduced the draft agenda. Mr. Perry further explained the reasoning behind the agenda and that the symposium will explain the white paper, a list of acronyms, and the Integrated Delivery Schedule.

Vice-Mayor Denham explained why the speakers were chosen, that this would be more of a workshop, and no public comment would be taken. Vice-Mayor Denham stated that the goal is to collectively agree on a strategy and a message for the region. Commissioner Duffy believes this is a good start and requested that Dr. Brian LaPointe from Florida Atlantic University, Representative Matt Caldwell, and the U.S. Army Corps of Engineers be added as speakers. Commissioner Doherty agreed that the Army Corps should be added. Councilman Banks suggested the speakers list is too Sanibel heavy.

Commissioner Doherty agreed and suggested that the regulatory agencies such as the Water Management Districts, FDEP, and the Army Corps take lead on this symposium. Vice-Mayor Denham wanted to move forward with Lee County's strategic plan. Commissioner Duffy believes that the purpose of the water workshop was to gather more information and clear up any misinformation. Commissioner Duffy did not agree with everything in the strategic plan and could not vote to approve it by Regional Planning Council.

Commissioner Robinson added that under State law, if any decisions are made then there must be public comment taken. Ms. Nightingale said she would look at this issue and report back. Mr. Perry added that the workshop would not result in a vote or a decision. A decision would have to be made at a subsequent meeting.

Commissioner Mann explained that the goal was to come to a consensus as an RPC. Commissioner Turner agreed with Commissioner Mann and suggested that the RPC decide on a short list of priorities. He also explained that excluding public comment was a time saving measure. Commissioner Doherty explained that he cannot vote on the strategic plan without comment and analysis from the previously mentioned regulatory agencies and the meeting may be longer than four hours. The choosing of the speakers was a collaborative effort between Vice-Mayor Denham and Mr. Perry. Councilman Wein added that the RPC needed to act with high quality and with consensus to showcase our relevancy.

Vice-Mayor Denham believed that the RPC needed to start with a baseline and then change and build on it. Chair McCormick sees the meeting as an incremental step.

Ms. Wuerstle wanted clarification on the scope of the meeting. Vice-Mayor Denham explained that this was to be for SWFRPC members and possibly members of nearby RPCs. Commissioner Mann and Vice-Mayor Denham agreed that no progress would be made if the meeting went beyond the RPC. Councilman Banks agreed with the plan that the Lee County Board of County Commissioners approved. Mr. Perry wanted everyone to leave the meeting with a clear

understanding of the issues and everything involved. Chair McCormick wanted a united message from the RPC so that we can all present the same message to State and Federal legislators. Commissioner Duffy stated that this meeting must contain public comment. She also adds that Charlotte and Sarasota Counties have different needs than Lee County. Vice-Mayor Denham clarified that the strategic plan is an approach and not a solution. Commissioner Duffy reiterated that she would like Dr. LaPointe to be a speaker and that this discussion needs to be neutral. Commissioner Mann states that in order to effectively lobby in DC, we need a united, consistent message.

A discussion ensued on when and where the meeting would take place. The meeting is now targeting for September 22 at the Charlotte Harbor Event Center, which was offered at no cost.

Commissioner Wilkins questioned whether it is a good idea to invite the public and tell them that they can't participate. Mr. Mulhere suggested placing public comment at the end, providing public comment forms, and limiting public comment to a minute. Vice-Mayor Denham sees the public being very unruly and disruptive. Commissioner Robinson believes that it is not proper to take action without public comment. Mr. Iglehart explained that FDEP public comment is limited to three minutes.

Commissioner Duffy questioned whether this is a regional issue or just a Lee-Collier issue. Vice-Mayor Denham announced that he is backing out of this issue. Mr. Mulhere explained that this is clearly a regional issue. The issue involves at least four of our counties and we should all be concerned about water quality. Councilman Wein stated that the purpose of the RPC is to come together for issues such as this even though it may affect certain jurisdictions more than others.

Ms. Wuerstle will move forward with this information and redraft the agenda. Commissioner Wilkins and several other members thanked Vice-Mayor Denham for his work on this issue.

AGENDA ITEM #8 STAFF SUMMARIES

This item was for information purposes only.

AGENDA ITEM #9 CONSENT AGENDA

AGENDA ITEM #9(f) Village of Estero Comp Plan Amendment DEO 16-1ESR

Ms. Burr addressed FDOT's concerns on purchasing the rail corridor.

AGENDA ITEM #9(d) 2016 Glades-Hendry TDSP Annual Update

Commissioner Wilkins had a correction on the list of schools.

Motion was made by Mr. Mulhere to approve the consent agenda with a change to Item 9(d). The motion was seconded by Councilman Banks and carried unanimously.

**AGENDA ITEM #10
COMMITTEE REPORTS**

**AGENDA ITEM #11(a)
Budget & Finance Committee**

Ms. Wuerstle stated the financial statement and budget amendments were addressed under the Directors Comments.

**AGENDA ITEM #11(b)
Economic Development Committee**

Ms. Pellechio presented a report on the RPC's status as an Economic Development District and the CEDS plan.

**AGENDA ITEM #11(c)
Energy & Climate Committee**

Ms. Pellechio presented on the SolSmart program.

Commissioner Duffy added an update on Babcock Ranch's solar power efforts with FPL.

**AGENDA ITEM #11(d)
Estero Bay Agency on Bay Management (EBABM) Committee**

Mr. Beever presented an update on the EBABM and the resurgence of sea grass.

**AGENDA ITEM #11(e)
Executive Committee**

Chair McCormick stated he had no report at this time.

**AGENDA ITEM #11(f)
Legislative Affairs Committee**

No report was given at this time.

**AGENDA ITEM #11(g)
Quality of Life & Safety Committee**

Mayor Shaw mentioned that the 4th Annual SWFL Brownfield Symposium will take place on June 8-9 in Sarasota.

AGENDA ITEM #11(h)
Regional Transportation Committee

Councilman Banks gave the report on a potential regional transportation plan.

Commissioner Doherty stated that he had a similar discussion with Secretary Hattaway.

AGENDA ITEM #11(i)
Interlocal Agreement/Future of the SWFRPC Committee

Commissioner Mann requested an update.

Ms. Wuerstle presented the options for the assessments and explained the current status of the State statutes and interlocal agreements. She then asked for the cities and counties to take a position on which option they would prefer. County Manager Mr. Desjarlais believes that the Lee County BOCC has taken a position. They do not support the counties paying for the cities and would like the cities to pay. Commissioner Pendergrass would like to have these options discussed by the Lee County BOCC.

A conversation ensued about the State statutes vs. the interlocal agreements. Commissioner Doherty asked for a letter including all of the options to be distributed to the counties and cities.

Mr. Loveland with the Lee County Community Development Dept. explained Lee County's unique position in this matter. Commissioner Pendergrass has asked his county attorney to review the statutes and the bylaws. Ms. Wuerstle asked Lee County to determine which city they would like to have the free seat.

AGENDA ITEM #11(j)
Water Quality & Water Resources Management

No report was given at this time.

AGENDA ITEM #12
NEW BUSINESS

None

AGENDA ITEM #13
STATE AGENCIES COMMENTS/REPORTS

FDEP - Mr. Iglehart announced the Annual Brownfields Symposium will be held on June 8 & 9 in Sarasota.

FDOT -Ms. Burr announced that the diverging diamond in Sarasota is ongoing and will be completed in 2017.

SFWMD – Mr. Flood announced the SFWMD Governing Board will be meeting in Lee County on June 9.

SWFWMD – No report.

**AGENDA ITEM #14
COUNCIL ATTORNEY’S COMMENTS**

No report was given at this time.

**AGENDA ITEM #15
COUNCIL MEMBER’S COMMENTS**

Councilman Fraize wanted to emphasize the importance of the resurgence of sea grass.

Councilman Wein was also excited about the increase in sea grass levels.

Mayor Shaw also saw the meeting on sea grass to be very productive.

Commissioner Mann called out a News Press headline stating “fishing is better than ever”.

Vice-Mayor Denham announced that his grandson qualified for the final of the NCAA Golf Tournament

**AGENDA ITEM #15
ADJOURNMENT**

The meeting adjourned at 11:10 a.m.

Mr. Tommy Perry, Secretary

The meeting was duly advertised in the May 4, 2016 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 42, Number 87.

**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
JUNE 16, 2016 MEETING**

The meeting of the **Southwest Florida Regional Planning Council** was held on **June 16, 2016** at the offices of the Southwest Florida Regional Planning Council – 1400 Colonial Boulevard, Suite #1 in Fort Myers, Florida. Chair McCormick called the meeting to order at **9:10 AM**. **Mayor Shaw** then led an invocation and **Councilman Fraize** led the Pledge of Allegiance. Margaret Wuerstle conducted the roll call and noted that that a quorum was not present at the time of roll call.

MEMBERS PRESENT

Charlotte County: Commissioner Tricia Duffy, Commissioner Ken Doherty, Councilman Gary Wein, Mr. Don McCormick

Collier County: Councilman Rex Buxton, Mr. Bob Mulhere, Mr. Alan Reynolds

Glades County: None

Hendry County: Commissioner Julie Wilkins,

Lee County: Commissioner Frank Mann, Commissioner Cecil Pendergrass, Councilman Forrest Banks, Vice-Mayor Mick Denham, Councilman Greg DeWitt

Sarasota County: Commissioner Carolyn Mason, Commissioner Charles Hines, Mayor Willie Shaw, Vice-Mayor Rhonda DiFranco, Councilman Fred Fraize

Ex-Officio: Mr. Phil Flood – SFWMD, Ms. Tara Poulton – SWFWMD, Mr. Jon Iglehart –FDEP, Ms. Derek Burr- FDOT

MEMBERS ABSENT

Charlotte County: Ms. Suzanne Graham

Collier County: Commissioner Tim Nance, Commissioner Penny Taylor

Glades County: Commissioner Weston Pryor, Councilwoman Pat Lucas, Commissioner Tim Stanley, Mr. Thomas Perry

Hendry County: Commissioner Don Davis, Commissioner Sherida Ridgdill, Commissioner Karson Turner, Mr. Mel Karau

Lee County: Councilman Jim Burch, Mayor Anita Cereceda, Ms. Laura Holquist

Sarasota County: Mr. Felipe Colón

Ex-Officio: None

AGENDA ITEM #4 PUBLIC COMMENTS

No public comment was made at this time.

AGENDA ITEM #5 AGENDA

Chair McCormick recommended that due to the lack of a quorum, Agenda Item #7 - Director's Report will be moved up to the beginning of the agenda.

AGENDA ITEM #6 MINUTES OF THE MARCH 17, 2016 & APRIL 21, 2016 MEETINGS

No action could be taken on this item at the time due to lack of quorum.

AGENDA ITEM #7 DIRECTOR'S REPORT

Ms. Wuerstle presented the Directors Report.

Ms. Wuerstle asked that the council discuss the July and August meeting dates. Several local governments are in recess in July and the scheduled August date clashes with the Florida League of Cities meeting, so it may be difficult to obtain a quorum for these months. Mayor Shaw stated that he would be attending the League of Cities meeting. Commissioner Mann noted that Lee County is in recess for July. Chair McCormick recommended that the Council cancel the July and August meetings. Commissioner Mason added that Sarasota County is also in recess for sections of July and August. Mr. Mulhere noted that two months is a long time to go without taking action and the RPC may have decisions that need to be made during that time. He asked if the Executive Board could be granted the authority to make decisions during that time. Ms. Wuerstle added that the FY2016-17 budget would need to be approved in July or August if a quorum is not present to vote for this meeting. Councilman Wein recommended that we have a meeting at some point during this time. Chair McCormick asked if the July meeting should be moved up and Mr. Mulhere recommended July 14. The Council members stated whether or not they would be able to attend on July 14.

Mr. Stoltzfus provided a report on the Brownfield Symposium. Chair McCormick thanked Mayor Shaw for his hospitality in regards to the Brownfield Symposium. Mayor Shaw was very grateful that the City of Sarasota was selected to host the symposium and emphasized the importance of the event.

Ms. Wuerstle presented the May financials.

Ms. Wuerstle announced that the RPC was awarded the Federal Promise Zones Designation in Glades and Hendry Counties and Immokalee. Chair McCormick thanked Ms. Wuerstle and the RPC staff and noted that there were only two rural designations in the entire nation and that we were the only Regional Planning Council that was awarded the designation.

**AGENDA ITEM #7(a)
Proposed FY2016-17 Budget**

Ms. Wuerstle presented the proposed FY2016-17 budget.

At this time Vice-Mayor DiFranco, Vice-Mayor Denham, Commissioner Pendergrass joined the meeting and a quorum was reached. Action was taken on the following items:

Motion was made by Commissioner Wilkins to move the July meeting to July 14 and cancel the August meeting. The motion was seconded by Mr. Mulhere and carried unanimously.

Motion was made by Mr. Mulhere to approve the June agenda. The motion was seconded by Mayor Shaw and carried unanimously.

Motion was made by Councilman Fraize to approve the March and April 2016 minutes with two typo corrections. The motion was seconded by Councilman Wein and carried unanimously.

Motion was made by Commissioner Mann to approve the FY 2016-17 budget. The motion was seconded by Commissioner Doherty and carried unanimously.

**AGENDA ITEM #8
STAFF SUMMARIES**

This item was for information purposes only.

**AGENDA ITEM #9
CONSENT AGENDA**

Motion was made by Commissioner Doherty to approve the consent agenda. The motion was seconded by Mr. Mulhere and carried unanimously.

**AGENDA ITEM #10
REGIONAL IMPACT**

**AGENDA ITEM #10(a)
Palmer Ranch Increment XXIV and MDO NOPC**

Mr. Trescott presented the item.

Councilman Fraize asked how shelters are addressed regarding SWFL's development growth. Mr. Trescott stated that this DRI had hurricane evacuation addressed in the Master Development Order and this site is outside the Category 3 zone. Ms. Allred, who represents the applicant, noted that they coordinated with Sarasota County on shelter availability and it was determined that no additional shelters were needed. Councilman Wein explained that the State of Florida is very well prepared to deal with hurricanes.

Mr. Mulhere suggested scheduling a presentation from Mr. Trescott and Emergency Management directors from the region to provide an update on hurricane evacuation planning practices. He also noted that building codes are much stronger since Hurricane Andrew. Commissioner Wilkins added that gated communities such as this have community centers that could be used as shelters. Councilman Wein stated that this is an important topic and one that the RPC should concern itself with.

Commissioner Mann asked for clarification on Sarasota County's limited certification process. Mr. Trescott explained that this was done to keep the RPC involved in the DRI process.

Mr. Reynolds abstained from the vote.

A motion was made by Mayor Shaw to approve staff's recommendations as presented. The motion was seconded by Mr. Mulhere and carried with one abstention.

AGENDA ITEM #10(b) The Commons NOPC

Mr. Trescott presented the item. This NOPC was presented to the RPC in May, but there was an error on one of the maps. Mr. Mulhere explained the error in the map.

Mr. Mulhere abstained from the vote.

A motion was made by Commissioner Wilkins to approve staff's recommendations as presented. The motion was seconded by Mayor Shaw and carried with one abstention.

AGENDA ITEM #11 COMMITTEE REPORTS

AGENDA ITEM #11(a) Budget & Finance Committee

The financial statement was addressed under Directors Comments.

A motion was made by Mr. Mulhere to accept the May financials as presented. The motion was seconded by Commissioner Doherty and carried unanimously.

AGENDA ITEM #11(b)

Economic Development Committee

No report was given at this time.

AGENDA ITEM #11(c) Energy & Climate Committee

No report was given at this time.

AGENDA ITEM #11(d) Estero Bay Agency on Bay Management (EBABM) Committee

Mr. Beever presented an update on the EBABM.

Commissioner Mann asked when the sea grass studies were conducted. Mr. Beever clarified that it took place in 2014 and does not include the heavy rains from earlier in 2016. He went on to explain the methodology of the study. Mr. Flood and Mr. Beever explained that it took so long for this data to be published because the results needed to be confirmed through physical inspections. Mr. Beever stated that the results are positive for our region as a whole, but sea grass is declining in some areas and it is difficult to determine sea grass levels in the Caloosahatchee. Mr. Flood confirmed that there was some increase in the Caloosahatchee. Commissioner Mann noted that this is the first study he remembers that shows positive results. Mr. Beever commended the local governments on their efforts to improve water quality. Chair McCormick thanked Vice-Mayor Denham for his work on fertilizer. Commissioner Doherty asked what the baseline data was for this research. Mr. Beaver stated that the earliest data is from 1953.

Councilman Fraize asked if there was a correlation between the rise in sea grass levels and the rise in oysters. Mr. Beaver stated that the oyster increases often occur in different areas than the sea grass increases.

AGENDA ITEM #11(e) Executive Committee

No report was given at this time.

AGENDA ITEM #11(f) Legislative Affairs Committee

No report was given at this time.

AGENDA ITEM #11(g) Quality of Life & Safety Committee

Mayor Shaw gave thanks for the Brownfield Symposium.

AGENDA ITEM #11(h)

Regional Transportation Committee

No report was given at this time.

AGENDA ITEM #11(i) Interlocal Agreement/Future of the SWFRPC Committee

No report was given at this time.

AGENDA ITEM #11(j) Water Quality & Water Resources Management

Vice-Mayor Denham sent a report to Ms. Wuerstle, who sent it to the RPC members. Mr. Flood explained that this form was put together by the Florida League of Cities and looks at the 16 counties of the SFWMD.

AGENDA ITEM #12 NEW BUSINESS

None

AGENDA ITEM #13 STATE AGENCIES COMMENTS/REPORTS

SFWMD – Ms. Poulton stated that the SFWMD is prepping for their Annual Cooperative Funding Initiative. She also noted that their executive director is leaving.

FDEP – Mr. Iglehart announced that FDEP is doing a waste tire roundup to help prevent zika in Naples.

SFWMD – Mr. Flood announced the SFWMD is getting ready to kick off their water supply plan effort and the first workshop is in Bonita Springs on June 30.

FDOT –Ms. Burr announced that a position was taken on the rail corridor at the last Lee County MPO meeting. Projects must be 50% funded by the US DOT, 25% by FDOT, and 25% by local governments and must compete with all other projects. Commissioner Mann stated that this is still a long way off.

Commissioner Doherty shared part of a discussion with FDOT’s Secretary Hattaway regarding increased cooperation between the region’s MPOs and the importance of regional transportation.

AGENDA ITEM #14 COUNCIL ATTORNEY’S COMMENTS

Ms. Nightingale added some notes on the Promise Zones Designation: Since 2014 over \$550 million in funding was provided to Promise Zone designees by the federal government. It’s still

possible that the government will provide tax incentives to companies that relocate within Promise Zones.

AGENDA ITEM #15 COUNCIL MEMBER'S COMMENTS

Councilman Fraize wanted to thank everyone for making his 48th wedding anniversary one to remember.

Councilman Wein wished everyone a happy and safe 4th of July.

Commissioner Mann asked what date was set for the Water Symposium. Mr. Stoltzfus stated that September 22 was the tentative date. Commissioner Mann gave an update on a positive trip that he had in Washington with the US Army Corp of Engineers and he invited them to present in Lee County. He explained that more federal money is coming down to SWFL than ever, contrary to popular opinion. He wants the Corp to educate the population before the rainy season begins. He recommended that our Water Symposium build off of the Corp's presentation.

Commissioner Pendergrass asked that the interlocal agreement issue not be discussed in July. Council agreed that this discussion will not be had until all sides are fully represented.

Chair McCormick offered to speak for the RPC at any upcoming meetings and stressed the importance of the RPC's role in SWFL.

Commissioner Wilkins wanted to thank the RPC staff on the DEO grant.

AGENDA ITEM #15 ADJOURNMENT

The meeting adjourned at 10:26 a.m.

Mr. Tommy Perry, Secretary

The meeting was duly advertised in the June 7, 2016 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 42, Number 110.

Agenda Item

7

Director's Report

7

7



EXECUTIVE DIRECTOR'S REPORT: 15, 2016

Mission Statement:

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

1. Management / Operations


a. Budget

- 2016-2017 FY Budget AMENDMENT

b. Operations

- CEDS Annual Update
- New Policy: Tuition Reimbursement Policy
- Updates to the SWFRPC adopted By-Laws

2. Resource Development and Capacity Building

- Florida Chamber Foundation meetings
- Legislative Priorities: *Promise Zone Recognition; Regional Transportation Plan;*
- *Regional Economic Development Opportunity Map*
- FRCA Monthly Activity Report attached
- Promise Zone Update
- DEM letter regarding Nichole Gwinnett
- Two scientific papers have been published with James W Beever III as an author.
 -  *Total Ecosystem Services Values (TEV) in Southwest Florida: The ECOSERVE Method. is published in Florida Scientist 79 (2-3) (2016):178-193. Tim Walker is a co-author and did the GIS graphics in the project. The second paper : Stress in mangrove forests: Early detection and preemptive rehabilitation are essential for future successful worldwide mangrove forest management is co-authored with Roy R. Lewis III, Eric C. Milbrandt , Benjamin Brown, Ken W. Krauss, André S. Rovai , and Laura L. Flynn, in Marine Pollution Bulletin 109 (2016) 764–771. Copies of these papers are available upon request.*



3. Third Quarter FY 2015- 2016 (April - June)

- Grants Awarded:
 - ✓ DEO grant Labelle Marketing Plan \$20,000 Approved
 - ✓ The Promise Zone designation was approved for Hendry County, Glades County and Immokalee
 - ✓ EPA Wetland Mitigation Strategy, \$220,000 (over 2 years)
 - ✓ HMEP, \$60,349
- Grants Under Development
 - ✓ FHREDI -Regional Rural Development Grant - On Hold
 - ✓ EPA Environmental Education local grants program \$91,000
 - ✓ NEA --Our Town Grant for City of Clewiston for placemaking
 - ✓ NEA-- Our Town Grant for Immokalee park
 - ✓ Kresge grant for Ft Myers MLK public art center piece
 - ✓ Kresge grant for City of Clewiston public art placemaking grant
 - ✓ NOAA Mangrove impacts and Restoration; \$200,000
- Grants Pending:
 - ✓ Shirley Conroy Grant for Goodwheels \$245,799
 - ✓ USDA Farmers Market Promotion Program \$100,000 for Clewiston Feasibility Study
 - ✓ NEA, Artworks grant for a Regional Strategy for Enhancing Public Art, \$75,000
 - ✓ DEP Cape Coral Climate Resiliency Plan, \$15,000
- Pending Grants: approximately \$435,799

--- Agenda --- Item

7a

FY 16-17 Budget Amendments

7a

7a

ADOPTED BUDGET

OCTOBER 1, 2016 – SEPTEMBER 30, 2017

FY
2017

ADOPTED: JUNE 16, 2016

AMENDED: SEPTEMBER 15, 2016



SOUTHWEST FLORIDA
REGIONAL PLANNING COUNCIL

FY 17 PROPOSED BUDGET
OCTOBER 1, 2016 TO SEPTEMBER 30, 2017

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FY 17 PROPOSED BUDGET

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OCTOBER 1, 2016 TO SEPTEMBER 30, 2017

Revenues	SWFRPC General Fund	SWFRPC Special Revenue	2017 Budget Totals
Assessments	\$ 485,948	\$ -	\$ 485,948
Secured Federal/State Grants	-	96,934	96,934
*Program Development (Unsecured Grants/Contracts)	-	150,000	150,000
Secured Contractual	-	3,900	3,900
DRIs/NOPCs/Other Reviews	-	35,000	35,000
Interest/Misc	6,000	-	6,000
**Fund Balance from Audit YE 9/30/15 (FY14/15)	588,437	-	588,437
Total Income (Revenue)	\$ 1,080,385	\$ 285,834	\$ 1,366,219

Expenditures (Expenses)			
Direct:			
Salaries (A)	\$ 218,569	\$ 207,472	\$ 426,041
FICA	32,592	-	32,592
Unemployment	-	-	-
Workers Compensation	3,687	-	3,687
Retirement	47,769	-	47,769
Health Insurance (B)	63,090	-	63,090
Total Personnel Expenses	\$ 365,707	\$ 207,472	\$ 573,179

Expenses			
Consultants (C)	\$ 33,100	\$ -	\$ 33,100
Grant/Consulting - Contractual (D)	-	-	-
Audit Fees	25,000	-	25,000
Travel	6,000	9,680	15,680
Telephone	5,100	-	5,100
Postage	1,500	125	1,625
Equipment Rental (E)	7,190	-	7,190
Insurance (F)	10,566	-	10,566
Repair/Maint. (Grounds/Bldg/Equip)	500	-	500
Printing/Reproduction	2,581	100	2,681
Utilities (Elec/Internet)	13,200	-	13,200
Advertising	600	1,150	1,750
Other Miscellaneous	200	-	200
Bank Service Charges	-	-	-
Office Supplies	4,000	-	4,000
Computer Related Expenses (G)	21,671	-	21,671
Dues and Memberships (H)	25,310	-	25,310
Publications	100	-	100
Professional Development	1,000	-	1,000
Meetings/Events	1,250	-	1,250
Capital Outlay-Operations	5,000	-	5,000
Capital Outlay-Building	1,000	-	1,000
Lease Long Term	42,000	-	42,000
**Fund Balance from Audit YE 9/30/15 (FY14/15)	588,437	-	588,437
Operational Expense	\$ 795,305	\$ 11,055	\$ 806,360

Fringe/Indirect Allocation	\$ (67,307)	\$ 67,307	\$ -
Utilized Reserve	\$ (13,320)		\$ (13,320)
Total Operational Expenses	\$ 714,678	\$ 78,362	\$ 793,040
Total Cash Outlays	\$ 1,080,385	\$ 285,834	\$ 1,366,219

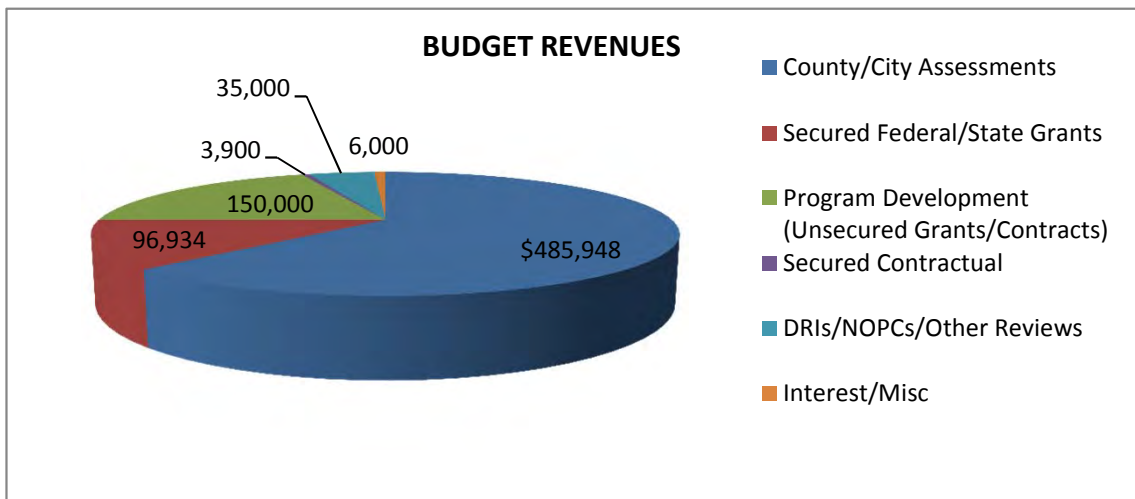
Net Income/Loss	\$ 0	\$ -	\$ 0
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* This amount was determined based on three previous years budgets which brought in at least \$100,000 in additional revenue after the budget was adopted

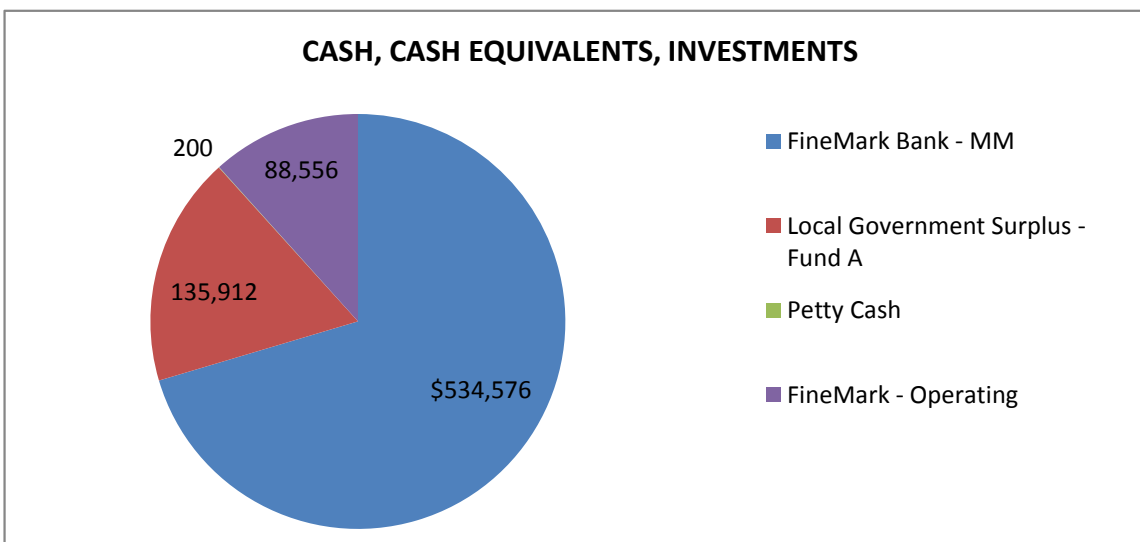
**Fund Balance from Audit YE 9/30/15 (FY14/15) - included in this fund is the investments, operating funds and net of all assets and liabilities as of 9/30/15.

REVENUE SOURCES

BUDGET REVENUES	AMOUNT
County/City Assessments	\$ 485,948
Secured Federal/State Grants	96,934
Program Development (Unsecured Grants/Contracts)	150,000
Secured Contractual	3,900
DRIs/NOPCs/Other Reviews	35,000
Interest/Misc	6,000
Total Revenue	\$ 777,782



CASH, CASH EQUIVALENTS, INVESTMENTS (as of May 30, 2016):	AMOUNT
FineMark Bank - MM	\$ 534,576
Local Government Surplus - Fund A	135,912
Petty Cash	200
FineMark - Operating	88,556
Total Cash, Cash Equivalents, Investments	\$ 759,244



FY 17 REVENUE SOURCES
OCTOBER 1, 2016 TO SEPTEMBER 30, 2017

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GENERAL REVENUES		SPECIAL REVENUES	
Interest/Misc.	\$ 6,000	Federal/State Grants	\$ 96,934
Assessments	\$ 485,948	Contractual	\$ 188,900
	\$ 491,948		\$ 285,834
		Total Revenues	\$ 777,782
		FY15 Fund Balance	\$ 588,437
		Total Budget	\$ 1,366,219

MEMBER	POPULATION 2015 (BEBR Estimates)	ASSESSMENT
Charlotte County	167,141	\$ 50,142
Collier County	343,802	103,141
Glades County	12,853	3,856
Hendry County	38,096	11,429
Lee County (Unincorporated)	367,608	110,282
City of Cape Coral	166,508	49,952
City of Fort Myers	72,395	21,719
Town of Fort Myers Beach	6,264	1,879
City of Bonita Springs	46,568	13,970
City of Sanibel	6,502	1,951
Sarasota County	392,090	117,627
Total Assessments	1,619,827	\$ 485,948

Additional Revenue		TOTAL
Interest/Misc.	\$ -	\$ 6,000
ABM Sponsorship	-	-
Total General Revenues		\$ 491,948

SPECIAL REVENUES	FEDERAL/STATE GRANTS	CONTRACTUAL	TOTAL
DEM - Title III	\$ 44,250	\$ -	\$ 44,250
FL CTD-Glades/Hendry TD	28,880	-	28,880
Collier Hazard Analysis	8,054	-	8,054
Economic Development	15,750	-	15,750
SQG-Glades		3,900	3,900
DRI/NOPC Fees		35,000	35,000
Program Development (Unsecured Grants/Contracts)		150,000	150,000
Total RPC Special Revenues	\$ 96,934	\$ 188,900	\$ 285,834

Assessments based upon official Bureau of Business and Economic Research population estimates.

Assessments are estimated at 30 cents/capita as provided for in the Council's Interlocal Agreement, adopted November 8, 1973.

SWFRPC 5 YEAR BUDGET COMPARISON

Fiscal Year 2012 - Fiscal Year 2016

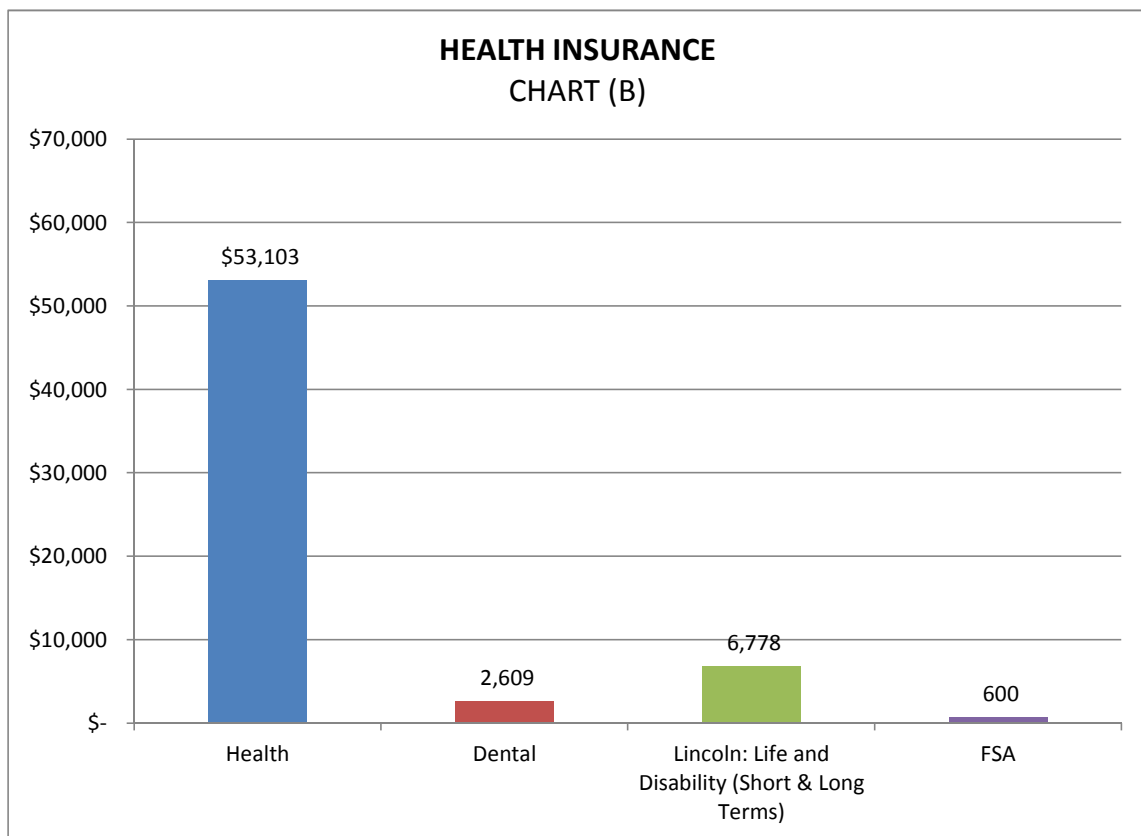
	Actual FY 2012	Actual FY 2013	Actual FY 2014	Actual FY 2015	Budget FY 2016 Amendment
Revenues					
Assessments	\$ 459,517	\$ 462,218	\$ 469,411	\$ 472,879	\$ 477,787
Federal/State/Local Funds/Contract.	1,890,422	1,839,113	1,581,167	399,968	557,025
Contractual				190,067	90,600
DRIs/NOPCs/Monitoring	93,546	42,625	41,265	88,523	35,000
Interest/Misc	9,565	24,732	39,057	4,347	6,372
Rental Income		28,750	15,000	1,250	-
Fund Balance	542,977	708,484	748,896	588,437	588,437
Total Income	\$ 2,996,027	\$ 3,105,922	\$ 2,894,796	\$ 1,745,471	\$ 1,755,221
Expenditures					
<u>Direct:</u>					
Salaries - Total	\$ 1,165,861	\$ 1,006,838	\$ 982,363	\$ 609,843	\$ 519,301
FICA/Workers Comp/Unemployment	101,321	83,783	76,524	49,691	43,414
Retirement	60,395	63,019	101,994	63,714	60,084
Health Insurance	127,272	118,764	136,255	98,290	79,799
Total Personnel Services	\$ 1,454,849	\$ 1,272,403	\$ 1,297,136	\$ 821,538	\$ 702,598
Legal fees					
Consultant Fees	59,430	87,014	35,525	57,588	54,843
Grant/Consulting Expense				63,533	92,384
NEP Contractual	275,454	326,993	356,951		
NEP-Other					
MPO Contractual	89,523				
Audit Fees	44,430	43,543	41,000	36,820	30,000
Travel	32,500	42,369	48,185	27,273	40,000
Telephone	6,754	8,224	6,554	5,749	5,100
Postage	30,524	19,925	1,655	3,173	4,975
Equipment Rental	21,961	7,016	6,799	7,964	7,335
Insurance	21,559	25,091	20,683	22,970	17,207
Repair/Maint. (Grounds/Bldg/Equip)	15,668	17,497	19,499	10,311	5,000
Printing/Reproduction	53,373	73,954	5,539	6,431	8,571
Utilities (Elec, water, garb)	22,572	22,226	23,470	20,889	12,500
Advertising	10,018	3,218	2,827	7,766	2,750
Other Miscellaneous	9,897	3,979	4,923	5,162	1,000
Uncollectable Receivables	19,000				
Bank Service Charges	1,133	2,745			2,200
Office Supplies	13,695	13,870	9,853	4,494	5,000
Computer Related Expenses	39,155	40,011	41,876	27,326	24,319
Publications	1,496	226	1,338	211	200
Bad debt				19,736	
Dues and Memberships		32,659	35,484	14,037	25,510
Professional Development	37,486	3,225			3,000
Meetings/Events	22,333	20,580	3,065	26,771	20,000
Moving					42,500
Capital Outlay-Operations	15,056	27,792	15,375		6,000
Capital Outlay-Building	4,324	8,185			1,000
Long Term Debt (Building Loan)	127,751	127,751	127,751	127,751	21,292
Lease Long Term					31,500
Events		1,436			
Reserve for Operations Expense	542,977	708,484	748,896	588,437	588,437
Total Cash Outlays	\$ 2,972,919	\$ 2,940,415	\$ 2,854,384	\$ 1,905,930	\$ 1,755,221
Net Income/(Loss)	\$ 23,109	\$ 165,507	\$ 40,412	\$ (160,459)	\$ -

SALARY EXPENSES**TABLE (A)**

POSITION TITLE CLASSIFICATION	CLASSIFICATION LEVEL	10/1/2015 SALARY RANGE	HOURLY RATE	ANNUAL SALARY
Executive Director	Exempt	As determined by Council	\$ 57.13	\$ 118,830
Regional Counsel	Exempt			15,450
Planner IV (Environmental)	Exempt	27.53 - 39.89	33.64	69,971
Planner II	Exempt	20.07 - 31.74	26.29	54,683
Planner I	Exempt	18.90 - 27.31	27.79	57,803
Planner I	Exempt	18.90 - 27.31	19.57	40,706
GIS Manager	Exempt	20.26 - 32.99	32.98	68,598
Total \$				426,041

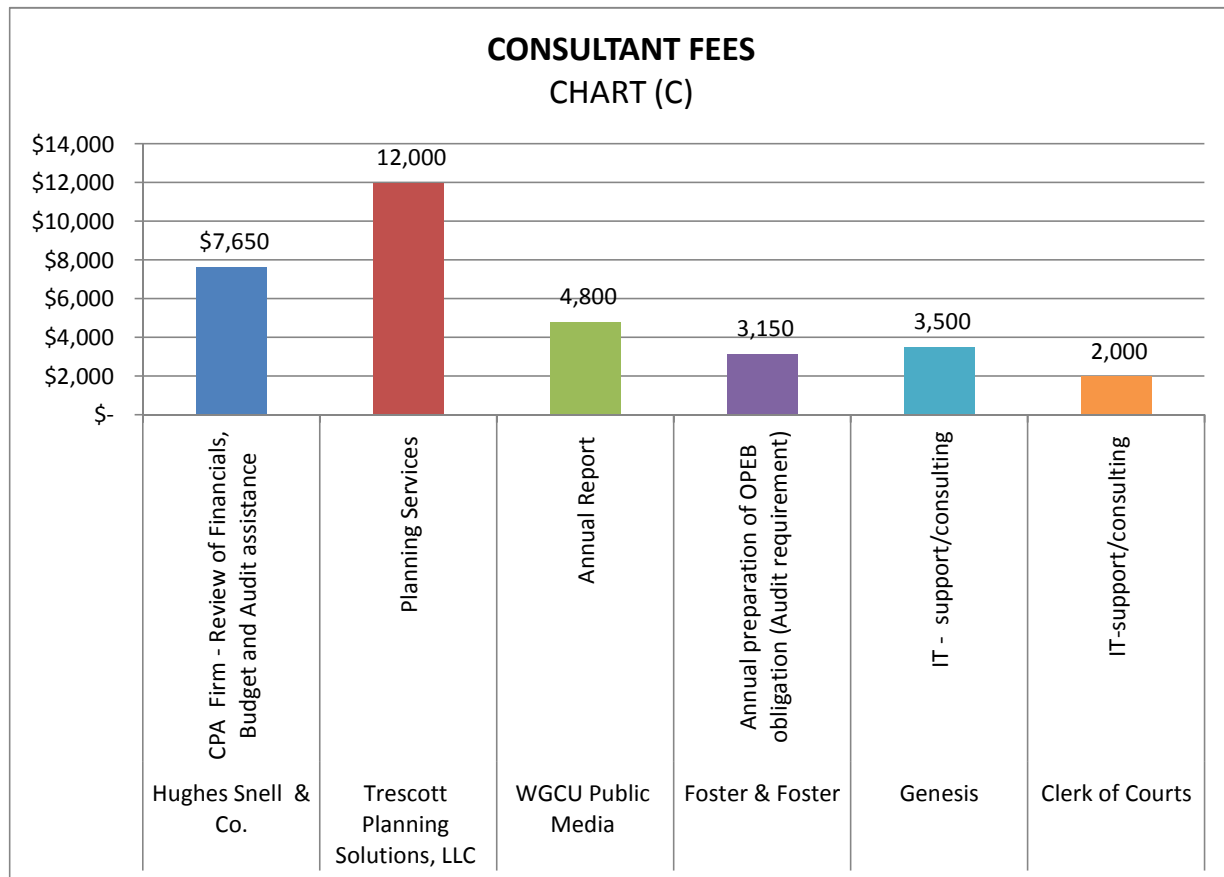
HEALTH INSURANCE**TABLE (B)**

INSURANCE TYPE	COVERAGE	AMOUNT
Health	Employee Only	\$ 53,103
Dental	Employee Only	2,609
Lincoln: Life and Disability (Short & Long Terms)	Employee Only	6,778
FSA	Employee Only	600
Total		\$ 63,090



CONSULTANT FEES**TABLE (C)**

CONSULTANT	DESCRIPTION	AMOUNT
Hughes Snell & Co.	CPA Firm - Review of Financials, Budget and Audit assistance	\$ 7,650
Trescott Planning Solutions, LLC	Planning Services	12,000
WGPU Public Media	Annual Report	4,800
Foster & Foster	Annual preparation of OPEB obligation (Audit requirement)	3,150
Genesis	IT - support/consulting	3,500
Clerk of Courts	IT-support/consulting	2,000
Total \$		33,100



**CONTRACTUAL
TABLE (D)**

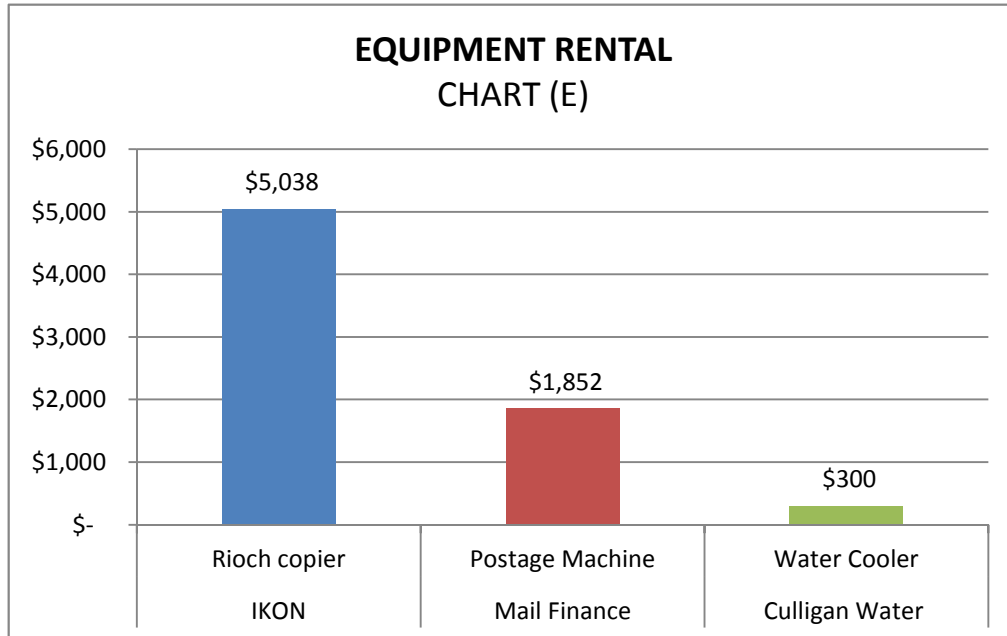
GRANT	DESCRIPTION	AMOUNT
	HMEP - Contract not received as of 6/2016	
Total		\$ -

**CONTRACTUAL
CHART (D)**



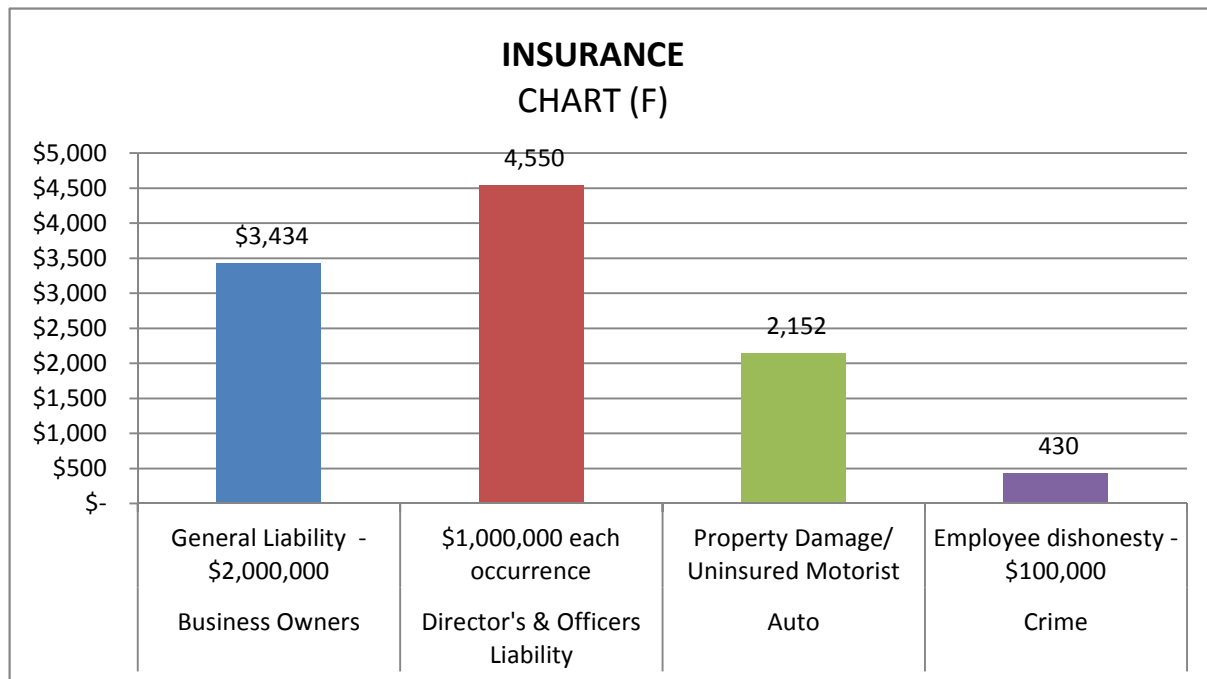
EQUIPMENT RENTAL
TABLE (E)

	DESCRIPTION	
IKON	Rioch copier	\$ 5,038
Mail Finance	Postage Machine	\$ 1,852
Culligan Water	Water Cooler	\$ 300
Total		\$ 7,190



INSURANCE TABLE (F)

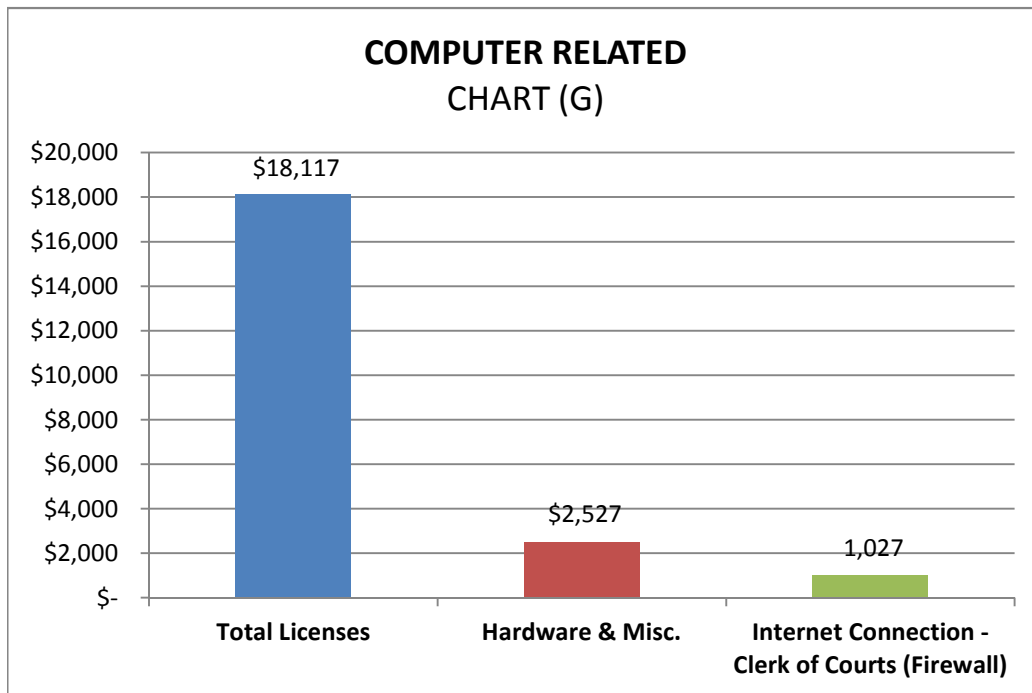
POLICY	DESCRIPTION	PREMIUM
Business Owners	General Liability -\$2,000,000	\$ 3,434
Director's & Officers Liability	\$1,000,000 each occurrence	4,550
Auto	Property Damage/ Uninsured Motorist	2,152
Crime	Employee dishonesty - \$100,000	430
Total		\$ 10,566



**COMPUTER RELATED
TABLE (G)**

LICENSES	AMOUNT
Sage Peachtree (Accounting Software)	\$ 2,217
REMI (Modeling Software)	4,500
ArcView (GIS)	8,650
VM	1,000
Bill Quick	1,750
Total Licenses	\$ 18,117

OTHER	AMOUNT
Hardware & Misc.	\$ 2,527
Internet Connection - Clerk of Courts (Firewall)	1,027
Total Expenses	\$ 21,671



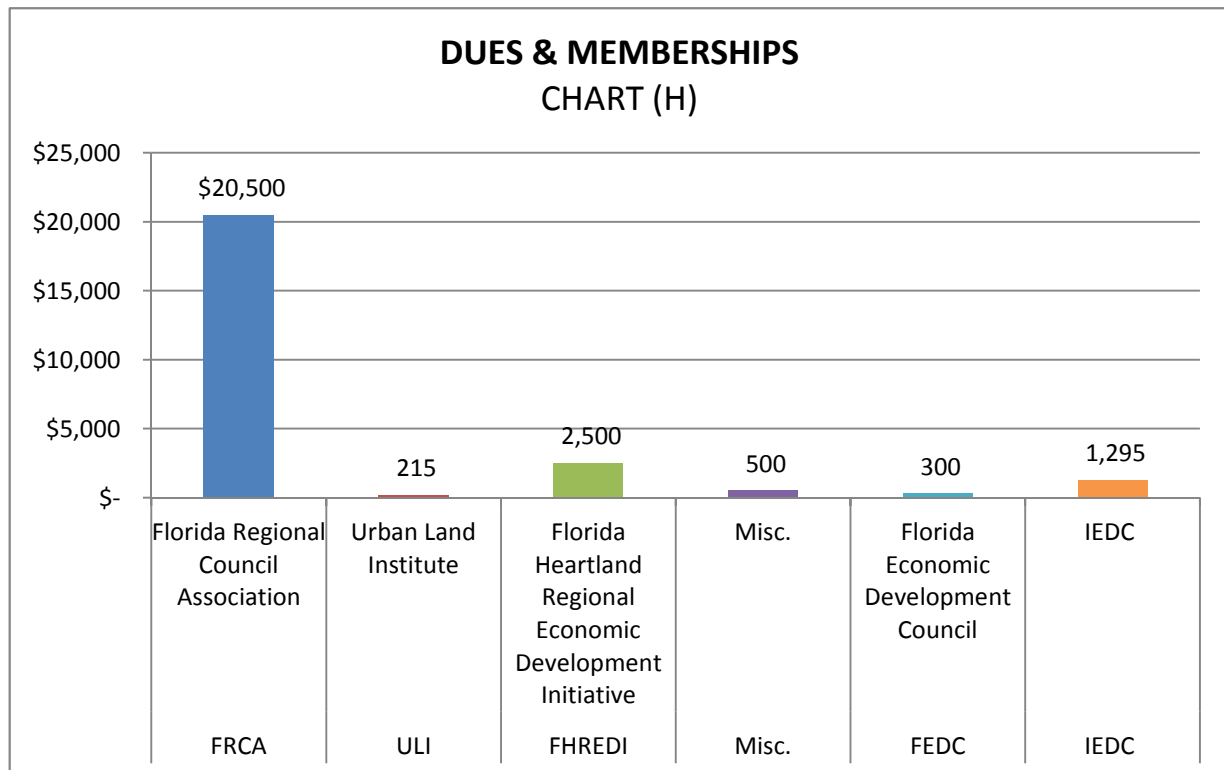
DUES & MEMBERSHIPS

TABLE (H)

ORGANIZATION	DESCRIPTION	AMOUNT
FRCA	Florida Regional Council Association	\$ 20,500
ULI	Urban Land Institute	215
FHREDI	Florida Heartland Regional Economic Development Initiative	2,500
Misc.	Misc.	500
Total		\$ 23,715

GRANT RELATED SUBSCRIPTIONS	DESCRIPTION	AMOUNT
FEDC	Florida Economic Development Council	300
IEDC	IEDC	1,295
Total Grant Related		\$ 1,595

Total		\$ 25,310
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7b

Gwinnett

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7b



STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

RICK SCOTT
Governor

BRYAN W. KOON
Director

July 7, 2016

To whom it may concern:

This letter of reference is written on behalf of Ms. Nichole Gwinnett, Southwest Florida Regional Planning Council. Ms. Gwinnett was assigned Local Emergency Planning Committee (LEPC) coordinator for the Regional Council with very short notice, and under extremely difficult circumstances. At the time Nichole assumed her role as coordinator, the Southwest Regional Planning Council had lost all Hazardous Materials Emergency Preparedness training funds for failure to perform. During the three years prior to Ms. Gwinnett assuming staff responsibilities fewer than 50 responders had received training directly from HMEP grant funds. In April 2015 Nichole attended her first LEPC / SERC meeting. During the meeting she noted she had assumed responsibility for the HMEP grant as well as other functions of the LEPC coordinator and asked for assistance and guidance from her peers and the state.

Personal observations during the meeting and subsequent changes at the Council, made it immediately apparent the status quo was not an option. Ms. Gwinnett established a Training Sub-Committee within her LEPC membership. That committee identified training needs and provided them to Nichole who, in turn, submitted the requests to the State. This series of events jumpstarted the training program! What had been a slight trickle of training requests, blossomed into an avalanche of pent up desire for hazmat training classes. SWFRPC easily utilized all allocated funding for their area and then some during the first year of Nichole's tenure. Since that inaugural day, the Council has been authorized to receive and distribute their training funds once again. Ms. Gwinnett was instrumental in restoring a program which had been all but lost to neglect. Additionally, she has spearheaded the development of a well-equipped training trailer for use in training first responders at reduced cost.

Ms. Gwinnett is the consummate team player. Through her diligent and dedicated efforts she has most definitely saved the HMEP training program at the RPC, and more importantly, was able to provide training which would have been lost. Nichole is to be congratulated for her unwavering efforts in support of the Emergency Planning and Community Right to Know Act, Hazardous Materials Emergency Preparedness program and overall dedication to southwest Florida first responders.

Sincerely,



Paul Wotherspoon

Chief, Technological Hazards

Senior Staff, State Emergency Response Commission

Florida Division of Emergency Management

Agenda Item

7c

Tuition Reimbursement Policy

7c

7c

Tuition/Educational Expense Reimbursement Policy

SWFRPC supports employees who wish to continue their education to secure increased responsibility and growth within their professional careers. In keeping with this philosophy, SWFRPC has established a reimbursement program for expenses incurred through approved institutions of learning. If you are a full-time, regular employee and have completed at least twelve (12) consecutive months of continuous employment with SWFRPC, you are eligible for participation in this program provided that the courses are job-related.

SWFRPC will reimburse up to a maximum of \$2000 per year incurred by an employee for continuing education through an accredited program that either offers growth in an area related to his or her current position or might lead to promotional opportunities. This education may include college credit courses, continuing education unit courses, seminars and certification tests. You must secure a passing grade of "B" or its equivalent or obtain a certification to receive any reimbursement. Expenses must be validated by receipts, and a copy of the final grade card or certification must be presented to show hours or certification received.

Payment may be made to the institution or reimbursed to the employee.

Employees who receive tuition/educational expense reimbursement agree to repay SWFRPC for all tuition/educational expense reimbursement if they do not continue to be employed by SWFRPC for a period of two years subsequent to the reimbursement. Employer shall first reduce any personal leave pay owed to employee and will advise the employee of any remaining amount owed to Employer. Nothing herein modifies the at will employment relationship between Employer and employees.

Procedures

To receive tuition reimbursement, employees should follow the procedures listed here:

- The employee must provide his or her manager with information about the course for which he or she would like to receive reimbursement.
- The pre-approval section of the tuition reimbursement form should be completed and all the appropriate signatures obtained prior to enrolling.
- After completion of the course, the employee should resubmit the original tuition reimbursement form with the reimbursement section filled out, including appropriate signatures, as well as receipts and evidence of a passing grade or certification attached.

REIMBURSEMENT FORM HERE

MEMORANDUM OF AGREEMENT FOR REIMBURSEMENT OF TUITION ASSISTANCE

I, _____, understand and agree that in consideration of my employment by SWFRPC and the specialized education reimbursement policy that I will reimburse SWFRPC for all expenses relating to SWFRPC's reimbursement of education expenses and such costs will be treated as a loan, subject to the following terms and conditions:

Value Reimbursement/ Resignation

In the event that I voluntarily resign from SWFRPC during the two (2) year period after reimbursement by SWFRPC of such educational expenses, I agree to repay all of the costs and expenses incurred by SWFRPC. I understand that **Employer shall first reduce any personal leave pay owed to employee and will advise the employee of any remaining amount owed to Employer. I agree to repay to Employer any amount owed within one week of notification of the balance I owe after offset from personal leave pay.**

Employment At-Will

This employment shall be on an at-will basis, and not for any definite employment term., i.e. either SWFRPC or I may terminate this employment relationship at any time, for any reason, with or without notice.

I understand and agree that this Memorandum of Agreement does not constitute a contract of employment and I understand that this Memorandum of Agreement does not grant me any rights, privileges or benefits from SWFRPC nor does it change my at-will status of employment.

I understand that this agreement does not alter any other terms or conditions of my employment with SWFRPC as set forth in its Employee's Policy Manual.

Employee Signature and Date

--- Agenda --- Item

7d

Florida Chamber Foundation
Meetings

7d

7d

Charles Kammerer

From: Mike Busha <mbusha@tcrpc.org>
Sent: Tuesday, August 09, 2016 3:24 PM
To: Austin Mount; Chris Rietow; Hugh Harling; Isabel Carballo; Margaret Wuerstle; 'Patricia Steed'; 'Scott Koons'; Sean Sullivan; Teeple, Brian
Cc: 'Mike Busha'
Subject: FW: Florida Chamber Foundation: Attend the Florida 2030 Martin County Town Hall

FYI – this was sent from FCF to Michael. See below for hosting information.

Stephanie

From: Whitney Harris [<mailto:wharris@flchamber.com>]
Sent: Tuesday, August 09, 2016 3:13 PM
To: Mr. Michael Busha
Subject: Florida Chamber Foundation: Attend the Florida 2030 Martin County Town Hall

FLORIDA 2030
 FLORIDA CHAMBER FOUNDATION

Securing Florida's Future

www.FLFoundation.org

Is Martin County Ready For The Future?

By 2030, six million additional residents will call Florida home, and two million more jobs will be needed. Is Martin county ready? To prepare for this continued growth, and secure our future success, we need a plan that develops high-wage jobs, diversifies the economy, ensures global competitiveness and creates vibrant communities.

- How do we capture the next generation of jobs and ensure prosperity?
- What are the priorities we should focus on to remain competitive?
- What trends, issues, or disruptions will drive our regions future?

Through a series of interactive town hall events across Florida, the Florida Chamber Foundation's two-year research program will engage business and community leaders in identifying key trends and factors that can drive their regional economy. The Chamber Foundation will be in Martin county on **Thursday, August 25, 2016**. Help write the next chapter of Martin County and the state of Florida by registering for this Florida 2030 Town Hall today.

[REGISTER](#)

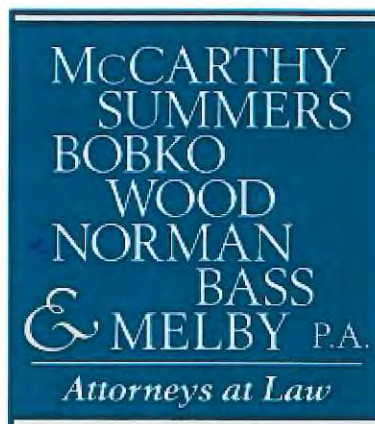
For more information, contact Whitney Harris at wharris@flfoundation.org or (850) 521-1237.

Florida 2030 Martin County Town Hall hosted by Stuart/Martin County Chamber of Commerce and McCarthy, Summers, Bobko, Wood, Norman, Bass & Melby, P.A.

Stuart/Martin County



CHAMBER of
COMMERCE



--- Agenda --- Item

7e

FRCA Monthly Reports

7e

7e



AGENDA Item 9

Denise Imbler
FRCA Coordinator
(850) 509-4320

MONTHLY ACTIVITY REPORT: July/August 2016

RESOURCE DEVELOPMENT/CAPACITY BUILDING and OUTREACH

- Formatted and distributed the July and August Newsletters.
- To enhance partnerships and strengthen the relationship between regional planning councils and their state and federal partners, participated in or attended the following meetings:
 - Rural Economic Development Initiative (REDI) – July 15th
 - FDOT Safe Mobility for Life Coalition – July 19th and 20th
 - Future of Florida Forum Partners monthly conference call – July 25th
- Shared and researched potential funding opportunities regarding:
 - Countering Violent Extremism Grant
 - National Academies of Sciences, Engineering and Medicine Healthy Communities Grant
 - Department of Homeland Security training grant for Cybersecurity, Hazardous Materials, Economic Recovery and Rural Preparedness.
 - Department of Economic Opportunity assistance with peril of flood COMP plan requirements

ASSOCIATION MANAGEMENT

- Assisted with the development and collection of statewide project initiatives for the Legislative Committee.
- Completed the 4th quarter and end-of-year report for the Department of Economic Opportunity's Strategic Plan for Economic Development Reporting Protocol
- Updated the FRCA Website to address regular maintenance issues and post meeting agendas, summaries and monthly newsletters.
- Prepared for and participated in the July 7 – 8, 2016 EDAC and Policy Board meetings.
- Finalized the logistics, secured speakers, developed agendas, and drafted meeting materials for the August 18 - 19, 2016 FRCA EDAC and Partners meetings.
- Finalized logistics and prepared hand-out materials for the Florida League of Cities Conference.
- Secured exhibit hall space and submitted graphics for the Florida American Planning Association Conference in Tampa.
- Secured a hotel room block and meeting location for the September, October and December FRCA EDAC, Partners and Policy Board meetings.
- Began reviewing the FRCA Operations and Procedures Manual and the new membership orientation packet.

Agenda Item

7f

Legislative Priorities

7f

7f



The Florida Senate

Local Funding Initiative Request - Fiscal Year 2016-2017

1. Senate Sponsor:

2. Date of Request:

3. Project/Program Description:

Regional Economic Development Opportunity Map: The project concept is to develop a regional interactive map to enable local leaders, developers and site selectors to quickly identify key locations for economic development. The map will include shovel ready sites as well as potential development sites along with pertinent information on each site. Potential development sites will include a description of what is needed to make the site shovel ready, thereby informing local Capital Improvement Plans. As improvements are made to sites, the map will be updated with current information. A toolbox will be created with information that will allow Southwest Florida's 6 county region to collaborate using this tool. Funding is requested to develop a regional development opportunity map with relevant information such as: Identified clusters, Utility availability/capacity data, Preliminary soils report, Floodplain data, Wetlands identification, Site map & aerial depiction, if a brownfield: environmental status and/or reports, Information on area colleges, Information on top employers in each county, City and County demographics and Links to City and County websites. A toolbox will be created to allow this project to be replicated in other Florida counties.

4. Amount of Request:

Amount Requested for Operations	Amount Requested for Fixed Capital Outlay	Total Amount of Requested State Funds
\$300,000	<input type="text" value="Click here to enter text."/>	\$300,000

5. Total Project Cost (if greater than Total Requested State Funds):

6. Type, Amount and Percent of Match:

Type	Amount	Percent
Cash and In-Kind	\$60,000	20%

7. Was the project previously funded by the State? No

Fiscal Year(s)	Amount
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>

8. Is future-year funding likely to be requested?

9. Program Performance (if needed, include additional documentation):

a. How will requested funds be spent? Include supporting documentation.

The funds will be spent to develop a GIS map for Hendry, Glades, Charlotte, Lee, Collier and Sarasota counties that shows development opportunity sites. The map will include Identified clusters, Utility availability/capacity data, Preliminary soils report, Floodplain data, Wetlands identification, Site map & aerial depiction, if a brownfield: environmental status and/or reports, Information on area colleges, Information on top employers in the City, City and County demographics and Links to City and County websites. The map will be interactive to allow updating as new information is available and development occurs.

b. Identify expected program results and the expected benefit associated from the requested funds.



The Florida Senate

Local Funding Initiative Request - Fiscal Year 2016-2017

This project will improve the region's competitiveness with site selectors by providing relevant information on key development projects and real estate opportunities, thereby improving the ability to attract more high- tech jobs. Additionally, the map will inform local Capital Improvement Plans, thereby, allowing strategic investment of limited funds to make shovel ready sites available. Furthermore, this project will develop a format and model to expand this concept on a state level. A Regional Economic Development Opportunity Map is a crucial element in attracting manufacturing and high- tech jobs to the Southwest Florida Region because site selectors look first at the region before narrowing their search to specific sites

c. Who will benefit from receipt of State funds?

The Southwest Florida Region's 6 counties and 17 local governments will benefit from the State funds..

d. What specific measures will be used to document performance data for the project, if it receives funds?

1) Completion of the interactive map with the following information: shovel ready commercial and industrial sites with identified clusters, utility availability/capacity data, preliminary soils report, floodplain data, wetlands identification, site map & aerial depiction, if a brownfield: environmental status and/or reports, information on area colleges, information on top employers in the City, City and County demographics and Links to City and County websites. 2) A toolbox is created to allow this project to be replicated throughout the state with information on how to collaborate with the counties and cities using this tool. 3) Number of development sites identified in the Southwest Florida Region.

10. Requestor Contact information:

a. Name and Title:

Don McCormick, Chairman

b. Organization:

Southwest Florida Regional Planning Council

c. E-mail Address:

Mwuerstle@swfrpc.org

d. Phone Number:

239-281-6978

11. Recipient Contact Information:

a. Organization:

Southwest Florida Regional Planning Council

b. Municipality and County:

Ft. Myers in Lee County

c. Organization type (check all that apply):

- ☐ For-profit Corporation
☐ Not-for-profit Corporation
☐ 501c3 entity
☒ Other (please specify)

Governmental Agency

d. Contact Name and Title:

Margaret Wuerstle, Executive Director

e. E-mail Address:

mwuerstle@swfrpc.org

f. Phone Number:

239-281-6978

Budget Detail Request – Fiscal Year 2016-17

Your request will not be officially submitted unless all questions and applicable sub parts are answered.

1. Title of Project: Regional Economic Development Map
2. Date of Submission: _____
3. House Member Sponsor(s): Representative

4. DETAILS OF AMOUNT REQUESTED:

- a. Has funding been provided in a previous state budget for this activity? ___Yes **X** No

If answer to 4a is "NO" skip 4b and 4c and proceed to 4d

- b. What is the most recent fiscal year the project was funded? _____
- c. Were the funds provided in the most recent fiscal year subsequently vetoed? ___Yes ___No
- d. Complete the following Project Request Worksheet to develop your request (Note that Column E will be the total of Recurring funds requested and Column F will be the total Nonrecurring funds requested, the sum of which is the Total of the Funds you are requesting in Column G):

FY:	Input Prior Year Appropriation for this project for FY 2015-16 (If appropriated in FY 2015-16 enter the appropriated amount, even if vetoed.)			Develop New Funds Request for FY 2016-17 (If no new Recurring or Nonrecurring funding is requested, enter zeros.)			
	A	B	C	D	E	F	G
Funds Description:	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated (Recurring plus Nonrecurring: column A + column B)	Recurring Base Budget (Will equal non- vetoed amounts provided in column A)	INCREASED or NEW Recurring Requested	TOTAL Nonrecurring Requested (Nonrecurring is one time funding & must be re-requested every year)	Total Funds Requested Over Base Funding (Recurring plus Nonrecurring: column E + column F)
Input Amounts:	0	0	0	0	0	\$300,000	\$300,000

- e. New Nonrecurring Funding Requested for FY 16-17 will be used for:
- ☐ Operating Expenses ☐ Fixed Capital Construction **X** Other one-time costs
- f. New Recurring Funding Requested for FY 16-17 will be used for: N/A
- ☐ Operating Expenses ☐ Fixed Capital Construction ☐ Other one-time costs

5. Requester:

- a. Name: Don McCormick, Chairman
- b. Organization: Southwest Florida Regional Planning Council
- c. Email: mwuerstle@swfrpc.org
- d. Phone #: 239-281-6978

6. Organization or Name of Entity Receiving Funds:

- a. Name: Southwest Florida Regional Planning Council
- b. County (County where funds are to be expended) Lee County, Sarasota County, Charlotte County, Collier County, Hendry County and Glades County
- c. Service Area (Counties being served by the service(s) provided with funding) Lee County, Sarasota County, Charlotte County, Collier County, Hendry County and Glades County

7. Write a project description that will serve as a stand-alone summary of the project for legislative review. The description should summarize the entire project's intended purpose, the purpose of the funds requested (if request is a sub-part of the entire project), and most importantly the detail on how the funds requested will be spent - for example how much will be spent on positions and associated salaries, specifics on capital costs, and detail of operational expenses. The summary must list what local, regional or statewide interests or areas are served. It should also document the need for the funds, the community support and expected results when applicable. Be sure to include the type and amount of services as well as the number of the specific target population that will be served (such as number of home health visits to X, # of elderly, # of school aged children to receive mentoring, # of violent crime victims to receive once a week counseling etc.)

Project Concept: To develop a regional interactive map to enable local leaders, developers and site selectors to quickly identify key locations for economic development in Southwest Florida. The funds will be spent to develop an interactive GIS map for Hendry, Glades, Charlotte, Lee, Collier and Sarasota counties showing development opportunity sites. The map will include shovel ready sites as well as potential development sites along with pertinent information on each site. Potential development sites will include a description of what is needed to make the site shovel ready, thereby informing local Capital Improvement Plans. The map will include Identified clusters, Utility availability/capacity data, Preliminary soils report, Floodplain data, Wetlands identification, Site map & aerial depiction, if a brownfield: environmental status and/or reports, Information on area colleges, Information on top employers in the City, City and County demographics and Links to City and County websites. As improvements are made to sites, the map will be updated with current information. A toolbox will be created with information that will allow Southwest Florida's 6 county region to collaborate using this tool. The toolbox will also allow the project to be replicated in other

counties throughout Florida. At a recent meeting, the Economic Development Directors from the six county region strongly supported the need for development of a Regional Economic Development Opportunity Map.

The Southwest Florida Regional Planning Council will provide a \$60,000 match consisting of \$30,000 cash and \$30,000 in-kind services for a total project cost of \$360,000. The funds will be used to hire consultants and for staff salaries to perform the necessary research, gather the data, development the map and toolbox.

8. Provide the total cost of the project for FY 2016-17 from all sources of funding: \$360,000

Federal: _____

State: _____ (Excluding the requested Total Amount in #4d, Column G)

Local: _____

Other: \$60,000 (\$30,000 cash and \$30,000 in-kind from the Southwest Florida Regional Planning Council)

9. Is this a multi-year project requiring funding from the state for more than one year? ___Yes XNo



The Florida Senate

Local Funding Initiative Request - Fiscal Year 2016-2017

1. Senate Sponsor:

2. Date of Request:

3. Project/Program Description:

Project Concept: State support of the Federal Promise Zone Designation for Hendry, Glades and Collier Counties by providing priority access to state funding in order to further the strategic plans of job creation, enhancement of economic activity, improvement of educational opportunities, crime reduction and improved community infrastructure. The area of Glades and Hendry Counties and Immokalee recently received designation as a Promise Zone as part of a highly competitive federal application process. Promise Zones are designated based on need and compelling achievable strategy plans. The Southwest Florida Promise Zone includes a 31.2% poverty rate and a 15.65% unemployment rate. A 100+ page application, including detailed action plans, partnerships, and goals, was submitted and the Southwest Florida Promise Zone is designated as one of only 4 rural promise zones nationwide. The Southwest Florida Promise Zone designation entitles the Promise Zone federal grant applications to extra points per application, giving the Promise Zone applicants a slight advantage due to their proven high need and dedication and ability to achieve results. The federal designation also devotes up to 5 Vista volunteers dedicated to implementing strategy plans.

4. Amount of Request: N/A This request is for additional points on State grant applications

Amount Requested for Operations	Amount Requested for Fixed Capital Outlay	Total Amount of Requested State Funds
\$0	<input type="text" value="Click here to enter text."/>	\$0

5. Total Project Cost (if greater than Total Requested State Funds):

6. Type, Amount and Percent of Match: N/A

Type	Amount	Percent
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>

7. Was the project previously funded by the State? No

Fiscal Year(s)	Amount
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>
<input type="text" value="Click here to enter text."/>	<input type="text" value="Click here to enter text."/>

8. Is future-year funding likely to be requested?

9. Program Performance (if needed, include additional documentation):

a. How will requested funds be spent? Include supporting documentation.

This is a request for extra points to be provided to Promise Zone designees' grant applications to the state.

b. Identify expected program results and the expected benefit associated from the requested funds.

Providing Promise Zone applicants a slight advantage given their proven high need and dedication and ability to achieve results would cause more state grants to be awarded to the Southwest Florida Promise Zone area. More funds from the state, coupled with federal



The Florida Senate

Local Funding Initiative Request - Fiscal Year 2016-2017

preference in grant applications and VISTA volunteer commitment will allow one of Florida's poorest, most in need geographic areas to most quickly make necessary improvements in the areas of job creation, enhanced economic activity, improved educational opportunities, crime reduction, and improved community infrastructure.

- c. Who will benefit from receipt of State funds?

Citizens of Immokalee, Glades County and Hendry County will directly benefit. The larger region stands to benefit from the effects of a more prosperous neighboring area, including but not limited to economic development and a more skilled workforce. The state stands to benefit as the Promise Zone area attracts new businesses, creates jobs and improves educational opportunities.

- d. What specific measures will be used to document performance data for the project, if it receives funds?

Number of state grants received; dollar value of state grants received.

10. Requestor Contact information:

a. Name and Title: Don McCormick, Chairman

b. Organization: Southwest Florida Regional Planning Council

c. E-mail Address: mwuerstle@swfrpc.org

d. Phone Number: 239-281-6978

11. Recipient Contact Information:

a. Organization: Southwest Florida Regional Planning Council

b. Municipality and County: Glades County, Hendry County, Immokalee

c. Organization type (check all that apply):

☐ For-profit Corporation

☐ Not-for-profit Corporation

☐ 501c3 entity

☒ Other (please specify)

Governmental Agency, but preferential points would be awarded to any partner within the Promise Zone which applies for funding to benefit implementation of the Strategy Plan

d. Contact Name and Title: Margaret Wuerstle, Executive Director

e. E-mail Address: mwuerstle@swfrpc.org

f. Phone Number: 239-281-6978

Budget Detail Request – Fiscal Year 2016-17

Your request will not be officially submitted unless all questions and applicable sub parts are answered.

1. Title of Project: Preference to Promise Zone applications for State Funding_____
2. Date of Submission:_____
3. House Member Sponsor(s): Representative_____

4. DETAILS OF AMOUNT REQUESTED:

- a. Has funding been provided in a previous state budget for this activity? ___Yes X____No
If answer to 4a is “NO” skip 4b and 4c and proceed to 4d
- b. What is the most recent fiscal year the project was funded? _____
- c. Were the funds provided in the most recent fiscal year subsequently vetoed? ___Yes _____No
- d. Complete the following Project Request Worksheet to develop your request (Note that Column E will be the total of Recurring funds requested and Column F will be the total Nonrecurring funds requested, the sum of which is the Total of the Funds you are requesting in Column G):

FY:	Input Prior Year Appropriation for this project for FY 2015-16 (If appropriated in FY 2015-16 enter the appropriated amount, even if vetoed.)			Develop New Funds Request for FY 2016-17 (If no new Recurring or Nonrecurring funding is requested, enter zeros.)			
Column:	A	B	C	D	E	F	G
Funds Description:	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated (Recurring plus Nonrecurring: column A + column B)	Recurring Base Budget (Will equal non- vetoed amounts provided in column A)	INCREASED or NEW Recurring Requested	TOTAL Nonrecurring Requested (Nonrecurring is one time funding & must be re-requested every year)	Total Funds Requested Over Base Funding (Recurring plus Nonrecurring: column E + column F)
Input Amounts:						0	N/A

- e. New Nonrecurring Funding Requested for FY 16-17 will be used for: N/A
☐Operating Expenses ☐Fixed Capital Construction ☐Other one-time costs
- f. New Recurring Funding Requested for FY 16-17 will be used for: N/A
☐Operating Expenses ☐Fixed Capital Construction ☐Other one-time costs

5. Requester:

- a. Name: Don McCormick, Chairman_____
- b. Organization: Southwest Florida Regional Planning Council_
- c. Email: mwuerstle@swfrpc.org_____
- d. Phone #: 239-281-6978_____

6. Organization or Name of Entity Receiving Funds:

- a. Name: Southwest Florida Promise Zone and any partner which seeks funding to benefit Promise Zone __
- b. County (County where funds are to be expended) Glades, Hendry, Collier_____
- c. Service Area (Counties being served by the service(s) provided with funding) Glades, Hendry, Collier_____

7. Write a project description that will serve as a stand-alone summary of the project for legislative review. The description should summarize the entire project's intended purpose, the purpose of the funds requested (if request is a sub-part of the entire project), and most importantly the detail on how the funds requested will be spent - for example how much will be spent on positions and associated salaries, specifics on capital costs, and detail of operational expenses. The summary must list what local, regional or statewide interests or areas are served. It should also document the need for the funds, the community support and expected results when applicable. Be sure to include the type and amount of services as well as the number of the specific target population that will be served (such as number of home health visits to X, # of elderly, # of school aged children to receive mentoring, # of violent crime victims to receive once a week counseling etc.)

Project Concept: State support of the Federal Promise Zone Designation for Hendry, Glades and Collier Counties by providing priority access to state funding in order to further the strategic plans of job creation, enhancement of economic activity, improvement of educational opportunities, crime reduction and improved community infrastructure. The area of Glades and Hendry Counties and Immokalee recently received designation as a Promise Zone as part of a highly competitive federal application process. Promise Zones are designated based on need and compelling achievable strategy plans. The Southwest Florida Promise Zone includes a 31.2% poverty rate and a 15.65% unemployment rate. A 100+ page application including detailed action plans, partnerships, and goals was submitted and the Southwest Florida Promise Zone is one of only 4 rural promise zones nationwide. The Southwest Florida Promise Zone designation entitles the Promise Zone federal grant applications to extra points per application, giving the Promise Zone applicants a slight advantage given their proven high need and dedication and established ability to achieve results. We are requesting that the State recognize the only Promise Zone in the State of Florida by providing extra points to State grant applications submitted by the Promise Zone partners. This request is not for State funding; This request is for extra points on State grant application for the Promise Zone partners.

8. Provide the total cost of the project for FY 2016-17 from all sources of funding:

Federal: N/A_____

State: N/A_____ (Excluding the requested Total Amount in #4d, Column G)

Local: N/A_____

Other: N/A_____

9. Is this a multi-year project requiring funding from the state for more than one year? ___Yes X No --- This is a multi-year request for the application points. No funding is requested. The federal Promise Zone designation lasts for 10 years. A corresponding preference and recognition on the state level would help the Southwest Florida Promise Zone to achieve much needed improvements in the stated goals of job creation, enhanced economic activity, improved educational opportunities, crime reduction, and improved community infrastructure.



The Florida Senate

Local Funding Initiative Request - Fiscal Year 2016-2017

1. Senate Sponsor:
2. Date of Request:

3. Project/Program Description:

The Southwest Florida Regional Transportation Plan is proposed for funding because county long range transportation plans do not adequately address the interaction and interconnection between adjacent counties relating to needs and economic development. The Southwest Florida region includes 6 counties (Charlotte, Collier, Glades, Hendry, Lee and Sarasota), that are represented by five separate MPOs (Charlotte, Collier, Lee, and Sarasota/Manatee) and the Heartland TPO. Those counties and MPOs prepare long range transportation plans for their individual county and / or MPO. They generally do an excellent job of reflecting what their citizens' desire in long range transportation plans for their specific and individual jurisdiction. However, the plans vary in how well they address the interaction and interconnection between adjacent counties and MPOs and the relationship between the individual county or MPO and the overall Southwest Florida region. While there has certainly been on-going coordination between counties and MPOs, until recently, this interaction and interconnection has not been formally addressed, except by the Florida DOT. While some jurisdictions have made significant efforts to reflect adjacent jurisdictions, the shortage of transportation funds makes this increasingly difficult. Today, with population growth, the expanding economy, and changes in technology, jurisdictional boundaries become blurred and the interactions and interconnections between jurisdictions become more significant. What happens in one county most often has a significant impact on adjacent counties or jurisdictions. In addition, many of the land use and transportation decisions made today will have a significant impact on future generations throughout the region. For these reasons, the Southwest Florida Regional Planning Council recognizes that it is becoming increasingly important to develop a Regional Transportation Plan that addresses these interactions and interconnections among jurisdictions in Southwest Florida. The Regional Transportation Plan will build upon what has already been accomplished by those counties and MPOs in developing their long range transportation plans. The Regional Transportation Plan will not revisit or replace the jurisdiction's or MPO's LRTP, to revisit or replace Florida DOT transportation plans, nor usurp the authority of any jurisdiction in its land use and transportation planning endeavors. Rather, it will bring the various planning efforts and strategies together and mold them into a concise, cohesive, comprehensive regional document for the benefit of all those counties and MPOs. The document will address all modes of transportation – auto, truck, transit, para-transit, railroad, pedestrian, bicycle, air and water, plus intermodal facilities, ports and goods movement. It will consider land use, technology, economic opportunities, environmental features, and interactions between our region and other regions. The Plan will build upon prior planning efforts, such as: Regional Planning Council's Strategic Regional Policy Plan, Local plans and strategies, MPO plans and strategies, State plans and strategies, Transit and para-transit plans, Aviation plans, Rail plans, Goods movement plans, Intermodal facilities plans, including ports, Tiger grant applications, Land use plans / development patterns. The document will be a significant driver in achieving: Regional vision regarding major transportation corridors, including east-west corridors, as well as north-south corridors; Regional vision regarding transit and para-transit; Regional vision regarding goods movement, Consistency with Regional Planning Council's Strategic Regional Policy Plan; Extensive public information, involvement and outreach, including key State and local officials, stakeholders and community workshops, Consensus among local jurisdictions and MPOs on cross boundary issues,



The Florida Senate

Local Funding Initiative Request - Fiscal Year 2016-2017

A range of choices among alternative modes of travel, Sustainable communities, Preservation of open space, natural resources and the environment, Enhancement of economic and international trade opportunities, and Cost effectiveness. With significant regional growth projected, the document will enable the region to chart the course for accommodating this growth while fostering an innovative, prosperous and competitive economy; preserving a healthy and safe environment; and allowing all residents and visitors to share the benefits of vibrant, sustainable communities connected and supported by an efficient and well-maintained transportation network.

4. Amount of Request:

Amount Requested for Operations	Amount Requested for Fixed Capital Outlay	Total Amount of Requested State Funds
\$500,000	Click here to enter text.	\$500,000

5. Total Project Cost (if greater than Total Requested State Funds):

\$500,000

6. Type, Amount and Percent of Match:

Type	Amount	Percent
Cash	\$50,000	10%

7. Was the project previously funded by the State? No

Fiscal Year(s)	Amount
Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.

8. Is future-year funding likely to be requested?

no

9. Program Performance (if needed, include additional documentation):

a. How will requested funds be spent? Include supporting documentation.

Funding will be used to hire a qualified consultant to conduct interviews and work with staff to coordinate all existing documents. The consultant will analysis existing data and prepare a Regional Transportation Plan and map for each of the 23 jurisdictions in the 6 county region. The consultant will identify any areas of concern within the region and work with the counties to identify potential solutions.

b. Identify expected program results and the expected benefit associated from the requested funds.

This regional transportation planning effort will identify the vision for Southwest Florida, using the Regional Planning Council's Strategic Regional Policy Plan as the foundation. With the region's population expected to continue to grow, the document will chart the course for accommodating this growth while fostering an innovative, prosperous and competitive economy; preserving a healthy and safe environment; and allowing all residents and visitors to share the benefits of vibrant, sustainable communities connected and supported by an efficient and well-maintained transportation network.

c. Who will benefit from receipt of State funds?

The six counties and 17 municipalities within the Region, their residents, and visitors to Southwest Florida.

d. What specific measures will be used to document performance data for the project, if it receives funds?



The Florida Senate

Local Funding Initiative Request - Fiscal Year 2016-2017

A Regional Transportation Plan and Map is completed and each of the 23 jurisdictions received a presentation on the project and a copy of the Plan. The information provided in the Plan is used to inform policies regarding land use and transportation as well as investment by all 23 jurisdictions in the region.

10. Requestor Contact information:

- a. Name and Title:
- b. Organization:
- c. E-mail Address:
- d. Phone Number:

11. Recipient Contact Information:

- a. Organization:
- b. Municipality and County:
- c. Organization type (check all that apply):
- ☐ For-profit Corporation
- ☐ Not-for-profit Corporation
- ☐ 501c3 entity
- ☒ Other (please specify)
- d. Contact Name and Title:
- e. E-mail Address:
- f. Phone Number:

Budget Detail Request – Fiscal Year 2016-17

Your request will not be officially submitted unless all questions and applicable sub parts are answered.

1. Title of Project: **Southwest Florida Regional Transportation Plan**_____
2. Date of Submission: _____
3. House Member Sponsor(s): Representative _____

4. DETAILS OF AMOUNT REQUESTED:

- a. Has funding been provided in a previous state budget for this activity? ___Yes X___No

If answer to 4a is "NO" skip 4b and 4c and proceed to 4d

- b. What is the most recent fiscal year the project was funded? _____
- c. Were the funds provided in the most recent fiscal year subsequently vetoed? ___Yes ___No
- d. Complete the following Project Request Worksheet to develop your request (Note that Column E will be the total of Recurring funds requested and Column F will be the total Nonrecurring funds requested, the sum of which is the Total of the Funds you are requesting in Column G):

FY:	Input Prior Year Appropriation for this project for FY 2015-16 (If appropriated in FY 2015-16 enter the appropriated amount, even if vetoed.)			Develop New Funds Request for FY 2016-17 (If no new Recurring or Nonrecurring funding is requested, enter zeros.)			
Column:	A	B	C	D	E	F	G
Funds Description:	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated (Recurring plus Nonrecurring: column A + column B)	Recurring Base Budget (Will equal non- vetoed amounts provided in column A)	INCREASED or NEW Recurring Requested	TOTAL Nonrecurring Requested (Nonrecurring is one time funding & must be re-requested every year)	Total Funds Requested Over Base Funding (Recurring plus Nonrecurring: column E + column F)
Input Amounts:						\$500,000	\$500,000

- e. New Nonrecurring Funding Requested for FY 16-17 will be used for:
☐ Operating Expenses ☐ Fixed Capital Construction X Other one-time costs
- f. New Recurring Funding Requested for FY 16-17 will be used for:
☐ Operating Expenses ☐ Fixed Capital Construction ☐ Other one-time costs

5. Requester:

- a. Name: Don McCormick, Chairman_____
- b. Organization: Southwest Florida Regional Planning Council_
- c. Email: mwuerstle@swfrpc.org_____
- d. Phone #: 239-281-6978_____

6. Organization or Name of Entity Receiving Funds:

- a. Name: Southwest Florida Regional Planning Council_
- b. County (County where funds are to be expended) Charlotte, Collier, Glades, Hendry, Lee and Sarasota___
- c. Service Area (Counties being served by the service(s) provided with funding) Charlotte, Collier, Glades, Hendry, Lee and Sarasota_____

7. Write a project description that will serve as a stand-alone summary of the project for legislative review. The description should summarize the entire project's intended purpose, the purpose of the funds requested (if request is a sub-part of the entire project), and most importantly the detail on how the funds requested will be spent - for example how much will be spent on positions and associated salaries, specifics on capital costs, and detail of operational expenses. The summary must list what local, regional or statewide interests or areas are served. It should also document the need for the funds, the community support and expected results when applicable. Be sure to include the type and amount of services as well as the number of the specific target population that will be served (such as number of home health visits to X, # of elderly, # of school aged children to receive mentoring, # of violent crime victims to receive once a week counseling etc.)

Development of a Regional Transportation Plan that addresses interactions and interconnections among the 23 jurisdictions in Southwest Florida. The Regional Transportation document is intended to build upon what has already been accomplished by the counties and MPOs in developing their long range transportation plans. This will incorporate all of the jurisdictions transportation plans into one document to be used for economic development.

The Plan will address all modes of transportation – auto, truck, transit, para-transit, railroad, pedestrian, bicycle, air and water, plus intermodal facilities, ports and goods movement. It will consider land use, technology, economic opportunities, environmental features, and interactions between our region and other regions.

The Region is represented by four separate MPOs (Charlotte, Collier, Lee and Sarasota/Manatee) and the Heartland TPO. Those counties and MPOs prepare long range transportation plans for their individual county and / or MPO. They generally do an excellent job of reflecting what their citizens' desire in long range transportation plans for their specific and individual jurisdiction. However, the plans vary in how well they address the interaction and interconnection between adjacent counties and MPOs and the relationship between the individual county or MPO and the overall Southwest Florida region. While there has certainly been on-going coordination between counties and MPOs, until recently, this interaction and interconnection has not been formally addressed, except by the Florida DOT. While some jurisdictions have made significant efforts to reflect adjacent jurisdictions, the shortage of transportation funds makes this increasingly difficult.

Today, with population growth, the expanding economy, and changes in technology, jurisdictional boundaries become blurred and the interactions and interconnections between jurisdictions become more significant. What happens in one county can have a significant impact on adjacent counties or jurisdictions. In addition, many of the land use and transportation decisions made today will have a significant impact on future generations throughout the region.

For these reasons, the Southwest Florida Regional Planning Council believes that it is becoming increasingly important to develop a Regional Transportation Plan that addresses these interactions and interconnections among jurisdictions in Southwest Florida. The Regional Transportation Plan is intended to build upon what has already been accomplished by those counties and MPOs in developing their long range transportation plans.

It is not the intent of the Regional Transportation Plan to revisit or replace the jurisdiction's or MPO's LRTP, to revisit or replace Florida DOT transportation plans, or to usurp the authority of any jurisdiction in its land use and transportation planning endeavors. Rather, the intent is to bring the various planning efforts and strategies together and mold them into a concise, cohesive, comprehensive regional action plan, consistent with the future direction and vision for the region, and for the benefit of all those counties and MPOs.

This regional transportation planning effort will identify the vision for Southwest Florida, using the Regional Planning Council's Strategic Regional Policy Plan as the foundation. With the region's population expected to continue to grow, the Plan will chart the course for accommodating this growth while fostering an innovative, prosperous and competitive economy; preserving a healthy and safe environment; and allowing all residents and visitors to share the benefits of vibrant, sustainable communities connected and supported by an efficient and well-maintained transportation network.

The document will address all modes of transportation – auto, truck, transit, para-transit, railroad, pedestrian, bicycle, air and water, plus intermodal facilities, ports and goods movement. It will consider land use, technology, economic opportunities, environmental features, and interactions between our region and other regions.

The Plan will build upon prior planning efforts, such as:

- Regional Planning Council's Strategic Regional Policy Plan
- Local plans and strategies
- MPO plans and strategies
- State plans and strategies
- Transit and para-transit plans
- Aviation plans
- Rail plans
- Goods movement plans
- Intermodal facilities plans, including ports
- Tiger grant applications
- Land use plans / development patterns

The document will be a significant driver in achieving:

- Regional vision regarding major transportation corridors, including east-west corridors, as well as north-south corridors.
- Regional vision regarding transit and para-transit.
- Regional vision regarding goods movement.
- Consistency with Regional Planning Council's Strategic Regional Policy Plan.
- Extensive public information, involvement and outreach, including key State and local officials, stakeholders and community workshops.
- Consensus among local jurisdictions and MPOs on cross boundary issues.
- A range of choices among alternative modes of travel.
- Sustainable communities.
- Preservation of open space, natural resources and the environment.
- Enhancement of economic and international trade opportunities.
- Cost effectiveness.

8. Provide the total cost of the project for FY 2016-17 from all sources of funding: \$550,000

Federal: _____

State: _____ (Excluding the requested Total Amount in #4d, Column G)

Local: _____

Other: \$50,000 Southwest Florida Regional Planning Council__

9. Is this a multi-year project requiring funding from the state for more than one year? ____Yes XNo

Agenda Item

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SRPP Revision

7g

7g

Explanatory notes:

1. The Rulemaking authority citation is incorrect - it should read 186.507, not 186.506 (186.506 is titled “Executive Office of the Governor; powers and duties”; 187.507 is titled “Strategic regional policy plans.”)
2. The “law implemented” section is not accurate – 120.53(1) concerns agency final orders, not comprehensive plans or administrative rules. It should be 187.507, Strategic regional policy plans, and possibly 186.508, Strategic regional policy plan adoption; consistency with state comprehensive plan.

Current rule:

29I-6.002 Strategic Regional Policy Plan.

There is hereby adopted, for the Southwest Florida Region, the Strategic Regional Policy Plan for the Southwest Florida Regional Planning Council, August 2001, which is incorporated herein by reference and copies of which are kept at the Council office at: 4980 Bayline Drive, 4th Floor, North Fort Myers, Florida 33917. Copies are also available at our website: www.swfrpc.org/publctns.htm.

VOLUME TWO: GOALS, STRATEGIES, AND ACTIONS.

Rulemaking Authority 186.508(1) FS. Law Implemented 120.53(1) FS. History—New 10-23-95, Amended 7-3-02.

Proposed revision:

29I-6.002 Strategic Regional Policy Plan.

~~There is hereby adopted, The Strategic Regional Policy Plan (SRPP) for the Southwest Florida Region, the Strategic Regional Policy Plan for the Southwest Florida Regional Planning Council, August 2001, which is incorporated herein by reference, and copies of which~~ Copies of the plan are kept at the Council office at: ~~4980 Bayline Drive, 4th Floor, North Fort Myers, Florida 33917~~ 1400 Colonial Boulevard, Suite 1, Fort Myers, FL 33907. Copies are also available at our website: ~~www.swfrpc.org/publctns.htm~~ www.swfrpc.org.

~~VOLUME TWO: GOALS, STRATEGIES, AND ACTIONS.~~

Rulemaking Authority ~~186.508(1)~~ 186.507(15) FS. Law Implemented ~~120.53(1)~~ 186.507, 186.508 FS. History—New 10-23-95, Amended 7-3-02.

Agenda Item

7h

CEDS Project Update List

7h

7h

Quarterly Status Updates for Vital Projects Form

CEDS Working Committee

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Name & organization:

Master - SWFRPC

Year & CEDS Committee Date:

2016 - September

Vital Project	Lead Organization	Status	Comments/Next Steps	EDA Funded		Other Funding Sources			Estimated Amounts		
				Yes (Y)	No (N)	State	Local	Other Federal Agency(s)	# of Jobs Created or Retained	Amount of private sector investment	Amount of public sector investment
Charlotte County Incubator	Charlotte County	On Hold	On hold until further BCC Action		n						
Murdock Village	Charlotte County	Pre-planning	DEO Grant received to update CRA Plan		n						
Expansion of the Immokalee/Naples Business Development Center to include Incubators/Accelerators	Collier County	In Progress	Incubator Accelerator Collier/Workforce/Culinary Commercial Kitchen (Imm), Food Science Lab.State funded \$2,000,000 for the Naples Accelerator. Immokalee Business Center is in design review		n	\$2,000,000					\$ 2,000,000
Fort Myers Riverfront Redevelopment Project	Fort Myers/CRA/ Lee County	In Progress	In April, Fort Myers accept a \$500k from Tampa-based Mainsail Lodging and Development. This project has changed hands a number of times. Hotel and Garage contract to be approved by City Council in September 2016. RFP has been released for Operational lease.		n		Y				
Logistics Center (America Gateway Logistics - Phase 1)	Glades County	In Progress	Developer onboard, PUD-2nd quarter EDA grant Infrastructure / county Business Park. First tenant, a Love's Travel Stop is under construction. County has awarded bid funded by \$1,154,000 CDBG grant to extend infrastructure from business park to the travel center site with completion set for February 2017. Need \$2 million to finalize road improvements in business park, including dog leg to connect to right out only lane on US 27 and connector to AGLC.		n		\$1,154,000				\$ 1,154,000

										81 of 313	
Develop Material Handling Industry of America (MHIA) Training Center for Logistics/manufacturing	Glades/Hendry Counties	In Progress	Bring in infrastructure - Training. Part of the EDA grant application/County available Light Manufacturing Tenant. Building is substantially complete. Design to complete the first 3800 square feet of the working warehouse to accommodate a diesel mechanics class and a welding class as well as complete the loading docks and truck parking area behind the training center to accommodate a CDL training program to be offered by Suncoast Trucking Academy is ongoing, funded by a \$1 million legislative appropriation in 2016. The county hopes to secure an additional \$1m to finish capital construction of warehouse/classroom space, \$600k for equipment for welding and diesel mechanics classes and \$72,000 for office furnishings and furnishing for the student lounge area of the building.		n	\$1,000,000					\$ 1,000,000
AirGlades Airport Development	Hendry County	In Progress	5/0 - Developer 2400 Acre airport. March Comments (develop Ready to work the negotiation)		n						
Research and Enterprise Diamond	Lee County/FGCU	Inactive	Workshops underway, Technology location is open	Yes (Y)							
Warm Mineral Springs	City of North Port	Pre-planning	Health and Wellness center (private) moving forward with 20,000 SF bldg. City		n						
Southwest Florida International Airport Improvements	Lee County Port Authority	In Progress	LCPA continues to move forward with design and construction of many infrastructure improvements at RSW including a new Air Traffic Control Tower, roadway improvements, and non-aviation		n	37,466,193	36,431,418		628		73,897,611
Repositioning the talent delivery system in the Southwest Florida Region	SWF Workforce Development Board	In Progress	Workforce Task Force through Horizon Council, Workforce Now Initiative		n						
Prepare a regional plan and identify place-making projects that improve the quality of life	SWFRPC	In Progress	Our Creative Economy Concept . The SW Community Foundation funded the mapping of all public art assets in Lee County		n		\$25,000				\$ 25,000
Regional Transportation Plan	SWFRPC/MPOs	N/A	Council meeting 1/17/13 discussion, Council formed subcommittee Jan. 2014. Legislative appropriation is being pursued for the 2017 State budget		n						
New Vital Projects											

Regional Economic Development Opportunity Map	SWFRPC/Economic Development Directors	In Progress	A legislative appropriation is being pursued for the 2017 State budget	Yes (Y)		Y				82 of 13	
Promise Zone	SWFRPC	In Progress	Federal Designation awarded to Hendry County, Glades County and Immokalee for their strategy. Organization of steering committee and task force committees underway with the identification of projects.	Yes (Y)		Y					
West Villages	North Port	In Progress	Master Planned Community for 23,000 residential units, 3 million SF of Commercial space, parks and recreational space. The first residential phase for 300 SF homes is under construction, The preserve is under construction and the first commercial strip in in permitting.							Private development	
Completed											
Establish partnerships for the creation of a Regional Economic Development Agency to promote centralized data and regional marketing efforts	Regional EDO's/FGCU	Completed	DEO Grant - website /data clearinghouse Marketing Plan		n	DEO \$15,000			1	\$ 40,000	\$ 15,000
Regional Pre-Machining Training	SWF Workforce Development Board/I-Tech/Immokalee	Completed	numerous meetings, machining curriculum, training, collaboration		n					\$ 400,000	
CNC Training	SWF Workforce Development Board/I-Tech/Immokalee	Completed	Immokalee (ITECH Center) up and running				y				
Create an Ad-Hoc Committee to evaluate and recommend legal & regulatory reform to address government efficiency.	SWFRPC	Completed	Report on SWFRPC website		N	DEO			1	\$ -	\$ 50,000

Agenda Item

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Staff Summaries

8

8

Agenda Item

8a

Grant Activity Sheet
(Information Only)

8a

8a

SWFRPC Grant Summary As Of September 7, 2016

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
App in Progress	Grant	NOAA - National Oceanic and Atmospheric Administration	NOAA RESTORE Act Science Program	Jim Beever	Mangrove Impacts and Restoration	9/27/2016	7/8/2016			\$ 200,000.00	\$ 200,000.00	10/1/2016	9/30/2017	Mapping, chapters in final report, location of mangrove heart attack areas.	
App in Progress	Grant	NEA - National Endowment for the Arts	Our Town	Jason Stoltzfus	Fish-on-Parade	9/12/2016								TDB	TBD
Pending	PO	EDA - Economic Development Administration		Jennifer Pellechio	Immokalee Culinary Accelerator	5/20/2016	5/19/2016			\$1,600,000	\$5,000				N/A
Pending	Grant	NEA - National Endowment for the Arts	Art Works	Jason Stoltzfus	A Regional Strategy for Enhancing Public Art & Cultural Venues	7/28/2016	7/28/2016			\$75,000	\$75,000				\$75,000
Pending	PO	SBA - Small Business Administration	Program for Investment in Microentrepreneurs (PRIME)	Jason Stoltzfus	Southwest Florida Enterprise Center Commercial Kitchen Bakery	5/18/2016	5/18/2016				\$5,000	5/5/2016	5/18/2016		N/A
Pending	PO	DOE - Department of Energy	SOLSMART	Jennifer Pellechio	SolSmart Advisors		5/18/2016			N/A	N/A				
Pending	Grant	USDA - US Dept. of Agriculture	Farmers Market and Local Food Promotion Program	Jason Stoltzfus	Clewiston Regional Farmers Market	5/12/2016	5/12/2016			\$100,000	\$100,000			Products of this study will include a market analysis, site assessment, vendor outreach, site assessment, financial analysis, and a written plan.	\$0
Pending	Contract	DEP-Department of Environmental Protection		Jim Beever	City of Cape Coral Climate Change Resiliency Strategy					\$30,000	\$15,000			The City of Cape Coral Climate Change Vulnerability Assessment and The City of Cape Coral Climate Change Resiliency Strategy (CCRS) Plan	\$15,000
Awarded & Ongoing	Grant	CTD - FL Commission for the Transportation Disadvantaged		Nichole Gwinnett	FY16-17 TD Planning Agreement		5/19/2016			\$60,349	\$60,349	10/1/2016	12/31/2017	TDSP Update, LCB, CTC Evaluation, Quarterly Reports, etc.	\$0
Awarded & Ongoing	Grant	EPA - Environmental Protection Agency	Wetland Program Development Grants	Jim Beever	Wetland Mitigation Strategy	4/30/2016	4/28/2016	6/15/2016	10/6/2015	\$220,000	\$220,000	10/1/2016	9/30/2018	Development of a regional improved model watershed scale master wetland mitigation strategy for restoration, protection and public projects.	\$55,000
Awarded & Ongoing	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	City of Labelle Tourism Marketing Brochure		5/2/2016			\$20,000	\$30,000			Design, create, and distribute a tourism marketing brochure.	\$0
Awarded & Ongoing	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY16-17 LEPC Agreement	6/30/2016	4/6/2016			\$59,000	\$59,000	7/1/2016		Staff support to the LEPC, Plan Development and Exercise, Technical Assistance and Training Coordination/Planning.	\$0

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Awarded & Ongoing	Grant	CTD - FL Commission for the Transportation Disadvantaged		Nichole Gwinnett	FY15-16 Glades-Hendry TD Agreement			7/1/2015		\$38,573	\$38,573			Update of TDSP, CTC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.	\$0
Awarded & Ongoing	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY15-16 HMEP Planning and Training Grant				9/28/2015	\$73,922	\$73,922	10/1/2015	9/30/2016	HMEP related projects and trainings	\$0
Awarded & Ongoing	Grant	EPA- Environmental Protection Agency		Jim Beever	Developing a Method to Use Ecosystem Services to Quantify Wetland Restoration Successes	3/17/2015	3/17/2015	8/5/2015	9/15/2015	\$234,071	\$174,071	10/1/2015	9/30/2016	Products of the study will include updated valuations of the ecosystem services provided by existing conservation lands in the CHNEP; an updated conservation lands mapping of the project study area; a documentation and quantification of the ecosystem services provided by each habitat type, etc.	\$60,000
Awarded & Ongoing	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY15-16 LEPC Agreement	6/30/2015	5/15/2015	6/11/2015	6/11/2015	\$48,000	\$48,000	7/1/2015		Staff support to the LEPC, Plan Development and Exercise, Technical Assistance and Training Coordination/Planning.	\$0
Awarded & Ongoing	Contract	Glades County		Tim Walker	Glades County Small Quantity Generators (SQG)				5/17/2012	\$3,900	\$3,900	5/17/2012	5/16/2017	The goal of the assessment, notification, and verification program is to inform Small Quantity Generators (SQGs) of their legal responsibilities, limit the illegal disposal of hazardous waste, and identify the location of waste operators for an update to State officials. Also, local knowledge of hazardous wastes is useful for land development planning, emergency protective services, health care and water quality management.	\$0

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Awarded & Ongoing	Grant	EDA - US Economic Development Administration		Margaret Wuerstle	EDA Planning Grant	1/22/2013	12/18/2013	4/18/2014	4/21/14	\$270,000	\$189,000	1/1/2014	12/31/2016	CEDS Plan, Annual Reports, CEDS Working Committee	\$81,000
Awarded & Ongoing	Contract	EPA/CHNEP - Charlotte Harbor National Estuary Program		Jim Beever	Mangrove Loss Project	4/4/2014	4/4/2014	12/19/2014		\$243,324	\$60,000	Oct 2014	Sept 2016	Report, transect information, presentations, articles	\$63,800
Awarded & Ongoing	PO	SFRPC- South Florida Regional Planning Council		C.J. Kammerer	Train the Trainers Grant				1/25/2016	\$10,000	\$10,000	1/1/2016	3/31/2017	Trainers and Tools: Building Coastal Flood Hazard Resiliency in Florida's Regional Planning Council Communities.	\$0
Awarded & Ongoing	Grant	DEM - FL Div. of Emergency Management		Tim Walker	Collier Hazard Analysis FY16-17				42552	\$9,693	\$9,693	8/16/2015	6/30/2016		
Awarded & Ongoing	Grant	HUD-U.S. Department of Housing and Urban Development		Jason Stoltzfus	Promise Zone Designation 2016	2/23/2016	2/23/2016			Technical Assistance	Technical Assistance			Rural designation of a Promise Zone for Immokalee in Collier County, Glades County, and Hendry County	\$0
Complete	PO	USDA - US Dept. of Agriculture	Rural Business Development Grant	Jason Stoltzfus	Immokalee Culinary Accelerator		3/29/2016			\$120,000	\$3,000				N/A
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Margaret Wuerstle	Community Planning Technical Assistance Grants- City of Fort Myers		6/15/2015			\$30,000		10/1/2015	5/31/2016	Educational Program Curriculum, Community Preference Analysis and Visual Preference Assessment, Report results	

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Complete	PO	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Jennifer Pellechio	Murdock Villave Community Redevelopment Plan		5/2/2016			\$40,000	\$500			A vision, market analysis and graphical representations of economic GIS maps that will be incorporated in the Murdock Village Community Redevelopment Plan and	\$0
Complete	PO	Northeast Florida Regional Council	Statewide Regional Evacuation Study Program	Tim Walker	Statewide Regional Evacuation Study Program Update						\$14,200	4/15/2016	6/30/2017	An updated summary document that includes key information on demographics, vulnerability and hazard risk, using a document template and map templates provided	N/A
Complete	Grant	Visit Florida		Jennifer Pellechio	OUR CREATIVE ECONOMY Marketing	2/9/2015	2/9/2015	6/25/2015	6/26/2015	\$5,000	\$2,500	7/1/2015	6/15/2016	TBD	\$2,500
Complete	Grant	City of Bonita Springs		Jim Beever	Spring Creek Restoration Plan					\$50,000	\$50,000	Jan 2015	May 2016	The Spring Creek Vulnerability Assessment and The Spring Creek Restoration Plan	\$0
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Margaret Wuerstle	Clewiston Main Street Revitalization Plan		6/16/2015	8/3/2015		\$25,000			5/31/2016	Outreach materials, Public meetings, Develop community	
Complete	Grant	DEM - FL Div. of Emergency Management		Tim Walker	Collier Hazard Analysis FY15-16				7/1/2015	\$9,693	\$9,693	8/16/2015	6/30/2016		
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Southwest Florida Rail Corridor Preservation Plan		6/16/2015	8/3/2015		\$39,000			5/31/2016	Comprehensive Plan language, GIS maps of the rail corridor, Stakeholder meetings and public involvement activities	
Complete	PO	TBRPC - Tampa Bay Regional Planning Council		Rebekah Harp	2016 Disaster Planning Guide			1/28/2016		\$4,000	\$4,000	2/5/2015	4/30/2016	2015 Disaster Planning Guide for 8 counties English and Spanish	\$0
Complete	Contract	DOE - US Dept. of Energy		Rebekah Harp	Solar Ready II		3/22/2013	7/18/2013		\$140,000	\$90,000	7/1/2013	1/1/2016	Recruit local governments to review and adopt BMPs. Host stakeholder meetings and/or training programs, providing technical assistance to local governments as needed, and tracking any policy adoptions and local government feedback.	\$50,000
Complete	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY14-15 HMEP Planning Grant Modification			9/11/2015		\$13,000	\$13,000	10/1/2015	12/13/2015	Trainings	\$0

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Complete	Grant	EDA - US Economic Development Administration		Jennifer Pellechio	Advanced Manufacturing in West Central Florida An Ecosystem Analysis Supporting Regional Development		12/26/2013	9/3/2014		\$116,514	\$58,257			SWOT Analysis, Web Survey, REMI, Regional website, branding strategy, brochures	\$30,584
Complete	Grant	EPA - US Environmental Protection Agency		Jim Beever	A Unified Conservation Easement Mapping and Database for the State of Florida	4/15/2013	4/8/2013	6/3/2013		\$294,496	\$148,996	10/1/2013	9/30/2015	GIS database with Conservation Easements	\$145,500
Complete	Grant	EPA - US Environmental Protection Agency		Jim Beever	WQFAM					\$160,000	\$160,000	10/1/2011	9/30/2015	Extention 2014-2015	\$0
Complete	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY14-15 HMEP Planning				2/4/2015	\$22,000	\$22,000	10/1/2014	9/30/2015	Major Planning Project; travel coordination for LEPC Chairman; LEPC program coordination and quarterly reports.	\$0
Complete	Contract	NADO- National Association of Development Organizations		Jennifer Pellechio	CEDS Resiliency Section Technical Assistance										
Complete	Grant	CTD - FL Commission for the Transportation Disadvantaged		Nichole Gwinnett	Glades-Hendry TD Planning Agreement FY2014-15			5/16/2014		\$38,573	\$38,573	7/1/2014	6/30/2015	Update of TDSP, CTC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.	\$0

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Complete	Contract	DEM - FL Div. of Emergency Management		Nichole Gwinnett	Title III (LEPC) FY14-15			7/1/2014	9/24/2014	\$42,000	\$42,000	7/1/2014	6/30/2015	LEPC Program Coordination; attendance during four (4) local quarterly meetings; attendance during four (4) state quarterly meetings; quarterly reports; quarterly	\$0
Complete	Grant	DEM - FL Div. of Emergency Management		Tim Walker	Collier Hazard Analysis			12/5/2014		\$8,042	\$8,042	12/23/2014	6/15/2015	There are 4 deliverables stipulated with the contractual agreement.	\$0
Complete	PO	TBRPC - Tampa Bay Regional Planning Council		Rebekah Harp	Tampa Bay RPC Graphics and Publications			10/21/2014	10/21/2014			10/21/2014	5/29/2015	As needed publication and graphic design, including FOR (Future of the Regions) award materials and annual report.	\$0
Complete	Grant	Visit Florida		Margaret Wuerstle	Our Creative Economy: Video - Southwest Florida Regional Strategy for Public Art	2/18/2014	2/18/2014	5/14/2014	7/17/14	\$10,000	\$5,000	7/1/2014	5/31/2015		\$5,000

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Margaret Wuerstle	Agriculture Tours to Promote Assets and Economic Development in the City of LaBelle	6/6/2014	5/7/2014	8/26/2014		\$25,000	\$20,000	12/1/2014	5/31/2015	City of LaBelle Agriculture Tour Plan	\$0
Complete	PO	TBRPC - Tampa Bay Regional Planning Council		Rebekah Harp	2015 Disaster Planning Guide			1/28/2015		\$4,000	\$4,000	2/5/2015	3/1/2015	2015 Disaster Planning Guide for eight counties in English and Spanish.	\$0
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	Strategic Economic Opportunity Plan for the Southwest Florida Rail Corridor		5/2/2015			\$39,000	\$39,000			steps for implementing the goals and objectives identified within the plan for protecting the corridor and bringing economic growth to the community.	\$0

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Jennifer Pellechio	City of Cape Coral Development Opportunity Map		5/2/2016			\$40,000	\$40,000			The creation of an economic development interactive opportunity map for the City of Cape Coral. The map will include shovel ready commercial and industrial sites with relevant information.	\$0
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	Economic Impact Study of Lake Okeechobee Discharges		5/2/2016			\$28,000	\$28,000			A report on the direct and indirect economic impact of Lake Okeechobee discharges on Lee County tourism and the impact on declines in Lee County residential property values.	\$0
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	City of Clewiston Downtown District Façade Program		5/2/2016			\$30,000	\$30,000			An inventory of all downtown structures, identification of key structures in need of façade improvements, development of criteria for selecting buildings for improvements, work with property owners to coordinate, design and implement renovations.	\$0
Not Awarded	Grant	Aetna Foundation		Jason Stoltzfus	Cultivating Healthy Communities	4/14/2016	4/13/2016			\$100,000	\$100,000			Implement portions of the Clewiston Neighborhood Revitalization plan, including: street lighting, awnings, painting and landscaping.	\$0
Not Awarded	Grant	EPA- Environmental Protection Agency		Jennifer Pellechio	Brownfields 2016	12/18/2015	12/18/2015			\$280,000	\$280,000			10 ASTM-AAI compliant Phase I ESAs, 1 Generic Quality Assurance Project Plan, 4 SQAPPs, 4 Phase II ESAs, 4	
Not Awarded	Grant	USDA - US Dept. of Agriculture		Margaret Wuerstle	Farm to School	5/20/2015	5/20/2015	11/19/2015							
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Growing Markets for Small Farmers		6/17/2015				\$25,000			Identify needs of local farmers, identify sellers for the market, Prudce a map and marketing materials, Implement action plan	
Not Awarded	Grant	WalMart		C.J. Kammerer	GoodWheels	7/17/2015	7/16/2015	9/10/2015			\$50,000			Run transporation routes between Clewsiton and Belle Glade	
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	SWF "Know Your Zone" Public Education Campaign		6/17/2015	8/7/2015			\$30,000			Design a logo, Prepare education program and curriculum, introduce campaign and schedules, Create Diaster Planning Guide, Present to schools	

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Strategic Opportunity Plan for Immokalee		5/26/2015	8/7/2015			\$25,000			Task 1: Demographics & Economic Study; Task 2: Community Vision & Stakeholder Engagement ; Task 3: Goal Development (with Steering Committee) ; Task 4: Implementation Guide and Strategic Action Plan (3 – 5 years)	
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Hendry County Regional Laborshed/Workforce Assessment		6/17/2015	8/7/2015			\$25,000			Hire consultant, Meeting with Hendry County, Draft Material for Hendry presentation, Final assessment and recommendations	
Not Awarded	Grant	EDA - US Economic Development Administration		Jennifer Pellechio	EDA- North Port	6/12/2015	6/12/2015	8/3/2015							
Not Awarded	Grant	NOAA - National Oceanic and Atmospheric Administration		Jim Beever	Measuring and Forecasting Future Ecosystem Services in the CHNEP Study Area	3/17/2015	3/17/2015			\$400,000				Products of the study will include updated valuations of the ecosystem services provided by existing conservation lands in the CHNEP; an updated conservation lands mapping of the project study area; a documentation and quantification of the ecosystem services provided by each habitat type, etc.	
Not Awarded	Grant	Florida Humanities Council		Jennifer Pellechio	Public Art Field Guide and Map Viewer for Lee County	3/11/2015	3/5/2015	5/11/2015		\$15,000	\$15,000			TBD	\$0
Not Awarded	Grant	Artplace America		Margaret Wuerstle	ArtPlace - "OUR CREATIVE ECONOMY"	3/12/2015	3/11/2015			\$3,000,000	\$3,000,000			TBD	\$0
Not Awarded	Grant	EPA - US Environmental Protection Agency		John Gibbons	Environmental Workforce Development Job Training	2/3/2015	2/3/2015			\$200,000	\$200,000			OSHA 29 CFR 1910.120 40-Hour HAZWOPER and other training.	\$0
Not Awarded	Grant	NEA - National Endowment for the Arts		Margaret Wuerstle	Our Creative Economy - A Regional Strategy for Southwest Florida's Public Art and Cultural Venues	1/15/2015	1/14/2015			\$400,000	\$200,000			• Asset Mapping • A Regional Strategy for Enhancing Public Art: A SWOT • Southwest Florida's Public Art and Cultural Venues Field and Tour Guide	\$113,472
Not Awarded	Contract	NACo - National Association of Counties		Jennifer Pellechio	NACo County Prosperity Summit	10/3/2014	10/3/2014			\$0	\$0			Summit	\$0
Not Awarded	Grant	EPA - US Environmental Protection Agency		Dottie Cook	Southwest Florida Brownfields Coalition	12/19/2014	12/19/2014	5/27/2015		\$600,000	\$600,000				\$0

Agenda Item

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Consent Agenda

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Consent Agenda Summary

Agenda Item #10(a) - Intergovernmental Coordination and Review

The attached report summarizes the project notifications received from various governmental and non-governmental agencies seeking federal assistance or permits for the period beginning June 1, 2016 and ending August 31, 2016.

RECOMMENDED ACTION: Information purposes only.

Agenda Item #10(b) – Lee County Comp Plan Amendment (DEO 16-2ESR)

Lee County DEO 16-2ESR amends the Lee Plan to incorporate updates to four Lee Plan Maps. The maps proposed for amendments are Map 3E: Airports, Seaports, Railways and Waterways; Map 3J: Evacuation Routes; Map 5: Coastal High Hazard Area; and Map 10: General Soils Map. The existing and proposed maps are attached to this report. No new maps are proposed by this amendment. Only updates to existing maps that are already incorporated into the Lee Plan.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

Agenda Item #10(c) – Lee County Comp Plan Amendment (DEO 16-3ESR)

Lee County DEO 16-3ESR amends the Future Land Use Map (FLUM) category of 299.01 acres of land from Industrial Development and Wetlands to Urban Community and Wetlands and amends Table 1(b), Year 2030 Allocations, to accommodate more residential development for the Urban Community FLUM category within the Gateway/Airport Planning Community. The subject site is currently 297.2 acres of Industrial Development and 1.8 acres of Wetlands.

The site is mostly surrounded by Industrial Development FLU category. Segments of the site are also adjacent to Rural, Open Lands, and Urban Community. Redesignation of these lands will allow up to 1,500 residential dwelling units and 450,000 square feet of commercial and general office uses.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

Agenda Item #10(d) – Lee County Comp Plan Amendment (DEO 16-4ESR)

Lee County DEO 16-4ESR consists of two amendments, CPA2016-00001 and CPA2016-00004:

CPA2016-00001, Airport Development Schedule Update: Update Table 5(a), for the Southwest Florida International Airport, to consolidate future development into a single phase. Update Table 5(b), for the Page Field Airport, to consolidate future development into a single phase and add 25,000 square feet for

a multi-use hanger. Update the Lee Plan FLU and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

CPA2016-00004, RSW Noise Zone Update: Update Lee Plan Map 1, Page 5 of 8 titles “Special Treatment Areas” (Airport Noise Zone Map) and related Policy 1.7.1 to be consistent with the 2013 Southwest Florida International Airport Part 150 Noise Study.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

Agenda Item #10(e) – Glades County Comp Plan Amendment (DEO 16-1ESR)

Glades County DEO 16-1ESR proposes to change the Future Land Use Map (FLUM) designation of 70 acres of land from Residential to Agricultural/Residential. The surrounding land uses are Agricultural/Residential, Agricultural/Open, and Transition. The subject sites are zoned as Agricultural/Residential (AR) and Open Use Agriculture (OUA). These zoning designations are inconsistent with the Residential FLUM category. Amending the FLUM category to Agricultural/Residential would help fix this inconsistency in the Comprehensive Plan.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

Agenda Item #10(f) – Sarasota County Comp Plan Amendment (DEO 16-3ESR)

Sarasota County DEO 16-3ESR is a major initiative of the County to holistically update its Comprehensive Plan by making it current with recent trends and making it an easier document for all to use. The entire Comprehensive Plan has been completely amended and reformatted. The Comprehensive Plan as proposed will now consist of two volumes, with the first volume being comprised of the adopted Sarasota County Comprehensive Plan (Goals, Objectives, Policies, and the County Primary Components), and the second volume comprised of the associated, but non-adopted, background and support information. Changes are made to the Environmental, Future Land Use, Housing, Mobility, and Economic Development Chapters.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

Agenda Item #10(g) – City of Bonita Springs Comp Plan Amendment (DEO 16-1ESR)

City of Bonita Springs DEO 16-1ESR proposes to amend the Bonita Springs Comprehensive Plan to address potential future uses of the CSX / Seminole Gulf rail corridor through amendments adding a new objective and policies to the Future Land Use Element, adding new policies and a new map to the Transportation Element, and modifying policies in the Recreation/Open Space Element.

The Future Land Use Element adds policies that would support trails and public transportation on the rail corridor, promise to a separate FLUM designation for the rail corridor in the future, support

development around potential transit stations that emphasize walkability and connectivity, and authorize transit-oriented development (TOD) planning and identify best practices for station area planning. The Transportation Element adds a new map (Figure 10) that identifies the rail corridor along with policies that identify its significance to Bonita Springs and the region, as well as actions to support future uses of the rail corridor. The Recreation / Open Space Element is updated to reflect the rail corridor's potential role for trails and bike paths.

RECOMMENDED ACTION: Staff recommends that this proposal be found regionally significant in regards to character and consistent with the SRPP.

Agenda Item #10(h) – City of Fort Myers Comp Plan Amendment (DEO 16-1ESR)

City of Fort Myers DEO 16-1ESR requests to amend the Fort Myers Comprehensive Plan to address potential future uses of the CSX / Seminole Gulf rail corridor as the corridor passes through Fort Myers. These amendments would add policies, actions, and a new map to the Transportation Element and would add policies and actions to the Future Land Use Element.

The text amendments propose to designate the CSX / Seminole Gulf rail corridor as a Strategic Regional Transportation Corridor, recognize the regional nature of the corridor and jointly commit to efforts to protect it in its entirety, oppose any attempts to abandon the corridor, and support the MPO in enhancing freight capacity for the entire corridor, adding trails to select portions of the corridor, and add capability for commuter rails, light rail, or bus transit in Lee County and northern Collier County.

RECOMMENDED ACTION: Staff recommends that this proposal be found regionally significant in regards to character and consistent with the SRPP.

Agenda Item #10(i) – City of North Port Comp Plan Amendment (DEO 16-1ESR)

City of North Port 16-1ESR is proposing an amendment to the Future Land Use Map (FLUM), changing land use designation on approximately 126.37 acres from “None” to “Village”. The amendment also includes an associated text amendment with Figure 13.1.n to include the subject property as part of the West Villages. The subject property was annexed into North Port in 2007 via Ordinance 2007-14. Subsequent to this, on May 22, 2008 the City of North Port and Sarasota County entered into a Joint Planning Agreement (JPA) regarding the future incorporation of the subject property into the West Villages Town Center. The parcel is surrounded by mostly Village FLUC with some Sarasota County land.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

Agenda Item #10(j) – Charlotte County Comp Plan Amendment (DEO 16-4ESR)

Charlotte County DEO 16-4ESR consists of two amendments:

PA-16-06-10-LS: This request is to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by amending the Sandhill Development of Regional Impact (DRI) development rights and adding Equivalency Matrix to be consistent with the Sandhill DRI Development Order Resolution Number 2014-174.

PA-16-06-11-LS: This request is to rename "Revitalizing Neighborhoods Incentive Density" in the County's Comprehensive Plan to "Incentive Density"; revise Future Land Use (FLU) Policy 1.2.16: Incentive Density (new name); add new FLU Policy 1.2.17: Incentive Density Usage.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

Agenda Item #10(k) – City of Moore Haven Comp Plan Amendment (DEO 16-1ESR)

City of Moore Haven DEO 16-1ESR contains amendments to the text of the Infrastructure and Capital Improvements Elements of the Comprehensive Plan that adopt the 2016 Water Supply Facilities Work Plan Update. The minor changes to the specific Comprehensive Plan Elements reflect revised population and water demand data plus revisions to the Capital Improvements Element Schedule for the new five-year time period.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant

--- Agenda --- Item

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Intergovernmental Coordination and
Review

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Project Review and Coordination Regional Clearinghouse Review

The attached report summarizes the project notifications received from various governmental and non-governmental agencies seeking federal assistance or permits for the period beginning July 1, 2016 and ending August 31, 2016.

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

Council staff reviews projects under the following four designations:

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

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

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

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

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

RECOMMENDED ACTION: Information purposes only.

09/2016

Review in Progress

<i>SWFRPC #</i>	<i>First Name</i>	<i>Last Name</i>	<i>Location</i>	<i>Project Description</i>	<i>Funding Agent</i>	<i>Funding Amount</i>	<i>Council Comments</i>
2016-02			Region	USACOE, Jacksonville District - Draft Environmental Impact Statement for the Herbert Hoover Dike Dam Safety Modification Study in Florida.			Review in Progress
2016-18			Sarasota County	FDEP - Request for Minor Modification for Construction Access. The permitted construction access lies almost one mile north of the northern limit of fil for the 2016 project, significantly extending the shoreline area along which nesting marine turtles and relocated nests may be impacted by construction activities. To minimize impacts to resources the Permittee has requested a modification to add additional temporary construction access areas on the south end of Longboat Key.			Review in Progress
2016-23			Sarasota County	FDEP - Permit Modification No. 0298107-007-JN & Permit No. 0298107-004-JC - Longboat Pass Navigational Maintenance Dredging and Beach Nourishment.			Review in Progress
2016-24			Sarasota County	City of Sarasota and USACOE - Response to Request for Additional Information No. 2 - Big Sarasota Pass Dredging, Lido Key Beach Nourishment and Structures in Sarasota County.			Review in Progress

<i>SWFRPC #</i>	<i>First Name</i>	<i>Last Name</i>	<i>Location</i>	<i>Project Description</i>	<i>Funding Agent</i>	<i>Funding Amount</i>	<i>Council Comments</i>
2016-25			Hendry County	Hendry County - FY2015 Florida Small Cities CDBG, Housing Rehabilitation Category.			Review in Progress

Agenda Item

9b

Lee County DEO 16-2ESR

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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS LEE COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 16-2ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-2ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

06/2016

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-2ESR)

RECEIVED: JUNE 15, 2016

Summary of Proposed Amendment

Lee County DEO 16-2ESR amends the Lee Plan to incorporate updates to four Lee Plan Maps. The maps proposed for amendments are Map 3E: Airports, Seaports, Railways and Waterways; Map 3J: Evacuation Routes; Map 5: Coastal High Hazard Area; and Map 10: General Soils Map. The existing and proposed maps are attached to this report. No new maps are proposed by this amendment. Only updates to existing maps that are already incorporated into the Lee Plan.

On Map 3E, there are two changes to facilities. The first is the removal of the Port Boca Grande facility at the south end of Gasparilla Island. This property is no longer used as a major seaport and was recently changed from the Public Facilities to the Urban Community future land use category. It is currently in the process to be rezoned to a Residential Planned Development. The second change is based on the data provided by the Waterway Network. A waterway has been extended through San Carlos Bay to the east of Sanibel Island. In addition, the map is being updated to include city limits as well as to improve legibility.

Map 3J was last updated in the Lee Plan in 1995. The proposed map is based on the "Evacuation Transportation Analysis" performed by the Southwest Florida Regional Planning Council in 2015 as part of the Florida Statewide Regional Evacuation Study Program. Updates to Map 3J reflect new transportation facilities or facilities which now have greater capacity. In addition, due to changes in the data from the Southwest Florida Regional Planning Council, the proposed map no longer identifies "Recommended Traffic Control Points." The map has also been updated to include city limits as well as to improve legibility.

The changes identified in Map 5 are largely due to improved modeling techniques and data collection such as the use of LIDAR. To better demonstrate the changes to the CHHA an additional map is attached that depicts the areas that have been added and the areas that will be removed from the CHHA. The additional map is for demonstrative purposes only and is not proposed to be adopted into the Lee Plan.

The data for Map 10 was compiled in 1983 but is still accurate since it is a generalized map rather than a precise depiction of soil types. The proposed map is in color versus the current black and white map and therefore much more legible and a great improvement. No other changes are proposed to Map 10.

The proposed amendment will keep the Lee Plan up to date by incorporating the latest data and studies in the proposed maps and contribute towards maintaining as high a level of accuracy in the Lee Plan as possible. In addition, the proposed maps will be more legible and easier to use than the current versions.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.

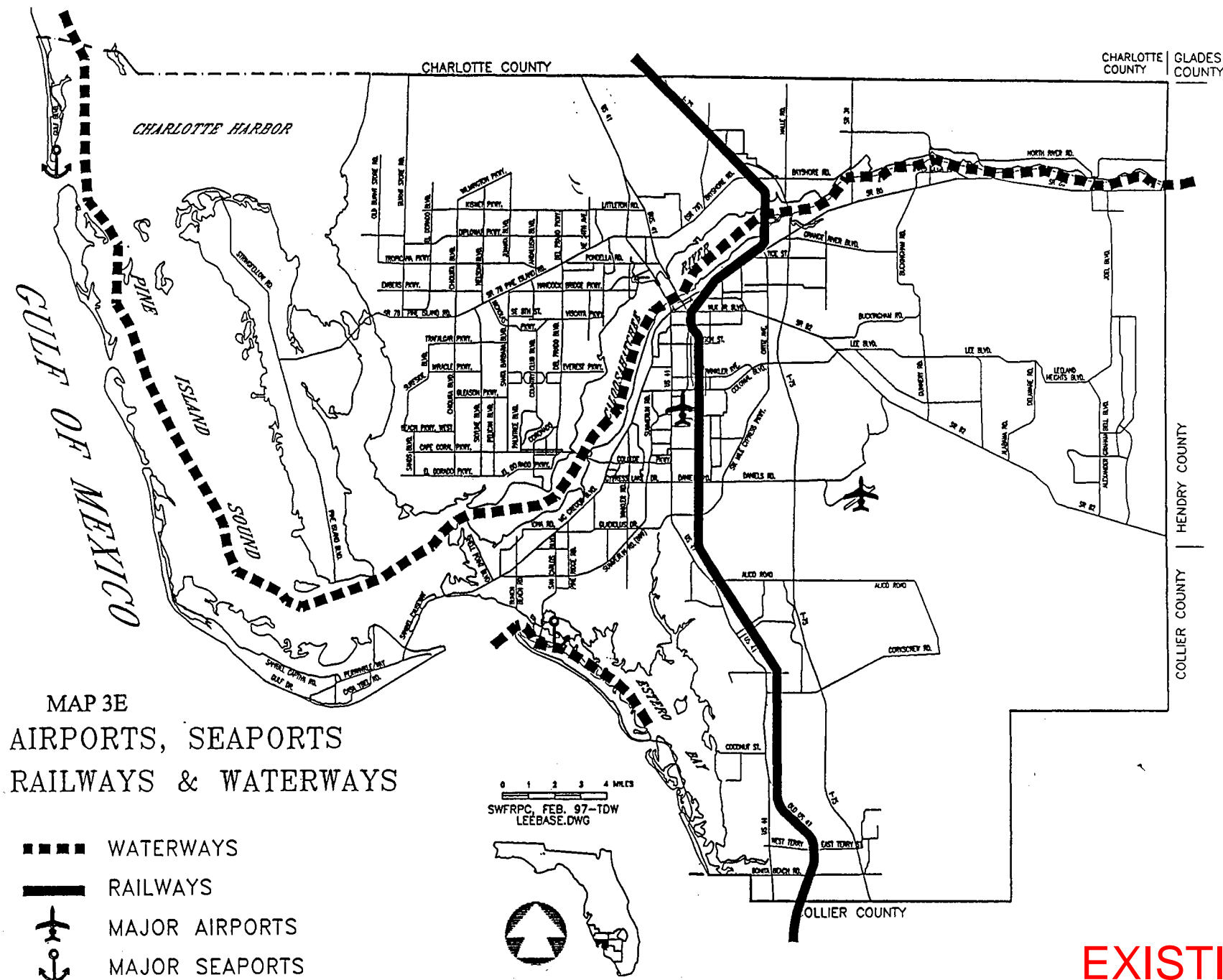
MAPS

Lee County

DEO 16-2ESR

Growth Management Plan

Comprehensive Plan Amendment



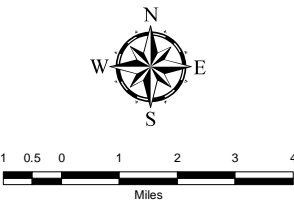
EXISTING

AIRPORTS, SEAPORTS, RAILWAYS & WATERWAYS

LEGEND

-  MAJOR AIRPORTS
-  MAJOR SEAPORTS
-  WATERWAYS
-  RAILWAYS
-  County Line
-  Major Roads
-  City Limits

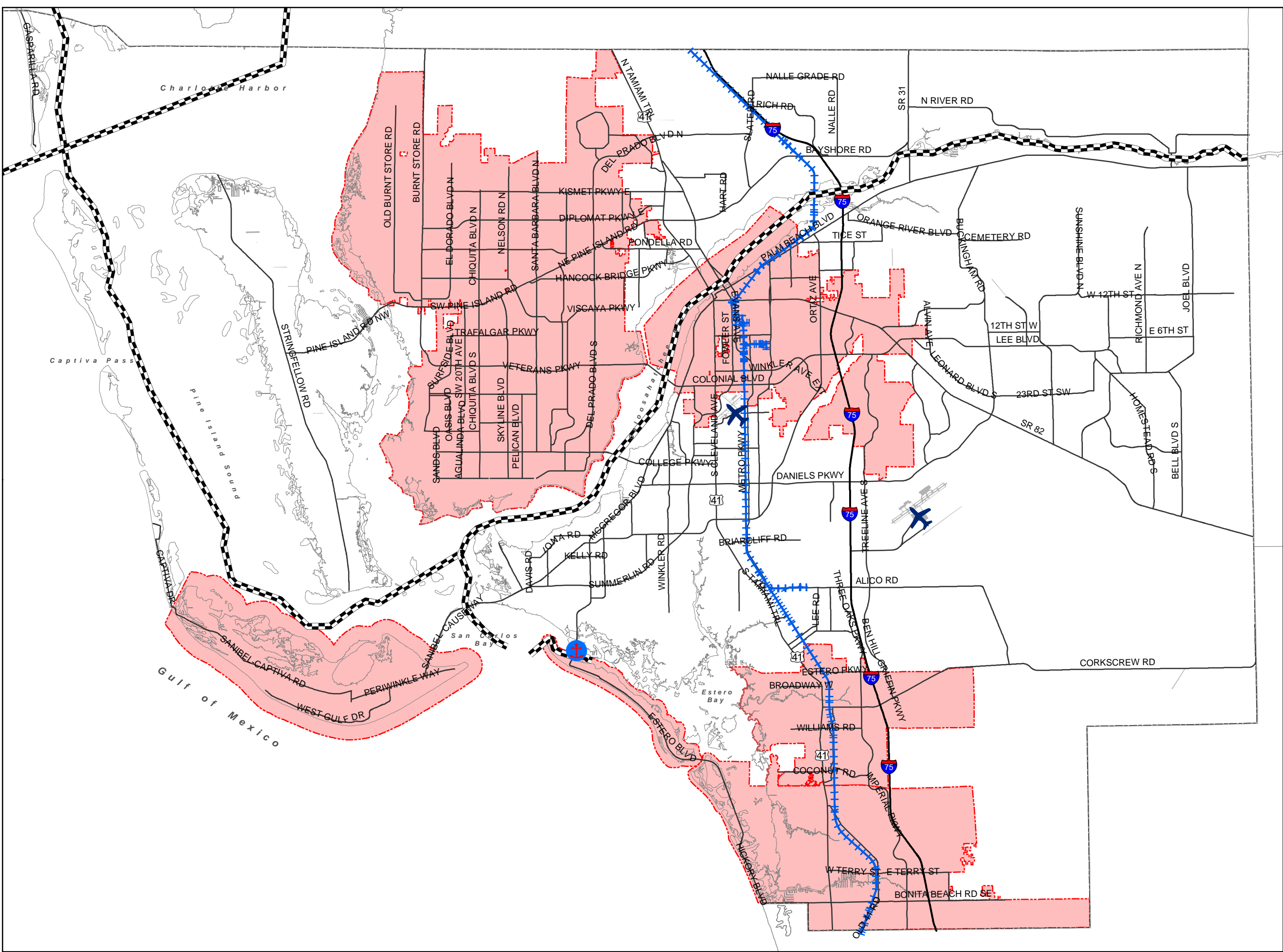
PROPOSED



Waterway Sources:
The National Waterway Network and
The National Oceanic and Atmospheric Administration (NOAA)
Compiled by Lee County DCD/Planning

Map Generated: June 2016
City Limits current to date of map generation

Lee Plan Map 3E








COLLIER COUNTY

MAP 3J
EVACUATION ROUTES
LEE COUNTY

LEE COUNTY EVACUATION ROUTES

LEGEND

-  EVACUATION ROUTES
-  County Line
-  City Limits

PROPOSED

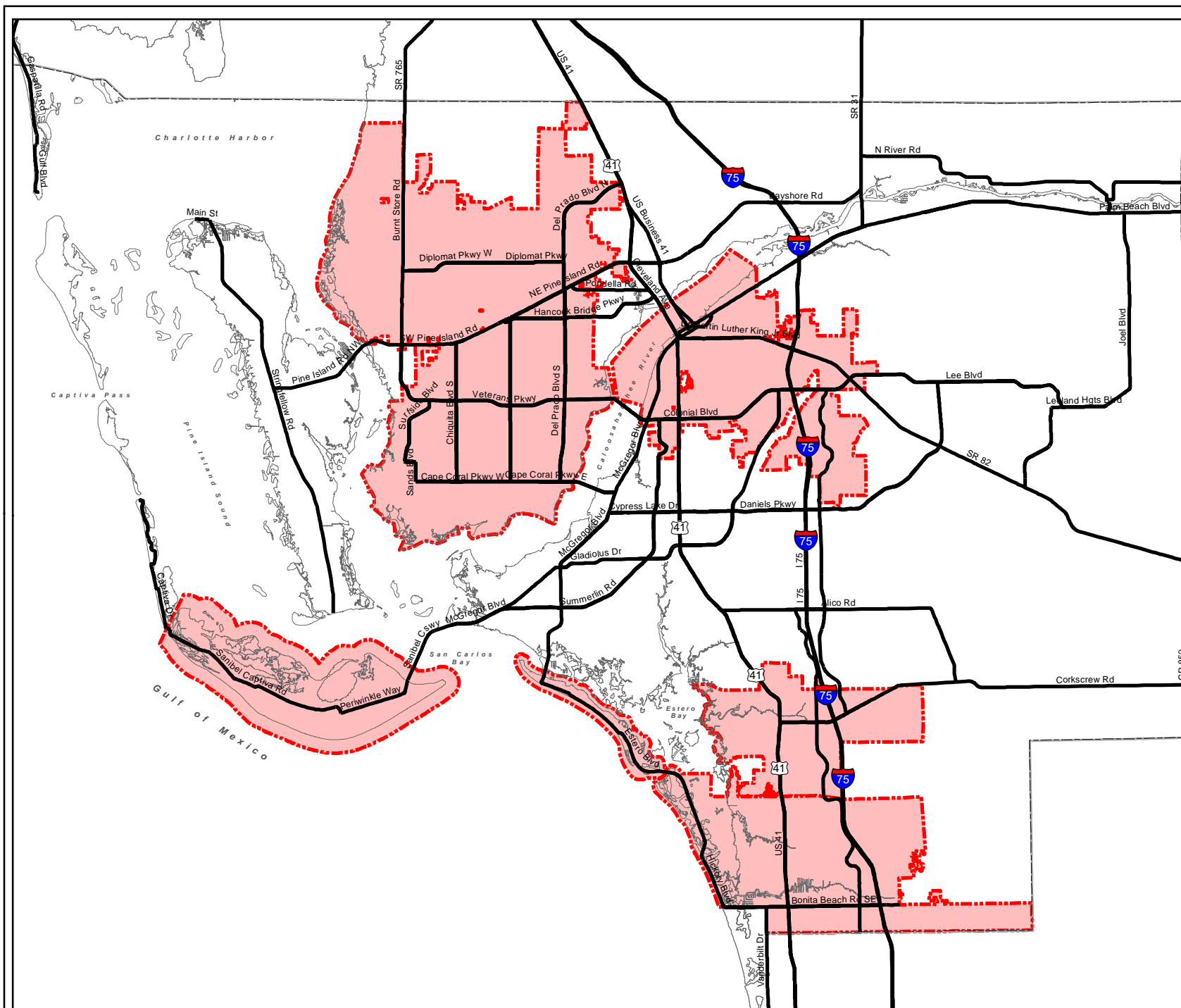


Source: Southwest Florida Regional Planning Council, CDM Smith, for Statewide Regional Evacuation Evacuation Study Program

Map Generated: April 2016
City Limits current to date of map generation



Prepared By: DCD/Planning

Lee Plan Map 3J

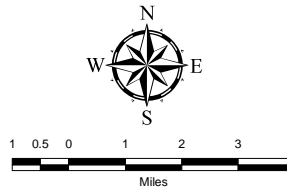


LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

Legend

-  City Limits
-  Coastal High Hazard Area

EXISTING

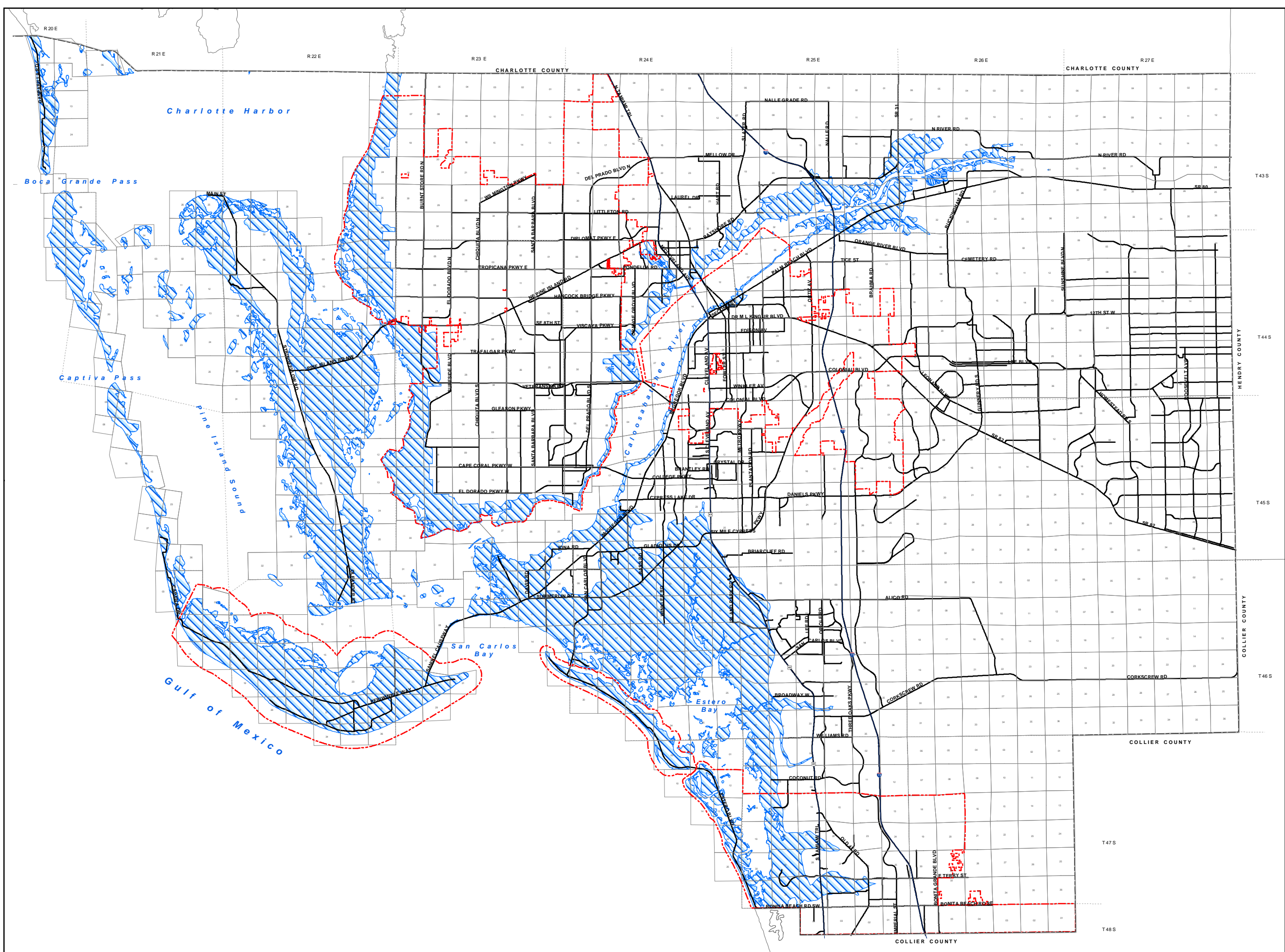


Source: SLOSH Model
(Sea, Lake, and Overland Surges from Hurricanes)
Run by Southwest Florida Regional Planning Council

Map Generated: May 2009
City Limits current to date of map generation

Last Amended: May 15, 2009
Amended by Ordinance No. 09-17

Lee Plan Map 5



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

LEGEND

- County Line
- Major Roads
- Minor Roads
- Coastal High Hazard Area
- City Limits

PROPOSED

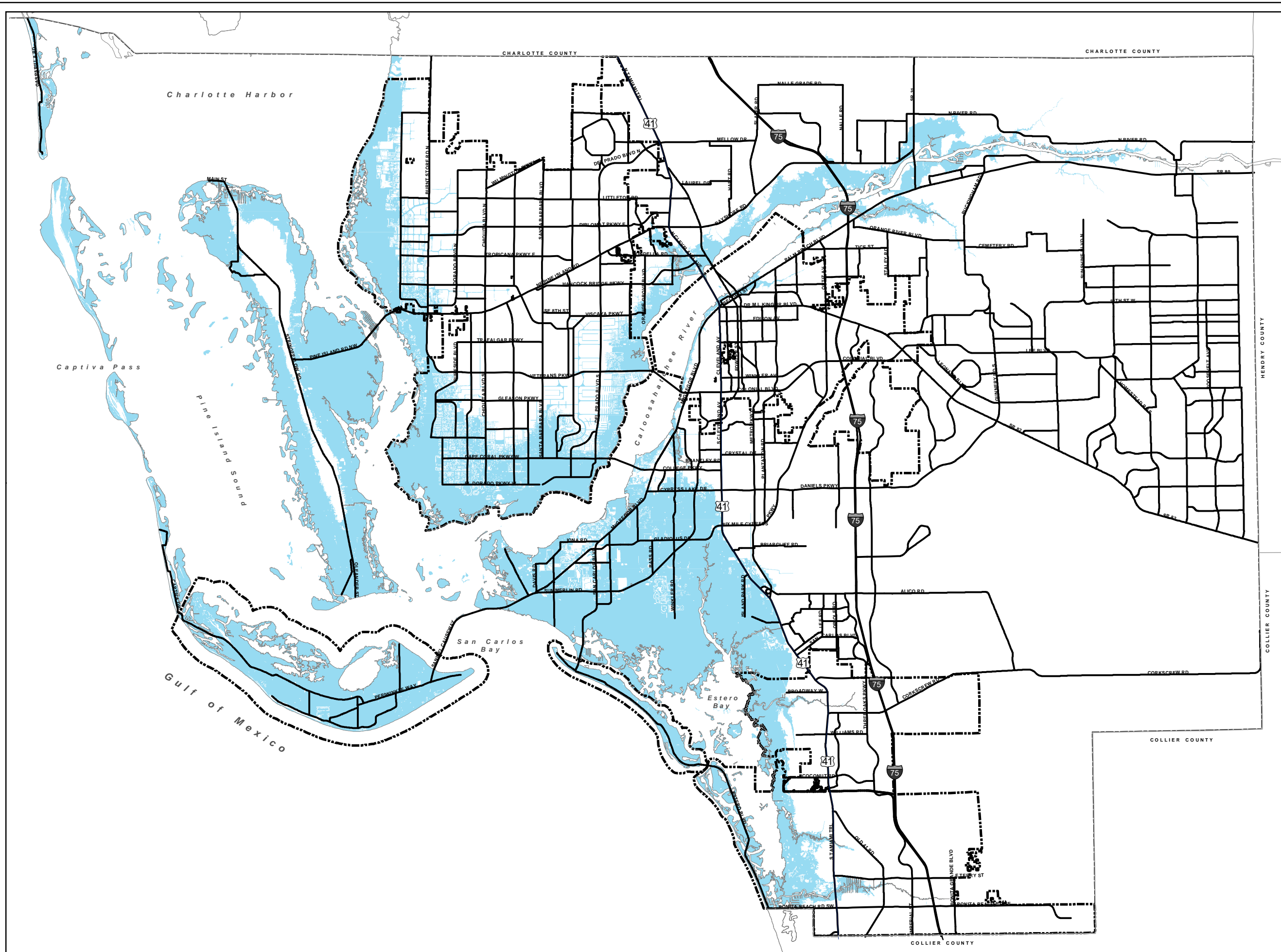


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study
Storm Tide Atlas for Lee County

Map Generated: April 2016
City Limits current to date of map generation

Amended By Ord. No. 09-17

Lee Plan Map 5



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

LEGEND

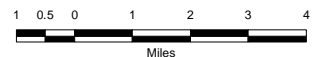
- County Line
- Major Roads
- Minor Roads
- City Limits

CHHA Changes

- Removed
- Added
- No Change

CHANGES

*For Informational
Purposes Only
Will not be included
in Lee Plan*

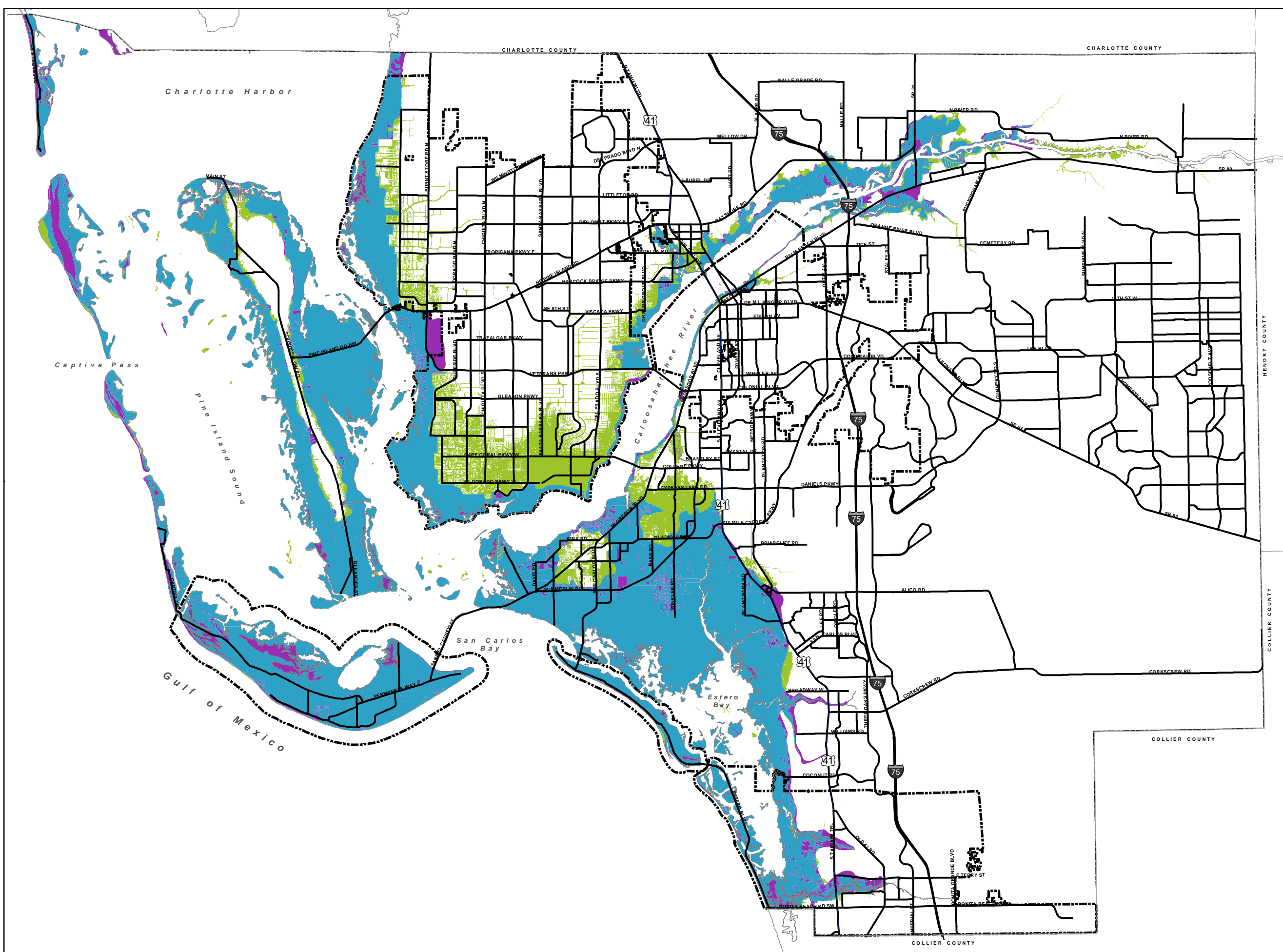


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study

Map Generated: September 2014
City Limits current to date of map generation

Amended By Ord. No. 09-17

Lee Plan Map 5



Existing

MAP 10
GENERAL SOIL MAP

- | | | | |
|---|---------------------------|----|--------------------------|
| 1 | IMNOKALEE-POXPANO | 6 | ISLES-BOCA-POXPANO |
| 2 | HALLANDALE-BOCA | 7 | TULFERT-KESSON-CAPTIVA |
| 3 | IMNOKALEE-MYAKKA | 8 | PECKISH-ESTERO-ISLES |
| 4 | OLDSMAR-HALADAR-IMNOKALEE | 9 | CAHAVERAL-CAPTIVA-KESSON |
| 5 | PIWEDA-BOCA-YARASSO | 10 | MATLACHIA |

NOTE-EACH AREA OUTLINED ON THIS MAP CONSISTS OF MORE THAN ONE KIND OF SOIL. THE MAP IS THIS MEANT FOR GENERAL USE.

SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE

AS ADAPTED
JANUARY 31, 1966

GENERAL SOILS MAP

Lee Plan Map 10



Map Generated: November 2014

Adopted By Ord. No. ??????

Proposed

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND
AGRICULTURAL SCIENCES
AGRICULTURAL EXPERIMENT STATIONS
SOIL SCIENCE DEPARTMENT
FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES

GENERAL SOIL MAP LEE COUNTY, FLORIDA

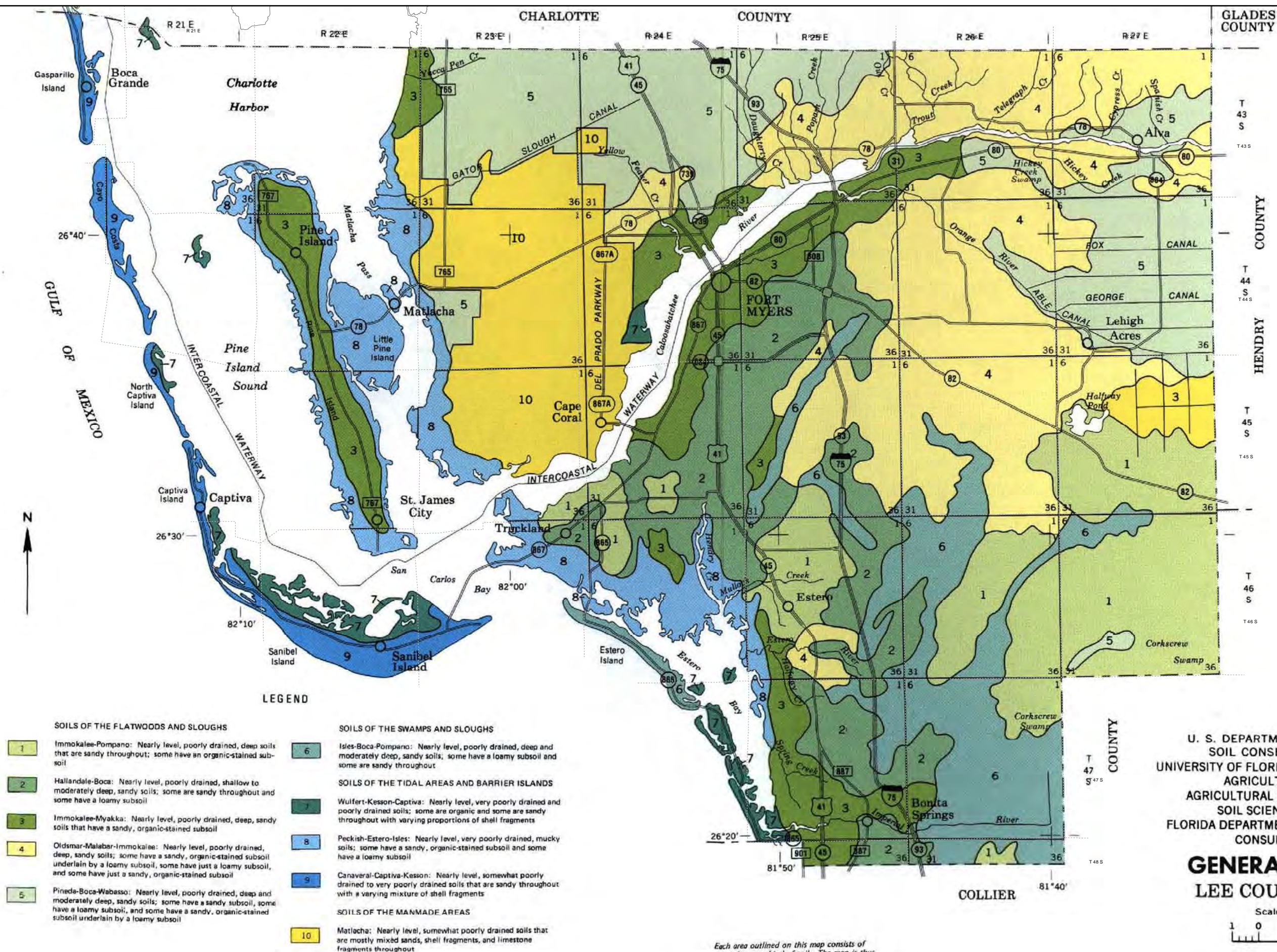
Scale 1:253,440

1 0 1 2 3 4 Miles

1 0 4 8 Km

Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

Compiled 1983



Agenda Item

$$g_c$$

Lee County DEO 16-3ESR

$$9c$$
$$9c$$

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfrpc.org

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS LEE COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 16-3ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-3ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

07/2016

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-3ESR)

RECEIVED: JULY 9, 2016

Summary of Proposed Amendment

Lee County DEO 16-3ESR amends the Future Land Use Map (FLUM) category of 299.01 acres of land from Industrial Development and Wetlands to Urban Community and Wetlands and amends Table 1(b), Year 2030 Allocations, to accommodate more residential development for the Urban Community FLUM category within the Gateway/Airport Planning Community. The subject site is currently 297.2 acres of Industrial Development and 1.8 acres of Wetlands. The site is mostly surrounded by Industrial Development FLU category. Segments of the site are also adjacent to Rural, Open Lands, and Urban Community. Redesignation of these lands will allow up to 1,500 residential dwelling units and 450,000 square feet of commercial and general office uses.

The subject property is in a changing area within the County. The property was previously subject to airport noise zone restrictions that precluded new residential zoning and development, however, in 2007, the Noise Zones for the Southwest Florida International Airport were revised and the subject property is no longer subject to restrictions on residential development due to the noise zone. The revisions were based on changes that followed the actual noise contours. In 2012, the extension of Michael G. Rippe Parkway, aka Metro Parkway, in front of the subject property was completed. The "Metro Extension" changed the access and the visibility of the property. The property is no longer in an obscure location with limited access, but occupies a prominent frontage on this newly constructed north-south corridor. These changing conditions, along with the existing surrounding residential uses, have altered the development circumstances of the subject property and surrounding area along Metro Parkway and Alico Road.

Industrial uses have special locational and infrastructure requirements. The lands within the Industrial Development future land use category along Alico Road are uniquely situated within Lee County relative to nearby transportation networks. The location of the subject property meets the locational requirements and infrastructure needs of industrial developments. The Lee Plan allows for limited light industrial uses in other Future Urban Areas (including Urban Community) if, through the Planned Development rezoning process, compatibility with adjacent uses can be demonstrated. However this does not allow for heavier industrial uses or other development that may be deemed incompatible with residential or commercial uses. Within the Alico Corridor and the Industrial Future Land Use east of the subject property there are approximately 9.3 million SF of Industrial Uses approved without the subject property.

Redesignating these lands will add to the projected deficit of high school capacity as well increase the demand on the Three Oaks Waste Water Treatment Plant, which is expected to exceed its capacity by 2030 without additional capacity improvements. Lee County Utilities is currently conducting a study to identify options for treatment of wastewater flows that are projected to be generated within the Three Oaks WWTP service area.

Regional Impacts

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

The Florida Department of Transportation (FDOT) also reviewed this amendment package and determined that the amendment would result in a net decrease in peak-hour trips. Staff agrees with the recommendations set forth in FDOT's attached review of this project.

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. FDOT's recommendations should be followed. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

JIM BOXOLD
SECRETARY

July 26, 2016

Mr. Brandon Dunn
Principal Planner
Lee County Planning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Lee County 16-3ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Comments and Recommendations

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 16-3ESR, Proposed Comprehensive Plan Amendment (CPA), known locally as CPA2015-03, Dusty Metro. This CPA was transmitted under the Expedited State Review process by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

CPA2015-03, Dusty Metro (Future Land Use Amendment):

CPA2015-03 is a proposed amendment to the Lee Plan, within the Gateway/Airport Planning Community. This Amendment proposes to redesignate 299± acres (located at the northwest corner of Alico Road and SR 739/Michael G. Rippe Parkway) from the Industrial Development and Wetlands future land use (FLU) categories to the Urban Community and Wetlands FLU categories, and to amend Table 1(b) of the Lee Plan, Year 2030 Allocations, to accommodate additional residential development for the Urban Community future land use category within the Gateway/Airport Planning Community. Residential uses were not initially contemplated within the Gateway/Airport Planning Community.



Map Amendment:

According to the Adopted FLU designations and based on the allowed development within the Gateway/Airport Planning Community, the currently adopted "Industrial Development" category would allow for 3,900,000 square feet of industrial uses, which would generate approximately 3,072 p.m. peak-hour trips. Based on the information provided in the staff report, the proposed "Urban Community" category would allow for 450,000 square feet of commercial and general office, and 1,500 residential units, which would generate approximately 2,724 p.m. peak-hour trips, resulting in a net decrease of 348 p.m. peak hour trips.

The following table summarizes the trip generation potential for the currently adopted and proposed land uses for the 299± acres, and the change in trips as a result of the proposed amendment.

TRIP GENERATION PROPOSED FOR THE AMENDMENT CPA2015-03

Scenario	Land Use Designation	Land Use Code	Size of Development		PM Peak Hour Trips ¹
			Acres	Allowed Development	Total
Adopted	Industrial Development	130	299.01	3,900,000 s.f.	3,072
Total					3,072
Requested	Commercial	820	299.01	315,000 s.f.	1,292
Requested	General Office	710	299.01	135,000 s.f.	230
Requested	Single Family Residential	210	299.01	1,500 DU	1,202
Total					2,724
Change in Trips					-348

1. Trip generation based on the rates and/or equations obtained in the ITE Trip Generation Manual (9th Edition).

Text Amendment:

The proposed text amendment revises Table 1(b) of the LeePlan to reflect the proposed allocation of 300± acres from the Industrial FLU category to Urban Community within the Gateway/Airport Planning Community. According to the currently adopted Table 1(b) Year 2030 Allocation from the Adopted Lee Plan, the Gateway/Airport Planning Community allocates a total of 1,034 acres of unincorporated Residential, 1,100 acres of Commercial and 3,100 acres of Industrial FLUs.

The proposed change will reallocate 300± acres to account for the 299± acres as presented in the proposed FLU map amendment. The 300± acres will be reallocated as follows:

- 250 acres of new Urban Community
- 1,150 acres of Commercial (a 50 acre addition)
- 2,800 acres of Industrial (a 300 acre reduction)

In order to accommodate the proposed residential units as presented in the map amendment, per the recommendations from the Lee County staff report, a reduction in residential allocation from another FLU category and/or planning community would need to be approved.

Based on FDOT's planning level analysis, and consistent with Lee County Department of Transportation's (DOT) analysis (per a letter dated September 21, 2015) from Lee County DOT, the proposed map amendment results in a decrease in P.M. peak hour trips. While FDOT does not have comments relating to the Level of Service of SR 739, the Department does have comments pertaining to access and road impacts. These comments do not form the basis of an objection.

FDOT Comment #1:

Access to the property should be coordinated with FDOT's Fort Myers Operation Center (Permitting Department) as early as possible to determine the appropriate connection for any developmental project. Any access to SR 739 will be subject to FDOT permitting process as described in Rules 14-96 and 14-97 FAC.

FDOT Comment #2:

Please clarify if the subject area for the proposed Land Use category change is 299± acres or 300± acres. Additionally, please clarify if the total acreage proposed for allocation to unincorporated Residential is 1,023 acres or 1,034 acres. Unfortunately, the acreage varies through the transmittal package.

FDOT Comment #3:

FDOT supports the Lee County planning staff in their recommendation to provide an appropriate balance of allocated residential uses through a reduction in residential allocation from another FLU category and/or planning community to offset this increase.

FDOT Comment #4:

The proposed amendment site is expected to serve mixed land uses, including residential, commercial, and office. The land uses surrounding the proposed site are primarily residential, industrial, and commercial. In addition, the proposed site is adjacent to SR 739/Michael G. Rippe Parkway, just east of SR 45/US 41/Tamiami Trail (both State transportation facilities), and does not have a transit route along Alico Road or SR/739/Michael G. Rippe Parkway at this time.

In order to promote fewer single vehicle occupancy trips and lessen potential conflicts from the proposed mixed-use development and the surrounding uses, FDOT encourages the applicant to work with Lee County and Lee Tran staff during the development phase to establish a transit route and stop to serve this area.

FDOT Comment #5:

FDOT often receives complaints about traffic noise at residences that have been built within very close proximity of a state highway. Such homes often experience hourly equalized noise levels in excess of 66 decibels, the level at which FDOT considers feasibility and reasonableness of noise barriers. Under federal regulation and FDOT policy, FDOT only constructs noise barriers at pre-existing homes built/permitted before the completion of the Project Development and Environment (PD&E) process for future planned highway widenings or for new roadways on new alignments. FDOT does not provide “retro-fit” noise barriers for new/future impacted residences along existing facilities.

Therefore, FDOT strongly encourages developers and permitting agencies to incorporate several proactive mitigative measures in design plans to reduce impacts of highway noise along existing state highways on residences that will be built in the future:

- Depending on traffic volumes and speeds, residences should ideally be set back at least 300-400 feet from the nearest travel lane of the existing/future planned arterial roadways, and greater distances (over 500 feet) from higher speed/higher volume limited access highways like Interstates.
- A solid masonry wall and/or earthen berm that is tall enough to break the line of sight between residences and noise sources (particularly large trucks with high exhaust pipes) is recommended. To reduce traffic noise to acceptable levels at residences, FDOT typically builds walls between 12 and 16 feet high along arterial highways and between 16 and 22 feet high along Interstate highways. Shorter 6- to 8-foot privacy walls as typically constructed by developers do not provide enough noise reduction to meet FDOT policy criteria.
- Vegetation that blocks views of the highway is not an effective noise abatement strategy unless it is tall dense forest hundreds of feet deep (that cannot be seen through). Landscape plantings provide an aesthetic/psychological barrier, but would not adequately replace a wall/berm described above for noise mitigation.

FDOT welcomes an opportunity to collaborate with Lee County to minimize potential future transportation impacts on State and SIS transportation facilities and offers several new initiatives that complement the goals expressed in the County's Comprehensive Plan,

Mr. Brandon Dunn
Lee County 16-3ESR – FDOT Comments and Recommendations
July 26, 2016
Page 5 of 5

such as “Complete Streets”¹, modern roundabouts², and a commitment to bicycle and pedestrian safety³.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: *Mr. Ray Eubanks, Florida Department of Economic Opportunity*
Ms. Derek Burr, Florida Department of Transportation, Southwest Area Office

¹ <http://www.flcompletestreets.com/>

² <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

³ <http://www.alerttodayflorida.com/>

MAPS

Lee County

DEO 16-3ESR

Growth Management Plan

Comprehensive Plan Amendment

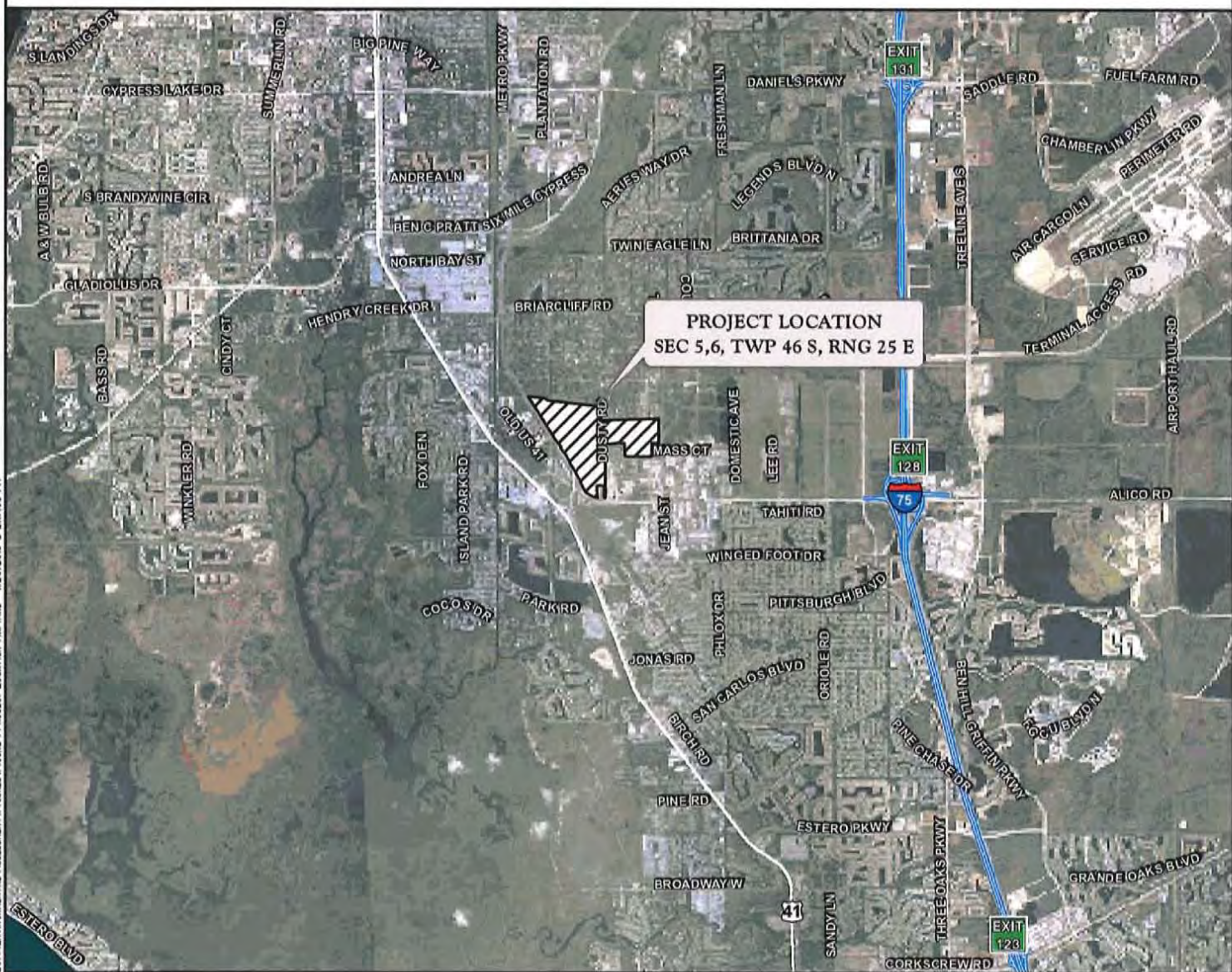
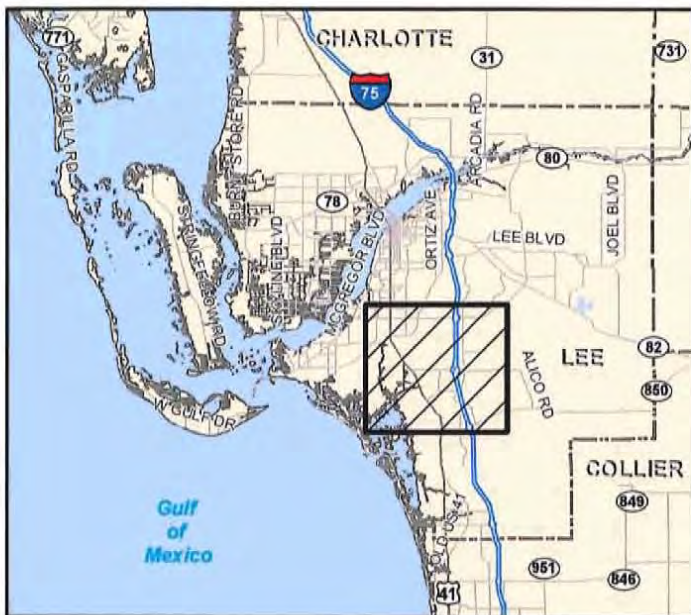


FIGURE 1. PROJECT LOCATION MAP
METRO PARCEL

DRAWN BY	DATE
D.B.	11/4/14
REVIEWED BY	DATE
A.W.	11/4/14
REVISED	DATE



PASSARELLA
& ASSOCIATES



PROJECT:

132 of 313

**DUSTY /
METRO**

ADDRESS:

DEVELOPER:

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6032 / FL CERT NO. 13688 / FLS 20005300

Fort Myers
2801 Center Pointe Drive
Unit 100
Fort Myers, Florida 33918
(941) 337-0003
Fax: (941) 337-0084
Toll free: 800-337-7341

Tallahassee
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Tallahassee, Florida 32301
(904) 254-6000

Gainesville
414 SW 140th Terrace
Suite 100
Naples, FL 34109
(239) 376-3450

Destin
755 Grand Boulevard
Suite B105-112
Miramar Beach, FL 32550
Toll free: 800-337-7341

SEAL:

REVISIONS DATE

PROJECT MANAGER: TME
DRAWING BY: ALR
JURISDICTION: Lee County
DATE: 08/06/2014
TITLE:

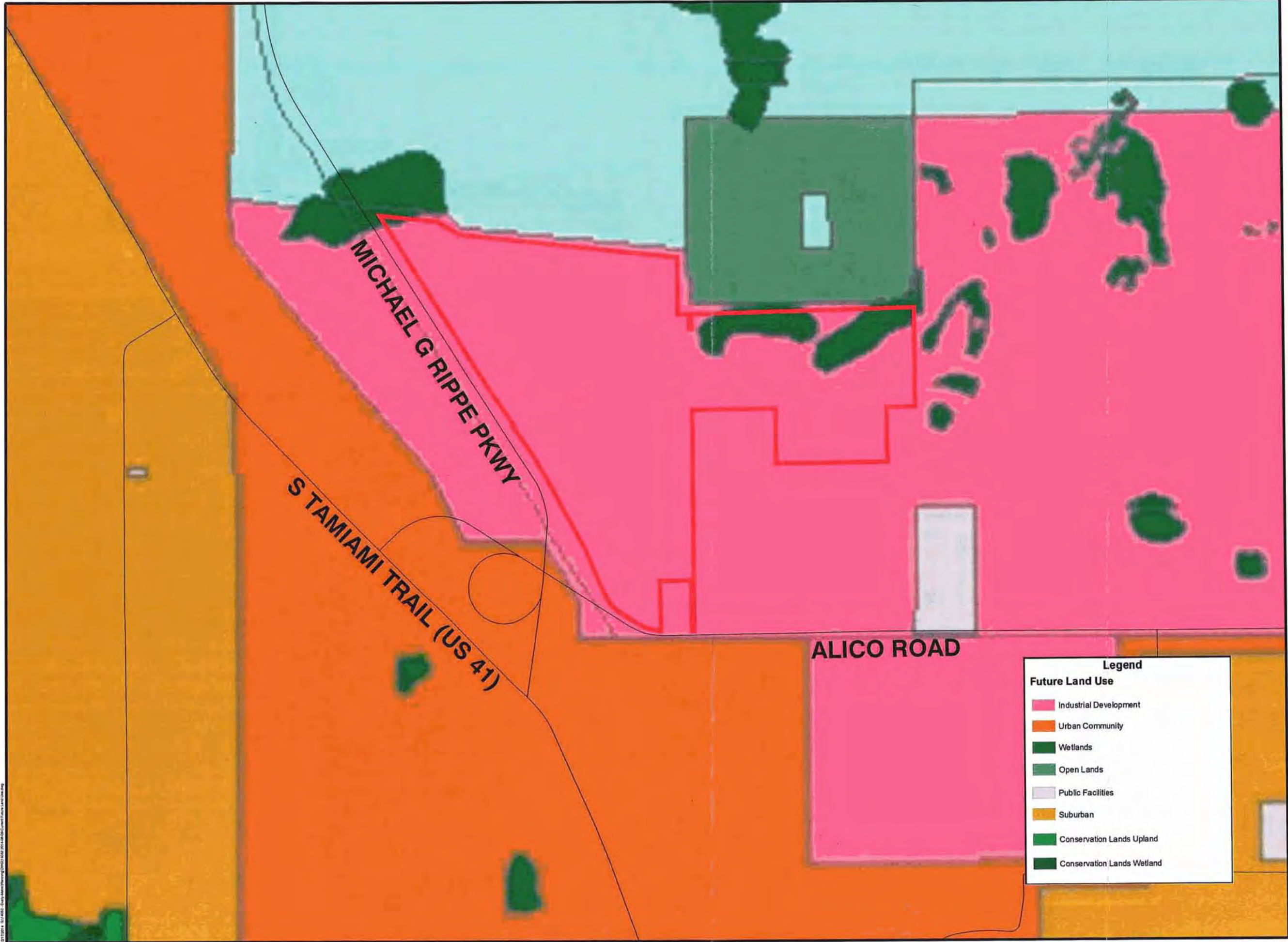
AERIAL

SHEET NUMBER: P-1



JOB/FILE NUMBER: 14052

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PROJECT: 133 of 313

**DUSTY /
METRO**

ADDRESS:

DEVELOPER:

CONSULTANT:



**MORRIS
DEPEW**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. L26681 / LC20000330

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2801 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3603
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Toll free: 888-337-7341

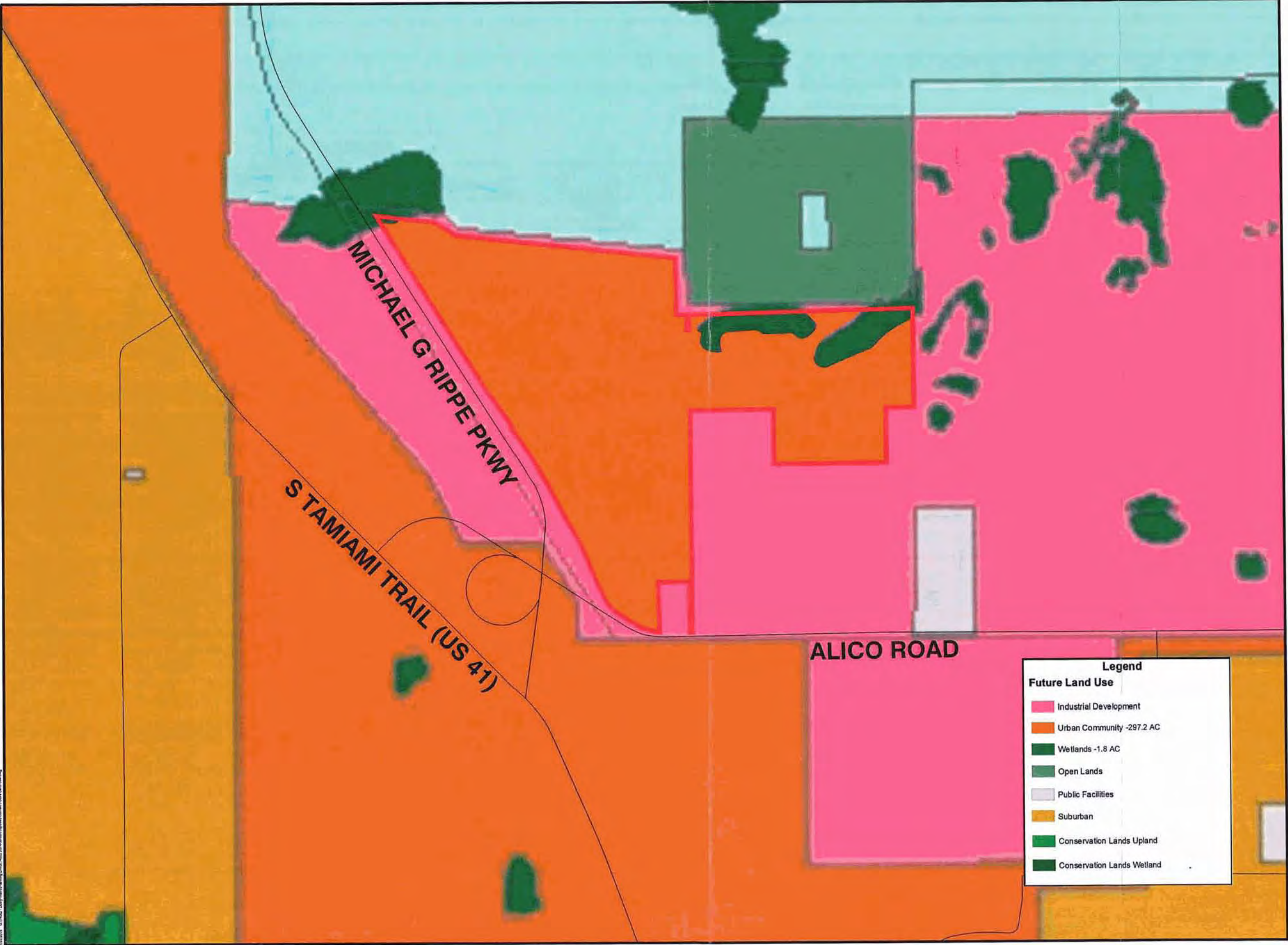
Tallahassee
327 Office Plaza
Suite 113
Tallahassee, Florida 32301
(904) 224-6668

Gainesville
414 SW 140th Terrace
Suite 100
Newberry, FL 32060
(352) 378-3450

Destin
755 Grand Boulevard
Suite B105-112
Miramar Beach, FL 32550
Toll free: 888-337-7341

SEAL:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	Lee County
DATE:	08/06/2014
TITLE:	CURRENT FUTURE LAND USE
SHEET NUMBER:	P-1
	
JOB/FILE NUMBER:	14052



Legend

Future Land Use

- Industrial Development
- Urban Community -297.2 AC
- Wetlands -1.8 AC
- Open Lands
- Public Facilities
- Suburban
- Conservation Lands Upland
- Conservation Lands Wetland

PROJECT:

DUSTY / METRO



CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6632 / FL CERT NO. LM8891 / LC26000030

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REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	ALR
JURISDICTION:	Lee County
DATE:	09/06/2014
TITLE:	PROPOSED FUTURE LAND USE
SHEET NUMBER:	P-1
JOB/FILE NUMBER:	14052

Agenda Item

9d

Lee County DEO 16-4ESR

9d

9d

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Fort Myers, FL 33907



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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS LEE COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 16-4ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-4ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

09/2016

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-4ESR)

RECEIVED: AUGUST 18, 2016

Summary of Proposed Amendment

Lee County DEO 16-4ESR consists of two amendments, CPA2016-00001 and CPA2016-00004:

CPA2016-00001, Airport Development Schedule Update: Update Table 5(a), for the Southwest Florida International Airport, to consolidate future development into a single phase. Update Table 5(b), for the Page Field Airport, to consolidate future development into a single phase and add 25,000 square feet for a multi-use hanger. Update the Lee Plan FLU and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

The changes replace the existing development information to reflect 2016 conditions, consolidate each airport's two phase schedule into one phase each. The proposed 25,000 square foot multi-use hanger will be used to support the economic feasibility and maximization of uses at the airport. The proposed amendments will keep the Lee Plan up to date by incorporating the latest development schedule data into Table 5(a) and Table 5(b), and by maintaining consistency with the Lee Plan Future Land Use and Transportation Elements.

CPA2016-00004, RSW Noise Zone Update: Update Lee Plan Map 1, Page 5 of 8 titles "Special Treatment Areas" (Airport Noise Zone Map) and related Policy 1.7.1 to be consistent with the 2013 Southwest Florida International Airport Part 150 Noise Study.

The changes in the proposed noise zones are the result of data gathered during the 2013 Part 150 Noise Study required by Title 14 of the Code of Federal Regulations. The existing noise zone map uses data from the Part 150 Study completed in 2006. The expansion of Noise Zone B, which does not permit any residential development, will not impact land designated for residential uses per the Lee Plan Future Land Use Map (FLUM).

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.

MAPS

Lee County

DEO 16-4ESR

Growth Management Plan

Comprehensive Plan Amendment

SPECIAL TREATMENT AREAS

Legend

-  Airport Noise Zone A
-  Airport Noise Zone B
-  Airport Noise Zone C
-  Airport Noise Zone D
-  City Limits

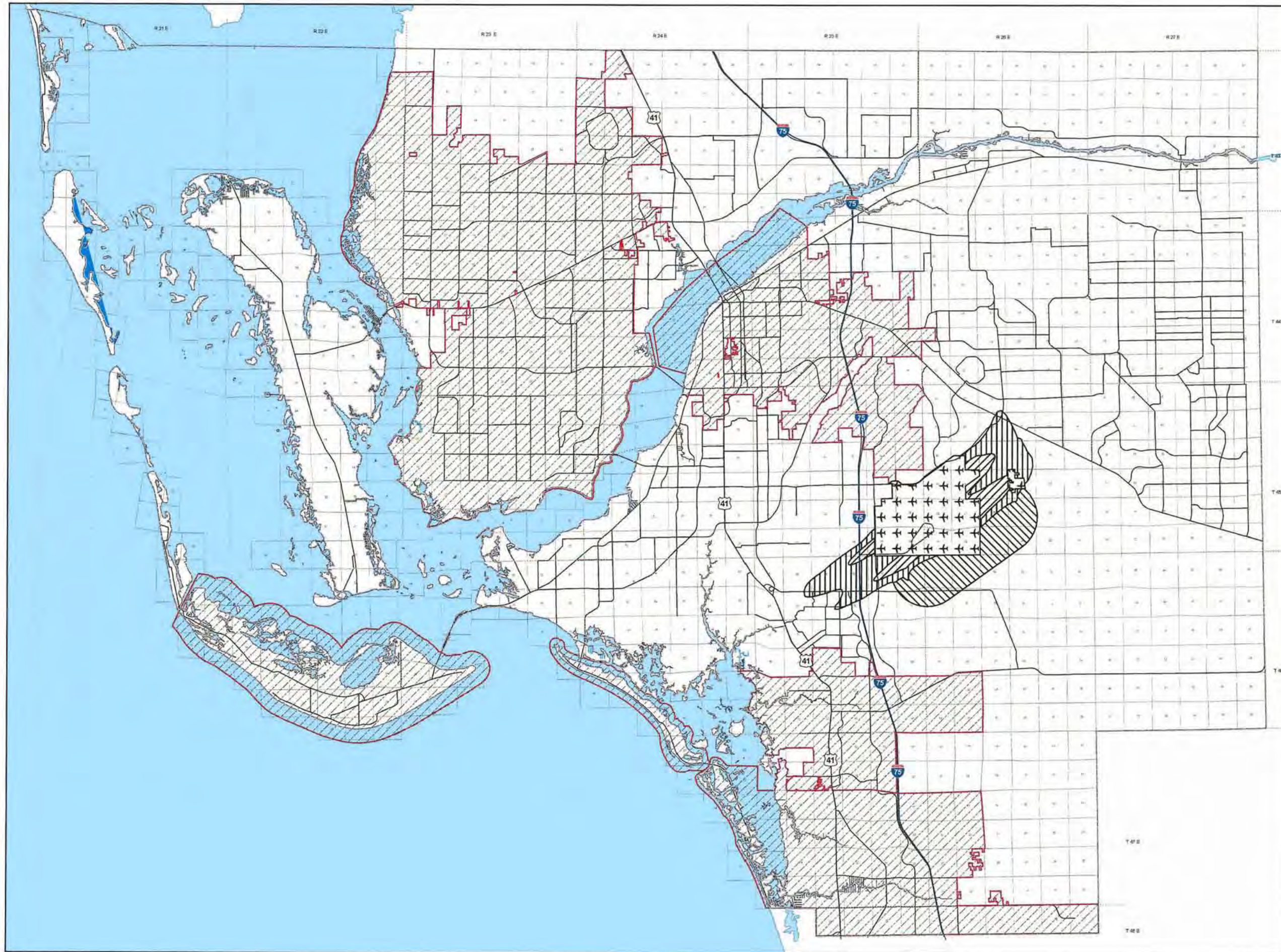
CPA2016-00004
EXISTING



Map Generated: May 2016
City Limits current to date of map generation





Last Amended: August 13, 2007
Amended by Ordinance No.
00-22, 03-15, & 07-09

Lee Plan Map 1
Page 5 of 8



SPECIAL TREATMENT AREAS

Legend

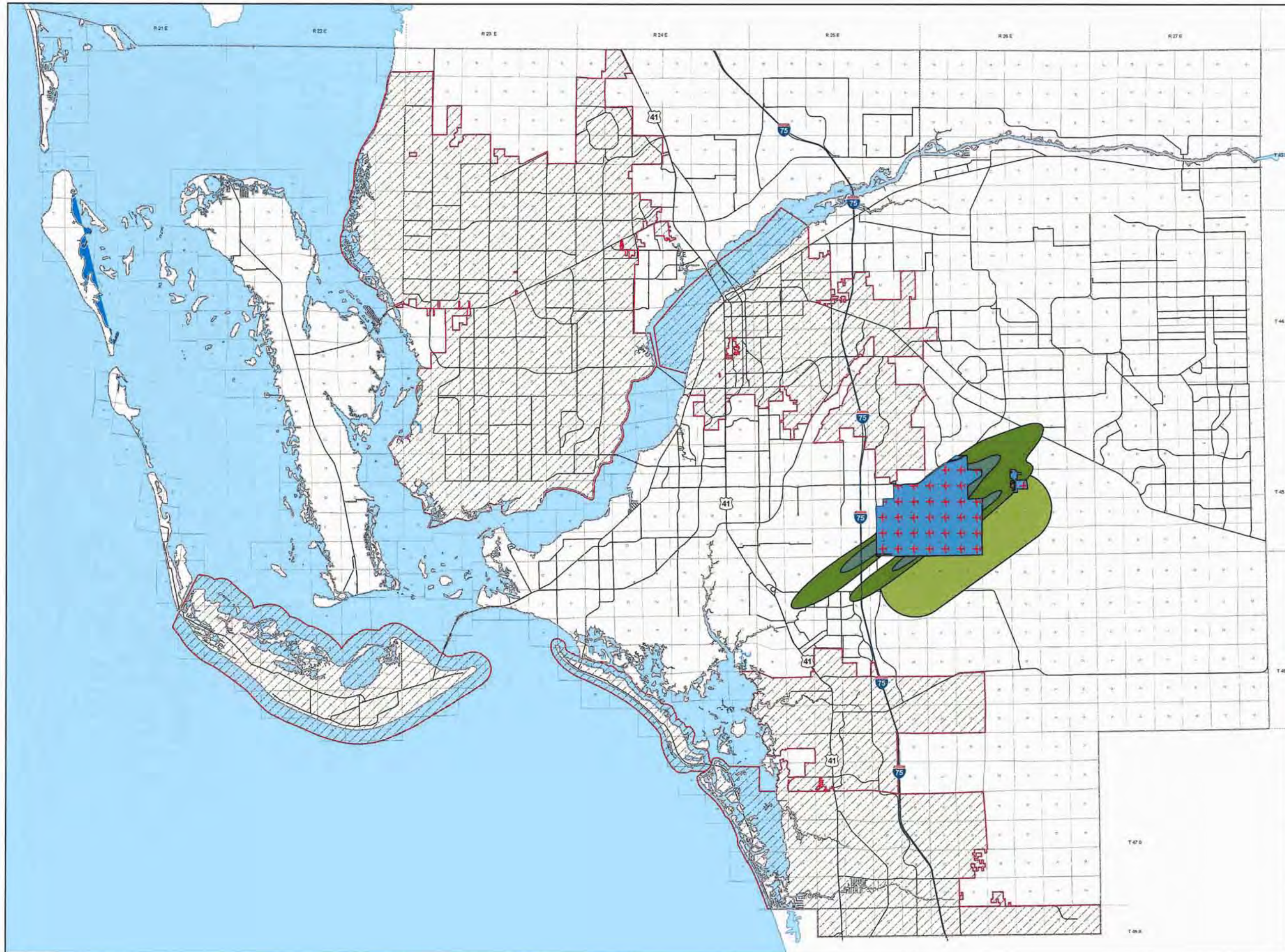
-  City Limits
- NOISE_ZONE**
-  Airport Noise Zone A
-  Airport Noise Zone B
-  Airport Noise Zone C
-  Airport Noise Zone D

**CPA2016-00004
PROPOSED**



Map Generated: June 2016
 City Limits current to date of map generation
 Last Amended: August 13, 2007
 Amended by Ordinance No.
 00-22, 03-15, & 07-09

**Lee Plan Map 1
Page 5 of 8**



Agenda Item

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Glades County DEO 16-1ESR

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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS GLADES COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Glades County Comprehensive Plan (DEO 16-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-1ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Glades County

07/2016

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

GLADES COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-1ESR)

RECEIVED: JULY 15, 2016

Summary of Proposed Amendment

Glades County DEO 16-1ESR proposes to change the Future Land Use Map (FLUM) designation of 70 acres of land from Residential to Agricultural/Residential. The surrounding land uses are Agricultural/Residential, Agricultural/Open, and Transition. The subject sites are zoned as Agricultural/Residential (AR) and Open Use Agriculture (OUA). These zoning designations are inconsistent with the Residential FLUM category. Amending the FLUM category to Agricultural/Residential would help fix this inconsistency in the Comprehensive Plan.

Glades County planning staff had proposed rezoning these sites to Residential General. It was the Board of County Commissioners' decision at the December 2014 meeting that these properties be removed from the rezoning and that instead the FLUM be changed to correspond with the adjacent properties. There were concerns that the allowed density would be incompatible with the other development along Wayman Road. Should this amendment be approved, a Glades County staff initiated rezoning will be submitted to change the zoning designation of the sites owned by Peebles Family Ranch from OUA to AR. The parcels owned by CLSE are already zoned AR and will be consistent with the proposed FLUM designation.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Glades County.

MAPS

Glades County

DEO 16-1ESR

Growth Management Plan

Comprehensive Plan Amendment

Existing Uses Map

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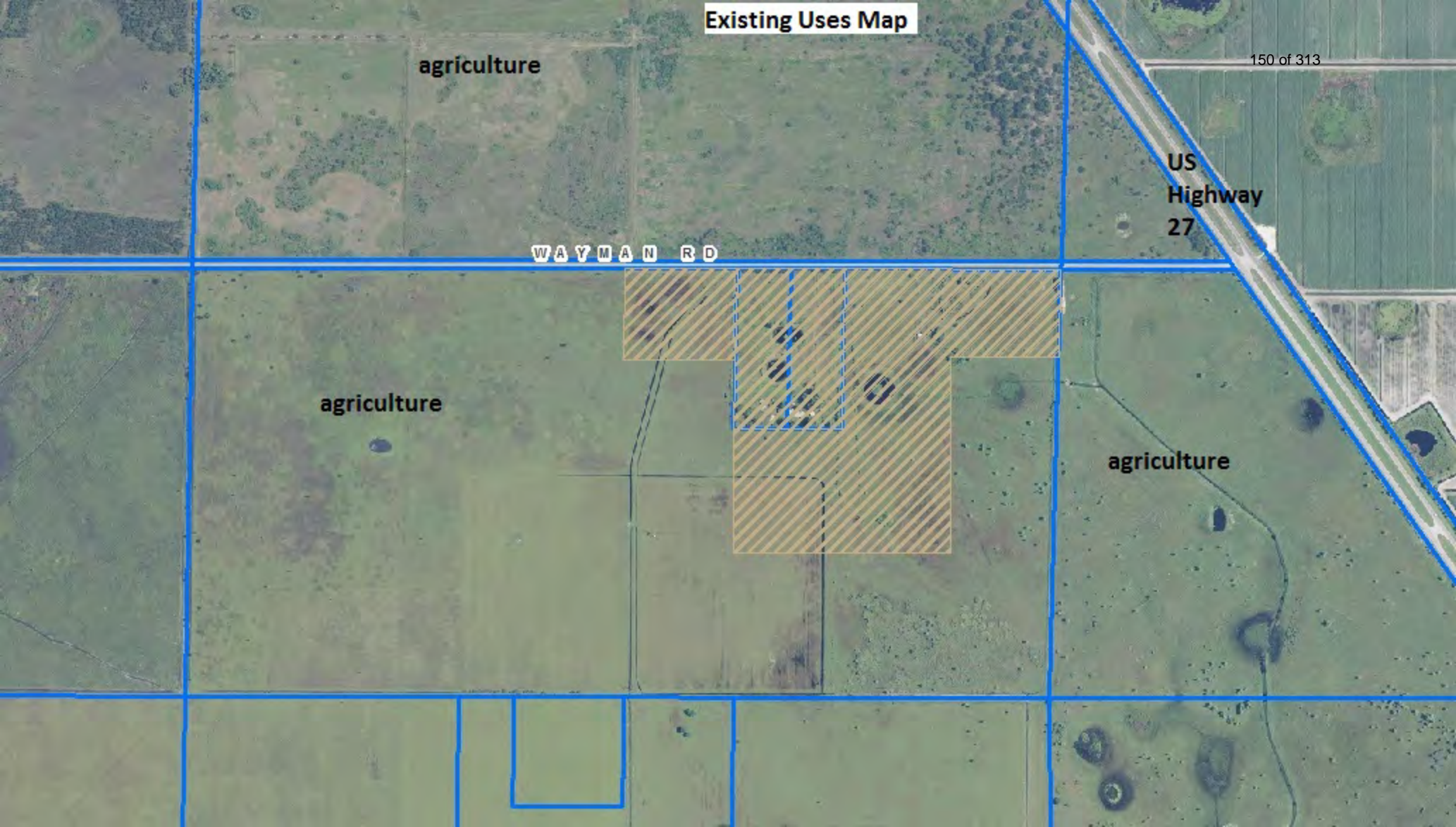
agriculture

US
Highway
27

WAYMAN RD

agriculture

agriculture



Existing Future Land Use Map

Transition

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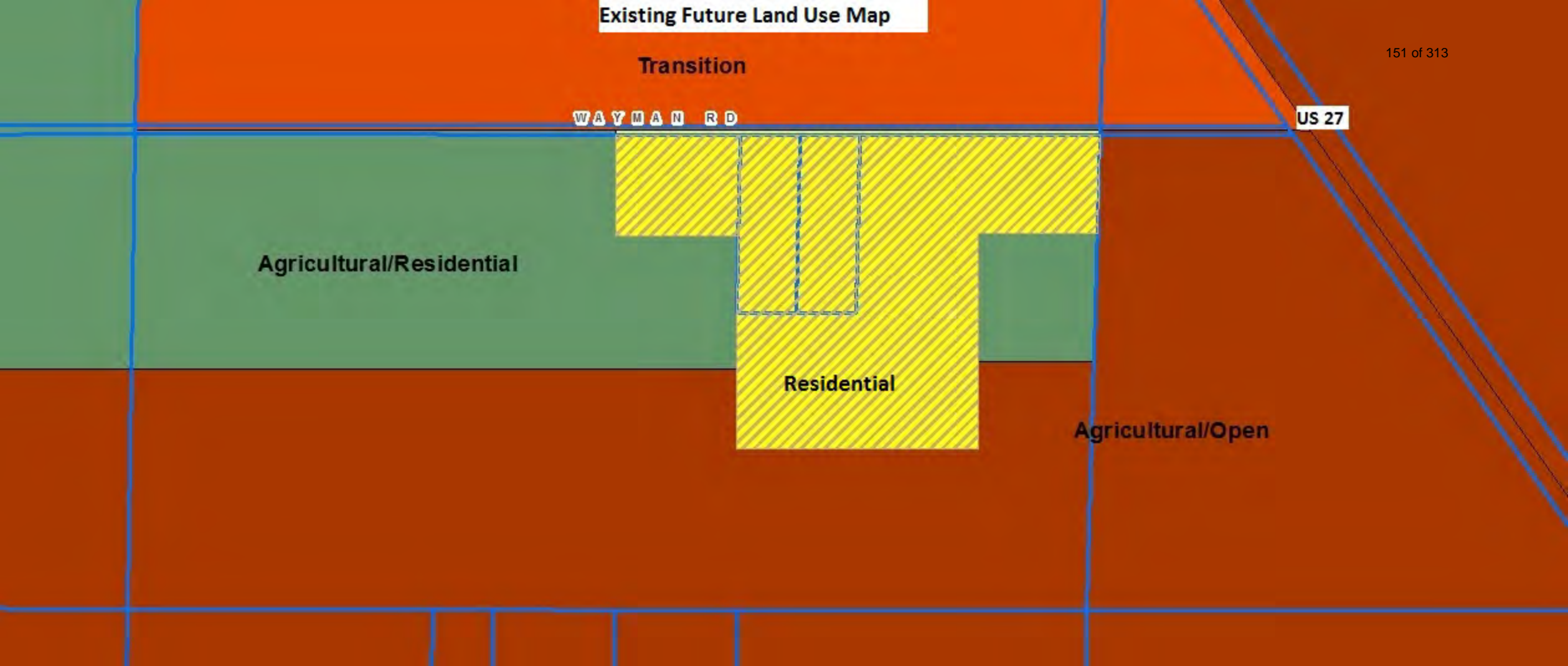
WAYMAN RD

US 27

Agricultural/Residential

Residential

Agricultural/Open



Proposed Future Land Use Map - with Hatching

Transition

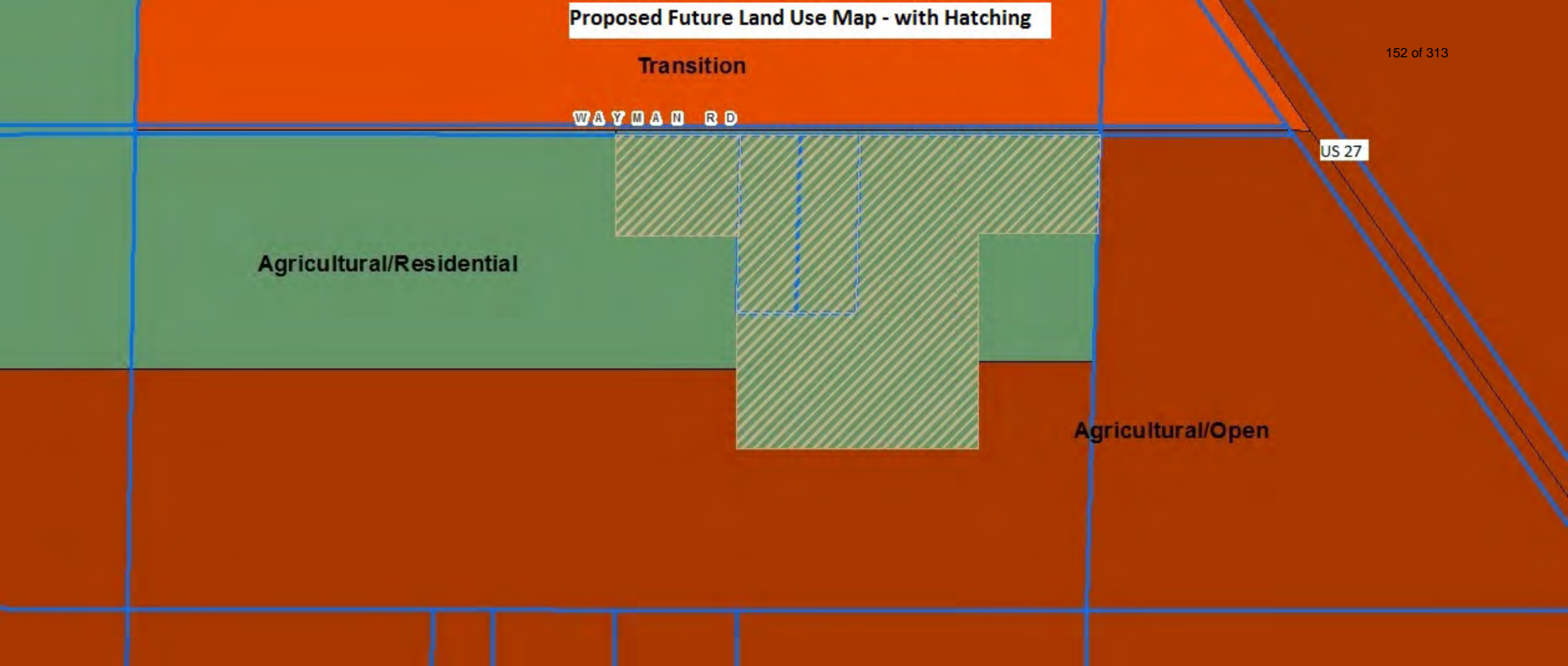
WAYMAN RD

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US 27

Agricultural/Residential

Agricultural/Open



--- Agenda --- Item

9f

Sarasota County DEO 16-3ESR

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9f

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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS SARASOTA COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Sarasota County Comprehensive Plan (DEO 16-3ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
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3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-3ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County

07/2016

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

1. Future Land Use Element;
2. Traffic Circulation Element;
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3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

SARASOTA COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-3ESR)

DATE RECEIVED: JULY 18, 2016

Summary of Proposed Amendment

Sarasota County DEO 16-3ESR is a major initiative of the County to holistically update its Comprehensive Plan by making it current with recent trends and making it an easier document for all to use. The entire Comprehensive Plan has been completely amended and reformatted. The Comprehensive Plan as proposed will now consist of two volumes, with the first volume being comprised of the adopted Sarasota County Comprehensive Plan (Goals, Objectives, Policies, and the County Primary Components), and the second volume comprised of the associated, but non-adopted, background and support information.

Common changes throughout the Plan include updating references to the Florida State Statutes, ordinances in the Florida Administrative Code, and local ordinances and agreements. Amendments to specific chapters of the plan include:

Chapter 1-Environmental: Policies that relate to sea level rise will be revisited by the County in October. Some of these policies are viewed as redundant to policies that are in the Coastal Disaster Management Chapter. Several of these policies are also required by County codes, thus the County feels they do not need to be re-addressed in the Comprehensive Plan.

Chapter 7-Future Land Use: This section amends affordable housing incentives via associated density increases. However these policies are subject to change again as the County's Affordable Housing Major Initiative is currently underway and will be completed later this year. Under these amendments: the ceiling of an affordable housing density bonus will decrease from 400% of the upper limit within each range to 120%, the maximum dwelling units per acre decreases from 100 to 25, the minimum percentage of affordable housing units in mixed use developments with at least 13 dwelling units per acre is decreased from 50% to 15%, and the minimum percentage of affordable housing units for residential developments up to 25 units per acre is decreased from 50% to 30%.

Chapter 9-Housing: Language regarding the hardening of facilities against natural disasters and promoting resiliency against future vulnerabilities is deleted. This language is already a part of various requirements and guidelines, such as the Southern States Building Code.

Chapter 10-Mobility: Language concerning a North-South road from University Parkway to S.R. 72 is deleted. This language was out of date. A policy has been added that promotes an interlocal agreement with the Sarasota-Manatee Airport Authority.

Chapter 11-Economic Development: Several policies are added that support small businesses and economic development as a whole.

Regional Impacts

The policy changes related to sea level rise in the Environmental Chapter and to affordable housing in the Future Land Use Chapter will be revisited by the County later in 2016. Council staff has reviewed the

requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County.

MAPS

Sarasota County

DEO 16-3ESR

THERE ARE NO MAPS ASSOCIATED WITH THIS AMENDMENT

Growth Management Plan

Comprehensive Plan Amendment

Agenda Item

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City of Bonita Springs DEO 16-1ESR

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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF BONITA SPRINGS

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Bonita Springs Comprehensive Plan (DEO 16-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
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3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-1ESR	No	No	Yes	(1) Regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Bonita Springs.

8/2016

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

1. Future Land Use Element;
2. Traffic Circulation Element;
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3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

Regional Planning Council Review

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

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

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

CITY OF BONITA SPRINGS COMPREHENSIVE PLAN AMENDMENT (DEO 16-1ESR)

RECEIVED: JULY 25, 2015

Summary of Proposed Amendment

City of Bonita Springs DEO 16-1ESR proposes to amend the Bonita Springs Comprehensive Plan to address potential future uses of the CSX / Seminole Gulf rail corridor through amendments adding a new objective and policies to the Future Land Use Element, adding new policies and a new map to the Transportation Element, and modifying policies in the Recreation/Open Space Element.

The existing CSX / Seminole Gulf railway corridor runs from Arcadia through DeSoto, Charlotte and Lee County, ending in far northern Collier County. The rail corridor is owned and controlled by two private entities: CSX and Seminole Gulf Railway. CSX owns the land within the right-of-way. Seminole Gulf Railway has a long- term lease to operate freight rail service and it owns and maintains the tracks. The CSX / Seminole Gulf railway corridor transverses the entire length of Bonita Springs. The tracks were primarily used for freight, but due to the economic downturn, decrease in demand, and poor condition of the tracks, freight service rarely occurs.

These amendments came about as a result of the Lee County MPO's Rail Corridor Feasibility Study from 2013. The Future Land Use Element adds policies that would support trails and public transportation on the rail corridor, promise to a separate FLUM designation for the rail corridor in the future, support development around potential transit stations that emphasize walkability and connectivity, and authorize transit-oriented development (TOD) planning and identify best practices for station area planning. The Transportation Element adds a new map (Figure 10) that identifies the rail corridor along with policies that identify its significance to Bonita Springs and the region, as well as actions to support future uses of the rail corridor. The Recreation / Open Space Element is updated to reflect the rail corridor's potential role for trails and bike paths.

Regional Impacts

Council staff has determined that this amendment is regionally significant in regards to character due to the regional nature of the railway corridor. Being a regional issue, staff recommends that the City coordinate with the other jurisdictions that the railway corridor passes through. The SWFRPC would be willing to assist the City of Bonita Springs in coordinating regional efforts regarding this effort.

Council staff has determined that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

The Florida Department of Transportation (FDOT) has also reviewed this amendment package. They identified that even if the City creates a separate FLUM designation for the railway corridor, the uses for the corridor will still be determined by CSX / Seminole Gulf. This new land use category would be self-amending. FDOT also views this as a regional issue and recommends that the City collaborate with the other jurisdictions within the corridor to establish a regional vision for the future of the corridor. The comments also call out issues in potential incompatibilities between freight uses. The

amendments encourage FDOT to purchase the rail corridor and FDOT provides funding strategies in their comments. The City of Bonita Springs has agreed to work with FDOT in modifying the amendments. FDOT's comments are attached to this report.

Extra-Jurisdictional Impacts

The CSX / Seminole Gulf railway corridor runs through the City of Arcadia, DeSoto County, the City of Punta Gorda, Charlotte County, the City of Fort Myers, the City of Bonita Springs, the Village of Estero, Lee County, and Collier County. The success of this amendment depends on these other counties and municipalities also preserving the railway corridor. The Village of Estero has already adopted an amendment package that identified the corridor as a Strategic Regional Transportation Corridor. The City of Bonita Springs amendment package will produce no adverse effects on these jurisdictions.

Conclusion

The CSX / Seminole Gulf railway corridor is a regional transportation resource that runs through 4 counties and 5 municipalities. Due to the regional nature of this amendment, staff finds this amendment regionally significant in regards to character. Staff recommends that the City of Bonita Springs work with the other jurisdictions within the railway corridor, SWFRPC, and FDOT to ensure regional collaboration on this effort. No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. This amendment is consistent with the SRPP.

Recommendation

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Bonita Springs.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

JIM BOXOLD
SECRETARY

August 2, 2016

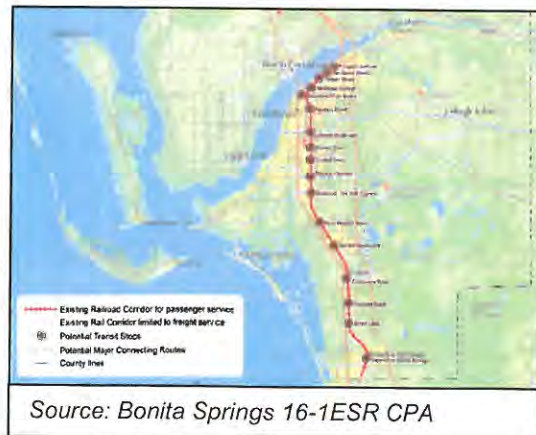
Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager
City of Bonita Springs Community Development
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135

RE: Bonita Springs 16-1ESR Proposed Comprehensive Plan Amendments (Expedited State Review Process) – FDOT Comments and Recommendations

Dear Ms. Genson:

The Florida Department of Transportation (FDOT), District One, has reviewed the Bonita Springs 16-1ESR Proposed Comprehensive Plan Amendment (CPA). The proposed CPA package was transmitted by the City Council in accordance with the requirements of Florida Statutes Chapter 163.

The 16-1ESR CPA proposes to amend the Bonita Springs Comprehensive Plan to address potential future uses of the CSX/Seminole Gulf rail corridor through amendments adding a new objective and policies to the Future Land Use Element, adding new policies and a new map to the Transportation Element, and modifying policies in the Recreation/ Open Space Element. Following is a summary of the proposed amendments:



Source: Bonita Springs 16-1ESR CPA

Future Land Use (FLU) Element

The FLU Element includes one new Objective and four new Policies:

- Objective 1.16 to support walkable development patterns around transit stations.
 - Policy 1.16.1 states that the CSX/Seminole Gulf rail corridor is suitable for additional transportation purposes such as hiking/biking/walking trails, commuter rail, light rail, or bus rapid transit.
 - Policy 1.16.2 states that the City will amend its FLU Map to designate the rail corridor into its own category, and that the allowable uses in this category would be determined by the entity owning or leasing the corridor provided the corridor remains in use for freight rail.

- Policy 1.16.3 states that the City supports transit-oriented development (TOD) around future transit stations for commuter rail, light rail, or bus rapid transit service.
- Policy 1.16.4 states that the City will consider a new land-use planning process for transit-oriented redevelopment around potential future transit stations along the CSX/Seminole Gulf rail corridor, including the Old 41 Town Center and near Strike Lane.

Transportation Element

The Transportation Element includes three new Policies and a new Figure 10 (CSX/Seminole Gulf Rail Corridor):

- Policy 1.6.5 states the following:
 - The CSX/Seminole Gulf rail corridor, as shown on Figure 10 of the Future Transportation Map Series, is hereby designated as a strategic regional transportation corridor. This designation has been recommended by the Lee County Metropolitan Planning Organization (MPO) as a means for cities and counties along the rail corridor to recognize the regional nature of this asset and jointly commit to efforts to protect it in its entirety. This designation includes the designation of the rail corridor as a "transportation corridor" pursuant to F.S. 337.273. The following actions will further this designation:
 - a. The City encourages FDOT and other governmental agencies to acquire the real estate interests in the entire rail corridor from Arcadia to north Naples from its current owner, CSX Transportation Inc.
 - b. The City will formally oppose any attempts at abandonment of the rail corridor before the U.S. Surface Transportation Board, and will support use of federal rails-to-trails authority to railbank the corridor, if abandonment ever succeeds, in order to preserve the corridor for possible future rail service.
- Policy 1.6.6 states that the City supports efforts of the Lee County MPO to enhance freight capability for the entire rail corridor, to allow hiking/biking/walking trails to be added to portions of the corridor, and to add capability for commuter rail, light rail, or bus rapid transit in Lee County and northern Collier County.
- Policy 1.6.7 states that FLU Policies 1.16.3 and 1.16.4 describe the City's support for transit-oriented redevelopment around potential future stations for commuter rail, light rail, or bus rapid transit.

Recreation/Open Space (ROS) Element

The ROS Element modifies two existing Policies:

- Policy 1.2.8.1 states that the City will seek opportunities to connect its proposed trail system to the Lee County and Collier County systems, and that an important link would include the CSX/Seminole Gulf rail corridor to connect to the north and south.
- Policy 1.2.15 states that the City will investigate railroad and electric power rights-of-way for their potential inclusion in the system of public bike paths and other ancillary recreational uses, and that the new Policies under Objective 1.6 of the

Transportation Element describe the potential use of the CSX/Seminole Gulf rail corridor for hiking/biking/walking trails.

FDOT has several comments relating to consequences of the proposed amendment encouraging incompatible land uses along the rail corridor without establishing regional rail corridor oversight strategy.

FDOT Comment #1:

The preservation of the CSX/Seminole Gulf rail corridor is regional in nature, crossing multi-jurisdictional agencies. The policies do not address the overall vision for future growth along the rail corridor and how intergovernmental coordination will occur at the regional level to coordinate consistent policies for compatible land use changes along the rail corridor. FDOT recommends the City of Bonita Springs provide an overview of the vision and intent of the future rail corridor including the mechanism for coordinating policies for land use changes on a regional level with other encompassing multi-jurisdictional agencies.

FDOT Comment #2:

Policy 1.16.2 states the City will amend its Future Land Use Map to designate the rail corridor as its own category, but that the actual uses in the new category would be determined by the entity owning or leasing the corridor provided it remain as a freight rail. FDOT notes that this seems to indicate the new land use category would be self-amending because uses would be dependent upon the objectives of an owner or tenant of the corridor over time. Further, it is not clear how this policy supports Objective 1.16: *Support walkable development patterns around transit stations*. FDOT recommends the policy be removed or revised to contain standards relating to freight uses compatible with Transit Oriented Design (TOD).

FDOT Comment #3:

Freight uses are typically heavy industrial developments with high impact: noise, odor, glare, dust, that operate as market demands. Intermodal freight yards involve the transportation of freight in intermodal containers and use multiple modes of transportation (rail-to-truck, rail-to-ship, truck-to-rail). These uses should be appropriately located in areas where similar industrial uses are conducted with clear access to other strategic freight oriented modal components, such as I-75. Policy 1.6.6 states that the City supports the Lee County MPO to enhance freight capability for the entire rail corridor, yet there are no policies, which direct where freight uses will be located in comparison to TOD, which seems to be one of the goals of this amendment. FDOT recommends policies be provided to address potential incompatibilities between freight uses and TOD.

FDOT Comment #4:

Policy 1.6.5 designates the CSX/Seminole Gulf rail corridor (Figure 10 of the Future Transportation Map Series) as a "transportation corridor" pursuant to F.S. 337.273 (Transportation Corridors). Sub-section (6) of 337.273 F.S. recommends adoption of a transportation corridor management ordinance that would provide oversight and guidance

for the rail corridor. In accordance with this sub-section, the transportation corridor management ordinance should *"contain the criteria to manage the land uses within and adjacent to the transportation corridor, identification of permitted land uses within the designated corridor, a public notification process, a variance and appeal process, and an intergovernmental coordination process that provides for the coordinated management of transportation corridors that cross jurisdictional boundaries with the plans of adjacent jurisdictions."*

FDOT recommends the City collaborate with other jurisdictional agencies to establish a transportation corridor management ordinance.

FDOT Comment #5:

Policy 1.6.5 (a) encourages FDOT and other governmental agencies to acquire the real estate interests in the entire rail corridor from Arcadia to north Naples from its current owner, CSX Transportation Inc. The impetus to acquire the CSX/Seminole Gulf rail corridor is a result of recommendations from the Lee County MPO Rail Corridor Feasibility Study.

FDOT has stated that a regional project may potentially be considered for future acquisition of railroad right-of-way for non-commercial uses, if it qualifies for Federal funding and follows the financing model utilized for the City of Orlando SunRail project. The funding allocation includes the following:

- 50% U.S. Department of Transportation Federal Highway Administration
- 25% Florida Department of Transportation
- 25% Local Government, including long-term operation and maintenance

Under this scenario, a regional entity, other than FDOT, would be responsible for the operation and maintenance of the rail corridor.

FDOT recommends Policy 1.6.5 be revised to adequately reflect the process and financial model for a regional rail corridor project.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity
Ms. Derek Burr, Florida Department of Transportation, Southwest Area Office

MAPS

City of Bonita Springs

DEO 16-1ESR

Growth Management Plan

Comprehensive Plan Amendment

Figure 10
CSX / Seminole Gulf Rail Corridor



--- Agenda Item ---

9h

City of Fort Myers DEO 16-1 ESR

9h

9h

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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF FORT MYERS

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Fort Myers Comprehensive Plan (DEO 16-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-1ESR	No	No	Yes	(1) Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Fort Myers.

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

CITY OF FORT MYERS COMPREHENSIVE PLAN AMENDMENT (DEO 16-1ESR)

RECEIVED: AUGUST 5, 2016

Summary of Proposed Amendment

City of Fort Myers DEO 16-1ESR requests to amend the Fort Myers Comprehensive Plan to address potential future uses of the CSX / Seminole Gulf rail corridor as the corridor passes through Fort Myers. These amendments would add policies, actions, and a new map to the Transportation Element and would add policies and actions to the Future Land Use Element.

In 2013, a Lee County Rail Corridor Feasibility Study analyzed the long-term desirability of additional public uses in the existing CSX / Seminole Gulf railway corridor. This corridor runs from Arcadia through DeSoto, Charlotte and Lee County, ending in far northern Collier County. The corridor bisects the cities of Fort Myers, Estero, and Bonita Springs. This feasibility study was prepared for the Lee County Metropolitan Planning Organization (MPO). The text amendments propose to:

- Designate the CSX / Seminole Gulf rail corridor as a Strategic Regional Transportation Corridor
- Recognize the regional nature of the corridor and jointly commit to efforts to protect it in its entirety
- Oppose any attempts to abandon the corridor
- Support the MPO in enhancing freight capacity for the entire corridor, adding trails to select portions of the corridor, and add capability for commuter rails, light rail, or bus transit in Lee County and northern Collier County
- Designate the rail corridor as a separate Future Land Use Category (FLUC) at the earliest opportunity
- Recommend that FDOT purchase the real estate interests in the entire rail corridor

Regional Impacts

Council staff has determined that this amendment is regionally significant in regards to character due to the regional nature of the railway corridor. Being a regional issue, staff recommends that the City coordinate with the other jurisdictions that the railway corridor passes through. The SWFRPC would be willing to assist the City of Fort Myers in coordinating regional efforts regarding this effort.

The amendments propose to eventually create a separate FLUC for the rail corridor. This category would be self-amending since CSX and Seminole Gulf currently have control of the corridor.

Council staff has determined that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

The CSX / Seminole Gulf railway corridor runs through the City of Arcadia, DeSoto County, the City of Punta Gorda, Charlotte County, the City of Fort Myers, the City of Bonita Springs, the Village of Estero,

Lee County, and Collier County. The success of this amendment depends on these other counties and municipalities also preserving the railway corridor. The Village of Estero has already adopted an amendment package that identified the corridor as a Strategic Regional Transportation Corridor and the City of Bonita Springs currently has amendments in the review stage. The City of Fort Myers amendment package will produce no adverse effects on these jurisdictions.

Conclusion

The CSX / Seminole Gulf railway corridor is a regional transportation resource that runs through 4 counties and 5 municipalities. Due to the regional nature of this amendment, staff finds this amendment regionally significant in regards to character. Staff recommends that the City of Fort Myers work with the other jurisdictions within the railway corridor, SWFRPC, and FDOT to ensure regional collaboration on this effort. No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. This amendment is consistent with the SRPP.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Fort Myers.

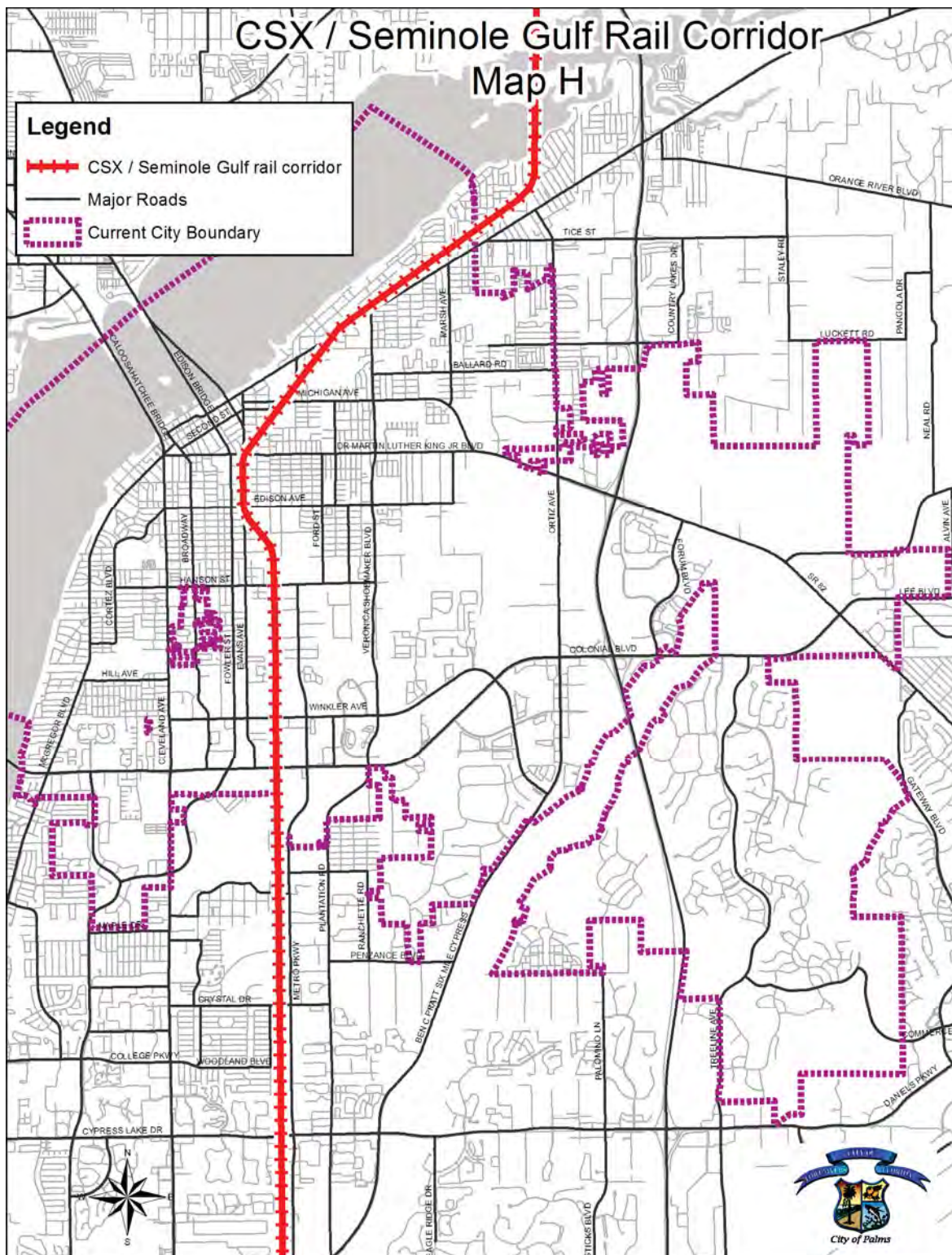
MAPS

City of Fort Myers

DEO 16-1ESR

Growth Management Plan

Comprehensive Plan Amendment



Agenda Item

9i

City of North Port DEO 16-1 ESR

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9i

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF NORTH PORT

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of North Port Comprehensive Plan (DEO 16-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
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A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-1ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of North Port.

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

1. Future Land Use Element;
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6. Housing Element;
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The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

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COMPREHENSIVE PLAN AMENDMENTS

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

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

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

Regional Planning Council Review

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

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

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

CITY OF NORTH PORT COMPREHENSIVE PLAN AMENDMENT (DEO 16-1ESR)

RECEIVED: AUGUST 1, 2016

Summary of Proposed Amendment

City of North Port 16-1ESR is proposing an amendment to the Future Land Use Map (FLUM), changing land use designation on approximately 126.37 acres from “None” to “Village”. The amendment also includes an associated text amendment with Figure 13.1.n to include the subject property as part of the West Villages. The subject property was annexed into North Port in 2007 via Ordinance 2007-14. Subsequent to this, on May 22, 2008 the City of North Port and Sarasota County entered into a Joint Planning Agreement (JPA) regarding the future incorporation of the subject property into the West Villages Town Center. The parcel is surrounded by mostly Village FLUC with some Sarasota County land.

While the Thomas Ranch area has been recently approved for 16,000 residential units, the additional land would enable the potential for an additional 400 residential units, based on the proposed Village zoning and corresponding to the amount mentioned in a 2008 Joint Planning Agreement between the City and the Sarasota County Hospital District (the former owners of the subject parcel.) The remaining Villages in the West Villages which have been removed from Figure 13.1.n are under separate ownership and have been approved for approximately 4,700 units. These Villages are also under separate utility agreements with the City of North Port.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of North Port.

MAPS

City of North Port

DEO 16-1ESR

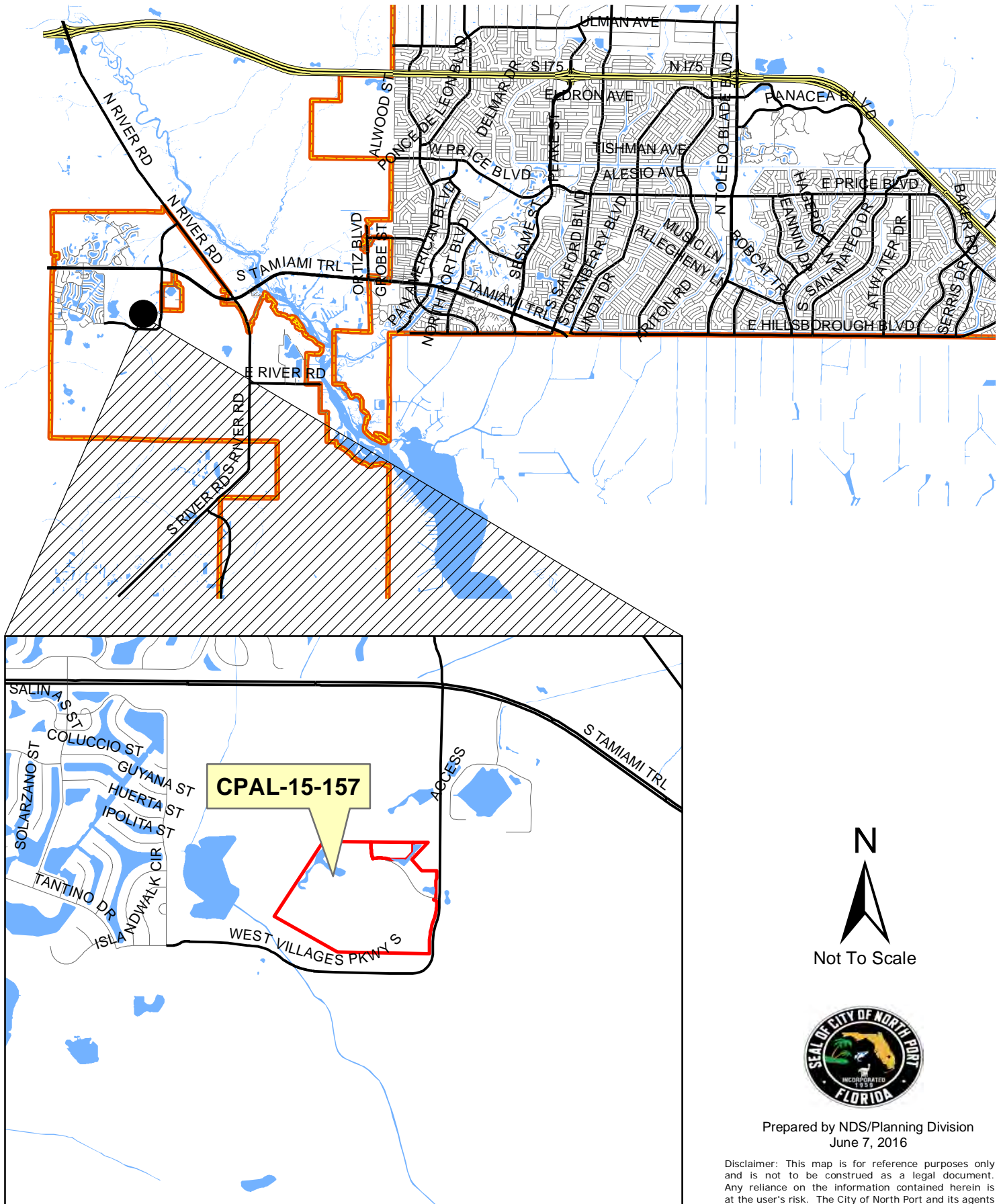
Growth Management Plan

Comprehensive Plan Amendment

City of North Port Location Map

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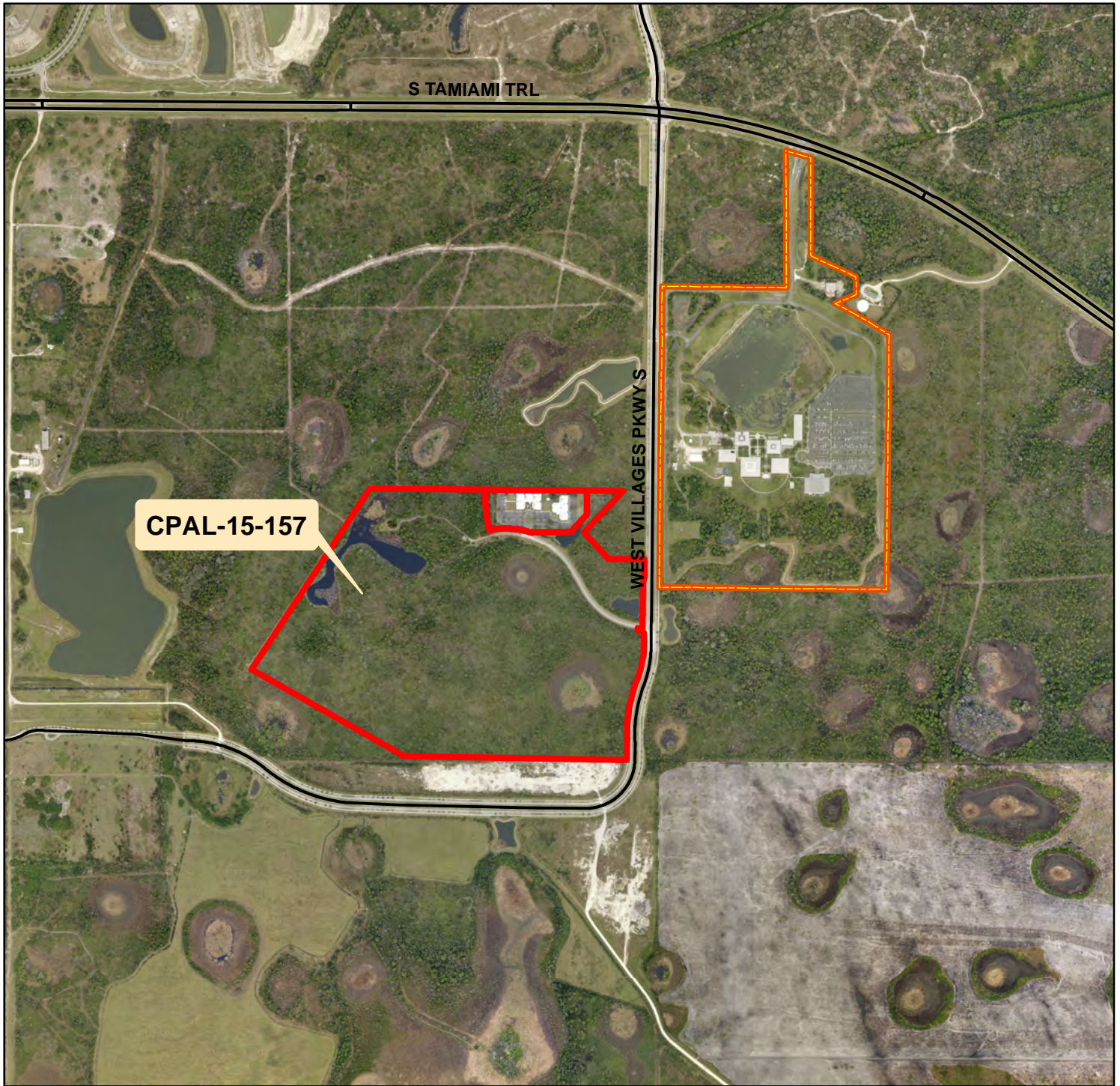
CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment



Prepared by NDS/Planning Division
June 7, 2016

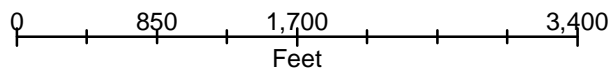
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment



Legend

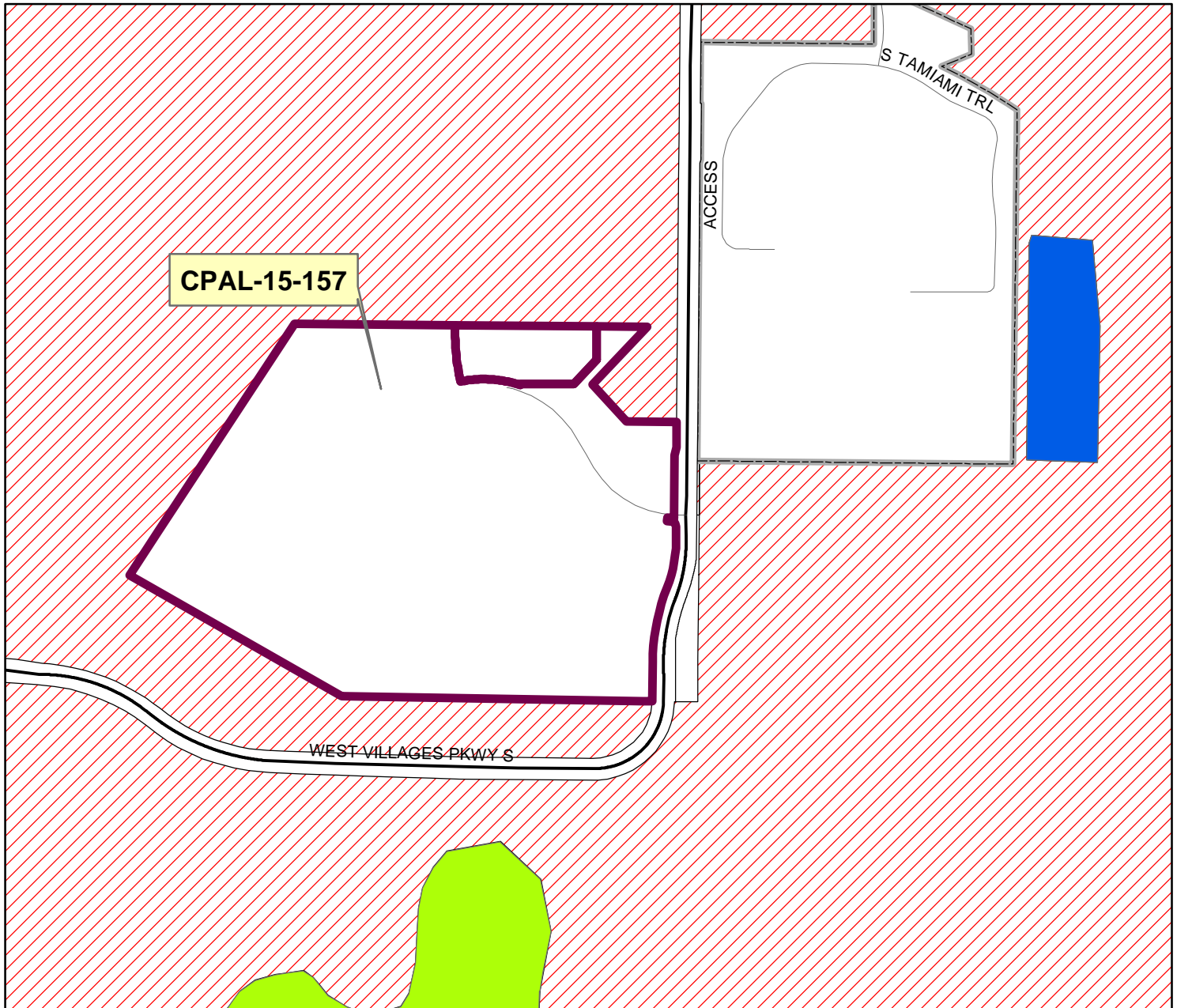
- CPAL-15-157
- City Boundary



Prepared by NDS/Planning Division
June 7, 2016

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment



- | | |
|----------------------------|--|
| AGRICULTURAL, ESTATES | UTILITY INDUSTRIAL CORRIDOR |
| LOW DENSITY RESIDENTIAL | CONSERVATION (TDR SENDING ZONE) |
| MEDIUM DENSITY RESIDENTIAL | RECREATION/OPEN SPACE (TDR SENDING ZONE) |
| HIGH DENSITY RESIDENTIAL | PUBLIC |
| PROFESSIONAL OFFICE | ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3) |
| COMMERCIAL | VILLAGE |
| INDUSTRIAL | CPAL-15-157 |

0 650 1,300 2,600
Feet



Prepared by NDS/Planning Division
June 7, 2016

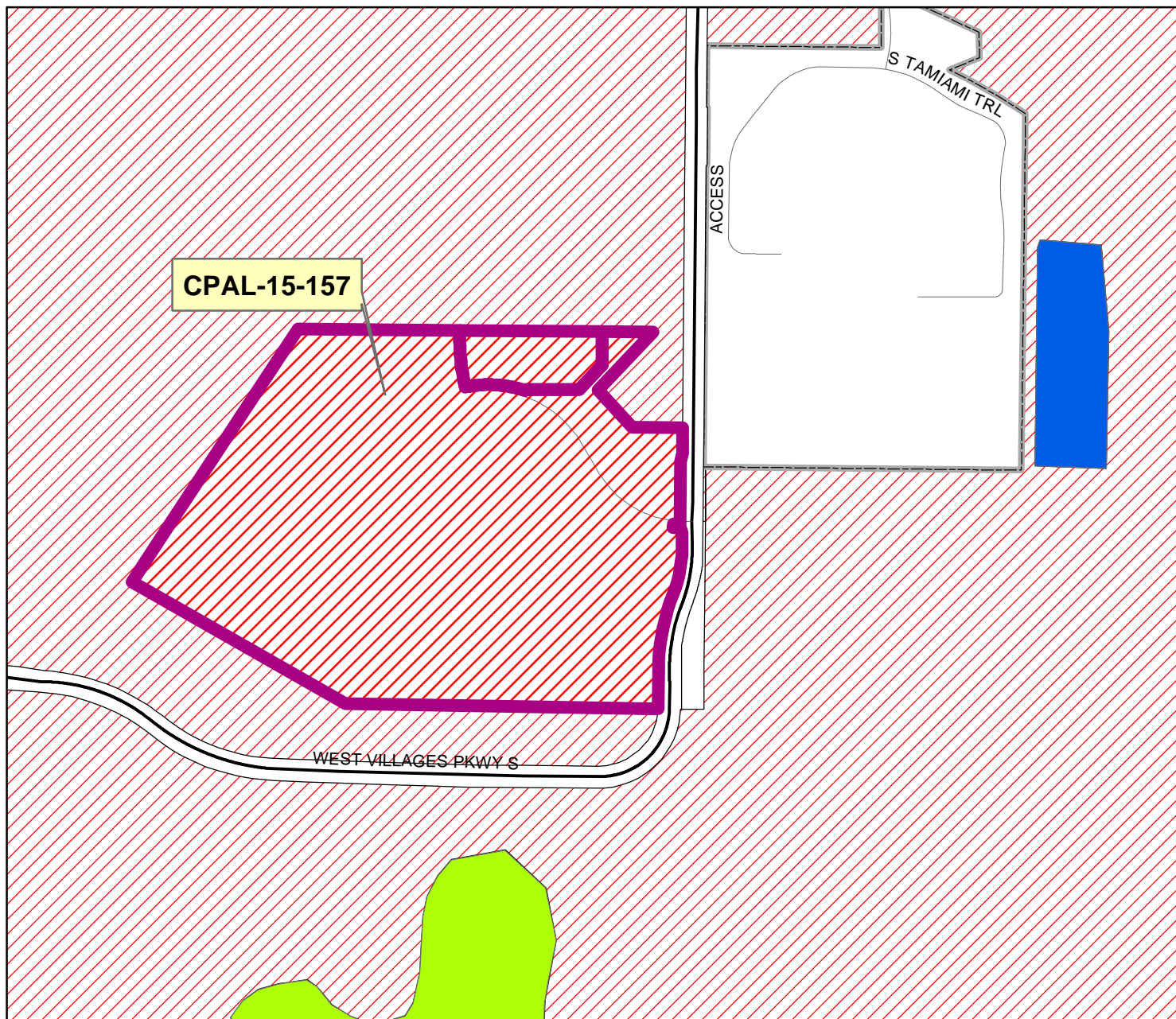
NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

FUTURE LAND USE-PROPOSED

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CPAL-15-157 Costamar at West Villages Comprehensive Plan Amendment "None" to "Village"



- | | |
|----------------------------|--|
| AGRICULTURAL, ESTATES | UTILITY INDUSTRIAL CORRIDOR |
| LOW DENSITY RESIDENTIAL | CONSERVATION (TDR SENDING ZONE) |
| MEDIUM DENSITY RESIDENTIAL | RECREATION/OPEN SPACE (TDR SENDING ZONE) |
| HIGH DENSITY RESIDENTIAL | PUBLIC |
| PROFESSIONAL OFFICE | ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3) |
| COMMERCIAL | VILLAGE |
| INDUSTRIAL | CPAL-15-157 |

0 650 1,300 2,600
Feet

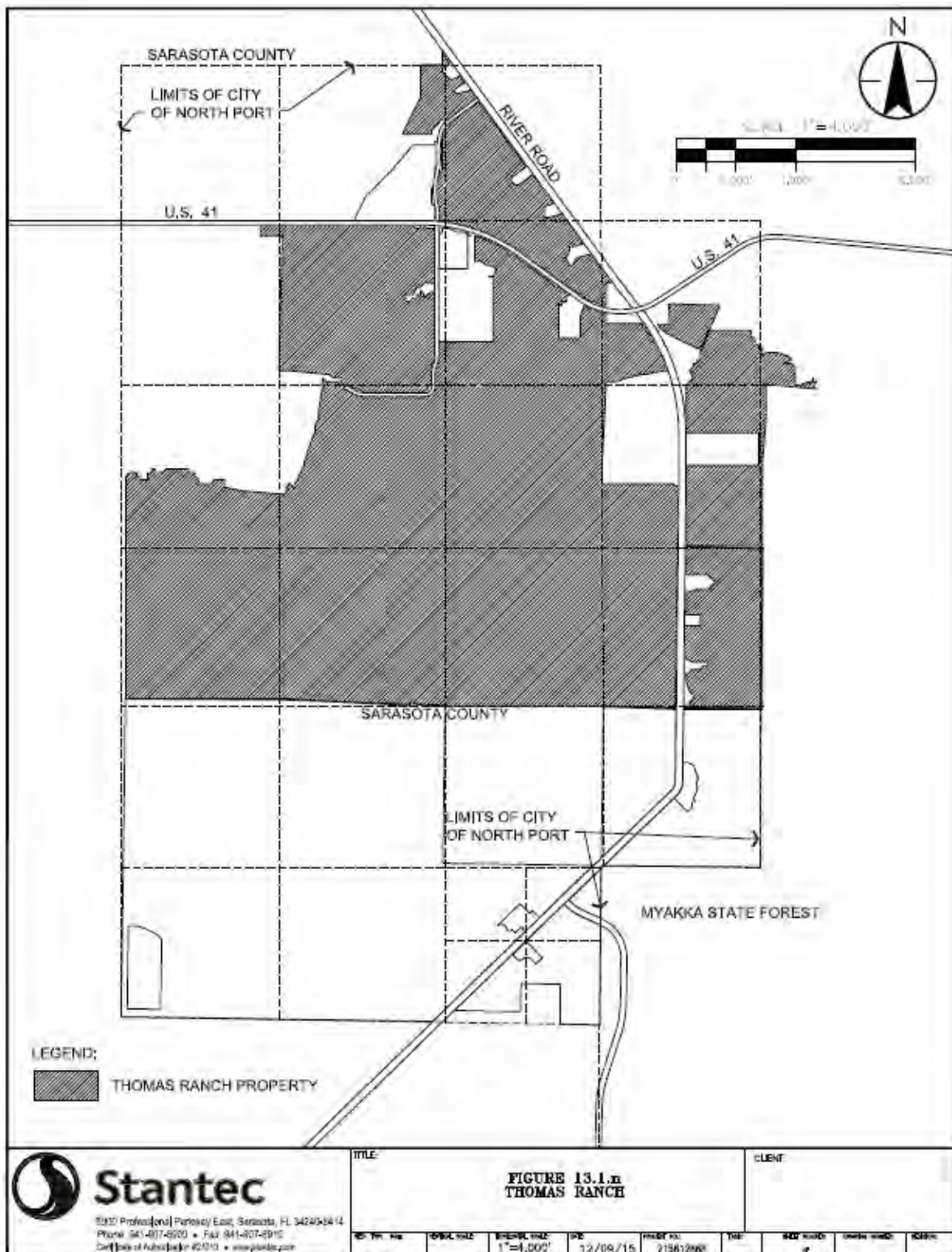


Prepared by NDS/Planning Division
June 7, 2016

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF
THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE
NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.

Disclaimer: This map is for reference purposes only
and is not to be construed as a legal document.
Any reliance on the information contained herein is
at the user's risk. The City of North Port and its agents
assume no responsibility for any use of the information
contained herein or any loss resulting therefrom.

Exhibit A: Comprehensive Plan Text Amendment Figure 13.1.n



Agenda Item

9j

Charlotte County DEO 16-4 ESR

9j

9ij



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CHARLOTTE COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Charlotte County Comprehensive Plan (DEO 16-4ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-4ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Charlotte County.

8/2016

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

CHARLOTTE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-4ESR)

RECEIVED: 8/10/2016

Summary of Proposed Amendment

Charlotte County DEO 16-4ESR consists of two local amendments: PA-16-06-10-LS and PA-16-06-11-LS:

PA-16-06-10-LS

This amendment proposes to revise Future Land Use Appendix VI: DRI by amending Sandhill development rights and adds an Equivalency Matrix to be consistent with Sandhill DO Resolution 2014-174. These changes have already been reviewed by the State and approved by the County under the DRI process in December 2014. This amendment will make the comprehensive plan consistent with the DRI Development Order. The development rights were changed to eliminate the 84.09 acre golf course and reduce open space by 5.84 acres and replace it with 47.64 acres of industrial park, 19.56 acres of assisted living area, 16.25 acres of residential, and 6.48 acres of commercial area. The Equivalency Matrix allows for increases or decreases in land uses which do not increase the number of external peak hour trips and do not reduce open space and conservation areas within the development.

EQUIVALENCY MATRIX

	110: General Light Industrial	220: Apartment Multi-family	820: Shopping Center	710: Office Building	210: Single Family Detached	310: Hotel	254: Assisted Living
110: General Light Industrial	-	0.639 du/ksf	3.825 ksf/ksf	1.536 ksf/ksf	1.031 du/ksf	0.619 room/ksf	0.227 bed/ksf
220: Apartment Multi-family	1.585 ksf/du	-	5.984 ksf/du	2.403 ksf/du	1.613 du/du	0.968 room/du	0.355 bed/du
820: Shopping Center	0.261 ksf/ksf	0.167 du/ksf	-	0.402 ksf/ksf	0.270 du/ksf	0.162 room/ksf	0.059 bed/ksf
710: Office Building	0.651 ksf/ksf	0.416 du/ksf	2.490 ksf/ksf	-	0.671 du/ksf	0.403 room/ksf	0.148 bed/ksf
210: Single Family Detached	0.970 ksf/du	0.620 du/ksf	3.710 ksf/du	1.490 ksf/du	-	0.800 room/du	0.220 bed/du
310: Hotel	1.617 ksf/room	1.033 du/room	6.183 ksf/room	2.483 ksf/room	1.667 du/room	-	0.367 bed/room
254: Assisted Living	4.409 ksf/bed	2.818 du/bed	16.864 ksf/bed	6.773 ksf/bed	4.545 du/bed	2.727 room/bed	-

Land Use to be Increased

1. Land use changes are based on the peak hour of adjacent street traffic, one hour between 4 and 5 PM
2. Equivalency factors are based on the ITE Trip Generation Manual 9th Edition, 2012 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 ($50 \times 0.270 = 13.5$)
 Increase 10,000 SF of office building by decreasing 15,360 SF of light industrial ($10 \times 1.536 = 15.36$)
 Decrease 15,000 SF of shopping center by increasing 37,313 SF of office ($15/0.402 = 37.313$)

4. Any conversion to residential dwelling units above the maximum approved by the original Sandhill DRI DO, which is 2,626 density units, shall be subject to the Transfer Density Units (TDU) provisions set forth in the County's Comprehensive Plan.

PA-16-06-11-LS

The second amendment proposes to rename “Revitalizing Neighborhoods Incentive Density” (RAPID) to “incentive Density”, revise FLU Policy 1.2.16: Incentive Density, and add a new FLU Policy 1.2.17: Incentive Density Usage. The County’s current incentive density program, RAPID, is currently restricted to the Revitalizing Neighborhoods. In order to address the deficiency of market-rate rental properties, low- and very low-income housing, and moderate-income/workforce housing, while, at the same time, meeting the intent of the Transfer of Density Units (TDU) program (which is that no new density can be transferred into the Coastal High Hazard Areas or west of the Myakka River and Charlotte Harbor), the County suggests using the RAPID densities to address this issue throughout the County. Therefore, the County is also proposing to rename “RAPID” density to “Incentive Density”, and to add a new policy that will allow the County to grant Incentive Density for all density increases above base density where the projects are designated for market-rate rental properties, low and very low-income housing, and moderate-income/workforce housing and non-age restricted. Simultaneously, the proposed policy will also set restrictions to make sure that such projects cannot be located within the Coastal High Hazard Area; and if such projects are located west of the Myakka River and Charlotte Harbor, the Incentive Density shall come from Managed Neighborhoods west of the Myakka River and Charlotte Harbor, and must also come from a similar or more restrictive FEMA Flood Zone.

This amendment also proposes to use RAPID density in the Sandhill Equivalency Matrix to increase residential units above the maximum approved by the County’s Comprehensive Plan and the Sandhill DRI Development Order. There are two other developments within the County that currently use either an adopted equivalency matrix or conversion table: Babcock Community and Murdock Village. The applicant’s request meets the intent of the County’s TDU program to assist and encourage compact, higher density, mixed-use development that is more sustainable and efficiently utilizes resources.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommendation

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Charlotte County.

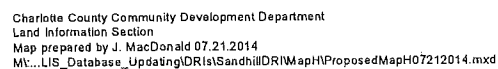
MAPS

Charlotte County

DEO 16-4ESR

Growth Management Plan

Comprehensive Plan Amendment



9k

City of Moore Haven DEO 16-1 ESR

9k

9k

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfipc.org

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF MOORE HAVEN

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Moore Haven Comprehensive Plan (DEO 16-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 16-1ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

Regional Planning Council Review

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

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

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

CITY OF MOORE HAVEN COMPREHENSIVE PLAN AMENDMENT (DEO 16-1ESR)

RECEIVED: AUGUST 11, 2016

Summary of Proposed Amendment

The proposed amendment package contains amendments to the text of the Infrastructure and Capital Improvements Elements of the Comprehensive Plan that adopt the 2016 Water Supply Facilities Work Plan Update. The Work Plan Update is consistent with the most recent Regional Water Supply Plan Update and is being adopted by reference in this Plan Amendment process. The minor changes to the specific Comprehensive Plan Elements reflect revised population and water demand data plus revisions to the Capital Improvements Element Schedule for the new five-year time period.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

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

MAPS

City of Moore Haven

DEO 16-1ESR

THERE ARE NO MAPS ASSOCIATED WITH THIS AMENDMENT

Growth Management Plan

Comprehensive Plan Amendment

Agenda Item

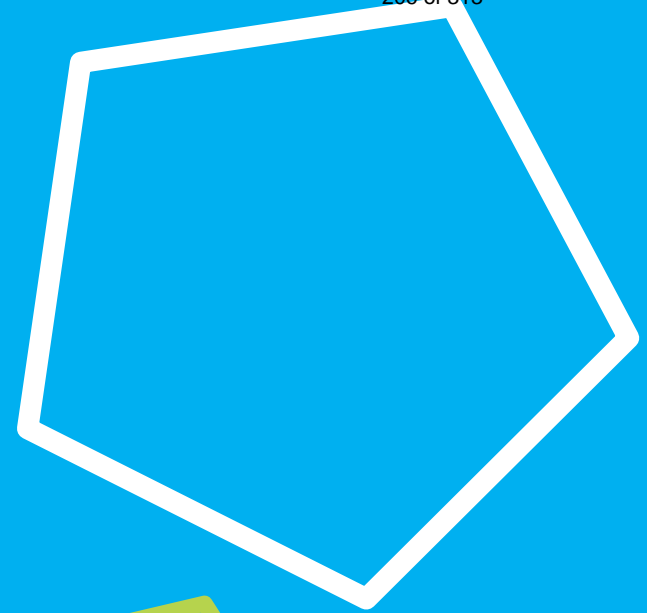
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Regional Impact

10

10

GROWTH MANAGEMENT PROGRAM



GROWTH MANAGEMENT PLANNING



Funding for the reviews that Council will see today was funded through local jurisdiction dues and Applicant Fees.



Palmer Ranch Increment XXIV DO and MDO

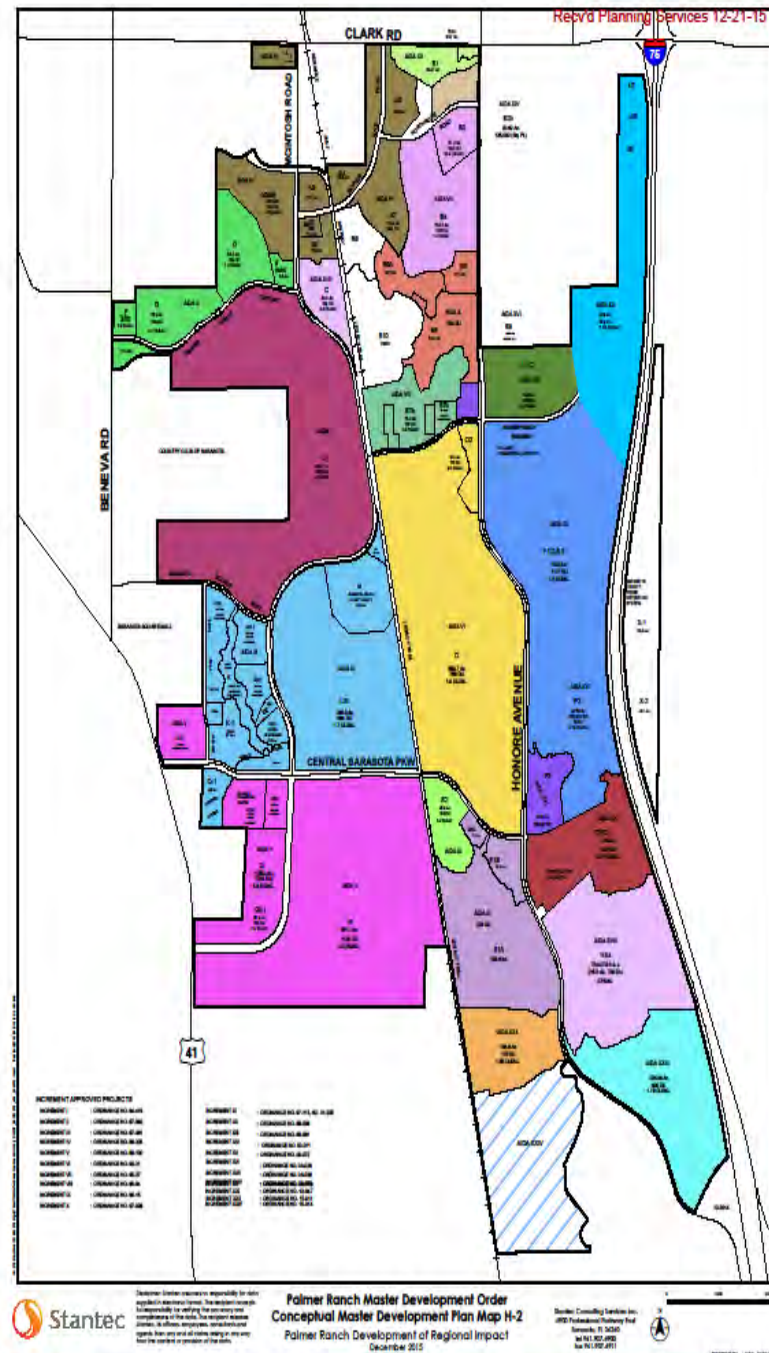


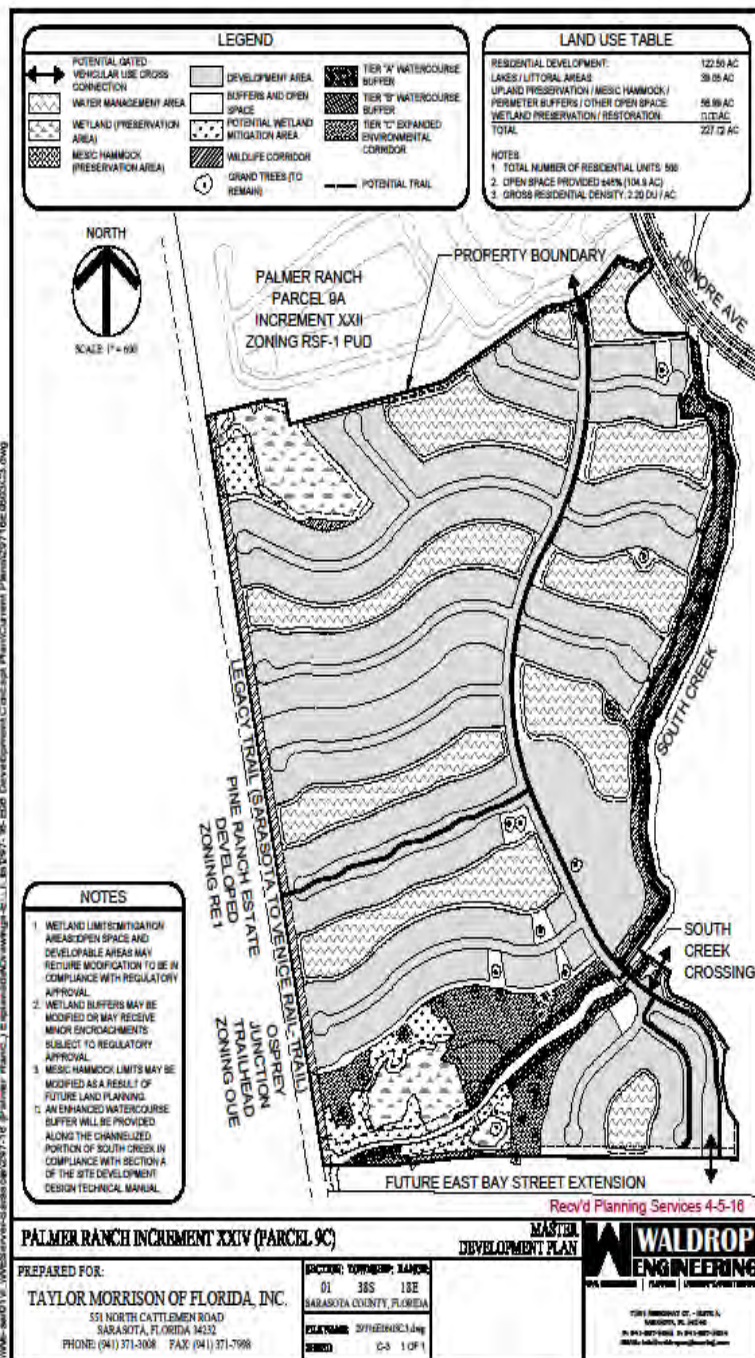


PALMER RANCH INCREMENT XXIV DEVELOPMENT ORDER AND MASTER DEVELOPMENT ORDER NOPC REVIEW OF SARASOTA COUNTY DEVELOPMENT ORDERS

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- On June 16, 2016 the Council recommended conditional approval of the Palmer Ranch Increment 24 Application for Incremental Development Approval (AIDA) and Master Development Order Amendment. The recommended conditions for issues related to water quality and drainage, native habitats, land use, transportation and water supply. A copy of the Council recommendations can be found as Attachment I.
- On August 23, 2016 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 24 Development Order (Ordinance 2016-038) and Master Development Order Amendment (Ordinance 2016-037). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on August 31, 2016. The 45-day appeal period for the development order expires on October 15, 2016. Staff review of the attached development orders 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.





Palmer Ranch Increment XXV Pre-App Checklist





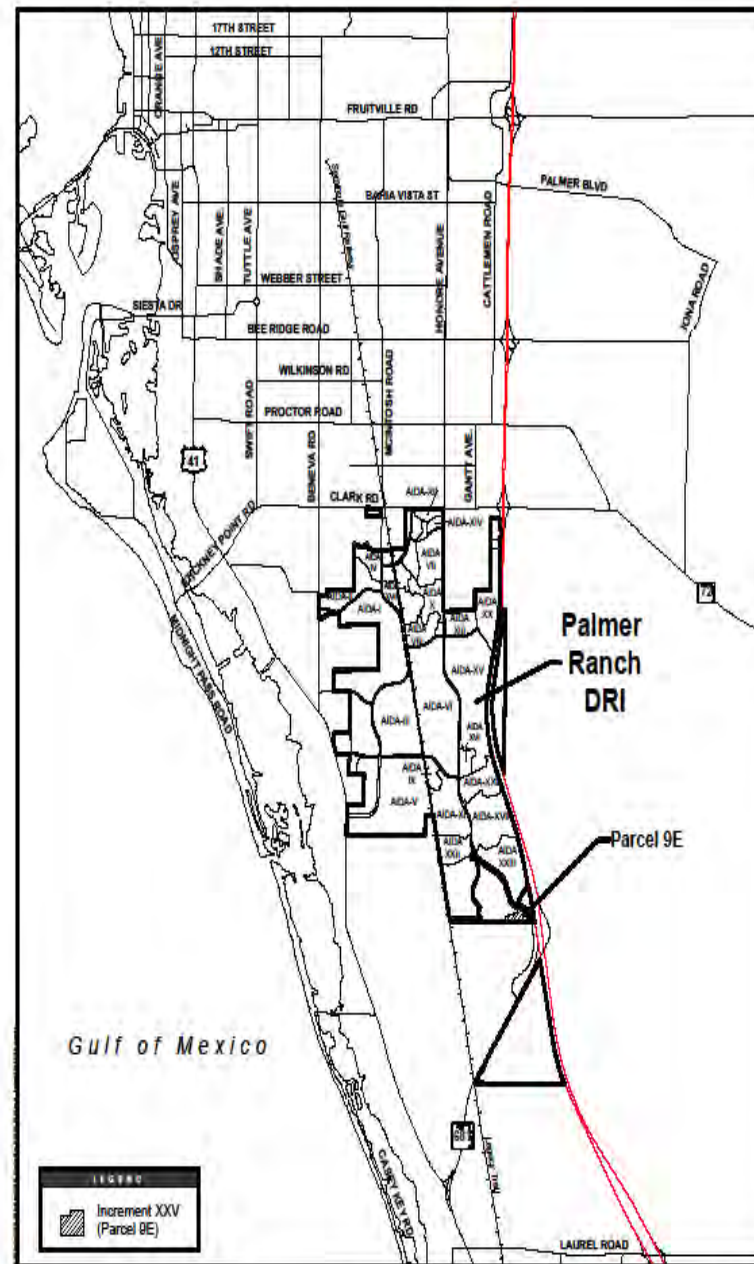
PALMER RANCH INCREMENT 25 - MASTER DEVELOPMENT

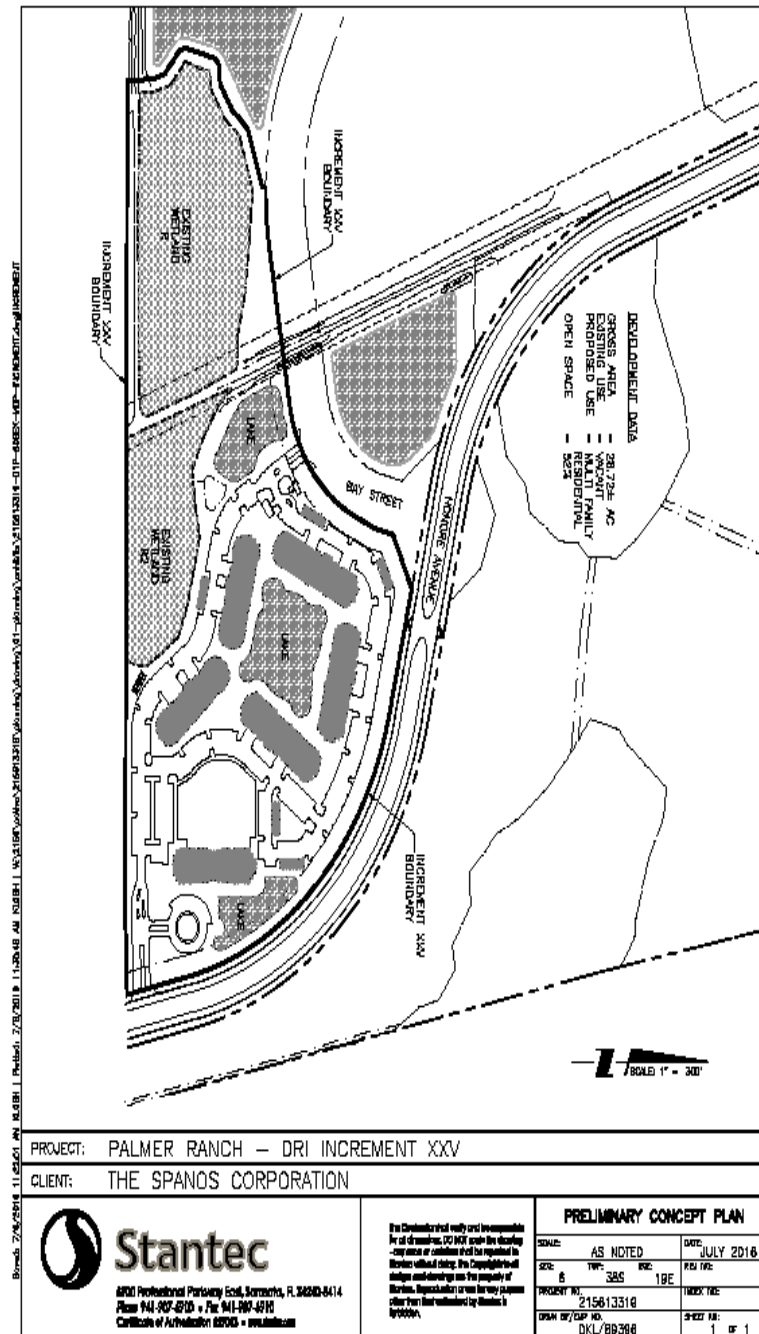
ORDER INFORMATION REQUIREMENTS FOR DRI AIDA

SUBMISSION

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- On July 12, 2016 a Pre-Application meeting was held for the proposed Palmer Ranch Increment 25 DRI Application for Incremental Development Approval on Parcel 9E.
- The development proposal is to construct $257 \pm$ unit multifamily residential apartments on the eastern $20.95 \pm$ acre portion of the total $28.72 \pm$ acre site. 52% of the site will be open space consisting of storm water lakes and wetland preserves.
- Pursuant to the amended Master Development Order, all parties agreed to require the applicant to answer all applicable regional and local information requirements in Attachment III of agenda item.
- **RECOMMENDED ACTION:** Approve the questionnaire checklist.





--- Agenda --- Item

10a

Palmer Ranch Increment XXIV DO
and MDO Final Review

10a

10a

**PALMER RANCH INCREMENT 24 DEVELOPMENT ORDER AND MASTER
DEVELOPMENT ORDER NOPC REVIEW OF SARASOTA COUNTY
DEVELOPMENT ORDERS**

Council Recommendations (Attachment I)

On June 16, 2016 the Council recommended conditional approval of the Palmer Ranch Increment 24 Application for Incremental Development Approval (AIDA) and Master Development Order Amendment. The recommended conditions for issues related to water quality and drainage, native habitats, land use, transportation and water supply. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Orders (Attachment II and III)

On August 23, 2016 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 24 Development Order (Ordinance 2016-038) and Master Development Order Amendment (Ordinance 2016-037). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on August 31, 2016. The 45-day appeal period for the development order expires on October 15, 2016. Staff review of the attached development orders 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.

September 15, 2016

DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR PALMER RANCH INCREMENT XXIV AND MASTER DEVELOPMENT ORDER NOTICE OF PROPOSED CHANGE

BACKGROUND

The Palmer Ranch Increment XXIV DRI is planned as the twenty-four increment of the Palmer Ranch Master Development Plan. This increment is 227.5± acre area identified by Parcel 9C, to be added through a Notice of Proposed Change boundary amendment to the Palmer Ranch Master Development Order (see Attachment I, Site Location Map). The applicant is proposing a gated 500-unit development consisting of 350 single-family and 150 multi-family housing units, recreational amenities, access to the Legacy Trail, an amenity center, lakes/littoral (39.05 acres), preservation area (Uplands/ Mesic Hammock/Perimeter Buffers/Other Open Space (56.99 acres), and Wetlands/Restoration (8.88 acres) (See Attachment II, Development Plan). Most of the uplands on the subject parcel have been previously altered by agricultural activities and are dominated by improved pasture (see Attachment III, Aerial). The planned residential development on this property is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates this parcel as Moderate Density Residential. Water, reuse and wastewater services will be provided by Sarasota County Utilities Department. Construction for this increment is anticipated to commence in 2016 with buildout expected by 2023, subject to market conditions.

The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. 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 development is approved for the following entitlements: 11,550 residential dwelling units; 99+ acres of internal commercial, plus an additional square footage of commercial/office in Activity Centers; and 1,481,000 square feet of office, industrial, light manufacturing and warehouse development (Increment IV).

A MDO NOPC was approved by the SWFRPC at the May 2016 meeting to expand the boundaries of the Palmer Ranch Master Development of Regional Impact (DRI) by approximately 935 acres and add 2,250 residential units. To offset the additional 2,250 dwelling units proposed to be added into the DRI, 10.2 acres of MDO internal commercial entitlement (288,800 square feet) and 931,000 square feet of non-residential entitlement in Increment IV are to be eliminated from the DRI. The master development plans and development orders for both the Palmer Ranch MDO and Increment IV will be updated to reflect the additions of land and conversion of uses. The Sarasota County Commission hearing is scheduled for July 13, 2016. Once this MDO amendment is approved with the additional units, Increment 24 can be approved at the August 23 Commission meeting.

IMPACT ASSESSMENT

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 is 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 below for the "Palmer Ranch Increment XXIV 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 XXIV but to reference within the Increment XXIV development order the applicable MDO conditions. The DRI assessment is largely based on information supplied in the AIDA 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 and Florida Department of Transportation reviewed transportation related issues with no specific recommendations for the DO.

Regarding consistency with the Regional Policy Plan Council staff has reviewed the Increment relative to the regional plan DRI review list and normally the plan consistency checklist is provided in this section. However, since the Regional Policy Plan checklist for the SWFRPC adopted Palmer Ranch Increment XXIII Assessment Report would be the same, in an effort to reduce paper work, refer to the Increment XXIII Assessment Report. Staff finds that without appropriate mitigation actions and conditions the project could have a net negative impact on the regional resources and infrastructure. The regional recommendations presented within this assessment are intended to neutralize the negative and questionable impacts.

The Council's staff assessment for Increment XXIV only contains regional issues. 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.

Application for Incremental Development Approval

The Palmer Ranch Increment XXIV DRI is 227.5± acre area identified by Parcel 9C (see Attachment I, Site Location Map) and is being filed in conjunction with a Notice of Proposed Change (NOPC) to expand the boundaries of the Palmer Ranch MDO to incorporate the 227.5± acre subject parcel and an Application for Incremental Development Approval (AIDA) for Increment XXIV to the Palmer Ranch MDO. The applicant is proposing a gated 500-unit

development consisting of 350 single-family and 150 multi-family housing units, recreational amenities, access to the Legacy Trail, an amenity center, lakes/littoral (39.05 acres), preservation area (Uplands/ Mesic Hammock/Perimeter Buffers/Other Open Space (56.99 acres), and Wetlands/Restoration (8.88 acres) (See Attachment II, Development Plan).

Land Use

Palmer Ranch is approved for 11,550 residential dwelling units. According to Sarasota County, to date 11,162 dwelling units have been approved and/or built within 22 Increments. There is a concurrent NOPC to the Palmer Ranch MDO, NOPC No. 20 (reviewed and recommended for approval at the May 2016 SWFRPC meeting), which through the conversion of approved uses would increase the total allowable residential units to 14,150. The planned residential development on this property is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates this parcel as Moderate Density Residential. The designation of this site is also consistent with the Palmer Ranch Master Development Order (Resolution 2015-010, as amended). Additionally, adequate levels of service have been demonstrated. The applicant is proposing to mitigate any potential incompatibilities between land uses through Planned Unit Development provisions, as required by the Palmer Ranch Master Development Order. Construction for this increment is anticipated to commence in 2016 with buildout expected by 2023, subject to market conditions.

Vegetation and Wildlife

Most of the uplands on the subject parcel have been previously altered by agricultural activities and are dominated by improved pasture (see Attachment III, Aerial). The applicant proposes to preserve most of on-site wetlands and provide wetland mitigation for the impacted wetlands that have lost function and value in a manner consistent with Chapter 2 VII.2.F of the Comprehensive plan. The mesic hammock on site is being preserved in its entirety.

Water Quality and Drainage

The applicant has submitted a Conceptual On-Site Surface Water Management Plan Maps (Sheets G-1 & G-2) for the Palmer Ranch Increment XXIV Application for Rezoning Parcel 9C which defines how Stormwater requirements will be met.

Transportation

Per Resolution No. 89-98, the Palmer Ranch Development is governed by a 5-year Transportation Reanalysis that evaluates the total system-wide Palmer Ranch transportation impact on the study area roadway network. The approved 2014 Transportation Reanalysis (Resolution No. 2015-147) evaluated the transportation impact of +/-900 acre parcel south of the Palmer Ranch DRI at the time. This subject parcel is part of the +/-900 acre parcel that has already been evaluated. The 2014 Transportation Reanalysis demonstrated that apart from the extension of Bay Street from Pine Ranch East to Honore Avenue, no additional off-site capacity improvements were needed.

Water Supply

Development is required to connect to Sarasota County Public Utilities water, wastewater and reclaimed water systems in accordance with current County rules and regulations. All connections to the potable water distribution and wastewater collection systems are required to pay the established Water Facilities Capacity Fee, Wastewater Facilities Capacity Fee and Wastewater Deferred

Revenue Charges at the time of connection. Capacity can only be reserved through payment of those fees. All potable water, reclaimed water, and wastewater customers connected to the County's system shall be responsible for the monthly water, reclaimed water, and wastewater charges according the most recently adopted Utility Rate Resolution.

Sarasota County Public Utilities has adequate capacity to serve the proposed development. No utility related comprehensive plan policy changes are required in support of this request. No new utility projects need to be added to the list of 5-year capital improvements or to the unfunded projects (Table 10-4 of the comprehensive plan). The development is responsible for providing all on-site and off-site infrastructure that will be needed to serve the project.

Recommended Increment XXIV Development Order Conditions

A. GENERAL

1. The Palmer Ranch Increment XXIV 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 XXIV 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 April 5, 2016, 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-2. 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 F-4. 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. The development is required to extend the existing 12" water main located on Bay Street across the full frontage of the parcels southern boundary.
2. Prior to being granted Site Plan approval for the first phase of development, the owner shall submit a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems. The Master Plan will include a Water Quality Plan that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; an Irrigation Plan identifying the infrastructure required to supply the sites storage ponds with reclaimed water; and identification of any off-site improvements required.

Master Development Order Notice of Proposed Change

The boundaries of the Palmer Ranch Master DRI have been expanded seven times since its original approval:

- Resolution No. 91-170 (127.2 ± ac.)
- Resolution No. 99-179 (1.5 ± ac.)
- Resolution No. 2004-077 (38.6 ± ac.)
- Resolution No. 2011-226 (38.4 ± ac.)
- Ordinance No. 2015-010 (103.193 ± ac.)
- Ordinance No. 2015-013 (223.945 ± ac.)

- Ordinance No. 2015-030 (24.26± ac.)

The NOPC to the Palmer Ranch MDO is an application to add approximately 227 acres (Parcel 9C) to Palmer Ranch for development and to update development order conditions and exhibits accordingly. There have been 18 previous amendments to the Palmer Ranch MDO. Stipulations of Settlement, Exhibit “J” of the MDO (Ordinance No. 2015-010), has a condition that restricts the issuance of a certificate of occupancy to any development on lands south of its current boundary prior to improvements being made to Bay Street, including the reconstruction of the existing roadway westward to U.S. 41. County Staff and the Applicant have been working outside of this NOPC to amend this settlement agreement to address Bay Street improvements.

The following Maps have been revised to reflect the proposed change.

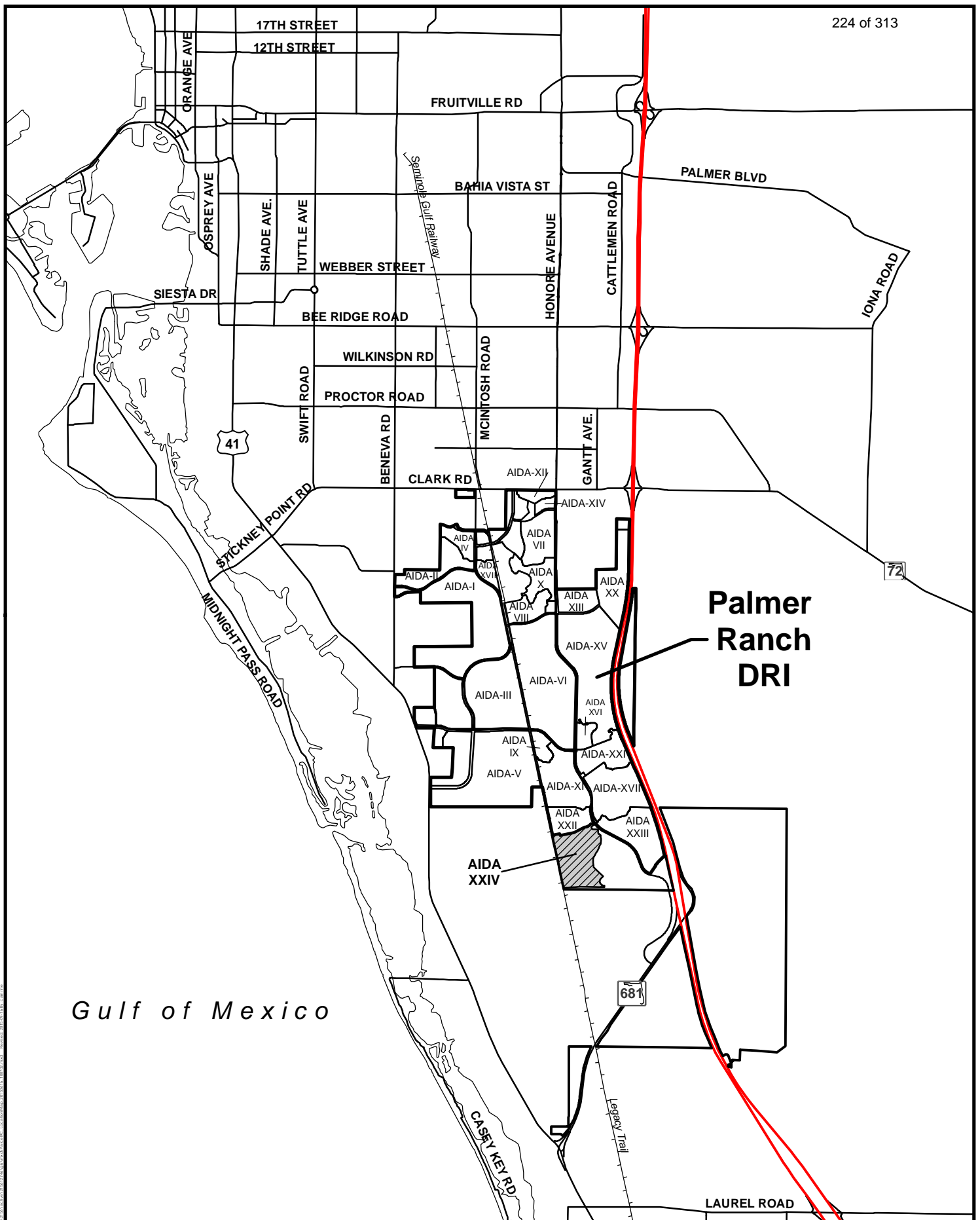
- Habitat Preservation, Alteration and Mitigation Plan Series (Map F-2)
- Exhibit G: Wildlife Corridor Plan Series
- Master Pedestrian and Circulation Plan (Map I-2/MPCP)
- Conceptual Master Development Plan (Map H-2)

Recommended Master Development Order Condition

Update the Conceptual Master Development Plan (Map H-2) to incorporate Parcel 9C as Increment XXIV.

RECOMMENDED ACTION:

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



Gulf of Mexico

**Palmer
Ranch
DRI**

Palmer Ranch - Increment XXIV - Parcel 9C
Site Location Map
September 2015



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

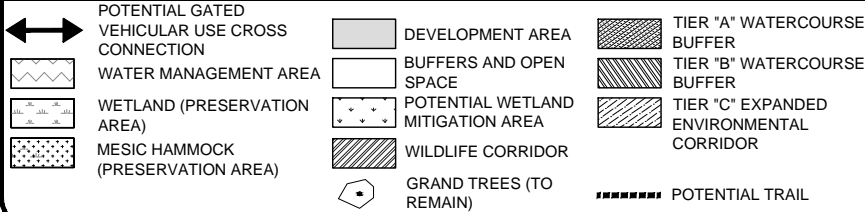
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



0 2000 5000
Feet

\\we-sar011\WEServer-Sarasota\297-16 (Palmer Ranch) Esplanade\Drawings-Exhibits\297-16-E06 Development Concept Plan\Current Plans\29716E0603C3.dwg

LEGEND



LAND USE TABLE

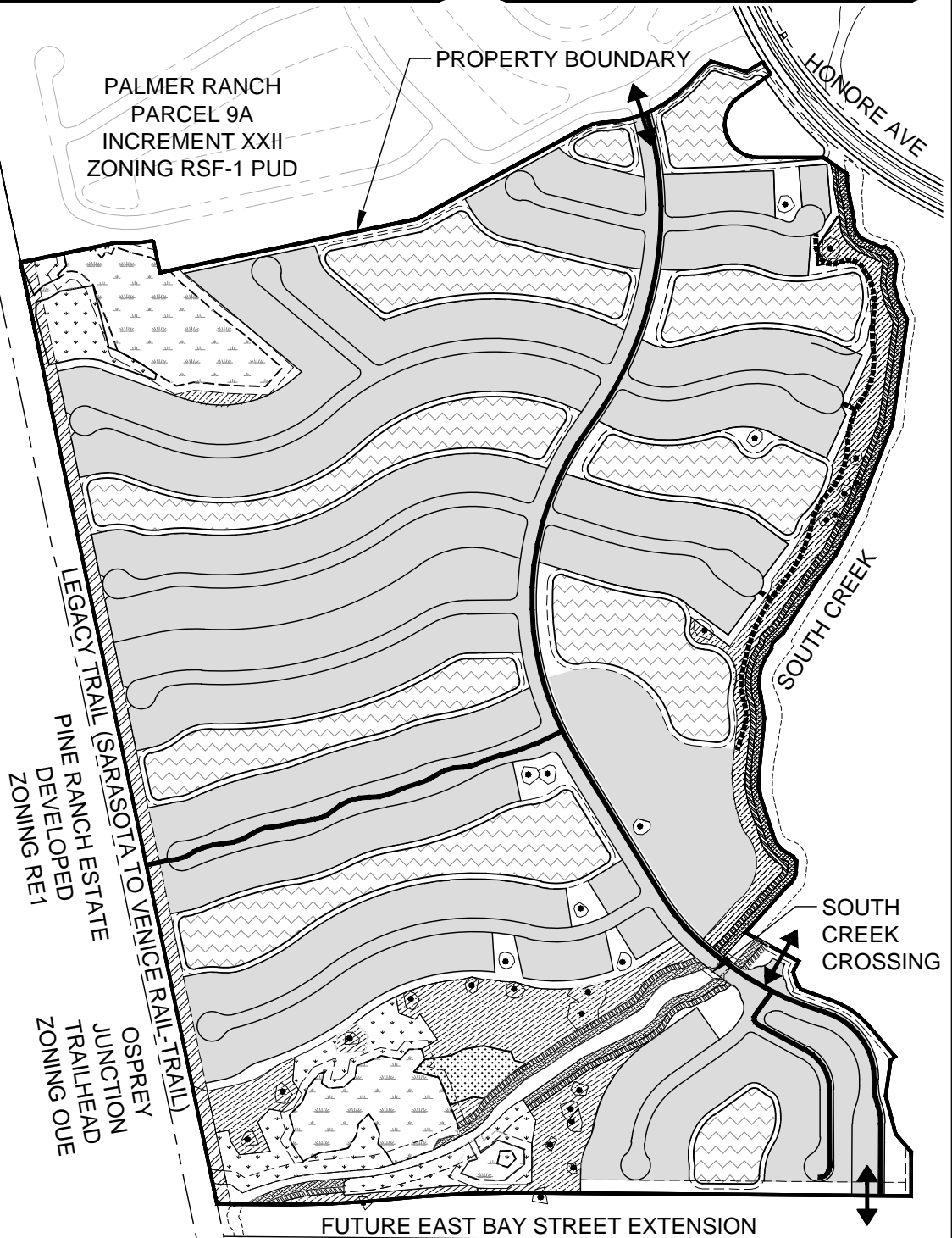
RESIDENTIAL DEVELOPMENT:	122.50 AC
LAKES / LITTORAL AREAS:	39.05 AC
UPLAND PRESERVATION / MESIC HAMMOCK / PERIMETER BUFFERS / OTHER OPEN SPACE:	56.99 AC
WETLAND PRESERVATION / RESTORATION:	8.88 AC
TOTAL	227.42 AC

NOTES:

1. TOTAL NUMBER OF RESIDENTIAL UNITS: 500
2. OPEN SPACE PROVIDED $\pm 46\%$ (104.9 AC)
3. GROSS RESIDENTIAL DENSITY: 2.20 DU / AC



SCALE: 1" = 600'



NOTES

1. WETLAND LIMITS, MITIGATION AREAS, OPEN SPACE AND DEVELOPABLE AREAS MAY REQUIRE MODIFICATION TO BE IN COMPLIANCE WITH REGULATORY APPROVAL.
2. WETLAND BUFFERS MAY BE MODIFIED OR MAY RECEIVE MINOR ENCROACHMENTS SUBJECT TO REGULATORY APPROVAL.
3. MESIC HAMMOCK LIMITS MAY BE MODIFIED AS A RESULT OF FUTURE LAND PLANNING.
4. AN ENHANCED WATERCOURSE BUFFER WILL BE PROVIDED ALONG THE CHANNELIZED PORTION OF SOUTH CREEK IN COMPLIANCE WITH SECTION A OF THE SITE DEVELOPMENT DESIGN TECHNICAL MANUAL.

PALMER RANCH INCREMENT XXIV (PARCEL 9C)

MASTER DEVELOPMENT PLAN

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD
SARASOTA, FLORIDA 34232
PHONE: (941) 371-3008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

01 38S 18E
SARASOTA COUNTY, FLORIDA

FILE NAME: 29716E0603C3.dwg

SHEET: C-3 1 OF 1



7301 MERCHANT CT. - SUITE A,
SARASOTA, FL 34240
P: 941-907-8995 F: 941-907-3054
EMAIL: info@waldropengineering.com



LEGEND



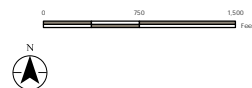
Palmer Ranch
Increment XXIV



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Palmer Ranch - Increment XXIV - Parcel 9C
Site Aerial Map
June 2015

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



ATTACHMENT II

ORDINANCE NO. 2016-037

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 2015-010, AS AMENDED; 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.

2016 AUG 29 PM 3:31
 BOARD RECORDING
 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 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 6,733 acres, located west of Interstate 75 (I-75), south of Clark Road, east of U.S. 41, and north of Preymore Street, more particularly described in Exhibit A, attached hereto and made part hereof by reference.

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 April 21, 2015, the Board adopted Ordinance No. 2015-010 amending and restating the MDO 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 Conditions of Approval (Exhibit B of Ordinance No. 91-170, as amended), and adding Parcel 9A as Increment XXII.

1.6 On September 28, 2015, 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.

1.7 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.

1.8 The proposed changes to the Palmer Ranch Master Development Order pursuant to Chapter 380.06, Florida Statutes, include adding approximately 227 acres, Parcel 9C, to Conceptual Master Development Plan (Exhibit C of Ordinance No. 2015-010) as Increment XXIV.

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

1.10 The Sarasota County Planning Commission held a duly noticed public hearing on the NOPC on, July 7, 2016, and received all pertinent evidence and testimony, and recommended approval of the NOPC.

1.11 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 August 9, 2016, and was duly provided to the Florida DEO, the SWFRPC, and other persons designated by DEO rules.

1.12 The Board held a duly noticed public hearing on the NOPC on August 23, 2016.

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

1.14 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.

1.15 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.

1.16 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.

1.17 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.

1.18 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 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 – September 28, 2015; and
- III. Conceptual Master Development Plan – December 21, 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 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 to the Palmer Ranch Master Development Order (Ordinance No. 2015-010).

3.1 The Board hereby approves the modifications to the Master Development Order for the Palmer Ranch DRI subject to Exhibit B, attached hereto and incorporated herein by reference, subject to the other provisions of the Development Order, Ordinance No. 2015-010, as amended.

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. Non-Exemption from County Regulations.

4.1 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 5. Enforcement.

5.1 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.

5.2 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.

5.3 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.

5.4 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 6. Severability.

6.1 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.

6.2 Nothing in Section 6.1 shall override the effect of an appeal pursuant to Section 380.07(2), Florida Statutes.

SECTION 7. Service and Recording.

7.1 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.

7.2 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

Margaret Wuerstle
Southwest Florida Regional Planning Council
Email: mwuerstle@swfrpc.org

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

SECTION 8. Effective Date.

8.1 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 23 of August, 2016.

**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 – Conceptual Master Development 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 $\frac{1}{4}$ of said Section 15; thence N-89°36'31"-W along the Northerly line of said Southeast $\frac{1}{4}$ a distance of 45.00 feet; thence S-00°16'17"-W parallel with the Easterly line of said Southeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southwest $\frac{1}{4}$ a distance of 75.00 feet; thence S-00°16'17"-W parallel with the Westerly line of said Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 14; thence S-89°36'06"-E along the Northerly line of said Southeast $\frac{1}{4}$ a distance of 50.00 feet; thence S-00°13'09"-W parallel with the Westerly line of said Southeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 14; thence S-00°16'16"-W parallel with the Westerly line of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 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.

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.

(New Parcels)

AND

A Tract of land lying in the South ½ of Section 6, Township 38 South, Range 19 East, Sarasota County, Florida, and described as follows:

COMMENCE at the south ¼ corner of said Section 6, said point being on the north line of Scherer Thaxton Preserve, thence N88°12'51"E, along the south line of the Southeast ¼ of said Section 6, and the north line of said Preserve, a distance of 314.86 feet to its intersection with the easterly right-of-way line of Honore Avenue (120 foot Public right-of-way) as recorded in Road Plat Book 4, Page 78, in the Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence northerly along said easterly right-of-way line for the following four (4) calls: (1) thence N12°26'02"W, a distance of 217.53 feet to the point of curvature of a curve to the left having a radius of 941.00 feet and a central angle of 64°06'43"; (2) thence northwesterly along the arc of said curve, a distance of 1,052.95 feet to the point of tangency of said curve; (3) thence N76°32'45"W, a distance of 545.02 feet to the point of curvature of a curve to the right having a radius of 821.00 feet and a central angle of 01°20'37"; (4) thence westerly along the arc of said curve, a distance of 19.25 feet to the end of said curve; thence N32°25'36"E a distance of 649.81 feet to the point of curvature of a curve to the right having a radius of 2,143.00 feet and a central angle of 23°50'25"; thence northeasterly along the arc of said curve, a distance of 891.68 feet to a point of the westerly right-of-way line of State Road 93 (Interstate 75, Section 17075-2406), variable width limited access highway) as recorded in Road Plat Book 2, Page 54, said Public Records; thence along said westerly right-of-way line for the following three (3) calls: (1) thence S12°01'55"E a distance of 201.22 feet; (2) thence S10°53'10"E a distance of 600.10 feet; (3) thence S12°01'55"E a distance of 1,480.26 feet to a point on the south line of the Southeast ¼ of said Section 6; thence S88°12'51"W along said south line, a distance of 135.59 feet to the POINT OF BEGINNING. Said Tract contains 1,148,378 square feet or 26.3631 acres, 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, and described as follows:

BEGIN at the south ¼ corner of said Section 6, also being the north line of Scherer Thaxton Preserve; thence N89°47'37"W along the south line of the Southwest ¼ of said Section 6, and also said north line of Preserve, a distance of 2,247.68 feet to the southwest corner of said Section 6, also being the southeast corner of the above-mentioned Section 1, the northwest corner of said Scherer Thaxton Preserve and the northeast corner of Oscar Scherer State Park; thence along the north line of said Oscar Scherer State Park for the following two (2) calls: (1) thence N89°31'32"W along the south line of the Southeast ¼ of said Section 1, a distance of 2,692.52 feet to the south ¼ of said Section 1, a distance of 1,778.74 feet to its intersection with the east right-of-way line of Legacy Trail (100 foot wide public right-of-way, old railroad) as recorded in Official Records Instrument Number 2005008585, in the Public Records of Sarasota County, Florida, also being the northwest corner of Oscar Scherer State Park; thence N11°45'15"W along said east right-of-way line, a distance of 122.78 feet; thence S89°31'57"E a distance of 281.07 feet to the point of curvature of a curve to the left having a radius of 2,863.95 feet and a central angle of 05°32'54"; thence easterly along the arc of said curve, a distance of 277.34 feet to the point of tangency of said curve; thence N84°55'09"E a distance of 201.91 feet to the point of curvature of a curve to the right having a radius of 3,641.32 feet and a central angle of 05°32'54"; thence easterly along the arc of said curve, a distance of 1,453.69 feet; thence N00°28'31"E a distance of 162.25 feet; thence N41°22'32"W a distance of 88.93 feet; thence N14°32'31"W a distance of

144.44 feet; thence N08°08'27"E a distance of 132.86 feet; thence N49°36'30"E a distance of 20.77 feet; thence N40°23'30"W a distance of 153.17 feet to the point of curvature of a curve to the left having a radius of 305.00 feet and a central angle of 32°48'27"; thence northwesterly along the arc of said curve, a distance of 174.64 feet to the point of reverse curvature of a curve to the right having a radius of 1,165.00 feet and a central angle of 05°38'44"; thence westerly along the arc of said curve, a distance of 114.79 feet to the end of said curve; thence N22°26'47"E, radial to the last state curve, a distance of 5.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 20.00 feet and a central angle of 57°05'24"; thence northwesterly along the arc of said curve, a distance of 19.93 feet, said curve having a chord bearing and distance of N39°00'31"W, 19.22 feet, to the point of reverse curvature of a curve to the left having a radius of 127.00 feet and a central angle of 15°57'10"; thence northerly along the arc of said curve, a distance of 35.36 feet to the point of reverse curvature of a curve to the right having a radius of 20.00 feet and a central angle of 54°38'10"; thence northerly along the arc of said curve, a distance of 19.07 feet to the end of said curve; thence N28°20'52"E, non-tangent to the last stated curve, a distance of 34.91 feet; thence N61°39'08"W a distance of 222.07 feet; thence N42°01'36"E a distance of 223.50 feet to the point of curvature of a non-tangent curve to the left having a radius of 82.10 feet and a central angle of 46°51'54"; thence northeasterly along the arc of said curve, a distance of 67.15 feet, said curve having a chord bearing and distance of N33°08'13"E, 65.30 feet, to the end of said curve; thence N03°55'09"E, non-tangent to the last stated curve, a distance of 44.27 feet to the point of curvature of a non-tangent curve to the left, having a radius of 59.78 feet and a central angle of 40°29'14"; thence northwesterly along the arc of said curve, a distance of 35.18 feet, said curve having a chord bearing and distance of N46°04'24"W, 34.45 feet, to the point of reverse curvature of a curve to the right having a radius of 110.50 feet and a central angle of 50°44'28"; thence northwesterly along the arc of said curve, a distance of 97.86 feet to the end of said curve; thence N17°43'43"W, non-tangent to the last stated curve, a distance of 148.88 feet to the point of curvature of a curve to the right having a radius of 176.91 feet and a central angle of 22°56'00"; thence northerly along the arc of said curve, a distance of 70.81 feet to the end of said curve; thence N05°53'18"E, non-tangent to the last stated curve, a distance of 175.47 feet, to the point of curvature of a curve to the left having a radius of 339.86 feet and a central angle of 21°00'49"; thence northerly along the arc of said curve, a distance of 124.65 feet to the point of reverse curvature of a curve to the right having a radius of 193.99 feet and a central angle of 54°36'30"; thence northerly along the arc of said curve, a distance of 184.99 feet to the end of said curve; thence N13°59'25"E a distance of 54.44 feet; thence N32°38'04"E a distance of 224.77 feet; thence N35°59'52"E a distance of 120.73 feet; thence N27°26'12"E a distance of 87.66 feet; thence N25°32'07"E a distance of 113.53 feet; thence N21°42'42"E a distance of 325.00 feet; thence N08°24'02"E a distance of 261.03 feet; thence N07°35'46"E a distance of 129.29 feet; thence N24°53'05"W a distance of 80.60 feet; thence N13°47'52"W a distance of 58.97 feet; thence N04°30'37"E a distance of 34.81 feet to the point of curvature of a non-tangent curve to the right, having a radius of 76.29 feet and a central angle of 17°14'21"; thence northerly along the arc of said curve, a distance of 22.95 feet, said curve having chord bearing and a distance of N07°34'34"E, 22.87 feet, to the point of reverse curvature of a curve to the left having a radius of 61.71 feet and a central angle of 31°14'26"; thence northerly along the arc of said curve, a distance of 33.65 feet to the point of compound curvature of a curve to the left having a radius of 84.32 feet and a central angle of 10°02'38"; thence northerly along the arc of said curve, a distance of 14.78 feet to the point of compound curvature of a curve to the left having a radius of 69.66 feet and a central angle of 41°07'21"; thence northwesterly along the arc of said curve, a distance of 50.00 feet to the end of said curve; thence S80°27'58"W, non-tangent to the last stated curve, a distance of 12.79 feet; thence N65°39'17"W a distance of 73.14 feet to the point of curvature of a non-tangent curve to the right, having a radius of 64.03 feet and a central angle of 70°07'17"; thence northwesterly along the arc of said curve a distance of 78.36 feet, said curve having a chord bearing and distance of N27°45'02"W, 73.56 feet, to the end of said curve; thence N10°50'59"W, non-tangent to the last stated curve, a distance of 142.66 feet; thence N00°57'35"E a distance of 29.01 feet; thence N11°11'32"W a distance of 8.27 feet; thence N89°45'07"W, a distance of 242.17 feet to the point of curvature of a curve to the right having a radius of 122.80

feet and a central angle of $143^{\circ}50'59''$; thence northerly along the arc of said curve, a distance of 308.31 feet to the point of tangency of said curve; thence $N54^{\circ}05'52''E$ a distance of 146.40 feet to the point of curvature of non-tangent curve to the left, having a radius of 1,490.00 feet and a central angle of $27^{\circ}10'03''$, said point being on the southwesterly right-of-way line of Honore Avenue (120 foot wide public right-of-way) as recorded in Road Plat Book 4, Page 78, in said Public Records; thence along said southwesterly right-of-way line for the following eight (8) calls; (1) thence southeasterly along the arc of said curve, a distance of 706.50 feet, said curve having a chord bearing and distance of $S48^{\circ}05'54''E$, 699.90 feet, to the point of tangency of said curve; (2) thence $S61^{\circ}40'56''E$ a distance of 1,740.18 feet to the point of curvature of a curve to the right having a radius of 1,590.00 feet and a central angle of $40^{\circ}39'59''$; (3) thence southeasterly along the arc of said curve, a distance of 1,128.52 feet to the point of tangency of said curve; (4) thence $S21^{\circ}00'57''E$ a distance of 753.83 feet to the point of curvature of a curve to the left having a radius of 941.00 feet and a central angle of $55^{\circ}31'49''$; (5) thence southeasterly along the arc of said curve, a distance of 912.00 feet to the point of tangency of said curve; (6) thence $S76^{\circ}32'45''E$ a distance of 545.02 feet to the point of curvature of a curve to the right having a radius of 821.00 feet and a central angle of $64^{\circ}06'43''$; (7) thence southeasterly along the arc of said curve, a distance of 918.67 feet to the point of tangency of said curve; (8) thence $S12^{\circ}26'02''E$ a distance of 194.97 feet to the intersection with the south line of the Southeast $\frac{1}{4}$ of said Section 6; thence $S88^{\circ}12'51''W$ along said south line, a distance of 192.75 feet to the POINT OF BEGINNING. Said tract contains 10,847,907 square feet of 249.0337 acres, more or less.

AND

A parcel of land lying in Sections 7, 17, and 18, Township 38 South, Ranch 19 East and Section 13, Township 38 South, Range 18 East, both in Sarasota County, Florida, the limits of which are as follows:

The approximate triangle within the above stated Sections having its easterly line of which is the easterly right-of-way of State Road 93 (Interstate 75), Section 17075-2406, variable width public limited access highway) as recorded in Road Plat Book 2, Page 36, in the Public Records of Sarasota County, Florida; the northwesterly line of which is the southeasterly right-of-way line of State Road 681 (Venice Connector), Section 17005-2501 (variable width public limited access right-of-way), as recorded in Road Plat Book 2, Page 52, said Public Records; the easterly line of which is the easterly right-of-way line of the Legacy Trail (100 foot wide public right-of-way) as recorded in Official Records Instrument Number 2005008585, said Public Records; the south line of which is the south lines of said Sections 13, 18, and 17, also being the north lines of Calusa Lakes, Units 1, 2, & 4, as recorded in Plat Book 35, Page 34, Plat Book 35, Page 7, and Plat Book 36, Page 24, respectively, in said Public Records.

AND

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

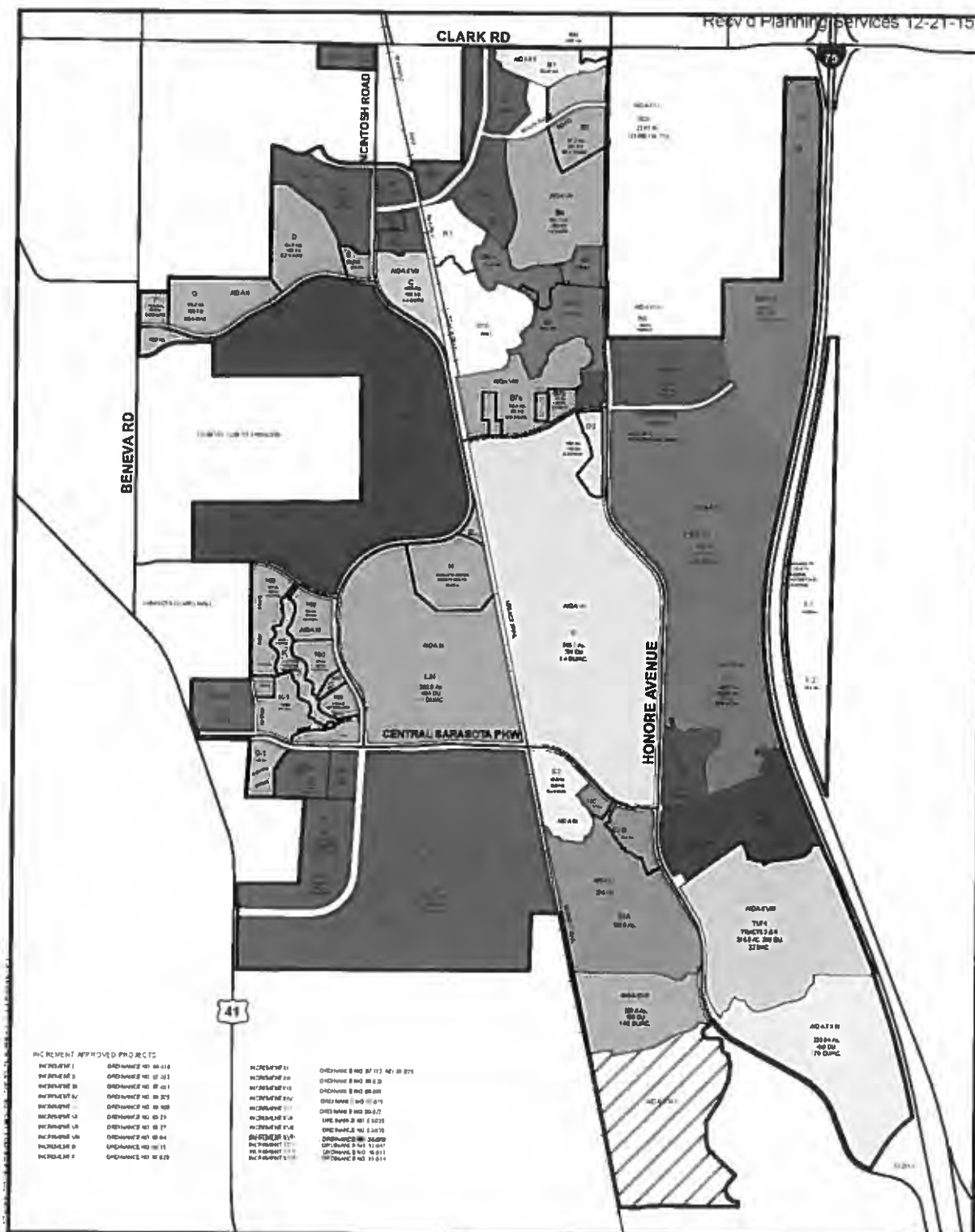
COMMENCE AT NORTHWEST CORNER OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 18, SAID SARASOTA COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}50'47''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 268.11 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY FORMERLY KNOWN AS SEABOARD AIR LINE RAILWAY CO., VENICE BRANCH RIGHT-OF-WAY (A 100 FOOT RIGHT-OF-WAY), THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN QUIT-CLAIM DEED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005008586 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA; THENCE SOUTH $11^{\circ}46'59''$ EAST, ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY AND ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 1,906.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH $78^{\circ}22'06''$ EAST, A DISTANCE OF 362.39 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 134.98 FEET ALONG

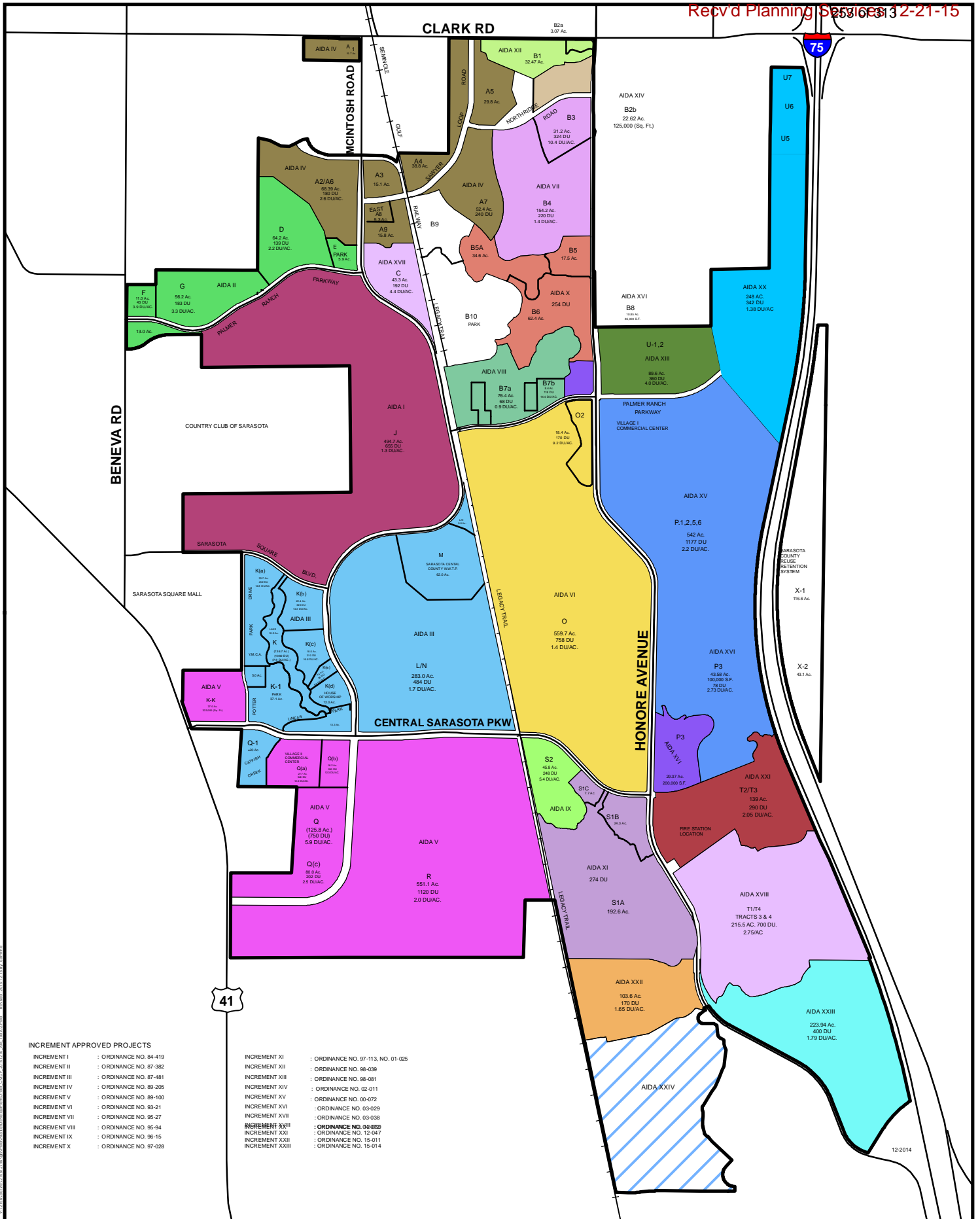
THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 15°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 87°09'02" EAST, 134.57 FEET; THENCE SOUTH 11°46'59" EAST, A DISTANCE OF 120.11 FEET; THENCE NORTH 78°13'01" EAST, A DISTANCE OF 968.29 FEET; THENCE NORTH 61°25'03" EAST, A DISTANCE OF 705.86 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 146.00 FEET, THROUGH A CENTRAL ANGLE OF 26°43'20" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 74°46'43" EAST, 67.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 293.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 454.00 FEET, THROUGH A CENTRAL ANGLE OF 36°59'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 69°38'26" EAST, 288.10 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 126.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 620.51 FEET, THROUGH A CENTRAL ANGLE OF 11°39'46" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°18'36" EAST, 126.09 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 55.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 183.31 FEET, THROUGH A CENTRAL ANGLE OF 17°23'09" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 48°10'18" EAST, 55.41 FEET; THENCE SOUTH 73°25'10" EAST, A DISTANCE OF 134.93 FEET; THENCE NORTH 58°40'06" EAST, A DISTANCE OF 70.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HONORE AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014029026 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA, THE SAME BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 52.87 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,490.00 FEET, THROUGH A CENTRAL ANGLE OF 02°01'59" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 33°29'53" EAST, 52.87 FEET; THENCE SOUTH 54°05'52" WEST, A DISTANCE OF 146.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 308.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 122.80 FEET, THROUGH A CENTRAL ANGLE OF 143°50'59" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°49'37" EAST, 233.48 FEET; THENCE SOUTH 89°45'07" EAST, A DISTANCE OF 242.17 FEET; THENCE SOUTH 55°44'03" EAST, A DISTANCE OF 102.75 FEET; THENCE SOUTH 11°11'32" EAST, A DISTANCE OF 8.27 FEET; THENCE SOUTH 00°57'35" WEST, A DISTANCE OF 29.01 FEET; THENCE SOUTH 10°50'59" EAST, A DISTANCE OF 142.66 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 78.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.03 FEET, THROUGH A CENTRAL ANGLE OF 70°07'17" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°45'02" EAST, 73.56 FEET; THENCE SOUTH 65°39'17" EAST, A DISTANCE OF 73.14 FEET; THENCE NORTH 80°27'58" EAST, A DISTANCE OF 12.79 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 50.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.66 FEET, THROUGH A CENTRAL ANGLE OF 41°07'21" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°39'00" EAST, 48.93 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 14.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 84.32 FEET, THROUGH A CENTRAL ANGLE OF 10°02'38" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°04'01" EAST, 14.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 33.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 61.71 FEET, THROUGH A CENTRAL ANGLE OF 31°14'26" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 00°34'31" WEST, 33.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 22.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 76.29 FEET, THROUGH A CENTRAL ANGLE OF 17°14'21" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 07°34'34" WEST, 22.87 FEET; THENCE SOUTH 04°30'37" WEST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 13°47'52" EAST, A DISTANCE OF 58.97 FEET; THENCE SOUTH 24°53'05" EAST, A DISTANCE OF 80.60 FEET; THENCE SOUTH 07°35'46" WEST, A DISTANCE OF 129.29 FEET; THENCE SOUTH 08°24'02" WEST, A DISTANCE OF 261.03 FEET; THENCE SOUTH 21°42'42" WEST, A DISTANCE OF 325.00 FEET; THENCE SOUTH 25°32'07" WEST, A DISTANCE OF 113.53 FEET; THENCE SOUTH 27°26'12" WEST, A DISTANCE OF 87.66 FEET; THENCE SOUTH 35°59'52" WEST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 32°38'04" WEST, A DISTANCE OF 224.77 FEET; THENCE SOUTH 46°23'47" WEST, A DISTANCE OF 54.44 FEET; THENCE SOUTH 13°59'25" WEST, A DISTANCE OF 24.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 184.89 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 193.99 FEET, THROUGH A CENTRAL ANGLE OF 54°36'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 12°10'44" WEST, 177.97 FEET TO A POINT OF REVERSE

CURVATURE; THENCE SOUTHERLY, 124.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 339.86 FEET, THROUGH A CENTRAL ANGLE OF 21°00'49" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 04°37'06" EAST, 123.95 FEET; THENCE SOUTH 05°53'18" WEST, A DISTANCE OF 175.47 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 70.81 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 176.91 FEET, THROUGH A CENTRAL ANGLE OF 22°56'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 06°15'43" EAST, 70.34 FEET; THENCE SOUTH 17°43'43" EAST, A DISTANCE OF 148.88 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 97.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET, THROUGH A CENTRAL ANGLE OF 50°44'28" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 40°56'47" EAST, 94.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 35.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 49.78 FEET, THROUGH A CENTRAL ANGLE OF 40°29'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 46°04'24" EAST, 34.45 FEET; THENCE SOUTH 03°55'09" WEST, A DISTANCE OF 44.27 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 67.16 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 82.10 FEET, THROUGH A CENTRAL ANGLE OF 46°51'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 33°08'13" WEST, 65.30 FEET; THENCE SOUTH 42°01'36" WEST, A DISTANCE OF 223.50 FEET; THENCE SOUTH 61°39'08" EAST, A DISTANCE OF 222.07 FEET; THENCE SOUTH 28°20'52" WEST, A DISTANCE OF 34.91 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 19.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 54°38'10" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 00°54'06" WEST, 18.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 127.00 FEET, THROUGH A CENTRAL ANGLE OF 15°57'10" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°26'24" EAST, 35.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 19.93 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 57°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 39°00'31" EAST, 19.11 FEET; THENCE SOUTH 22°26'47" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 114.79 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,165.00 FEET, THROUGH A CENTRAL ANGLE OF 05°38'44" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 70°22'35" EAST, 114.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 174.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 32°48'27" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 56°47'44" EAST, 172.27 FEET; THENCE SOUTH 40°23'30" EAST, A DISTANCE OF 153.17 FEET; THENCE SOUTH 49°36'30" WEST, A DISTANCE OF 20.77 FEET; THENCE SOUTH 08°08'27" WEST, A DISTANCE OF 132.86 FEET; THENCE SOUTH 14°32'31" EAST, A DISTANCE OF 144.44 FEET; THENCE SOUTH 41°22'32" EAST, A DISTANCE OF 88.93 FEET; THENCE SOUTH 00°28'03" WEST, A DISTANCE OF 162.25 FEET; THENCE NORTH 89°31'57" WEST, A DISTANCE OF 1,453.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 352.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,641.32 FEET, THROUGH A CENTRAL ANGLE OF 05°32'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 87°41'36" WEST, 352.48 FEET; THENCE SOUTH 84°55'09" WEST, A DISTANCE OF 201.91 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 277.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,863.95 FEET, THROUGH A CENTRAL ANGLE OF 05°32'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 87°41'36" WEST, 277.23 FEET; THENCE NORTH 89°31'57" WEST, A DISTANCE OF 275.76 FEET TO A POINT ON AFORESAID RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY FORMERLY KNOWN AS SEABOARD AIR LINE RAILWAY CO., VENICE BRANCH RIGHT-OF-WAY (A 100 FOOT RIGHT-OF-WAY), THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN QUIT-CLAIM DEED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005008586 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA; THENCE NORTH 11°46'59" WEST, ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 3,546.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,908,037 SQUARE FEET OR 227.457 ACRES, MORE OR LESS.

EXHIBIT B – CONCEPTUAL MASTER DEVELOPMENT PLAN





INCREMENT APPROVED PROJECTS

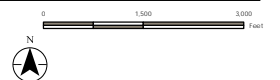
INCREMENT I	: ORDINANCE NO. 84-419	INCREMENT XI	: ORDINANCE NO. 97-113, NO. 01-025
INCREMENT II	: ORDINANCE NO. 87-382	INCREMENT XII	: ORDINANCE NO. 98-039
INCREMENT III	: ORDINANCE NO. 87-481	INCREMENT XIII	: ORDINANCE NO. 98-081
INCREMENT IV	: ORDINANCE NO. 89-205	INCREMENT XIV	: ORDINANCE NO. 02-011
INCREMENT V	: ORDINANCE NO. 89-100	INCREMENT XV	: ORDINANCE NO. 00-072
INCREMENT VI	: ORDINANCE NO. 93-21	INCREMENT XVI	: ORDINANCE NO. 03-029
INCREMENT VII	: ORDINANCE NO. 95-27	INCREMENT XVII	: ORDINANCE NO. 03-038
INCREMENT VIII	: ORDINANCE NO. 95-94	INCREMENT XVIII	: ORDINANCE NO. 04-009
INCREMENT IX	: ORDINANCE NO. 96-15	INCREMENT XIX	: ORDINANCE NO. 12-047
INCREMENT X	: ORDINANCE NO. 97-028	INCREMENT XX	: ORDINANCE NO. 15-011
		INCREMENT XXI	: ORDINANCE NO. 15-014
		INCREMENT XXII	
		INCREMENT XXIII	
		INCREMENT XXIV	



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Palmer Ranch Master Development Order
Conceptual Master Development Plan Map H-2
Palmer Ranch Development of Regional Impact
December 2015

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



ATTACHMENT III

ORDINANCE NO. 2016-038

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XXIV 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 XXIV DEVELOPMENT WITH CONDITIONS; PROVIDING FOR ORDINANCE TO BE DEEMED THE DEVELOPMENT ORDER; PROVIDING FOR BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXIV; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

BOARD RESOLUTION
FILED FOR THE RECORD
2016 AUG 29 PM 3:37
KAREN E. RUSSELL
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 September 28, 2015, 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 XXIV of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXIV 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. 2015-010, as amended.

1.2 The Palmer Ranch Increment XXIV development consists of approximately 227 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 XXIV development will be developed with 500 single family units on Parcel 9C. 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 July 7, 2016, 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 August 9, 2016, 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 August 23, 2016.

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 XXIV 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 XXIV

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 XIV) and Associated Documents – September 28, 2015;
- II. Sufficiency Response for Palmer Ranch Increment XXI v – December 21, 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 XXIV Development with Conditions.

3.1 The AIDA for the Palmer Ranch Increment XXIV 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 XXIV 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 XXIV.

5.1 The commencement date of Palmer Ranch Increment XXIV per Chapter 380.06(15)(c) 2, Florida Statutes is December 31, 2017.

5.1 5.2 The buildout date of Palmer Ranch Increment XXIV is December 31, 2023. 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 XXIV Development Order shall be December 31, 2023.

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

Margaret Wuerstle
Southwest Florida Regional Planning Council
Email: mwuerstle@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 23 day of August, 2016.

**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 – Native Habitat Preservation, Alteration, and Mitigation Plan

Exhibit E – Wildlife Corridor Plan

Exhibit F – Conceptual On-Site Surface Water Management Plan

EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 18, SAID SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°50'47" WEST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 268.11 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY FORMERLY KNOWN AS SEABOARD AIR LINE RAILWAY CO., VENICE BRANCH RIGHT-OF-WAY (A 100 FOOT RIGHT-OF-WAY), THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN QUIT-CLAIM DEED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005008586 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA; THENCE SOUTH 11°46'59" EAST, ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY AND ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 1,906.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 78°22'06" EAST, A DISTANCE OF 362.39 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 134.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 15°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 87°09'02" EAST, 134.57 FEET; THENCE SOUTH 11°46'59" EAST, A DISTANCE OF 120.11 FEET; THENCE NORTH 78°13'01" EAST, A DISTANCE OF 968.29 FEET; THENCE NORTH 61°25'03" EAST, A DISTANCE OF 705.86 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 146.00 FEET, THROUGH A CENTRAL ANGLE OF 26°43'20" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 74°46'43" EAST, 67.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 293.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 454.00 FEET, THROUGH A CENTRAL ANGLE OF 36°59'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 69°38'26" EAST, 288.10 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 126.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 620.51 FEET, THROUGH A CENTRAL ANGLE OF 11°39'46" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°18'36" EAST, 126.09 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 55.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 183.31 FEET, THROUGH A CENTRAL ANGLE OF 17°23'09" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 48°10'18" EAST, 55.41 FEET; THENCE SOUTH 73°25'10" EAST, A DISTANCE OF 134.93 FEET; THENCE NORTH 58°40'06" EAST, A DISTANCE OF 70.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HONORE AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014029026 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA, THE SAME BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 52.87 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,490.00 FEET, THROUGH A CENTRAL ANGLE OF 02°01'59" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 33°29'53" EAST, 52.87 FEET; THENCE SOUTH 54°05'52" WEST, A DISTANCE OF 146.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 308.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 122.80 FEET, THROUGH A CENTRAL ANGLE OF 143°50'59" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°49'37" EAST, 233.48 FEET; THENCE SOUTH 89°45'07" EAST, A DISTANCE OF 242.17 FEET; THENCE SOUTH 55°44'03" EAST, A DISTANCE OF 102.75 FEET; THENCE SOUTH 11°11'32" EAST, A DISTANCE OF 8.27 FEET; THENCE SOUTH 00°57'35" WEST, A DISTANCE OF 29.01 FEET; THENCE SOUTH 10°50'59" EAST, A DISTANCE OF 142.66 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 78.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.03 FEET, THROUGH A CENTRAL ANGLE OF 70°07'17" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°45'02" EAST, 73.56 FEET; THENCE SOUTH 65°39'17" EAST, A DISTANCE OF 73.14 FEET; THENCE NORTH 80°27'58" EAST, A DISTANCE OF 12.79 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 50.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.66 FEET, THROUGH A CENTRAL ANGLE OF 41°07'21" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°39'00" EAST, 48.93 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 14.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 84.32 FEET, THROUGH A CENTRAL ANGLE OF 10°02'38" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°04'01" EAST, 14.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 33.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 61.71 FEET, THROUGH A CENTRAL ANGLE OF 31°14'26" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 00°34'31" WEST, 33.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 22.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 76.29 FEET, THROUGH A CENTRAL ANGLE OF 17°14'21" AND

BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 07°34'34" WEST, 22.87 FEET; THENCE SOUTH 04°30'37" WEST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 13°47'52" EAST, A DISTANCE OF 58.97 FEET; THENCE SOUTH 24°53'05" EAST, A DISTANCE OF 80.60 FEET; THENCE SOUTH 07°35'46" WEST, A DISTANCE OF 129.29 FEET; THENCE SOUTH 08°24'02" WEST, A DISTANCE OF 261.03 FEET; THENCE SOUTH 21°42'42" WEST, A DISTANCE OF 325.00 FEET; THENCE SOUTH 25°32'07" WEST, A DISTANCE OF 113.53 FEET; THENCE SOUTH 27°26'12" WEST, A DISTANCE OF 87.66 FEET; THENCE SOUTH 35°59'52" WEST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 32°38'04" WEST, A DISTANCE OF 224.77 FEET; THENCE SOUTH 46°23'47" WEST, A DISTANCE OF 54.44 FEET; THENCE SOUTH 13°59'25" WEST, A DISTANCE OF 24.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 184.89 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 193.99 FEET, THROUGH A CENTRAL ANGLE OF 54°36'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 12°10'44" WEST, 177.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 124.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 339.86 FEET, THROUGH A CENTRAL ANGLE OF 21°00'49" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 04°37'06" EAST, 123.95 FEET; THENCE SOUTH 05°53'18" WEST, A DISTANCE OF 175.47 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 70.81 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 176.91 FEET, THROUGH A CENTRAL ANGLE OF 22°56'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 06°15'43" EAST, 70.34 FEET; THENCE SOUTH 17°43'43" EAST, A DISTANCE OF 148.88 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 97.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET, THROUGH A CENTRAL ANGLE OF 50°44'28" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 40°56'47" EAST, 94.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 35.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 49.78 FEET, THROUGH A CENTRAL ANGLE OF 40°29'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 46°04'24" EAST, 34.45 FEET; THENCE SOUTH 03°55'09" WEST, A DISTANCE OF 44.27 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 67.16 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 82.10 FEET, THROUGH A CENTRAL ANGLE OF 46°51'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 33°08'13" WEST, 65.30 FEET; THENCE SOUTH 42°01'36" WEST, A DISTANCE OF 223.50 FEET; THENCE SOUTH 61°39'08" EAST, A DISTANCE OF 222.07 FEET; THENCE SOUTH 28°20'52" WEST, A DISTANCE OF 34.91 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 19.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 54°38'10" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 00°54'06" WEST, 18.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 127.00 FEET, THROUGH A CENTRAL ANGLE OF 15°57'10" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°26'24" EAST, 35.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 19.93 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 57°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 39°00'31" EAST, 19.11 FEET; THENCE SOUTH 22°26'47" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 114.79 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,165.00 FEET, THROUGH A CENTRAL ANGLE OF 05°38'44" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 70°22'35" EAST, 114.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 174.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 32°48'27" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 56°47'44" EAST, 172.27 FEET; THENCE SOUTH 40°23'30" EAST, A DISTANCE OF 153.17 FEET; THENCE SOUTH 49°36'30" WEST, A DISTANCE OF 20.77 FEET; THENCE SOUTH 08°08'27" WEST, A DISTANCE OF 132.86 FEET; THENCE SOUTH 14°32'31" EAST, A DISTANCE OF 144.44 FEET; THENCE SOUTH 41°22'32" EAST, A DISTANCE OF 88.93 FEET; THENCE SOUTH 00°28'03" WEST, A DISTANCE OF 162.25 FEET; THENCE NORTH 89°31'57" WEST, A DISTANCE OF 1,453.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 352.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,641.32 FEET, THROUGH A CENTRAL ANGLE OF 05°32'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 87°41'36" WEST, 352.48 FEET; THENCE SOUTH 84°55'09" WEST, A DISTANCE OF 201.91 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 277.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,863.95 FEET, THROUGH A CENTRAL ANGLE OF 05°32'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 87°41'36" WEST, 277.23 FEET; THENCE NORTH 89°31'57" WEST, A DISTANCE OF 275.76 FEET TO A POINT ON AFORESAID RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY FORMERLY KNOWN AS SEABOARD AIR LINE RAILWAY CO., VENICE BRANCH RIGHT-OF-WAY (A 100 FOOT RIGHT-OF-WAY), THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN QUIT-CLAIM DEED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005008586 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA; THENCE NORTH 11°46'59" WEST, ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 3,546.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,908,037 SQUARE FEET OR 227.457 ACRES, MORE OR LESS.

EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

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

A. GENERAL

1. The Palmer Ranch Increment XXIV 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 XXIV 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 April 5, 2016, 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-2. 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 F-4. 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.

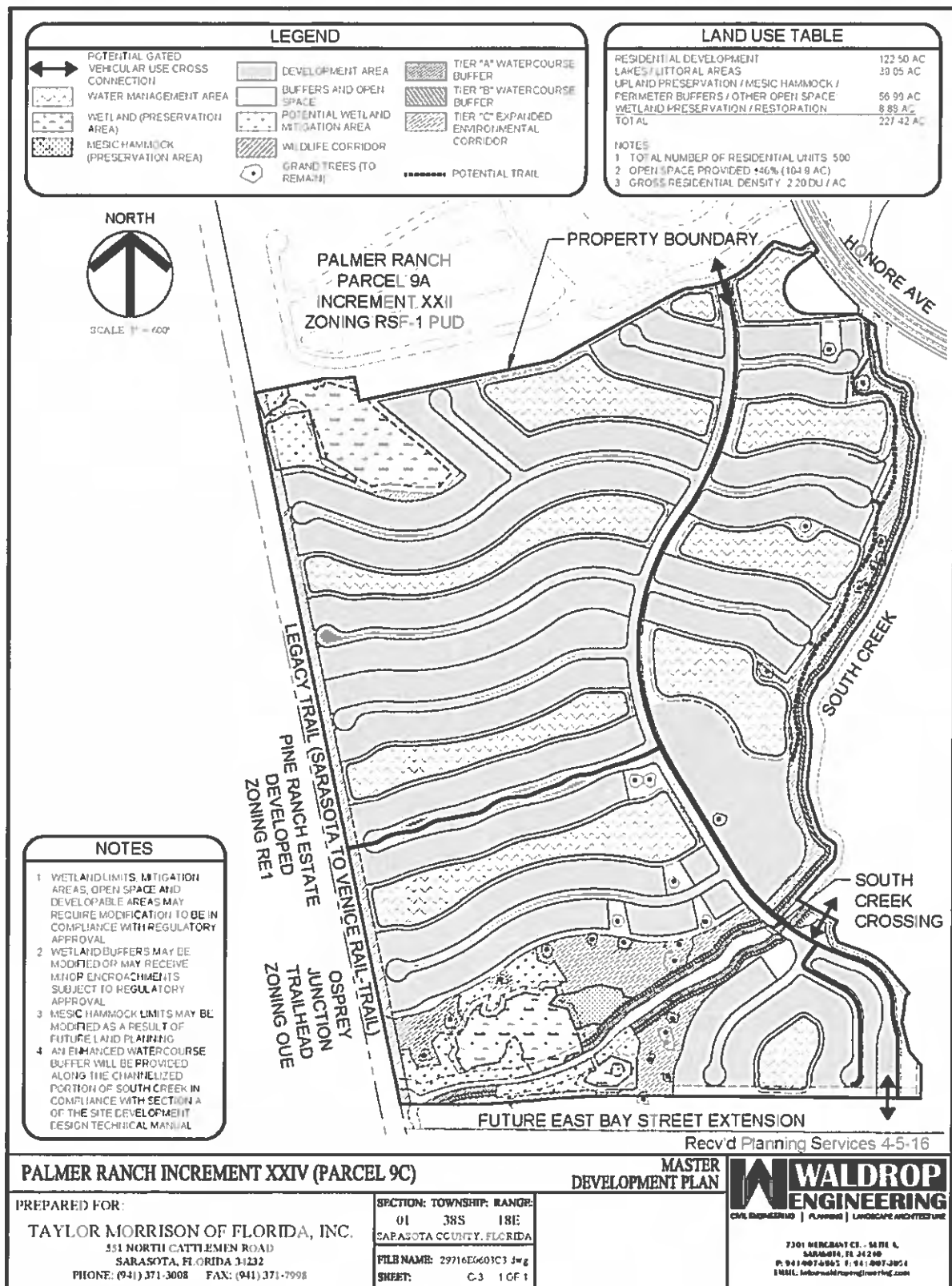
D. WATER QUALITY AND DRAINAGE

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. The development is required to extend the existing 12" water main located on Bay Street across the full frontage of the parcels southern boundary.
2. Prior to being granted Site Plan approval for the first phase of development, the owner shall submit a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems. The Master Plan will include a Water Quality Plan that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; an Irrigation Plan identifying the infrastructure required to supply the sites storage ponds with reclaimed water; and identification of any off-site improvements required.

EXHIBIT C – MASTER DEVELOPMENT PLAN



PALMER RANCH INCREMENT XXIV (PARCEL 9C)

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.
 551 NORTH CATTLEMAN ROAD
 SARASOTA, FLORIDA 34232
 PHONE: (941) 371-3008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:
 01 38S 18E
 SARASOTA COUNTY, FLORIDA

FILE NAME: 29716EG601C3.dwg
 SHEET: C-3 1 OF 1

MASTER
 DEVELOPMENT PLAN

Rec'd Planning Services 4-5-16

**WALDROP
 ENGINEERING**
 CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE ARCHITECTURE

7301 HARBORVIEW CT., SUITE 4,
 SARASOTA, FL 34236
 P: 941/407-4045 F: 941/407-2054
 EMAIL: info@waldropengineering.com

EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN

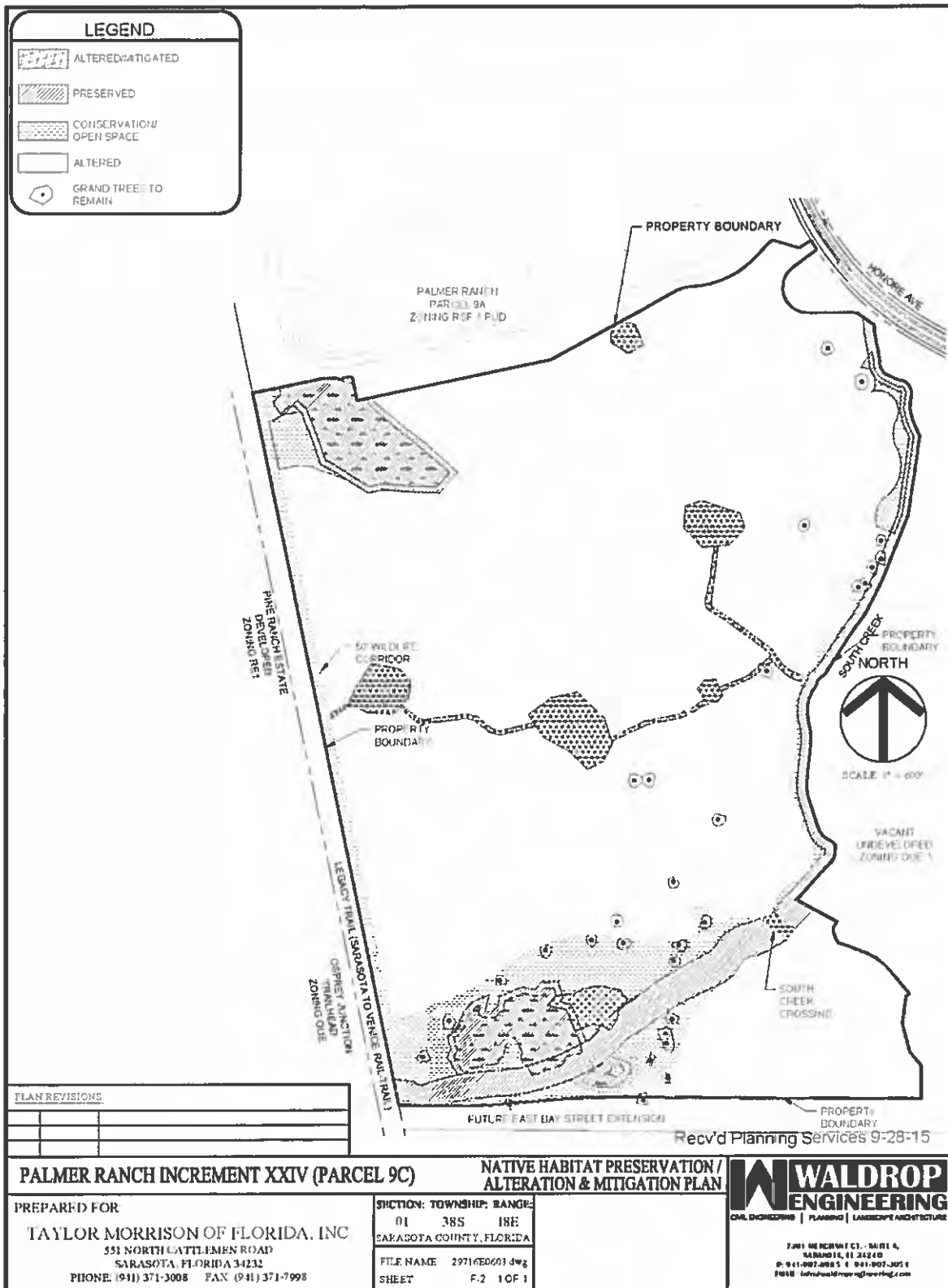
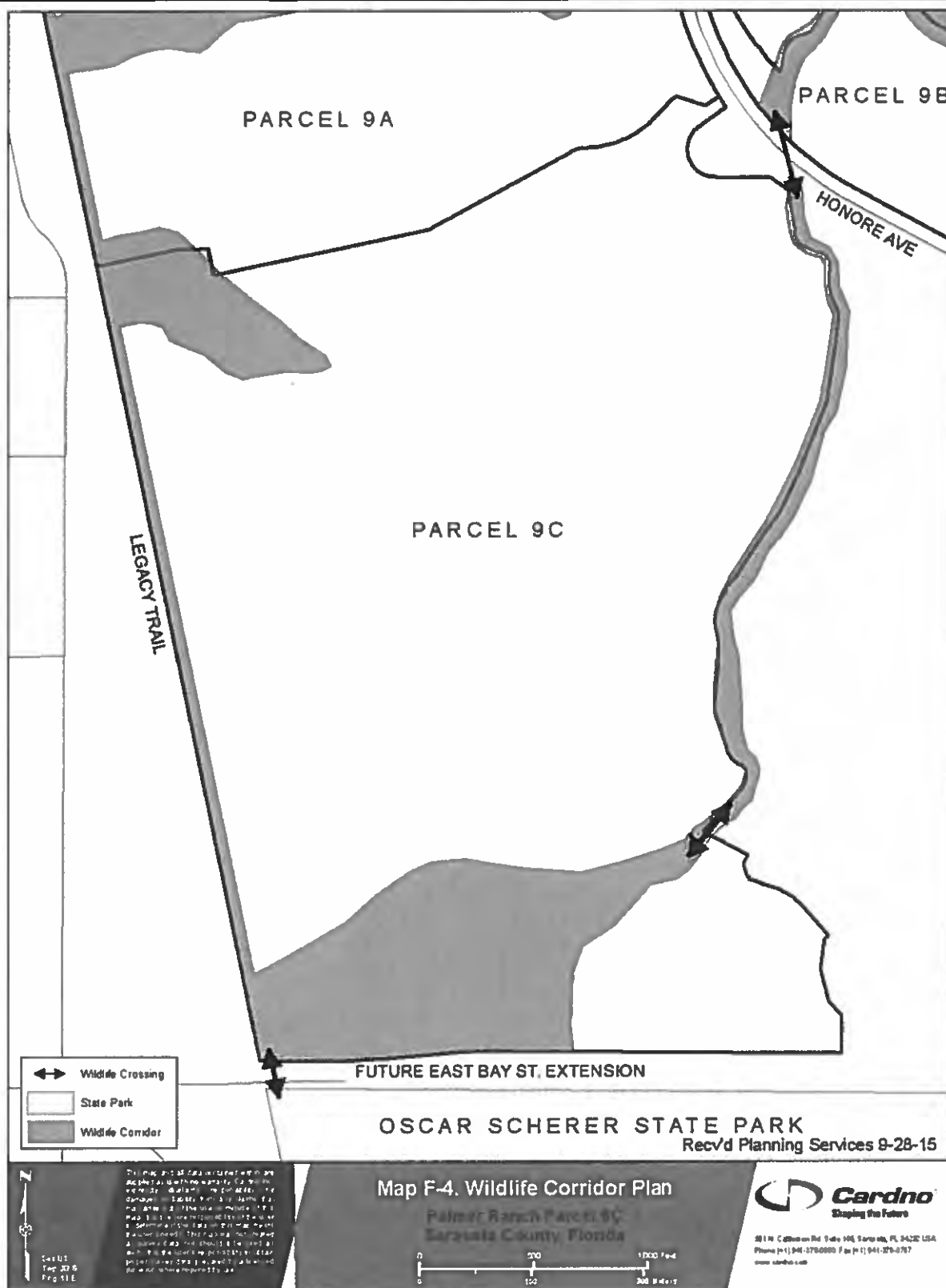



EXHIBIT E – WILDLIFE CORRIDOR PLAN







LEGEND




POTENTIAL GATED
VEHICULAR USE CROSS
CONNECTION




WATER MANAGEMENT AREA




WETLAND (PRESERVATION
AREA)




MESIC HAMMOCK
(PRESERVATION AREA)




DEVELOPMENT AREA




BUFFERS AND OPEN
SPACE




POTENTIAL WETLAND
MITIGATION AREA




WILDLIFE CORRIDOR




GRAND TREES (TO
REMAIN)




TIER "A" WATERCOURSE
BUFFER



TIER "B" WATERCOURSE
BUFFER



TIER "C" EXPANDED
ENVIRONMENTAL
CORRIDOR



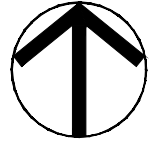
POTENTIAL TRAIL

LAND USE TABLE

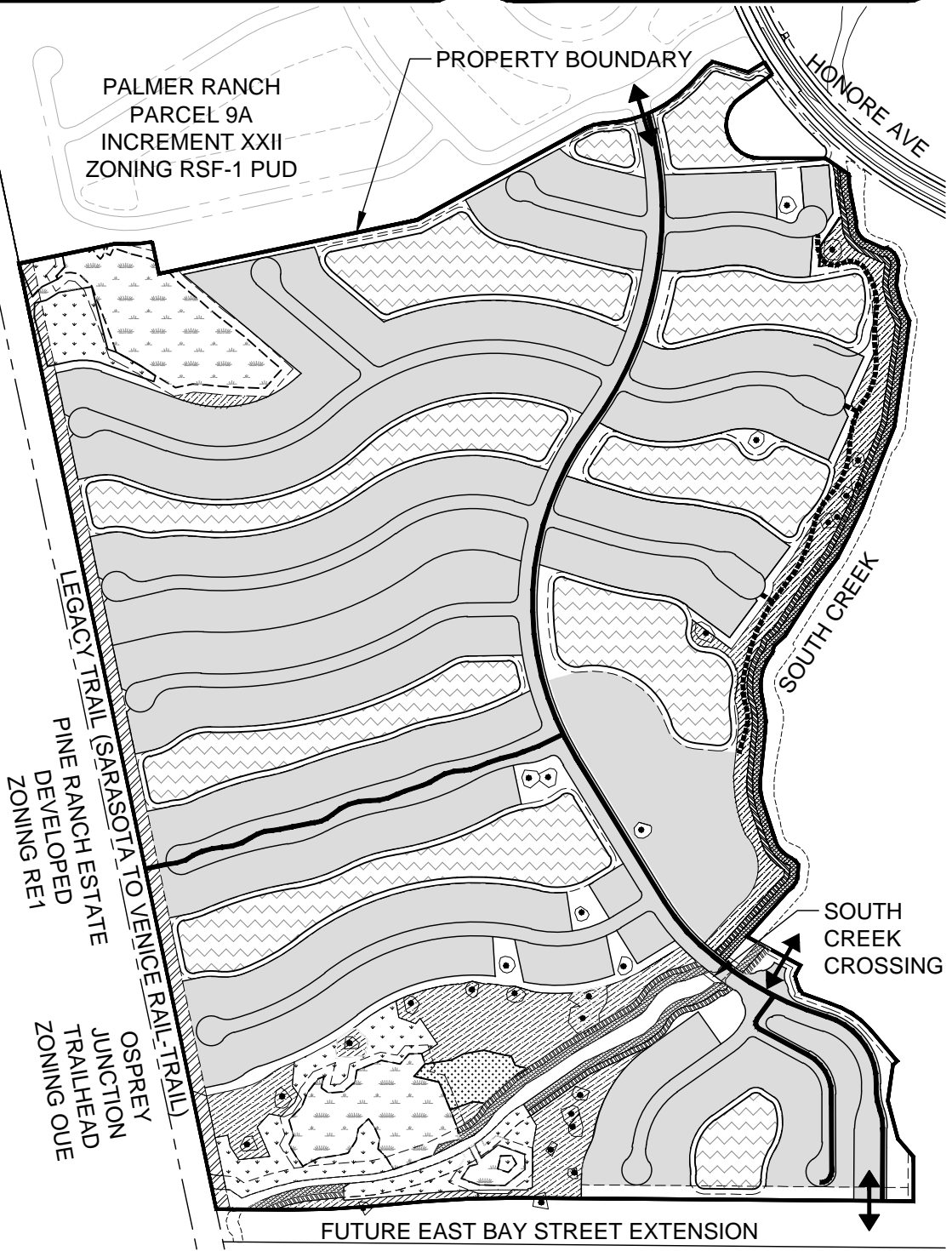
RESIDENTIAL DEVELOPMENT:	122.50 AC
LAKES / LITTORAL AREAS:	39.05 AC
UPLAND PRESERVATION / MESIC HAMMOCK / PERIMETER BUFFERS / OTHER OPEN SPACE:	56.99 AC
WETLAND PRESERVATION / RESTORATION:	8.88 AC
TOTAL	227.42 AC

NOTES:
1. TOTAL NUMBER OF RESIDENTIAL UNITS: 500
2. OPEN SPACE PROVIDED ±46% (104.9 AC)
3. GROSS RESIDENTIAL DENSITY: 2.20 DU / AC

NORTH



SCALE: 1" = 600'



NOTES

1. WETLAND LIMITS, MITIGATION AREAS, OPEN SPACE AND DEVELOPABLE AREAS MAY REQUIRE MODIFICATION TO BE IN COMPLIANCE WITH REGULATORY APPROVAL.
2. WETLAND BUFFERS MAY BE MODIFIED OR MAY RECEIVE MINOR ENCROACHMENTS SUBJECT TO REGULATORY APPROVAL.
3. MESIC HAMMOCK LIMITS MAY BE MODIFIED AS A RESULT OF FUTURE LAND PLANNING.
4. AN ENHANCED WATERCOURSE BUFFER WILL BE PROVIDED ALONG THE CHANNELIZED PORTION OF SOUTH CREEK IN COMPLIANCE WITH SECTION A OF THE SITE DEVELOPMENT DESIGN TECHNICAL MANUAL.

PALMER RANCH INCREMENT XXIV (PARCEL 9C)

MASTER DEVELOPMENT PLAN

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.
551 NORTH CATTLEMEN ROAD
SARASOTA, FLORIDA 34232
PHONE: (941) 371-3008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:
01 38S 18E
SARASOTA COUNTY, FLORIDA
FILE NAME: 29716E0603C3.dwg
SHEET: C-3 1 OF 1

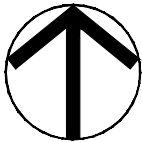
Rec'd Planning Services 4-5-16

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7301 MERCHANT CT. - SUITE A,
SARASOTA, FL 34240
P: 941-907-8985 F: 941-907-3054
EMAIL: info@waldropengineering.com

\\we-sar01\\\$\\WEServer-Sarasota\\297-16 (Palmer Ranch) Esplanade\\Drawings-Exhibits\\297-16-E06 Development Concept Plan\\Current Plans\\29716E0603C3.dwg

NORTH



SCALE: 1" = 600'

271 of 313

LEGEND



ALTERED/MITIGATED



ALTERED



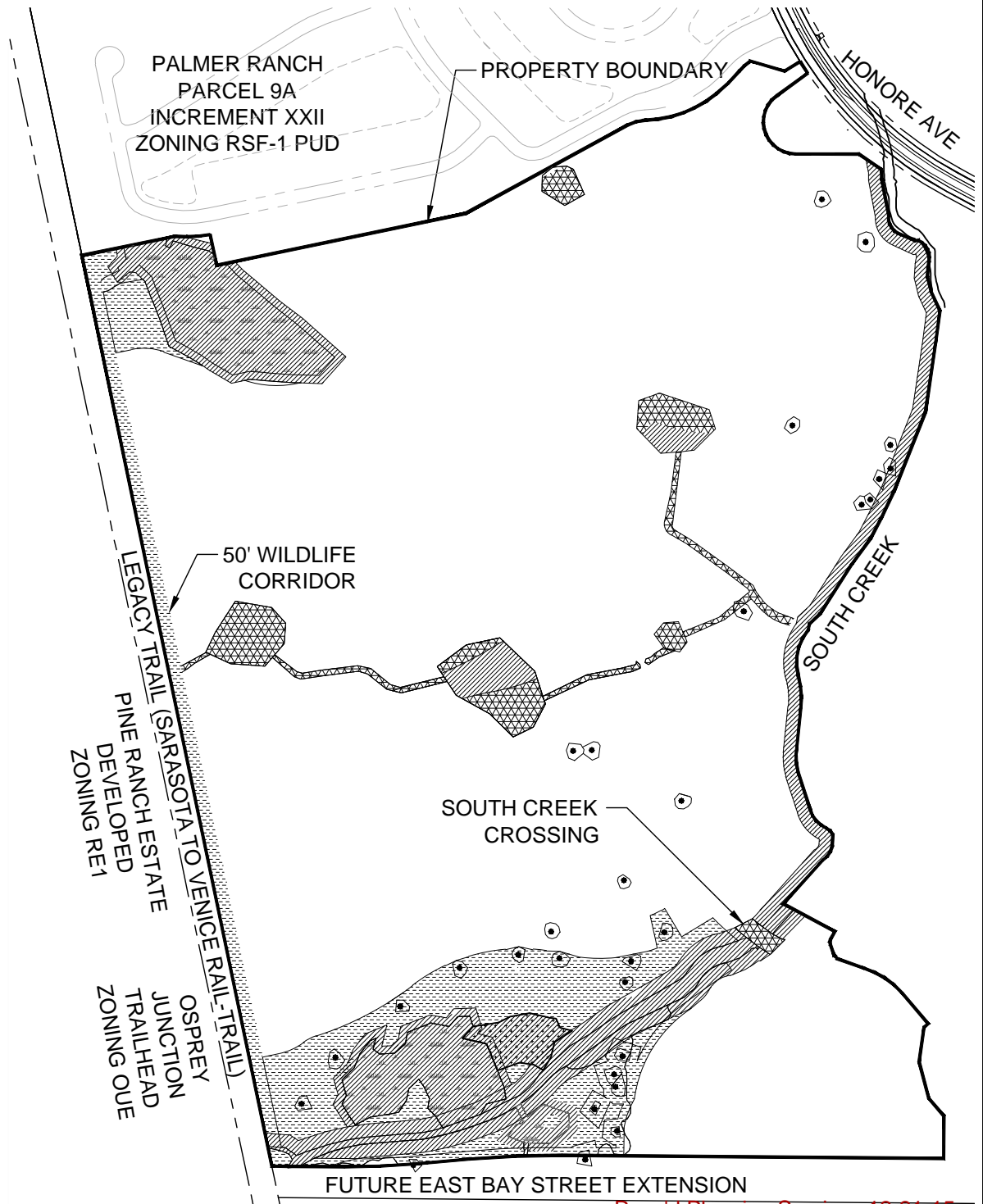
PRESERVED



GRAND TREES TO REMAIN



CONSERVATION/
OPEN SPACE



Rec'd Planning Services 12-21-15

PALMER RANCH INCREMENT XXIV (PARCEL 9C)

NATIVE HABITAT PRESERVATION /
ALTERATION & MITIGATION PLAN

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD
SARASOTA, FLORIDA 34232

PHONE: (941) 371-3008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

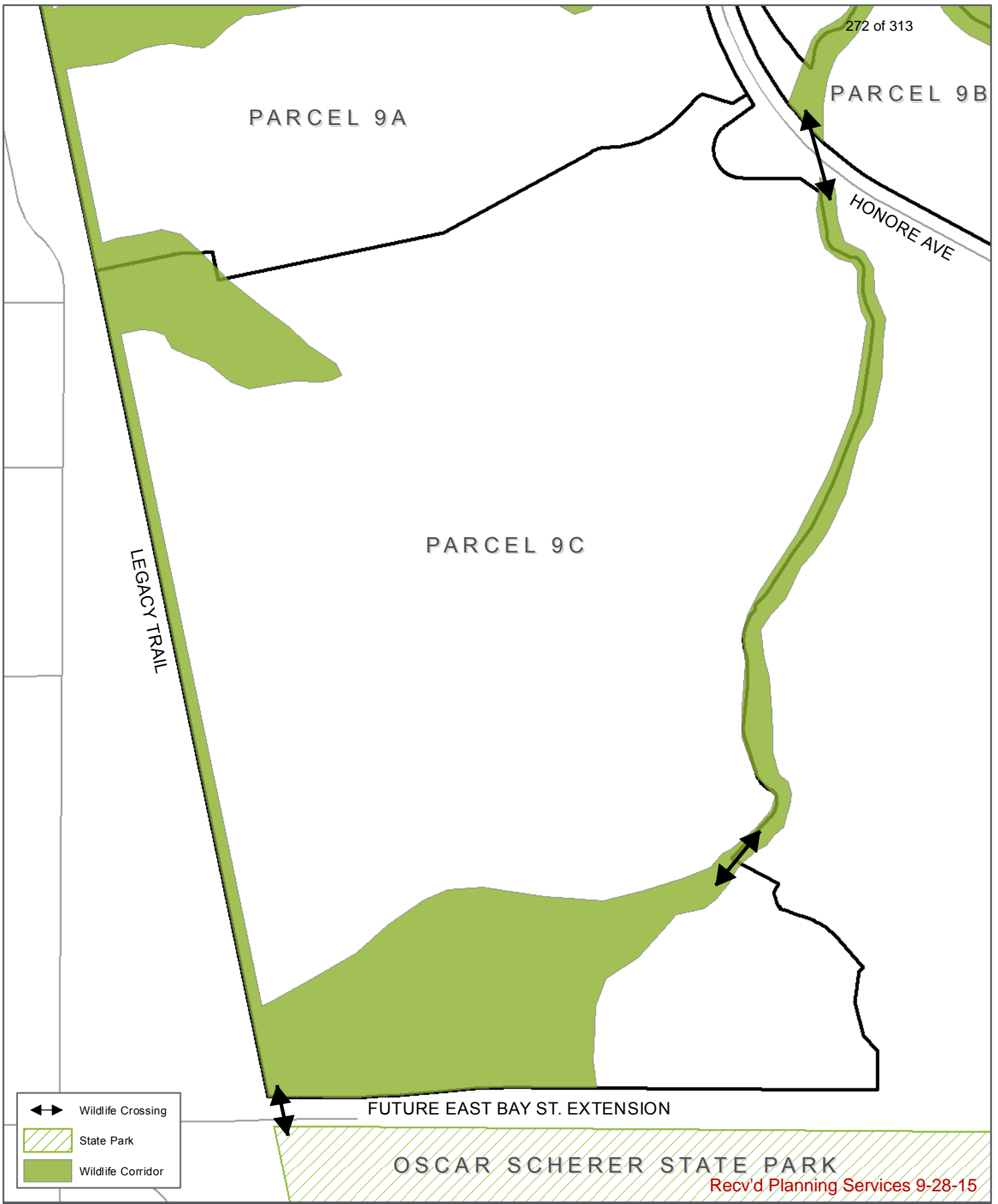
01 38S 18E

SARASOTA COUNTY, FLORIDA

FILE NAME: 29716E0603F2.dwg


SHEET: F-2 1 OF 1





Map F-4. Wildlife Corridor Plan
Palmer Ranch Parcel 9C
Sarasota County, Florida

0 500 1,000 Feet
0 150 300 Meters












Cardno
Shaping the Future

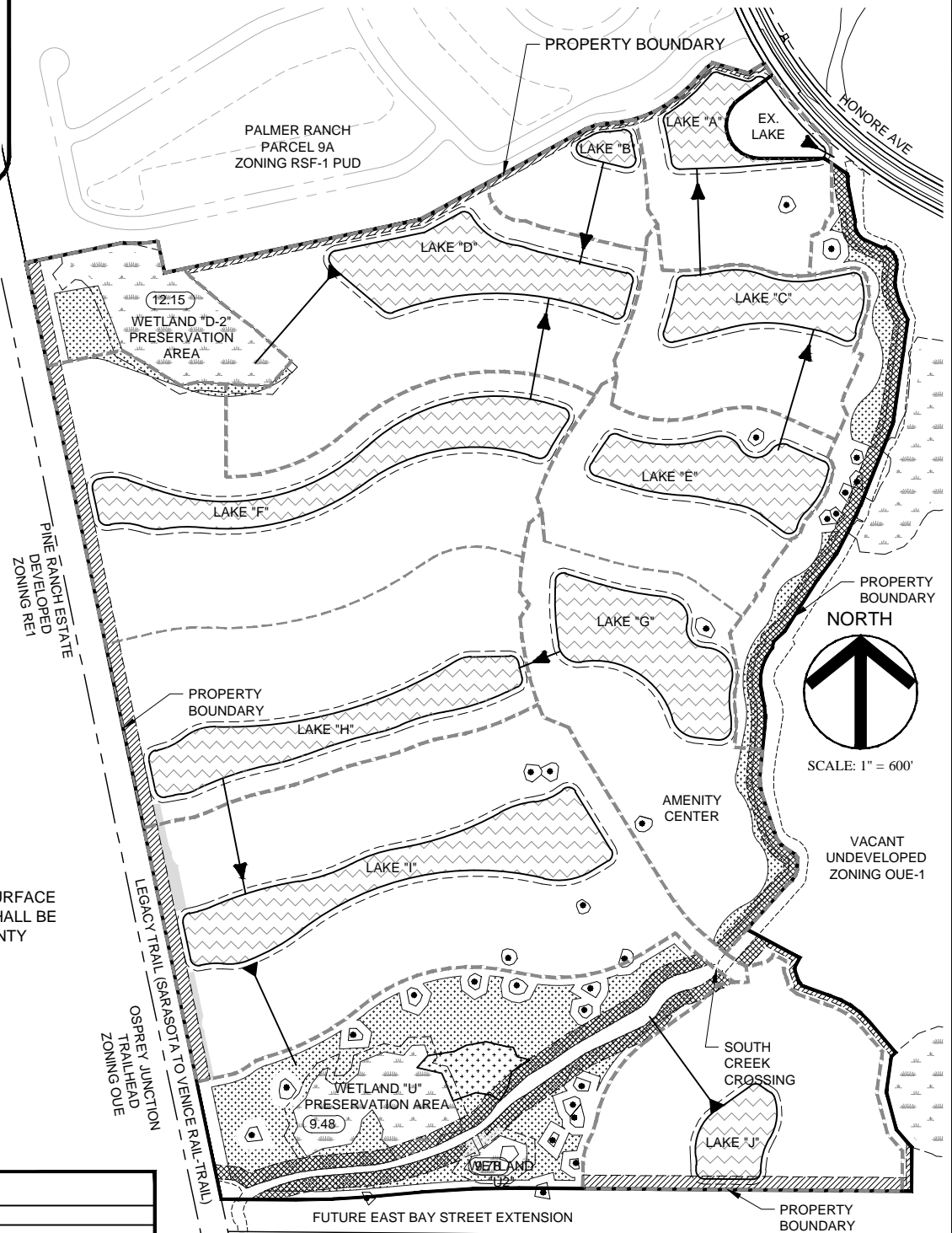
551 N. Cattlemen Rd. Suite 106, Sarasota, FL 34232 USA
Phone (+1) 941-378-0660 Fax (+1) 941-378-0787
www.cardno.com

Sec 01
Twp 38 S
Rng 18 E

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LEGEND

-  OUTFALL FLOW DIRECTION
 STORMWATER FLOW DIRECTION
 LAKE
 50' SOUTH CREEK WATER COURSE BUFFER
 BUFFER
 WETLAND (PRESERVATION AREA)
 MESIC HAMMOCK PRESERVATION AREA
 DRAINAGE BASINS
 SEASONAL HIGH WATER ELEVATION (NGVD)



PALMER RANCH INCREMENT XXIV (PARCEL 9C)

CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD
 SARASOTA, FLORIDA 34232
 PHONE: (941) 371-3008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

01 38S 18E
 SARASOTA COUNTY, FLORIDA

FILE NAME: 29716E0603.dwg

SHEET: G-1 1 OF 1

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7301 MERCHANT CT. - SUITE A,
 SARASOTA, FL 34240
 P: 941-907-8985 F: 941-907-3054
 EMAIL: info@waldropengineering.com

Agenda Item

10b

Palmer Ranch Increment XXV Pre-
Application Checklist

10b

10b

PALMER RANCH INCREMENT 25 - MASTER DEVELOPMENT ORDER INFORMATION REQUIREMENTS FOR DRI AIDA SUBMISSION

Background

On July 21, 2016, a Pre-Application meeting was held for the proposed Palmer Ranch Increment 25 DRI Application for Incremental Development Approval on Parcel 9E. The property is located west of Honore Avenue, south of the East Bay extension and north of the Scherer-Thaxton Preserve (see Attachment I). Attending this meeting was the applicant and their consultants, Sarasota County development review staff and SWFRPC staff.

Project Description

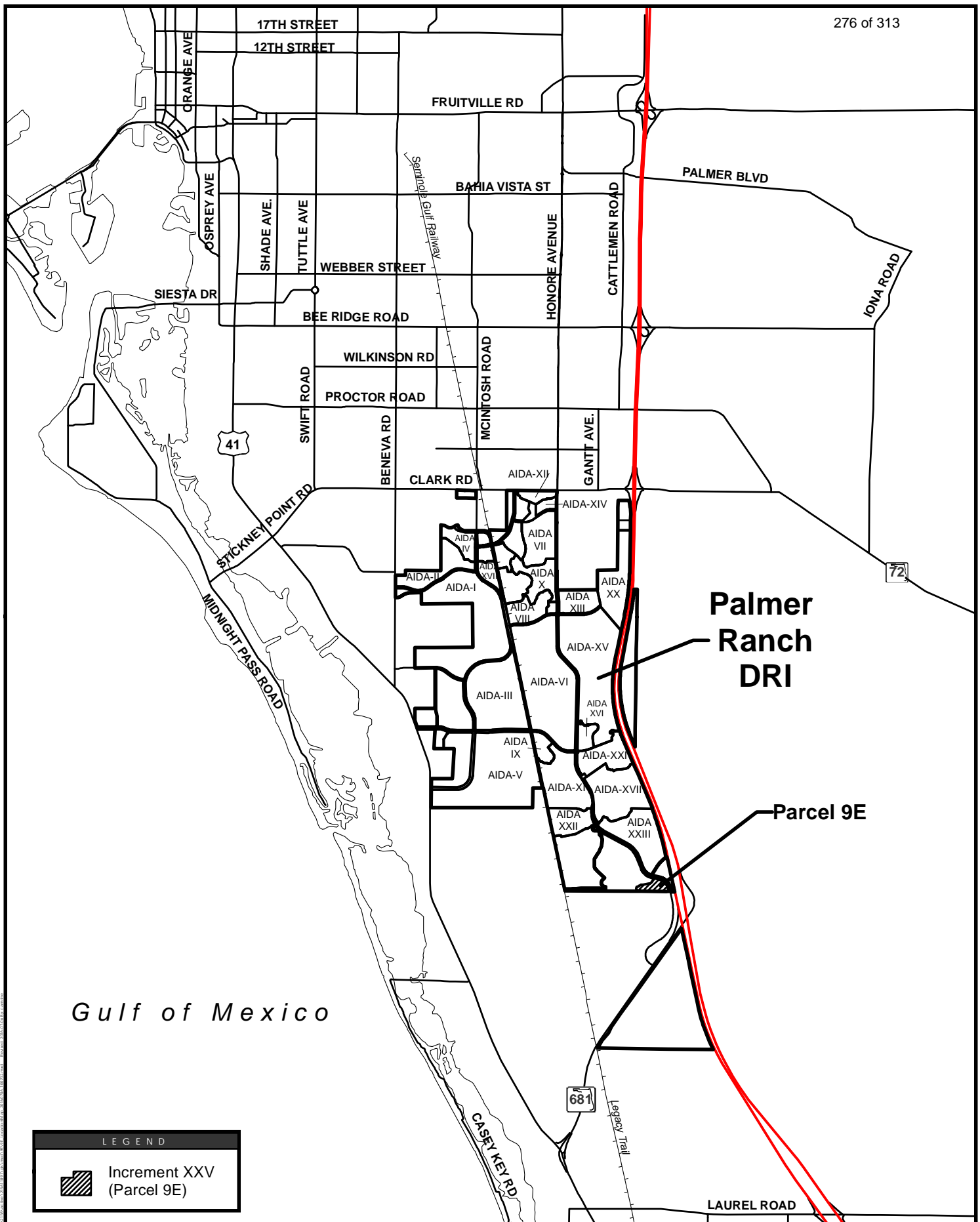
The development proposal is to construct $257 \pm$ unit multifamily residential apartments on the eastern $20.95 \pm$ acre portion of the total $28.72 \pm$ acre site (see Attachment II). 52% of the site will be open space consisting of storm water lakes and wetland preserves.

Questions for Palmer Ranch Increment

Pursuant to the amended Master Development Order, all parties agreed to require the applicant to answer all applicable regional and local information requirements (see Attachment III). As required by the MDO a recent revised and updated transportation reanalysis included impacts from Increment 25.

RECOMMENDED ACTION: Approve the questionnaire checklist.

September 15, 2016



Gulf of Mexico

**Palmer
Ranch
DRI**

Parcel 9E

LEGEND



Increment XXV
(Parcel 9E)



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Palmer Ranch - Parcel 9E

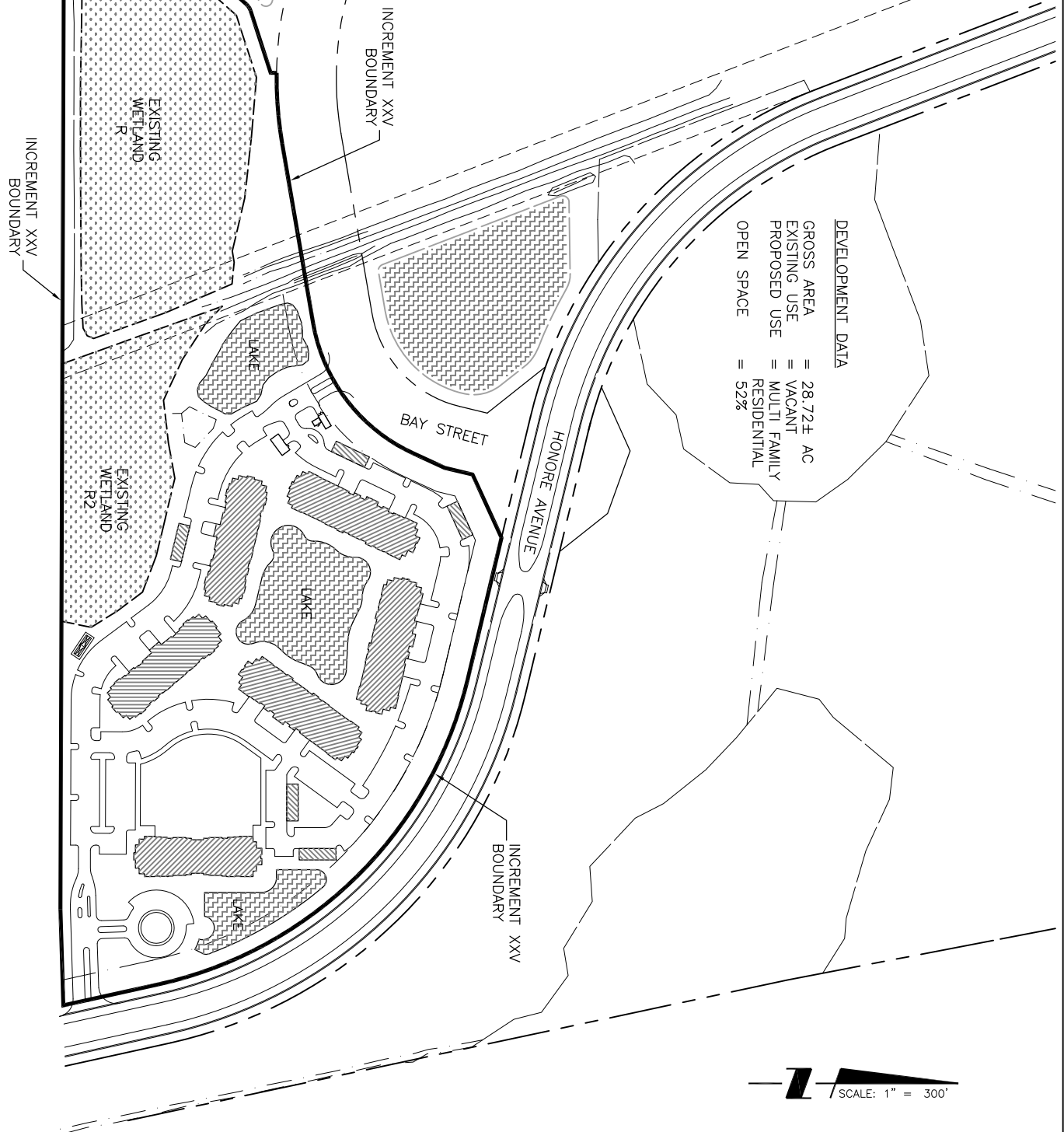
Site Location Map
July 2016

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



0 2500 5000
Feet

Prepared by: CAA 07/06/16



PROJECT: PALMER RANCH – DRI INCREMENT XXV

CLIENT: THE SPANOS CORPORATION


Stantec

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

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PRELIMINARY CONCEPT PLAN

SCALE:	AS NOTED	DATE:	JULY 2016
SEC:	6	TWP:	38S
		RGE:	19E
PROJECT NO.	215613319	INDEX NO:	
DRWN BY/EMP NO.	DKL/89396	SHEET NO:	1 OF 1

PALMER RANCH MASTER DEVELOPMENT ORDER QUESTIONNAIRE CHECKLIST FOR DRI-AIDA SUBMISSION

Subject	Question No.	Regionally Significant Y/N	Answer Required Y/N	Special Note
Palmer Ranch Master Development Order (Ordinance No. 2015-010) Questions Subject to Further Review in AIDA's				
General DRI AIDA Information	Part I & Part II	Y	Y	Submit Maps A, B, C.1. C.2, C.3, F.1, F.2, G.1, G.2, H.1 & I.2
Specific Conditions Air Quality	None	N	N	
Land/Soils	None	N	N	
Rare & Endangered Species	None	N	N	
Water Quality & Drainage	B. 1-4	Y	Y	Answer B. 1-4
Native Habitats	B. 1-3	N	Y	Answer B. 1-3
Land Use/Housing	B. 2-3	Y	Y	Answer B. 2 & 3
Historical & Archeological		N	N	Note: Spoke with Steven Koski (History Center). Pending Pre-App documents, he doesn't think a cultural resource assessment surveys is needed.
Recreation & Open Space	B. 1	N	Y	Answer B.1
Floodplain/Hurricane Evacuation	B. 1-2	Y	Y	Answer B. 1 & 2
Transportation	B. 1	Y	Y	Trip generation rates and site access issues
Wastewater	B. 1 & 2	N	Y	Answer B. 1 & 2
Water Supply	B. 1-3 & *B. 4	N	Y	Answer B. 1-4 (B. 4 to be adopted)
Solid Waste	B. 1	N	Y	Answer B.1
Police	B. 1	N	Y	Answer B.1
Fire Protection/Health Care	B. 1	N	Y	Answer B.1
SPECIFIC DRI INFORMATION – ADA Questionnaire (Form DSP-BLWM-11-76 renumbered <u>DEO-BCP ADA 1</u> on 10-01-11)				
Applicant Information				Part I
Schools	A, B & C			Responses Part V, Q 27,

GENERAL

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

WATER QUALITY & DRAINAGE

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

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.

LAND USE/HOUSING

B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

1. 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.
2. 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.

RECREATION AND OPEN SPACE

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-1-2/ MPCP Master Pedestrian and Circulation Plan.

FLOODPLAIN/HURRICANE EVACUATION

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

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.

WASTEWATER

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.

WATER SUPPLY

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.

4. Parcels within each AIDA are required to connect to Sarasota County Public Utilities reclaimed water systems when reasonably available. In cases where a connection to reclaimed water is not readily available, then the development shall be constructed with the underground infrastructure needed to establish a reclaimed connection at a future date. Sarasota County's Utility Director is authorized to determine the configuration of are claimed water connection or future reclaimed water connection, or waive this requirement in cases where the Utility Director deems the connection requirement impractical. (Draft Ordinance)

SOLID WASTE

- 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

- 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

- B. ISSUES SUBJECT TO FURTHER REVIEW IN AIDA'S

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-11-76 Note: Renumbered DEO-BCP ADA 1, 10-01-11):

Question ~~42~~27- Schools. (Responses A and B).

- A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on chart below):

Phase	Elementary	Middle	High	Total
Existing				
Phase(s)				
Total				

- B. Will school facilities or sites be dedicated or otherwise provided on the site?

- C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.

Agenda Item

11

SWFRPC Committee Reports

11

11

Agenda Item

11a

11a

Budget & Finance Committee

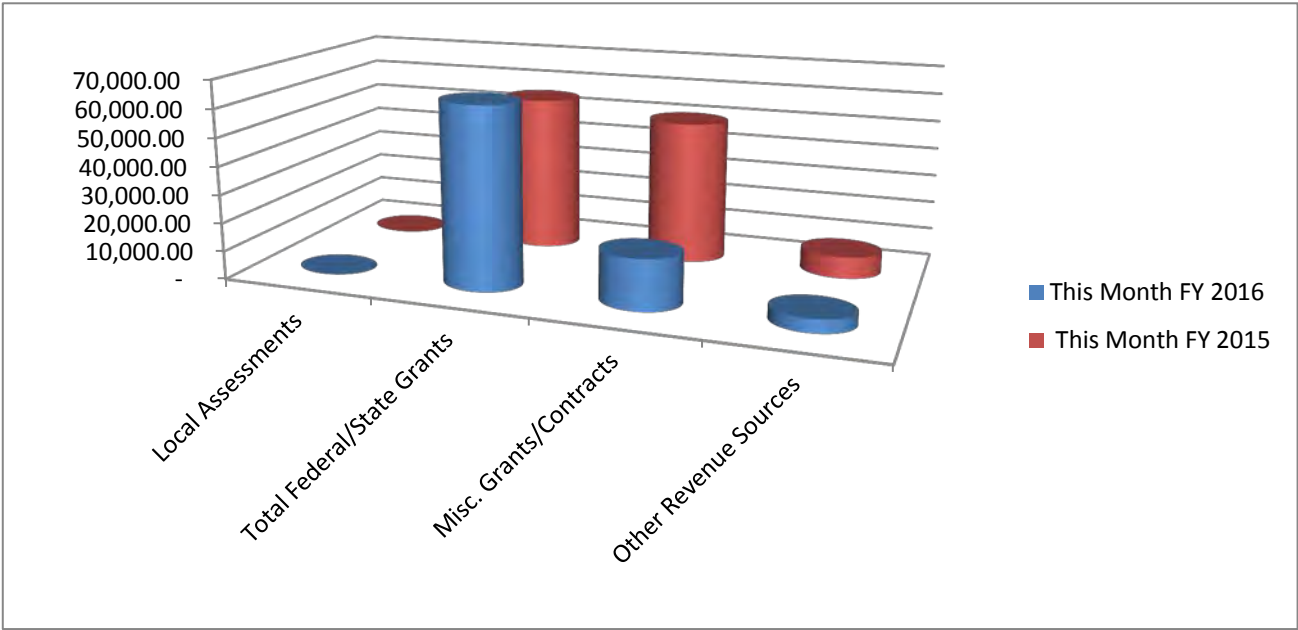
11a

2015 - 2016 Workplan & Budget Financial Snapshot
Jun-16

Revenues

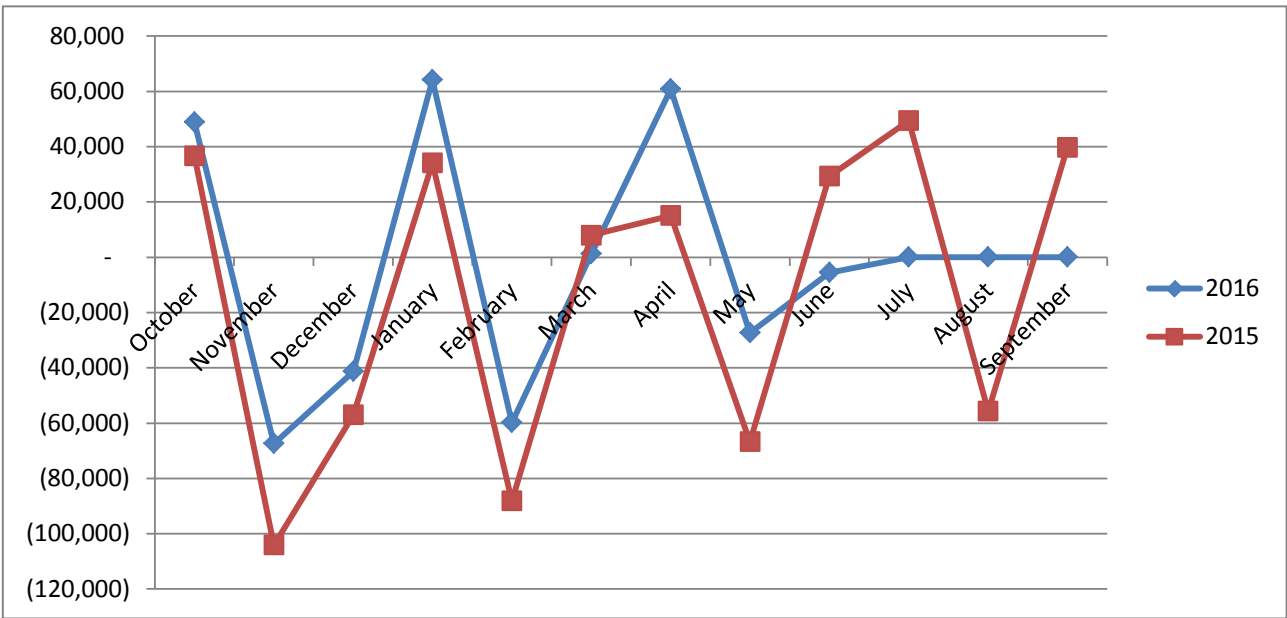
- Local Assessments
- Total Federal/State Grants
- Misc. Grants/Contracts
- Other Revenue Sources

Monthly Revenues



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

Monthly Net Income (Loss)



YTD: Net Income \$(26,267) Unaudited

SWFRPC

Detail of Reserve

As of JUNE 30, 2016

Cash and Cash Equivalents:

Petty Cash	\$	200
Bank of America Operating Funds		-
FineMark Operating Funds		29,045
<i>Total Cash and Cash Equivalents</i>	\$	29,245

Investments:

FineMark Money Market	\$	534,712
Local government Surplus Trust Fund Investment Pool (Fund A)		135,982
<i>Total Investments</i>	\$	670,694
Total Reserves	\$	699,939

**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING JUNE 30, 2016**

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	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	FY 2015-2016 (May 2016) Amended Budget	% Of Budget Year to Date	Budget Remaining
REVENUES						
LOCAL ASSESSMENTS						
CHARLOTTE COUNTY	\$ -	\$ 37,005	\$ 49,340	\$ 49,340	75.00%	12,335
COLLIER COUNTY	-	75,777	101,035	101,035	75.00%	25,258
GLADES COUNTY	-	2,892	3,856	3,856	75.01%	964
HENDRY COUNTY	-	8,526	11,369	11,369	75.00%	2,843
LEE COUNTY	-	113,718	157,647	157,647	72.13%	43,929
CITY OF FORT MYERS	-	15,623	20,831	20,831	75.00%	5,208
TOWN OF FORT MYERS BEACH INC	-	1,407	1,875	1,875	75.04%	468
BONITA SPRINGS	-	10,308	13,746	13,746	74.99%	3,438
CITY OF SANIBEL	-	1,461	1,947	1,947	75.04%	486
SARASOTA COUNTY	-	87,108	116,142	116,142	75.00%	29,034
TOTAL LOCAL ASSESSMENTS	\$ -	\$ 353,825	\$ 477,787	\$ 477,787	74.05%	\$ 123,963
FEDERAL / STATE GRANTS						
DEM -Title III - LEPC 15/16	\$ 10,885	\$ 35,481	\$ 48,000	\$ 48,000	73.92%	\$ 12,519
DEM-HMEP Planning 15/16	-	25,585	22,000	24,000	106.60%	(1,585)
FL CTD - Glades/Hendry TD 15/16	12,343	29,701	38,573	38,573	77.00%	8,872
MARC - SOLAR READY	-	11,031	6,000	6,000	183.85%	(5,031)
DEM - Collier Hazards	-	9,693	9,693	9,693	100.00%	-
Economic Development Planning	15,750	47,250	63,000	63,000	75.00%	15,750
FED- MARC - SM3 Data Collection	-	1,000	-	1,000	100.00%	-
FED - MARC - Travel SRII	-	380	-	500	76.00%	120
FED - EPA - Ecosystem Services	20,053	75,178	-	174,071	43.19%	98,893
STATE- DEM HMEP TRAINING MOD 14/15	-	48,266	-	48,266	100.00%	-
STATE -DEO Transportation MPO Rail	-	39,000	-	39,000	100.00%	-
STATE-DEO MLK Revitalization	-	30,000	-	30,000	100.00%	-
STATE-DEO Clewiston Main Street	5,000	30,000	-	25,000	120.00%	(5,000)
DEM-HMEP Training 15/16	-	-	-	49,922	0.00%	49,922
TOTAL FEDERAL / STATE GRANTS	\$ 64,031	\$ 382,565	\$ 187,266	\$ 557,025	68.68%	\$ 174,460
MISC. GRANTS / CONTRACTS/CONTRACTUAL						
City of Bonita Springs - Spring Creek	\$ -	\$ -	\$ 30,000	\$ 30,000	0.00%	30,000
VISIT FLORIDA - MARKETING	-	5,000	4,000	4,000	125.00%	(1,000)
GLADES SQG	3,900	3,900	3,900	3,900	100.00%	-
City of Punta Gorda - Mangrove Loss	9,000	32,250	32,250	32,250	100.00%	-
Train the Trainers	5,000	5,000	-	10,000	50.00%	5,000
Tampa Bay Disaster Planning Guide	-	4,000	-	4,000	100.00%	-
Collier County EDC - Data Research	-	1,200	-	1,200	100.00%	-
Goodwheels Tech Assistance	-	2,250	-	2,250	100.00%	-

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	FY 2015-2016 (May 2016) Amended Budget	% Of Budget Year to Date	2016 Budget Remaining
Collier County EDC - USDA Grant	-	3,000	-	3,000	100.00%	-
TOTAL MISC. GRANTS/CONTRACTS	\$ 17,900	\$ 56,600	\$ 70,150	\$ 90,600	62.47%	\$ 34,000
DRIS/NOPCS/MONITORING						
DRI MONITORING FEES	\$ 750	\$ 1,750	\$ -	\$ -		\$ (1,750)
DRIS/NOPCS INCOME	2,335	27,802	35,000	35,000	79.43%	7,198
TOTAL	\$ 3,085	\$ 29,552	\$ 35,000	\$ 35,000	84.43%	\$ 5,448
Program Development (Unsecured Grants/Contract)						
*Program Development (Unsecured Grants/Contract)			100,000	-		
Rural Neighborhoods Mapping	750	750	-	-	N/A	\$ (750)
2016 Brownfields Symposium	\$ 870	\$ 4,170	\$ -	\$ -	N/A	\$ (4,170)
Charlotte County DEO TA Grant	-	500	-	-	N/A	(500)
SWFEC PRIME Grant TA	-	5,000	-	-	N/A	(5,000)
Collier EDA Grant TA	-	5,000	-	-	N/A	(5,000)
TOTAL PROGRAM DEVELOPMENT	\$ 1,620	\$ 15,420	\$ 100,000	\$ -	N/A	\$ (5,420)
OTHER REVENUE SOURCES						
ABM SPONSORSHIPS	\$ -	\$ -	\$ -	\$ -	N/A	N/A
Misc. Income	\$ -	\$ 6,011	\$ -	\$ 4,872	123.38%	(1,139)
INTEREST INCOME - Money Market		411	1,500	1,500	27.41%	1,089
Fund A Investment Income	-	416	-	-	N/A	(416)
TOTAL OTHER REVENUE SOURCES	\$ -	\$ 6,838	\$ 1,500	\$ 6,372	107.32%	\$ 673
<i>Fund Balance</i>	\$ -	\$ -	\$ 640,816	\$ -		
<i>Investments (4/21/16)</i>				\$ 670,290		
TOTAL REVENUES	\$ 86,636	\$ 844,800	\$ 1,512,519	\$ 1,837,074		\$ 333,124
EXPENSES						
PERSONNEL EXPENSES						
SALARIES EXPENSE	\$ 47,105	\$ 359,571	\$ 487,098	\$ 519,301	69%	159,730
FICA EXPENSE	3,539	26,335	37,263	39,727	66%	13,392
RETIREMENT EXPENSE	4,556	45,026	35,084	60,084	75%	15,058
HEALTH INSURANCE EXPENSE	3,749	47,944	79,799	79,799	60%	31,855
WORKERS COMP. EXPENSE	204	998	3,687	3,687	27%	2,689
UNEMPLOYMENT COMP. EXPENSE	-	-	-	-	n/a	0
TOTAL PERSONNEL EXPENSES	\$ 59,153	\$ 479,873	\$ 642,931	\$ 702,598	68%	222,725
OPERATIONAL EXPENSES						
CONSULTANTS	\$ 11,382	\$ 67,827	\$ 33,100	\$ 54,843	124%	(12,984)
GRANT/CONSULTING EXPENSE	2,150	90,682	18,100	92,384	98%	1,702

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	FY 2015-2016 (May 2016) Amended Budget	% Of Budget Year to Date	2015 Budget Remaining
AUDIT SERVICES EXPENSE	7,100	31,100	32,000	30,000	104%	(1,100)
TRAVEL EXPENSE	725	28,357	12,960	40,000	71%	11,643
TELEPHONE EXPENSE	239	3,378	5,100	5,100	66%	1,722
POSTAGE / SHIPPING EXPENSE	114	3,703	2,075	4,975	74%	1,272
EQUIPMENT RENTAL EXPENSE	1,349	5,269	7,335	7,335	72%	2,066
INSURANCE EXPENSE	641	13,706	23,207	17,207	80%	3,501
REPAIR/MAINT. EXPENSE	-	2,907	5,000	5,000	58%	2,093
PRINTING/REPRODUCTION EXPENSE	-	4,533	2,580	8,571	53%	4,038
UTILITIES (ELEC, INTERNET, WATER, GAR)	639	12,246	21,500	12,500	98%	254
ADVERTISING/LEGAL NOTICES EXP	398	1,214	2,750	2,750	44%	1,536
OTHER MISC. EXPENSE	-	136	2,150	1,000	14%	864
BANK SERVICE CHARGES	-	2,753	2,700	2,200	125%	(553)
OFFICE SUPPLIES EXPENSE	329	2,973	4,000	5,000	59%	2,027
COMPUTER RELATED EXPENSE	3,790	18,279	22,969	24,319	75%	6,040
DUES AND MEMBERSHIP	-	6,885	25,510	25,510	27%	18,625
PUBLICATION EXPENSE	-	-	200	200	0%	200
PROF. DEVELOP.	-	1,643	3,000	3,000	55%	1,357
MEETINGS/EVENTS EXPENSE	689	4,541	1,250	20,000	23%	15,459
MOVING EXPENSE	-	42,418	-	42,500	100%	82
CAPITAL OUTLAY EXPENSE	-	4,351	5,000	6,000	73%	1,649
CAPITAL OUTLAY - BUILDING	-	-	4,000	1,000	0%	1,000
LONG TERM DEBT	-	21,292	128,000	21,292	100%	0
LEASE LONG TERM	3,500	21,000	-	31,500	67%	10,500
UNCOLLECTABLE RECEIVABLES	-	-	-	-	N/A	N/A
FUND BALANCE			\$ 640,816			
Investments (4/21/16)				\$ 670,290		
OPERATIONAL EXP.	\$ 33,044	\$ 391,192	\$ 1,005,302	\$ 1,134,476	39%	72,994
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -			
UTILIZED RESERVE			\$ (135,714)	\$ -		
TOTAL OPERATIONAL EXP.			\$ 869,588	\$ 1,134,476		
TOTAL CASH OUTLAY	\$ 92,197	\$ 871,065	\$ 1,512,519	\$ 1,837,074		
NET INCOME (LOSS) BEFORE OTHER INCOME/(EXPENSE)	\$ (5,561)	\$ (26,265)				
OTHER INCOME/(EXPENSE)						
Depreciation Expense	\$ -	\$ (4,099)				
Gain/Loss on Disposition	\$ -	\$ (287,272)				
NET INCOME (LOSS) AFTER OTHER INCOME/(EXPENSE)	\$ (5,561)	\$ (317,636)				

SWFRPC
Balance Sheet
June 30, 2016

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ASSETS

Current Assets		
Cash - FL Local Gov't Pool	\$	135,981.53
Cash - FineMark Oper.		29,045.31
Cash - FineMark MM		534,712.08
Petty Cash		200.00
Accounts Receivable		162,431.00
		<hr/>
Total Current Assets		862,369.92
Property and Equipment		
Property, Furniture & Equip		207,603.57
Accumulated Depreciation		(190,530.93)
		<hr/>
Total Property and Equipment		17,072.64
Other Assets		
Prepaid Expense		(524.22)
AR - Unbilled		12,667.96
Amount t.b.p. for L.T.L.-Leave		45,923.44
FSA Deposit		2,881.29
Rental Deposits		3,500.00
Amt t.b.p. for L.T.Debt-OPEP		63,441.00
Amount t.b.p. for L.T.Debt		(410.03)
		<hr/>
Total Other Assets		<u>127,479.44</u>
Total Assets	\$	<u><u>1,006,922.00</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	113.28
Deferred Income - EPA_3675		55,376.75
Deferred Palmer XXIV_4097		26,521.89
Deferred NorthPoint NOPC_5328		662.23
Deferred Pelican Marsh_5329		968.69
Deferred Palmer Ranch MDO_NOPC		322.99
Deferred Alico-3 Oaks_5334		1,167.69
Deferred Commons NOPC_5337		1,500.00
Deferred BRC Master NOPC_5338		1,899.11
Deferred BRC Incr 1 NOPC_5339		1,918.14
Deferred Tern Bay NOPC_5340		1,863.58
Deferred PR-II CC NOPC_5341		2,000.00
FICA Taxes Payable		1,603.05
Retirement Fund Payable		6,176.29
Federal W/H Tax Payable		1,054.53
United way Payable		(985.00)
Deferred Compensation Payable		(25.00)
FSA Payable		(370.00)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		102,073.47
Long-Term Liabilities		
Accrued Annual Leave		45,923.44
Long Term Debt - OPEB		63,441.00
		<hr/>
Total Long-Term Liabilities		<u>109,364.44</u>

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
June 30, 2016

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Total Liabilities		211,437.91
Capital		
Fund Balance-Unassigned	338,758.13	
Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	260,362.70	
Net Income	<u>(317,636.74)</u>	
Total Capital		<u>795,484.09</u>
Total Liabilities & Capital	\$	<u><u>1,006,922.00</u></u>

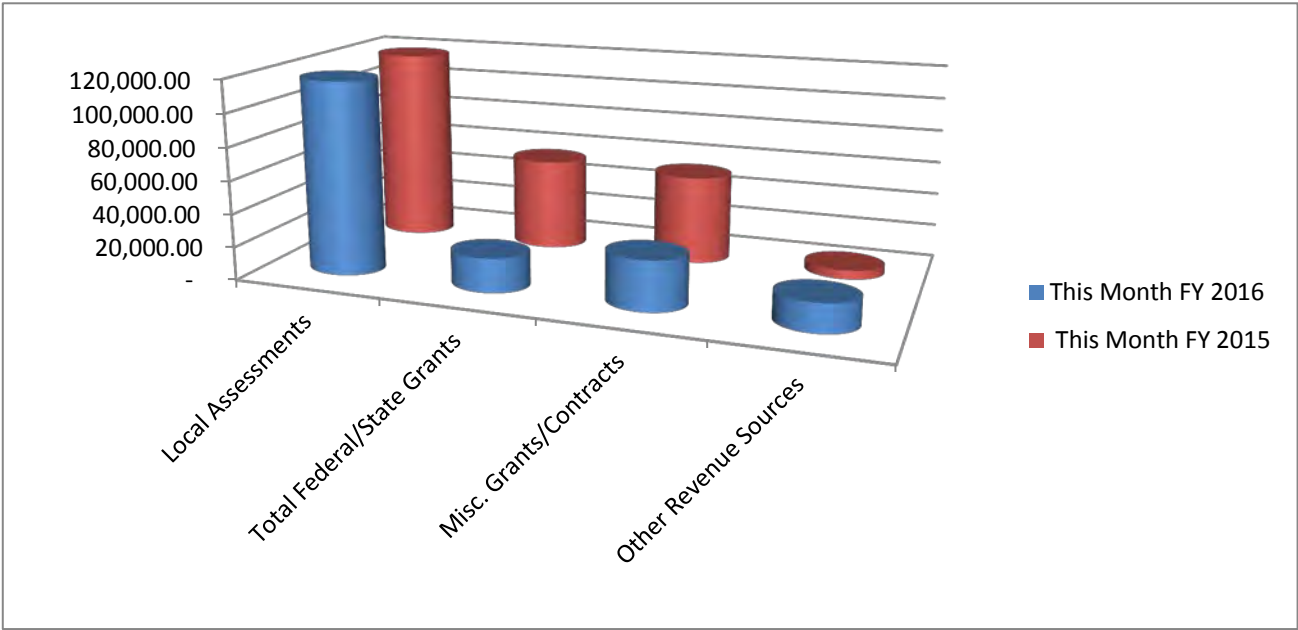
2015 - 2016 Workplan & Budget Financial Snapshot

Jul-16

Revenues

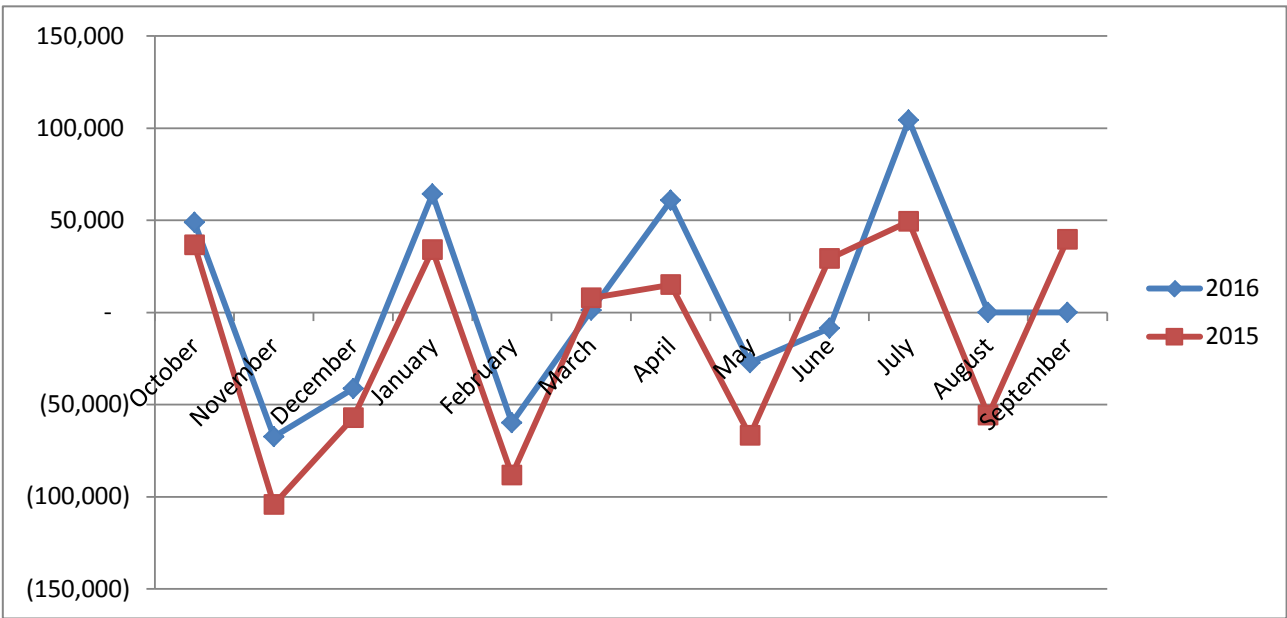
- Local Assessments
- Total Federal/State Grants
- Misc. Grants/Contracts
- Other Revenue Sources

Monthly Revenues



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

Monthly Net Income (Loss)



YTD: Net Income \$75,186 Unaudited

SWFRPC

Detail of Reserve

As of JULY 31, 2016

Cash and Cash Equivalents:

Petty Cash	\$	200
Bank of America Operating Funds		-
FineMark Operating Funds		95,723
<i>Total Cash and Cash Equivalents</i>	\$	95,923

Investments:

FineMark Money Market	\$	534,844
Local government Surplus Trust Fund Investment Pool (Fund A)		136,131
<i>Total Investments</i>	\$	670,975
Total Reserves	\$	766,898

**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING JULY 31, 2016**

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	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	FY 2015-2016 (May 2016) Amended Budget	% Of Budget Year to Date	Budget Remaining
REVENUES						
LOCAL ASSESSMENTS						
CHARLOTTE COUNTY	\$ 12,335	\$ 49,340	\$ 49,340	\$ 49,340	100.00%	\$ -
COLLIER COUNTY	25,259	101,035	101,035	101,035	100.00%	-
GLADES COUNTY	964	3,856	3,856	3,856	100.01%	-
HENDRY COUNTY	2,842	11,369	11,369	11,369	100.00%	-
LEE COUNTY	37,153	150,871	157,647	157,647	95.70%	6,776
CITY OF FORT MYERS	5,208	20,831	20,831	20,831	100.00%	-
TOWN OF FORT MYERS BEACH INC	469	1,875	1,875	1,875	100.00%	-
BONITA SPRINGS	3,436	13,746	13,746	13,746	100.00%	-
CITY OF SANIBEL	487	1,947	1,947	1,947	100.00%	-
SARASOTA COUNTY	29,036	116,142	116,142	116,142	100.00%	-
TOTAL LOCAL ASSESSMENTS	\$ 117,189	\$ 471,012	\$ 477,787	\$ 477,787	98.58%	\$ 6,776
FEDERAL / STATE GRANTS						
DEM -Title III - LEPC 15/16	\$ -	\$ 36,000	\$ 48,000	\$ 48,000	75.00%	\$ 12,000
DEM-HMEP Planning 15/16	2,516	28,100	22,000	24,000	117.08%	(4,100)
FL CTD - Glades/Hendry TD 15/16	-	29,701	38,573	38,573	77.00%	8,872
MARC - SOLAR READY	-	11,031	6,000	6,000	183.85%	(5,031)
DEM - Collier Hazards	-	9,693	9,693	9,693	100.00%	-
Economic Development Planning	-	47,250	63,000	63,000	75.00%	15,750
FED- MARC - SM3 Data Collection	-	1,000	-	1,000	100.00%	-
FED - MARC - Travel SRII	-	380	-	500	76.00%	120
FED - EPA - Ecosystem Services	18,132	93,309	-	174,071	53.60%	80,762
STATE- DEM HMEP TRAINING MOD 14/15	-	48,266	-	48,266	100.00%	-
STATE -DEO Transportation MPO Rail	-	39,000	-	39,000	100.00%	-
STATE-DEO MLK Revitalization	-	30,000	-	30,000	100.00%	-
STATE-DEO Clewiston Main Street	-	30,000	-	25,000	120.00%	(5,000)
DEM-HMEP Training 15/16	-	-	-	49,922	0.00%	49,922
TOTAL FEDERAL / STATE GRANTS	\$ 20,647	\$ 403,731	\$ 187,266	\$ 557,025	72.48%	\$ 153,294
MISC. GRANTS / CONTRACTS/CONTRACTUAL						
City of Bonita Springs - Spring Creek	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	100.00%	-
VISIT FLORIDA - MARKETING	-	5,000	4,000	4,000	125.00%	(1,000)
GLADES SQG	-	3,900	3,900	3,900	100.00%	-
City of Punta Gorda - Mangrove Loss	-	28,250	32,250	32,250	87.60%	4,000
Train the Trainers	-	5,000	-	10,000	50.00%	5,000
Tampa Bay Disaster Planning Guide	-	4,000	-	4,000	100.00%	-
Collier County EDC - Data Research	-	1,200	-	1,200	100.00%	-
Goodwheels Tech Assistance	-	2,250	-	2,250	100.00%	-

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	FY 2015-2016 (May 2016) Amended Budget	% Of Budget Year to Date	2015 Budget Remaining
Collier County EDC - USDA Grant	-	3,000	-	3,000	100.00%	-
TOTAL MISC. GRANTS/CONTRACTS	\$ 30,000	\$ 82,600	\$ 70,150	\$ 90,600	91.17%	\$ 8,000
DRIS/NOPCS/MONITORING						
DRI MONITORING FEES	\$ 250	\$ 2,000	\$ -	\$ -		\$ (2,000)
DRIS/NOPCS INCOME	-	27,802	35,000	35,000	79.43%	7,198
TOTAL	\$ 250	\$ 29,802	\$ 35,000	\$ 35,000	85.15%	\$ 5,198
Program Development (Unsecured Grants/Contract)						
*Program Development (Unsecured Grants/Contract)	-		100,000	-		
Rural Neighborhoods Mapping	\$ -	\$ 750	-	-	N/A	\$ (750)
2016 Brownfields Symposium	2,718	6,888	\$ -	\$ -	N/A	\$ (6,888)
Charlotte County DEO TA Grant	-	500	-	-	N/A	(500)
SWFEC PRIME Grant TA	-	5,000	-	-	N/A	(5,000)
Collier EDA Grant TA	-	5,000	-	-	N/A	(5,000)
2016 SRESP Update	14,200	14,200	-	-	N/A	(14,200)
TOTAL PROGRAM DEVELOPMENT	\$ 16,918	\$ 32,338	\$ 100,000	\$ -	N/A	\$ (32,338)
OTHER REVENUE SOURCES						
ABM SPONSORSHIPS	\$ -	\$ -	\$ -	\$ -	N/A	N/A
Misc. Income	\$ -	\$ 6,011	\$ -	\$ 4,872	123.38%	(1,139)
INTEREST INCOME - Money Market	74	617	1,500	1,500	41.15%	883
Fund A Investment Income	-	491	-	-	N/A	(491)
TOTAL OTHER REVENUE SOURCES	\$ 74	\$ 7,119	\$ 1,500	\$ 6,372	111.73%	\$ 392
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 640,816</i>	<i>\$ 588,437</i>		
TOTAL REVENUES	\$ 185,078	\$ 1,026,601	\$ 1,512,519	\$ 1,755,221		\$ 141,322
EXPENSES						
PERSONNEL EXPENSES						
SALARIES EXPENSE	\$ 30,650	\$ 390,221	\$ 487,098	\$ 519,301	75%	129,080
FICA EXPENSE	2,306	28,641	37,263	39,727	72%	11,086
RETIREMENT EXPENSE	6,031	51,057	35,084	60,084	85%	9,027
HEALTH INSURANCE EXPENSE	5,552	53,179	79,799	79,799	67%	26,620
WORKERS COMP. EXPENSE	-	998	3,687	3,687	27%	2,689
UNEMPLOYMENT COMP. EXPENSE	-	-	-	-	n/a	0
TOTAL PERSONNEL EXPENSES	\$ 44,539	\$ 524,095	\$ 642,931	\$ 702,598	75%	178,503
OPERATIONAL EXPENSES						
CONSULTANTS	\$ 8,913	\$ 76,739	\$ 33,100	\$ 54,843	140%	(21,896)

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	FY 2015-2016 (May 2016) Amended Budget	% Of Budget Year to Date	2015 Budget Remaining
GRANT/CONSULTING EXPENSE	-	90,682	18,100	92,384	98%	1,702
AUDIT SERVICES EXPENSE	-	31,100	32,000	30,000	104%	(1,100)
TRAVEL EXPENSE	256	28,613	12,960	40,000	72%	11,387
TELEPHONE EXPENSE	381	3,759	5,100	5,100	74%	1,341
POSTAGE / SHIPPING EXPENSE	159	3,861	2,075	4,975	78%	1,114
EQUIPMENT RENTAL EXPENSE	445	5,713	7,335	7,335	78%	1,622
INSURANCE EXPENSE	564	14,270	23,207	17,207	83%	2,937
REPAIR/MAINT. EXPENSE	-	2,907	5,000	5,000	58%	2,093
PRINTING/REPRODUCTION EXPENSE	1,481	6,014	2,580	8,571	70%	2,558
UTILITIES (ELEC, INTERNET, WATER, GAR)	2,486	14,732	21,500	12,500	118%	(2,232)
ADVERTISING/LEGAL NOTICES EXP	176	1,390	2,750	2,750	51%	1,360
OTHER MISC. EXPENSE	-	136	2,150	1,000	14%	864
BANK SERVICE CHARGES	2	2,755	2,700	2,200	125%	(555)
OFFICE SUPPLIES EXPENSE	401	3,375	4,000	5,000	67%	1,625
COMPUTER RELATED EXPENSE	64	18,344	22,969	24,319	75%	5,975
DUES AND MEMBERSHIP	12,680	19,565	25,510	25,510	77%	5,945
PUBLICATION EXPENSE	-	-	200	200	0%	200
PROF. DEVELOP.	-	1,643	3,000	3,000	55%	1,357
MEETINGS/EVENTS EXPENSE	4,620	9,161	1,250	20,000	46%	10,839
MOVING EXPENSE	-	42,418	-	42,500	100%	82
CAPITAL OUTLAY EXPENSE	-	4,351	5,000	6,000	73%	1,649
CAPITAL OUTLAY - BUILDING	-	-	4,000	1,000	0%	1,000
LONG TERM DEBT	-	21,292	128,000	21,292	100%	0
LEASE LONG TERM	3,500	24,500	-	31,500	78%	7,000
UNCOLLECTABLE RECEIVABLES	-	-	-	-	N/A	N/A
FUND BALANCE			\$ 640,816	\$ 588,437		0
OPERATIONAL EXP.	\$ 36,129	\$ 427,320	\$ 1,005,302	\$ 1,052,623	43%	36,866
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -			
UTILIZED RESERVE			\$ (135,714)	\$ -		
TOTAL OPERATIONAL EXP.			\$ 869,588	\$ 1,052,623		
TOTAL CASH OUTLAY	\$ 80,668	\$ 951,415	\$ 1,512,519	\$ 1,755,221		
NET INCOME (LOSS) BEFORE OTHER INCOME/(EXPENSE)	\$ 104,410	\$ 75,186				
OTHER INCOME/(EXPENSE)						
Depreciation Expense	\$ -	\$ (4,099)				
Gain/Loss on Disposition	\$ -	\$ (287,272)				
NET INCOME (LOSS) AFTER OTHER INCOME/(EXPENSE)	\$ 104,410	\$ (216,184)				

SWFRPC
Balance Sheet
July 31, 2016

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ASSETS

Current Assets		
Cash - FL Local Gov't Pool	\$	136,130.67
Cash - FineMark Oper.		95,723.03
Cash - FineMark MM		534,843.94
Petty Cash		200.00
Accounts Receivable		192,808.82
		<hr/>
Total Current Assets		959,706.46
Property and Equipment		
Property, Furniture & Equip		207,603.57
Accumulated Depreciation		(190,530.93)
		<hr/>
Total Property and Equipment		17,072.64
Other Assets		
Prepaid Expense		(524.22)
AR - Unbilled		12,667.96
Amount t.b.p. for L.T.L.-Leave		45,923.44
FSA Deposit		2,881.29
Rental Deposits		3,500.00
Amt t.b.p. for L.T.Debt-OPEP		63,441.00
Amount t.b.p. for L.T.Debt		(410.03)
		<hr/>
Total Other Assets		127,479.44
		<hr/>
Total Assets	\$	<u><u>1,104,258.54</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	113.28
Deferred Income - EPA_3675		37,245.11
Deferred Palmer XXIV_4097		26,521.89
Deferred NorthPoint NOPC_5328		662.23
Deferred Pelican Marsh_5329		968.69
Deferred Palmer Ranch MDO_NOPC		322.99
Deferred Alico-3 Oaks_5334		1,167.69
Deferred Commons NOPC_5337		1,500.00
Deferred BRC Master NOPC_5338		1,899.11
Deferred BRC Incr 1 NOPC_5339		1,918.14
Deferred Tern Bay NOPC_5340		1,863.58
Deferred PR-II CC NOPC_5341		2,000.00
Deferred PR Parcel 9E DRI_5342		15,000.00
FICA Taxes Payable		1,216.83
Retirement Fund Payable		6,176.29
Federal W/H Tax Payable		717.19
United way Payable		(901.00)
Deferred Compensation Payable		(325.00)
FSA Payable		(416.16)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		97,956.11
Long-Term Liabilities		
Accrued Annual Leave		45,923.44
Long Term Debt - OPEB		63,441.00
		<hr/>
Total Long-Term Liabilities		109,364.44

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
July 31, 2016

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Total Liabilities		<u>207,320.55</u>
Capital		
Fund Balance-Unassigned	338,758.13	
Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	260,362.70	
Net Income	<u>(216,182.84)</u>	
Total Capital		<u>896,937.99</u>
Total Liabilities & Capital		<u>\$ 1,104,258.54</u>

Agenda Item

11b

11b

Economic Development
Committee

11b

Agenda Item

11c

11c

Energy & Climate Committee

11c

Agenda Item

11d

11d

Estero Bay Agency on Bay
Management Committee

11d

Estero Bay Agency on Bay Management

The regular meeting of the Estero Bay Agency on Bay Management was held on Monday, June 13, 2016 at the 9:30 AM at the SWFRPC offices. Minutes of the May 9, 2016 meeting were approved. Motion by Ms. Simons, Second by Mr. Cornell.

Dr. Lisa Beever presented on the CHNEP 2014 Seagrass Mapping with Focus on Estero Bay. Related links to information presented can be found at the SWFRPC web page for the EBABM at

http://www.swfrpc.org/content/Natural_Resources/ABM/2014%20Seagrass%20mapping%20ABM.pdf .

SWFRPC Attorney Ms. Beth Nightingale presented on Board Appointed Committees and the Florida Sunshine, Public Records, and Code of Ethics Laws.

In Old Business included the CREW Conservation 2020 land acquisition proposal; the planning for the Celta Tega and continued water quality issues from the Caloosahatchee River flows.

Emerging Issues included the Conservation 2020 referendum, golf course fertilizer management, the Frog Monitoring Network, and the location of the largest cypress tree in Lee County.

The Estero Bay Agency On Bay Management is planning a two day conference on Sea Level Rise and Climate Change Adaptations in the Estero Bay Region on the dates of December 12 & 13th, 2016 at the Cohen Center Ballroom, Florida Gulf Coast University, Fort Myers Florida. I would like to invite you, your co-workers and your students to submit abstracts for oral presentations and/or posters that identify information on climate change adaptation with an emphasis for Florida and special interest in southern subtropical Florida. We are also interested in innovative adaptation methods and systems from coastal communities world-wide. We are interested in both technical scientific and planning application presentations.

The verbal presentations are scheduled in sessions from 9 AM to 4 PM on December 12, 2016 and from 1 PM to 3 PM on December 13, 2016. The poster session will be on December 12, 2016 starting at 4 PM and merging into a dinner banquet with an invited speaker. Art relating to climate change, sea level, adaptation and the natural environment of south Florida will be displayed with substantial hors d'oeuvres and a cash bar at the conclusion of the meeting on the second day. The morning of December 13, 2016 is anticipated to be a Workshop Practicum on the Use of Public Participation Games and Consensus Based Citizen/Stakeholder Informed Climate Change Adaptation Planning for the Estero Bay Watershed.

It is envisioned that verbal presentations would have a duration of 15 to 20 minutes. However presentations of merit specifically to theme may have longer time frames. Abstracts should contain the title, all authors with the speaking author indicated with an asterisk, and contact e-mail addresses. The body of the abstract should be one paragraph with a length not to exceed 400 words. These will be published with the meeting program and accompany the on-line post conference web site of the recordings of the presentations. Abstracts are due on or before August 30, 2016.

Breakfast and lunch will be provided for participants including attendees who do not speak on both days. The dinner banquet will have a fee (yet to be determined) that will be waived for invited speakers. We are able to offer a limited amount of travel and lodging support to those who need it to participate as invited speakers.

This is fourth meeting of the continuing EBABM conference series known as Cela Tega (Cela Tega is the southwest Florida native (i.e.: Calusa) term for “A view from high ground”. We used it here to symbolize “overview”)

If you are interested please respond to me at jbeever@swfrpc.org and copy Dr. Nora Demers at ndemers@fgcu.edu

If you have any questions please contact me at jbeever@swfrpc.org, telephone number 239-938-1813 extension 224

Please feel free to share this conference information with colleagues and friends.

There were no public comments on items not on the agenda

The next Meeting Time and Place, for EBABM is Monday, August 8, 2016 – 9:30 a. m. The next Cela Tega Subcommittee Meeting is Monday July 11, 2016 - 1:30 PM.

Adjournment was at 11:21 A.M.

Recommended Action: Information only.

Estero Bay Agency on Bay Management

The regular meeting of the Estero Bay Agency on Bay Management was held on Monday, August 8, 2016 at the 9:30 AM at the SWFRPC offices. Minutes of the June 13, 2016 meeting were approved. Motion by Dr. Everham, Second by Dr. Beever.

Ms. Cathy Olson presented on the successes of the Lee County Conservation 20/20 program.. Related links to information presented can be found at the SWFRPC web page for the EBABM at http://www.swfrpc.org/content/Natural_Resources/ABM/Monday.pdf

Ms. Marissa Carrozzo presented on Conservation 2020 Ballot Initiative Support. Related links to information presented can be found at the SWFRPC web page for the EBABM at http://www.swfrpc.org/content/Natural_Resources/ABM/EBABM%20Presentation_080816.pdf

In Old Business included the planning for the Cela Tega and continued water quality issues from the Caloosahatchee River flows.

Emerging Issues included the DRGR, the Old Corkscrew Plantation mine proposal, and the Troyer Bothers Mine proposal, the proposed Timber Creek project in the DRGR adjacent to SR 82, and the Bonita Grand Mine extension, the Koreshan State Park and the Estero Bay Buffer State Park Plan,

The Estero Bay Agency On Bay Management is planning a two day conference on Sea Level Rise and Climate Change Adaptations in the Estero Bay Region on the dates of December 12 & 13th, 2016 at the Cohen Center Ballroom, Florida Gulf Coast University, Fort Myers Florida . I would like to invite you, your co-workers and your students to submit abstracts for oral presentations and/or posters that identify information on climate change adaptation with an emphasis for Florida and special interest in southern subtropical Florida. We are also interested in innovative adaptation methods and systems from coastal communities world-wide. We are interested in both technical scientific and planning application presentations.

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If you have any questions please contact me at jbeever@swfrpc.org, telephone number 239-938-1813 extension 224

Please feel free to share this conference information with colleagues and friends.

There were no public comments on items not on the agenda

The next Meeting Time and Place, for EBABM is Monday, September 12, 2016 – 9:30 a. m. The Cela Tega Subcommittee Meeting was Monday August 29, 2016 - 1:30 PM.

Adjournment was at 11:55 A.M.

Recommended Action: Information only.

Agenda Item

11e

11e

Executive Committee

11e

Agenda Item

11f

11f

Legislative Affairs Committee

11f

Agenda Item

11g

11g

Quality of Life & Safety
Committee

11g

Agenda Item

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Regional Transportation
Committee

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Agenda Item

11i

11i

Interlocal Agreement/Future
of the SWFRPC Committee

11i

Agenda Item

11j

11j

Water Quality and Water
Resources Management

11j