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

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

COUNCIL MEETING AGENDA

February 15, 2018

9:00am – 11:00am

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.

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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	f)	Legislative Affairs Committee – **Mr. Don McCormick**
	g)	Quality of Life & Safety Committee –**Commissioner Willie Shaw**
	h)	Regional Transportation Committee – **Ms. Margaret Wuerstle**
		- Regional Transportation Map Update
	i)	Interlocal Agreement/Future of the SWFRPC Committee
	j)	Water Quality and Water Resources Management- **Vice Mayor Mick Denham**
12	**NEW BUSINESS**	
13	**STATE AGENCIES COMMENTS/REPORTS**	
14	**COUNCIL LEGAL CONSULTANT'S COMMENTS**	
15	**COUNCIL MEMBERS' COMMENTS**	
16	**ADJOURN**	

NEXT SWFRPC MEETING DATE: MARCH 15, 2018

THERE WILL BE AN EXECUTIVE COMMITTEE MEETING AT 8:15, IMMEDIATELY PRECEEDING THE COUNCIL MEETING

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

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SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL MEMBERSHIP

OFFICERS	
Mr. Thomas Perry, Chair	*Commissioner Willie Shaw, Vice-Chair*
Commissioner Donna Storter-Long, Secretary	*Mr. Donald McCormick, Treasurer*
CHARLOTTE COUNTY	***COLLIER COUNTY***
Commissioner Joe Tiseo, Charlotte BCC	Commissioner Bill McDaniel, Collier BCC
Commissioner Ken Doherty, Charlotte BCC	Commissioner Penny Taylor, Collier BCC
Vice-Mayor 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
	(Governor Appointee Vacancy)
GLADES COUNTY	***HENDRY COUNTY***
Commissioner Donna Storter-Long, Glades BCC	Commissioner Emma Byrd, Hendry BCC
Commissioner Donald Strenth, Glades BCC	Commissioner Mitchell Wills, Hendry BCC
Councilwoman Pat Lucas, City of Moore Haven	Vice-Mayor Michael Atkinson, City of Clewiston
Mr. Thomas Perry, Governor Appointee	Commissioner Julie Wilkins, City of LaBelle
	Mr. Mel Karau, Governor Appointee
LEE COUNTY	***SARASOTA COUNTY***
Commissioner Brian Hamman, Lee BCC	Commissioner Mike Moran, Sarasota BCC
Commissioner Cecil Pendergrass, Lee BCC	Commissioner Charles Hines, Sarasota BCC
Councilmember Jessica Cosden, City of Cape Coral	Commissioner Willie Shaw, City of Sarasota
Councilman Fred Burson, City of Fort Myers	Councilmember Mitzie Fiedler, City of Venice
Councilmember Anita Cereceda, Town of Fort Myers Beach	Mr. Felipe Colon, Governor Appointee
Vice-Mayor Mick Denham, City of Sanibel	(Governor Appointee Vacancy)
Councilman Greg DeWitt, City of Bonita Springs	
Ms. Laura Holquist, Governor Appointee	
(Governor Appointee Vacancy)	
EX-OFFICIO MEMBERS	
Jon Iglehart, FDEP	(FDOT Vacancy)
Phil Flood, SFWMD	Tara Poulton, SWFWMD
STAFF	
Margaret Wuerstle, Executive Director Beth Nightingale, Legal Consultant	
Aidan Bandy	James Beever
Rebekah Harp	Charles Kammerer
Sean McCabe	Timothy Walker

Updated 2/6/2018

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL (SWFRPC) ACRONYMS

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

ADA - Application for Development Approval

ADA - Americans with Disabilities Act

AMDA -Application for Master Development Approval

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

BLID - Binding Letter of DRI Status

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

BLIVR -Binding Letter of Vested Rights Status

BPCC -Bicycle/Pedestrian Coordinating Committee

CAC - Citizens Advisory Committee

CAO - City/County Administrator Officers

CDBG - Community Development Block Grant

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

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

CHNEP - Charlotte Harbor National Estuary Program

CTC - Community Transportation Coordinator

CTD - Commission for the Transportation Disadvantaged

CUTR - Center for Urban Transportation Research

DEO - Department of Economic Opportunity

DEP - Department of Environmental Protection

DO - Development Order

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

EDA - Economic Development Administration

EDC - Economic Development Coalition

EDD - Economic Development District

EPA – Environmental Protection Agency

FAC - Florida Association of Counties

FACTS - Florida Association of CTCs

FAR - Florida Administrative Register (formerly Florida Administrative Weekly)

FCTS - Florida Coordinated Transportation System

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

FDEA - Florida Department of Elder Affairs

FDLES - Florida Department of Labor and Employment Security

FDOT - Florida Department of Transportation

FHREDI - Florida Heartland Rural Economic Development Initiative

FIAM – Fiscal Impact Analysis Model

FLC - Florida League of Cities

FQD - Florida Quality Development

FRCA -Florida Regional Planning Councils Association

FTA - Florida Transit Association

IC&R - Intergovernmental Coordination and Review

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

JLCB - Joint Local Coordinating Boards of Glades & Hendry Counties

JPA - Joint Participation Agreement

JSA - Joint Service Area of Glades & Hendry Counties

LCB - Local Coordinating Board for the Transportation Disadvantaged

LEPC - Local Emergency Planning Committee

MOA - Memorandum of Agreement

MPO - Metropolitan Planning Organization

MPOAC - Metropolitan Planning Organization Advisory Council

MPOCAC - Metropolitan Planning Organization Citizens Advisory Committee

MPOTAC - Metropolitan Planning Organization Technical Advisory Committee

NADO – National Association of Development Organizations

NARC -National Association of Regional Councils

NOPC -Notice of Proposed Change

OEDP - Overall Economic Development Program

PDA - Preliminary Development Agreement

REMI – Regional Economic Modeling Incorporated

RFB - Request for Bids

RFI – Request for Invitation

RFP - Request for Proposals

RPC - Regional Planning Council

SHIP -State Housing Initiatives Partnership

SRPP – Strategic Regional Policy Plan

TAC - Technical Advisory Committee

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

TDPN - Transportation Disadvantaged Planners Network

TDSP - Transportation Disadvantaged Service Plan

USDA - US Department of Agriculture

WMD - Water Management District (SFWMD and SWFWMD)

FLORIDA REGIONAL COUNCILS ASSOCIATION
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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.

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Agenda Item

MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
DECEMBER 14, 2017 MEETING

The meeting of the Southwest Florida Regional Planning Council was held on December 14, 2017 at the offices of the Southwest Florida Regional Planning Council–1400 Colonial Boulevard, Suite #1 in Fort Myers, Florida. Vice-Chair Perry called the meeting to order at 9:02 AM. Commissioner Shaw then led an invocation and the Pledge of Allegiance. Ms. Nicole Gwinnett conducted the roll call and noted that a quorum was present.

MEMBERS PRESENT

Charlotte County:	Commissioner Ken Doherty, Commissioner Joe Tiseo, Vice-Mayor Gary Wein, Mr. Don McCormick
Collier County:	Commissioner Penny Taylor, Commissioner Bill McDaniel, Mr. Bob Mulhere
Glades County:	Commissioner Donna Storter-Long, Commissioner Donald Strenth, Mr. Thomas Perry
Hendry County:	Commissioner Mitchell Wills, Commissioner Julie Wilkins, Mr. Mel Karau
Lee County:	Commissioner Frank Mann, Commissioner Cecil Pendergrass, Councilmember Jessica Cosden, Councilman Fred Burson, Vice-Mayor Mick Denham,
Sarasota County:	Commissioner Charles Hines, Commissioner Michael Moran, Commissioner Willie Shaw, Councilman Fred Fraize
Ex-Officio:	Mr. Phil Flood–SFWMD, Ms. Tara Poulton–SWFWMD

MEMBERS ABSENT

Charlotte County:	Ms. Suzanne Graham
Collier County:	Councilman Reg Buxton
Glades County:	Councilwoman Pat Lucas,
Hendry County:	Commissioner Karson Turner, Vice-Mayor Michael Atkinson,
Lee County:	Councilman Greg DeWitt, Councilwoman Anita Cereceda, Ms. Laura Holquist

Sarasota County: Mr. Felipe Colón

Ex-Officio: Mr. Jon Iglehart–FDEP

AGENDA ITEM #4
PUBLIC COMMENTS

No public comments were made at this time.

AGENDA ITEM #5
AGENDA

There were no changes made to the December 14, 2017 agenda.

AGENDA ITEM #6
MINUTES OF THE JUNE 15, JULY 20, AND OCTOBER 19, 2017 MEETINGS

A motion was made by Commissioner Doherty to approve the June 15, July 20, and October 19, 2017 meetings as presented. The motion was seconded by Commissioner Wills and passed unanimously.

AGENDA ITEM #7
REGIONAL IMPACT

AGENDA ITEMS #7(a)
Palmer Ranch Increment XXVII Assessment Report

Mr. Dan Trescott presented the item.

Commissioner Mann asked about the referenced memorandum of understanding between Sarasota County and the SWFRPC. Mr. Trescott explained that Sarasota County developed their own questionnaire that applies to all projects over 1,000 dwelling units. The County realized that they liked having the RPC involved in the review process. Mr. Jim Paulmann added that this memorandum does not take any responsibilities away from the RPC. It adds additional information to be reviewed for large developments. Ms Wuerstle stated that the MOU is an agreement between Sarasota County and the SWFRPC. It has nothing to do with certification from the State. The review process is still coordinated through the RPC. Vice-Mayor Denham added that the State has removed any official ability for the RPC to approve DRIs. Mr. Trescott explained that this has not affected the RPC's ability to impact the DRI process.

A motion was made by Commissioner Shaw to approve the Palmer Ranch Increment XXVII Assessment Report as presented. The motion was seconded by Commissioner Doherty and passed unanimously.

AGENDA ITEMS #7(b)
Palmer Ranch Increment XXVIII Pre-App Checklist

Mr. Dan Trescott presented the item.
Vice-Mayor Denham asked for clarification on whether an adequate water connection will be enforced. Mr. Paulmann and Mr. Trescott confirmed that it will be enforced.

A motion was made by Mr. Mulhere to approve the Palmer Ranch Increment XXVIII Pre-App Checklist as presented. The motion was seconded by Commissioner Shaw and passed unanimously.

Commissioner Mann asked for an introduction of the new members of the Council. Councilman Fred Burson with the City of Fort Myers, Councilmember Jessica Cosden with the City of Cape Coral, and Commissioner Mitchell Wills with Hendry County introduced themselves.

AGENDA ITEM #8
CONSENT AGENDA

Commissioner Wilkins had a question about Item 8(b): Glades-Hendry LCB Membership. She asked if the Counties and agencies had been asked to fill the vacancies in the membership. Ms. Gwinnett explained that the members of the board and the agencies have been asked to fill the vacancies. She added that candidates have filled out the application forms, but have been physically unable to attend meetings. She has asked for State assistance and stated that other LCBs in the State have been having these same issues. Councilmember Cosden, who chairs the Lee County LCB, then added that they have the same issue.

A motion was made by Commissioner Doherty to approve the consent agenda as presented. The motion was seconded by Vice-Mayor Wein and passed unanimously.

AGENDA ITEM #9
DIRECTOR'S REPORT

Ms. Wuerstle began the Director's Report by presenting the Budget and Finance Committee Report.

AGENDA ITEM #11(a)
Budget and Finance Committee

Ms. Wuerstle presented the year-end amendments to the FY17 Budget. These amendments balance out line items in the budget. She added that the Council ended the year with an unaudited $68,259 surplus and stated that the audit will begin in January.

A motion was made by Mr. McCormick to approve the Budget Amendments as presented. The motion was seconded by Commissioner Shaw and passed unanimously.

Commissioner Pendergrass asked when the budget for next fiscal year was prepared. Ms. Wuerstle explained that the budgets are prepared in June to be approved by the Council in August.

Ms. Wuerstle presented the financials for September 2017. Commissioner McDaniel wanted to make sure the Council went through the proper procedure for public notice for the auditors. He

also asked for an explanation on the deferred liabilities on the balance sheet. Ms. Erica Harp, a CPA who works with the Council, explained that there is a three year engagement with the auditor that was approved by the SWFRPC board. Ms. Rebekah Harp explained that the deferred liabilities are DRIs and NOPCs. Commissioner McDaniel wanted to have a future discussion on the accrued annual leave policy.

Ms. Wuerstle explained that the initial budget for FY2018 included a $350,000 hole that needed to be filled by grant funding. She stated that staff has already made up about $300,000 of that gap.

A motion was made by Commissioner Shaw to approve the September 2017 financials as presented. The motion was seconded by Mr. McCormick and passed unanimously.

Ms. Wuerstle moved on to the 2018 Nominating Committee. The Committee needed to appoint two new members due to the retirement of Councilman Burch and Councilman Banks. The Committee recommended that Mr. Perry move from Vice-Chair to Chair, Commissioner Shaw be moved from Treasurer to Vice-Chair, Commissioner Storter-Long be named Secretary, and Mr. McCormick be named Treasurer. Councilman Fraize confirmed the recommendations as a member of the Nominating Committee.

A motion was made by Commissioner Doherty to approve Nominating Committee's recommendations as presented. The motion was seconded by Commissioner Mann and passed unanimously.

Ms. Wuerstle moved to the Promise Zone Update. Ms. Sheretha Davis, one of the VISTA volunteers working out of the RPC, gave a presentation on the opioid epidemic in SWFL. Ms. Wuerstle also introduced Mr. Mitchell Ross, another opioid VISTA volunteer along with Ms. Davis, Mr. Leif Olandese, the VISTA team leader, and Ms. Gina Malone, a VISTA volunteer working with ACT.

Commissioner Shaw asked who would be on the speaker's bureau. Ms. Davis explained that the goal was to have a diverse group of speakers including nurses and recovered addicts. Commissioner Shaw asked if staff was looking at what is happening with foster children. Ms. Davis told Commissioner Shaw that she will look into that issue. Commissioner Wills explained that in his experience there is outreach made to the extended family before going to foster care and they try their best to keep siblings together. These families are monitored to make sure they are adequately providing for the children.

Mr. McCormick asked for further explanation on Students Against Destructive Decisions. Ms. Davis explained that she learned of the program through Drug Free SWFL and it is offering peer-to-peer outreach. Commissioner Wilkins added that it is either through the health department or the sheriff's/police department depending on the area.

Vice-Mayor Wein asked if staff was going to look at how medical marijuana can help reduce addictions caused by pain medication. Ms. Davis confirmed that they will look into that issue. Ms. Poulton asked when the data in the presentation will be updated. Ms. Davis believed the data will be updated by the end of January, which would be data through 2016.

Mr. Mulhere asked what the cost of a treatment program would be. Commissioner Pendergrass, Ms. Wuerstle, and others attended a roundtable discussion with Senator Passidomo and Senator Benacquisto about this issue. Commissioner Pendergrass explained that the primary costs are EMS and hospital costs in the first 24-48 hours. Ms. Wuerstle added that a strategy will be released soon by the Hazelden Betty Ford Center showing a SWOT analysis for the region and laying out a strategy for adding weaknesses. Commissioner McDaniel added that he chairs the Public Safety Coordinating Committee in Collier County and has learned that there is no rehabilitation in incarceration. They have brought in caregivers to administer treatment and are looking to begin a coordinated effort to keep people in treatment. He added that science shows that drug addiction is not a choice. The Health Care Network is working to establish a juvenile health center in southern Lee County or northern Collier County.

Commissioner Storter-Long asked if Ms. Davis had any dollar amount costs. Mr. Ross answered that one overdose costs around $50,000-$94,000 and estimated that more comprehensive treatment would cost around $150,000-$200,000. Commissioner Storter-Long noted that there has been more discussion about this issue than Palmer Ranch. She attended her first Department of Juvenile Justice meeting and learned that prevention is greatly effective, but not being budgeted. She stated that the behavioral standards of society have deteriorated. Commissioner Pendergrass added that the cost to Lee County EMS was $328,000 last year. Vice-Mayor Wein explained that these costs are conservative because not all overdoses are reported. Commissioner Wilkins reported on a presentation given at the Florida League of Cities by Dave Aronburg about a State run clinic that imports addicts from across the nation. She also added that the medicine used to stop overdoses is too expensive for Glades and Hendry Counties to provide. Commissioner Pendergrass added that Lee County spent $320,000 last year on those shots.

Vice-Mayor Wein explained that the needle issues with heroin are leading to AIDS epidemics in Ohio and Indiana and the homeless issue goes hand-in-hand with opioids. Commissioner Shaw explained that the opioids issue is reflective of the crack epidemic in regards to the difficulties involved in treatment.

Ms. Malone gave a presentation on human trafficking and ACT. Due to time constraints, Ms. Malone was asked to come back to finish her presentation in January.

AGENDA ITEM #10
STAFF SUMMARIES

AGENDA ITEM #10(a)
Grant Activity Sheet

This item was for information purposes only.

AGENDA ITEM #11
COMMITTEE REPORTS

AGENDA ITEM #11(a)
Budget & Finance Committee

The report was presented and approved during the Director's Report.

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

No report was given at this time.

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

No report was given at this time.

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 and Water Resources Management

No report was given at this time.

AGENDA ITEM #12
NEW BUSINESS

AGENDA ITEM #12(a)
AG Opinion

Chair Perry explained that the Council has received the Attorney General's opinion. It was distributed to the Council through the Council packet and been sent to the County managers. Mr. Mulhere thanked Commissioner McDaniel for his complementary words about the RPC's progress. Commissioner Hines explained that the Sarasota County attorney is not in agreement with the attorney general and will look at it again. He stated that he will take a very serious look at the organization's budget and what it is doing to meet statutory requirements if the County is forced to stay in.

Commissioner Pendergrass explained that the Lee County attorney's opinion was that Lee County is obligated to participate, but any decision on payment is up to the Council membership. The membership could vote to reduce the budget.

Commissioner Doherty added that Charlotte County has not discussed the attorney general's opinion yet. Their County attorney will discuss the opinion with the attorneys of Sarasota and Lee Counties. He added that the discrepancies between the interlocal agreement and the bylaws are an issue.

Commissioner Taylor stated that Collier County has decided to stay the course until the situation with the other three withdrawing Counties plays itself out. Commissioner McDaniel added that the RPC needs to continue to move forward in defining its relevancy and mission.

Mr. McCormick explained that the withholding of State funding has led to a unilateral nullification of the RPC. Commissioner Hines stated that this is not why Sarasota County has withdrawn funding. Vice-Mayor Denham found this conversation sad given the diminished role of the RPC in the planning process. He stressed that more time needs to be spent on how to redefine the RPC because there is still a need for a regional approach to development planning.

Vice-Mayor Wein explained that he asked his City Council to be put back on the Council because he sees a value to these regional discussions, such as the Lake Okeechobee discussions last year.

Chair Perry explained that he does not foresee the Council taking the route of suing the Counties and believes a solution will be reached.

AGENDA ITEM #12(b)
FDEP Letter

This item was for information purposes only.

AGENDA ITEM #13
STATE AGENCIES COMMENTS/REPORTS

Mr. Flood explained that, in regards to Lake Okeechobee, the SFWMD is moving forward with the Everglades Agricultural Reservoir and they are meeting all of their timelines. They have also been awarded a $16 million storage project for Lake Hicpochee in Glades County and a $60 million dollar contract for the third C43 Reservoir contract outside LaBelle.

Ms. Jennifer Hecker, director of the CHNEP, added that on January 18 the CHNEP will be having their policy committee meeting. This meeting will set the stage for the future of the program. The boundary of the program may expand to include the rest of the Caloosahatchee River. Funding will also be a topic of discussion, following the President and EPA's decision to zero out the National Estuary Program's budget nationwide. The CHNEP's role in advocacy will also be discussed. Vice-Mayor Wein pointed out that this meeting conflicts with the next Council meeting.

AGENDA ITEM #14
COUNCIL LEGAL CONSULTANT'S COMMENTS

No comments were made at this time.

AGENDA ITEM #15
COUNCIL MEMBER'S COMMENTS

Commissioner Mann explained some of the history behind the RPC. He still believes in the importance of regional planning, but believes the RPC has expanded its mission beyond the original intent of the legislature. He believes the RPC can narrow its focus and still serve a role. At this point the RPC can find its relevancy and move forward efficiently.

The Council wished everyone a Merry Christmas.

Chair Perry thanked everyone for coming and added that the next Council meeting will include a presentation on Sanibel's affordable housing program and the continuation of the ACT presentation.

AGENDA ITEM #16
ADJOURNMENT

The next meeting will be on January 18, 2018. The meeting adjourned at 11:01 a.m.

_____
Commissioner Donna Storter-Long, Secretary

The meeting was duly advertised in the December 1, 2017 issue of the FLORIDA ADMINISTRATIVE REGISTER, Volume 43, Number 231.

Agenda Item

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Regional Impact

7

7

GROWTH MANAGEMENT PROGRAM

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

BIG ISSUES * REAL SOLUTIONS

GROWTH MANAGEMENT PLANNING

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

Palmer Ranch Inc XXVI

PALMER RANCH INCREMENT 26 DEVELOPMENT ORDER REVIEW
SARASOTA COUNTY

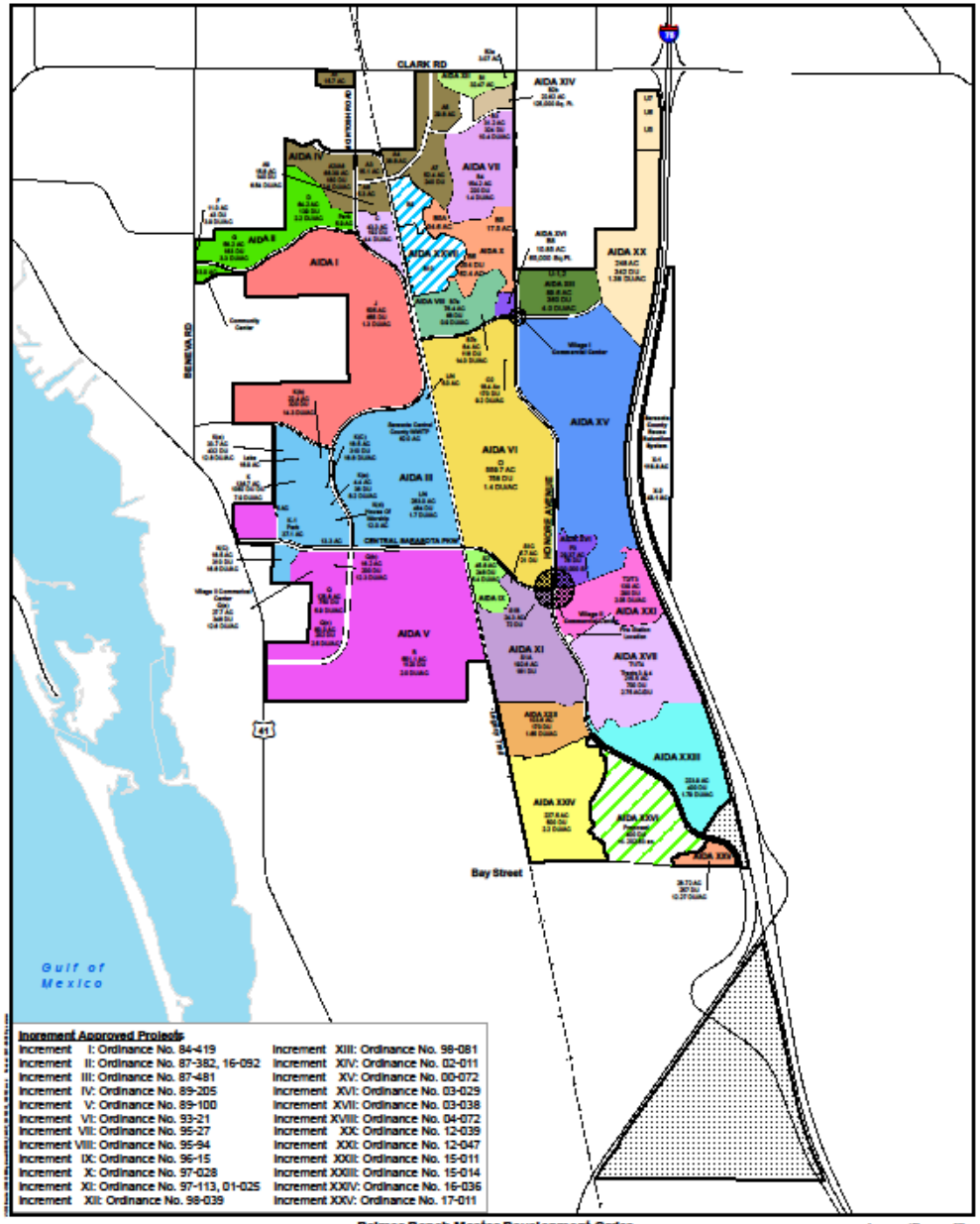
Council Recommendations (Attachment I)

On October 19, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 26 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to land use, water quality and stormwater, native habitats protection/vegetation and wildlife, water, and wastewater and reclaimed water systems. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)

On December 13, 2017 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 26 Development Order (Ordinance 2017-058). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on December 22, 2017. The 45-day appeal period for the development order expired on February 5, 2018. 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.



Increment Approved Projects

Increment I: Ordinance No. 84-419	Increment XIII: Ordinance No. 98-081
Increment II: Ordinance No. 87-382, 16-092	Increment XIV: Ordinance No. 02-011
Increment III: Ordinance No. 87-481	Increment XV: Ordinance No. 00-072
Increment IV: Ordinance No. 89-205	Increment XVI: Ordinance No. 03-029
Increment V: Ordinance No. 89-100	Increment XVII: Ordinance No. 03-038
Increment VI: Ordinance No. 93-21	Increment XVIII: Ordinance No. 04-072
Increment VII: Ordinance No. 95-27	Increment XX: Ordinance No. 12-039
Increment VIII: Ordinance No. 95-94	Increment XXI: Ordinance No. 12-047
Increment IX: Ordinance No. 96-15	Increment XXII: Ordinance No. 15-011
Increment X: Ordinance No. 97-028	Increment XXIII: Ordinance No. 15-014
Increment XI: Ordinance No. 97-113, 01-025	Increment XXIV: Ordinance No. 16-036
Increment XII: Ordinance No. 98-039	Increment XXV: Ordinance No. 17-011

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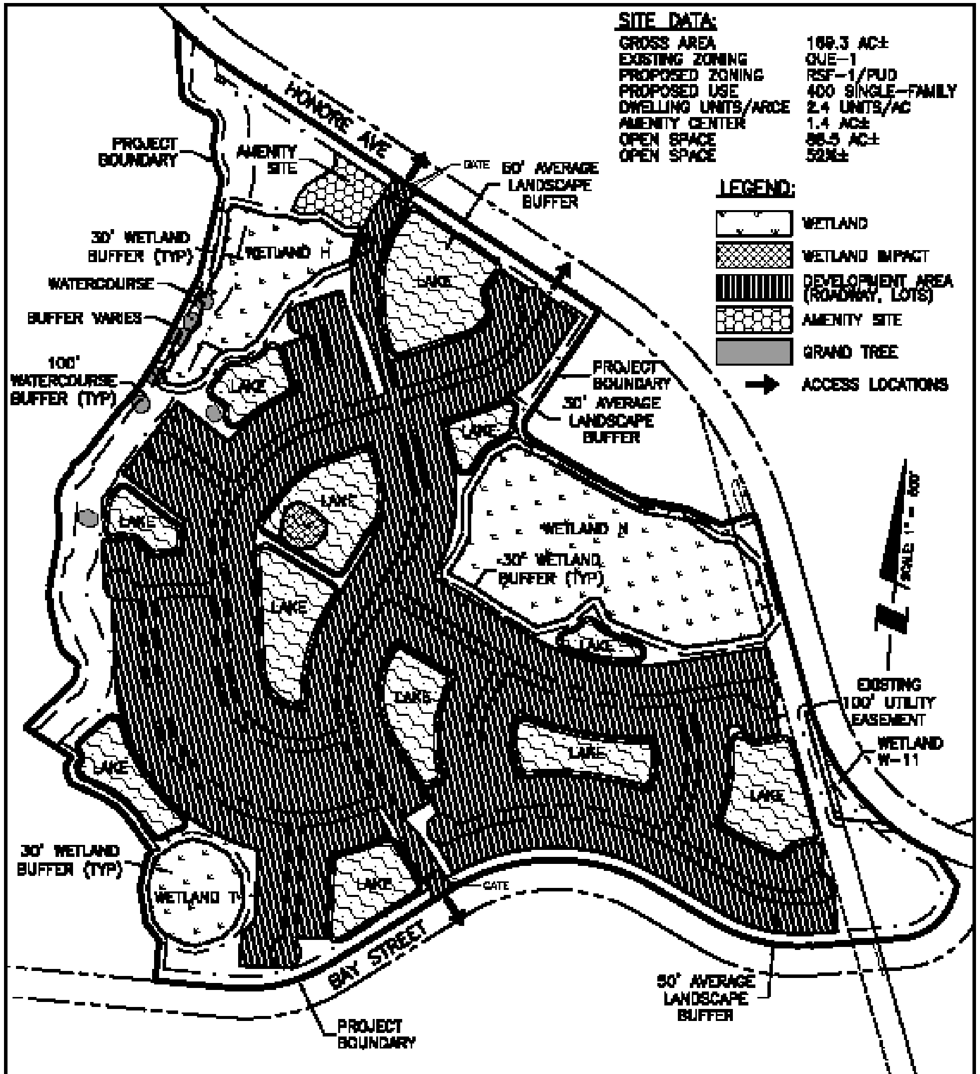
Palmer Ranch Master Development Order
Conceptual Master Development Plan
Map H-2
Palmer Ranch Development of Regional Impact
September 2017



PROJECT: PALMER RANCH PARCEL 9D REZONE

CLIENT: D.R. HORTON INC.

Stantec

BINDING DEVELOPMENT CONCEPT PLAN

SCALE: AS SHOWN	DATE: 6/2017
SEC: 1,6 TWP: 38 RGE: 9 18,19 E	REV NO:
PROJECT NO.: [illegible]	
DRWN BY: DFH/[illegible]	SHEET NO: 1 of 2

Palmer Ranch Inc XXVII

PALMER RANCH INCREMENT 27 DEVELOPMENT ORDER REVIEW
SARASOTA COUNTY

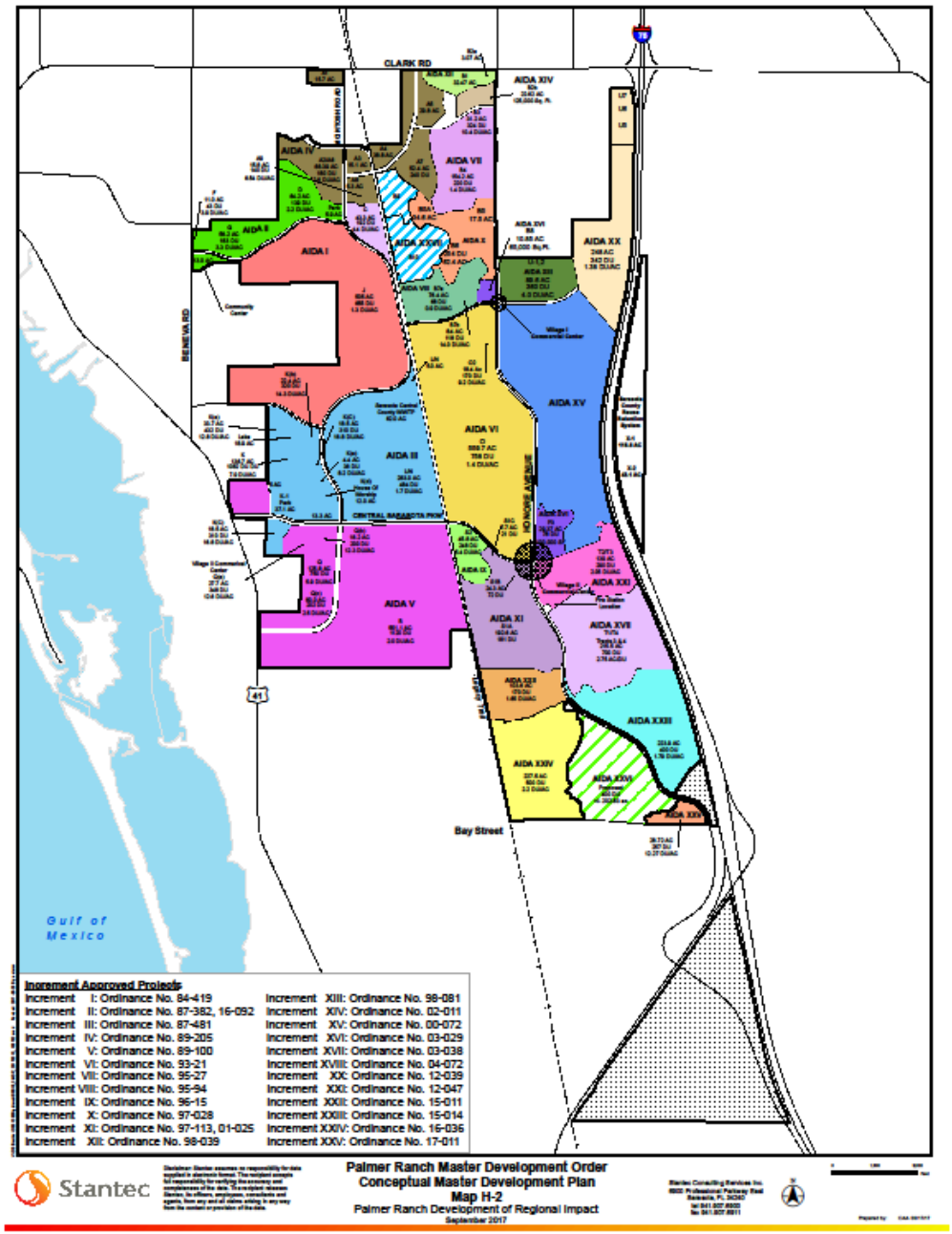
Council Recommendations (Attachment I)

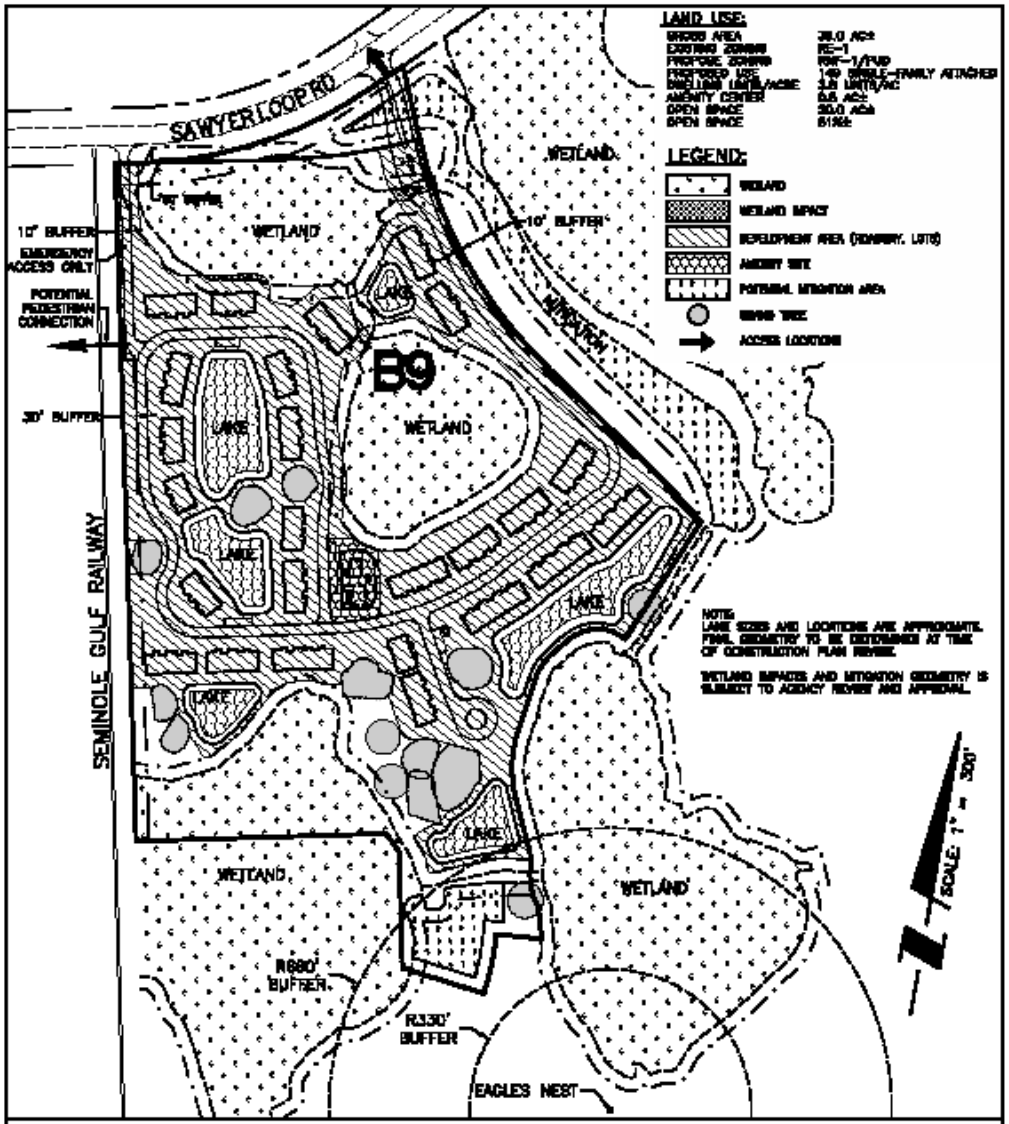
On December 14, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 27 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to water quality and stormwater, native habitats protection/vegetation and wildlife and land use. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)

On January 17, 2018 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 27 Development Order (Ordinance 2017-067). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on January 22, 2018. The 45-day appeal period for the development order expires on March 8, 2018. 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.


CLARK RD
BENEVA RD
AIDA I
AIDA II
AIDA III
AIDA IV
AIDA V
AIDA VI
AIDA VII
AIDA VIII
AIDA IX
AIDA X
AIDA XI
AIDA XIV
AIDA XV
AIDA XVI
AIDA XVII
AIDA XX
AIDA XXI
AIDA XXII
AIDA XXIII
AIDA XXIV
CENTRAL SARASOTA PKWY
HONORE AVENUE
41
Bay Street
Gulf of Mexico
Increment Approved Projects:
Increment I: Ordinance No. 84-419
Increment II: Ordinance No. 87-382, 16-092
Increment III: Ordinance No. 87-481
Increment IV: Ordinance No. 89-205
Increment V: Ordinance No. 89-100
Increment VI: Ordinance No. 93-21
Increment VII: Ordinance No. 95-27
Increment VIII: Ordinance No. 95-94
Increment IX: Ordinance No. 96-15
Increment X: Ordinance No. 97-028
Increment XI: Ordinance No. 97-113, 01-025
Increment XII: Ordinance No. 98-039
Increment XIII: Ordinance No. 98-081
Increment XIV: Ordinance No. 02-011
Increment XV: Ordinance No. 00-072
Increment XVI: Ordinance No. 03-029
Increment XVII: Ordinance No. 03-038
Increment XVIII: Ordinance No. 04-072
Increment XX: Ordinance No. 12-039
Increment XXI: Ordinance No. 12-047
Increment XXII: Ordinance No. 15-011
Increment XXIII: Ordinance No. 15-014
Increment XXIV: Ordinance No. 16-036
Increment XXV: Ordinance No. 17-011
Stantec
Palmer Ranch Master Development Order
Conceptual Master Development Plan
Map H-2
Palmer Ranch Development of Regional Impact
September 2017



PROJECT: PALMER RANCH PARCEL B9 REZONE

CLIENT: D.R. HORTON INC.

Stantec
8900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #6783 • www.stantec.com

BINDING DEVELOPMENT CONCEPT PLAN

SCALE: AS SHOWN	DATE: 7/2017
SEC: 14 & 23 TWP: 37S RGE: 18E	REV NO:
PROJECT NO: 215613658	INDEX NO:
DRAWN BY/CHKD BY: DTH/SBSB	SHEET NO: 1 OF 1

City Gate

CITY GATE COMMERCE PARK DRI NOTICE OF PROPOSED CHANGE IN COLLIER COUNTY

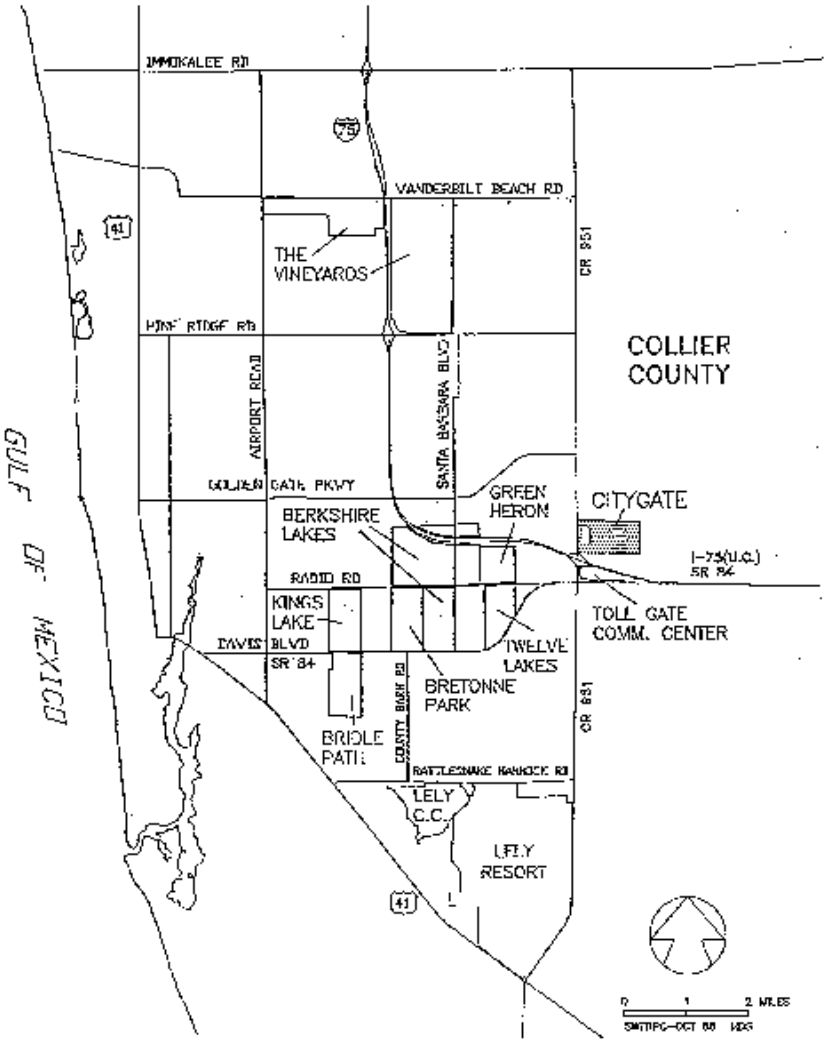
- City Gate was originally approved on December 13, 1988 for a total of 90,000 square feet of commercial, 836,000 square feet of office, 1,920,000 square feet of industrial, 250 hotel/motel rooms, and 80,000 square feet of public, utilitarian, recreational and educational space.
- To date 212 hotel rooms, 3,643 square feet of retail (gas station and car wash), 18,083 square feet of office and a recently permitted self-storage facility.
- The current DRI Termination Date is October 27, 2025
- In August 2017 a notice of proposed change (NOPC) was submitted for Collier County to construct a 61-acre sports complex within the DRI which will use roadways that are a part of City Gate.
- The proposed project will consist of 8 general purpose sports fields, a 3,000-seat stadium and a 125,000-sf field house. Other changes are to

- Update the Master Concept Plan,
- Provide additional external access points along the eastern property line of the City Gate Commerce Park PUD/DRI. One of the three additional access points being requested (located in the northeast corner) will allow for the connection of the proposed City Gate Boulevard North Extension, to the proposed interconnect to Collier County's Resource Recovery Business Park, and eventually will connect to the proposed Wilson Boulevard-Benfield Road Extension. The remaining two (2) access points being requested will provide pedestrian and vehicular connections, within the proposed Collier County Sports Complex Lot.
- Remove Section 4.b from the existing Development Order (DO) relating to wetlands,
- Change name from the City Gate Commerce Park to the City Gate Commerce Center,
- Addition of details on the development program in Section 2.d,
- Removal of Section 9.c relating to buildout dates for individual phases, in its entirety,
- Include a reference to the updated Master Plan in the DO,
- Addition of details on the development program and establishing traffic conversion

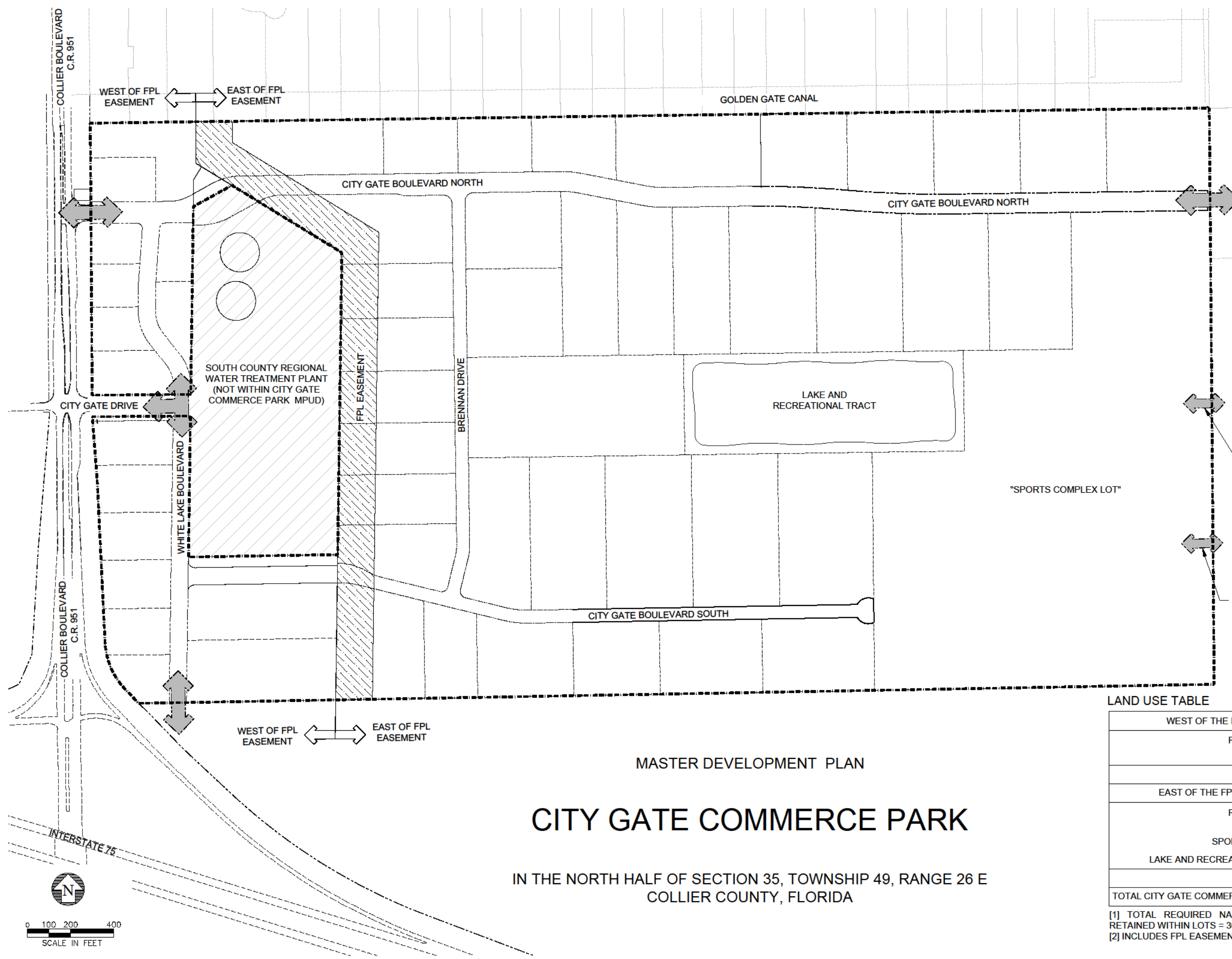
- Amend termination date to October 26, 2030, and
- Include submission of a biennial report instead of an annual report.
- The Florida Department of Transportation (FDOT) reviewed the NOPC and in coordination with Collier County had no objections and determined the following:
  - The DRI is vested.
  - Any exchange in the land uses between industrial and office for the Sports Complex and/or hotel units will be within the approved trips, therefore the exchange will not increase the total buildout traffic that was originally approved for the DRI.
  - The traffic conversion details will be attached to the Planned Unit Development (PUD).
  - All transportation related conditions have been mitigated except for the installation of a traffic signal at one intersection.

- The SFWMD reviewed the change and stated that “there appear to be no regionally significant water resource issues.
- The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.

- RECOMMENDED ACTION: Notify Collier County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.



CITYGATE COMMERCE PARK
GENERAL LOCATION MAP



MASTER DEVELOPMENT PLAN

CITY GATE COMMERCE PARK

IN THE NORTH HALF OF SECTION 35, TOWNSHIP 49, RANGE 26 E
COLLIER COUNTY, FLORIDA

LAND USE TABLE

WEST OF THE FPL EASEMENT	
RIGHT-OF-WAY	7.18 AC
LOTS	29.27 AC
TOTAL WEST	36.45 AC
EAST OF THE FPL EASEMENT [1]	
RIGHT-OF-WAY	15.98 AC
LOTS [2]	161.78 AC
SPORTS COMPLEX	63.50 AC
LAKE AND RECREATIONAL TRACT	13.84 AC
TOTAL EAST	255.10 AC
TOTAL CITY GATE COMMERCE PARK PUD	291.55 AC

[1] TOTAL REQUIRED NATIVE VEGETATION TO BE RETAINED WITHIN LOTS = 30.57 ACRES
[2] INCLUDES FPL EASEMENT

REVISIONS

REV.	DATE:	DESCRIPTION
4	1/18/2018	REVISIONS PER REVIEWSTAFF EMAIL & RAI COMMENTS 1/19/2018
3	12/15/2017	REVISIONS PER REVIEWSTAFF EMAIL & RAI COMMENTS 11/13/2017
2	09/27/2017	REVISIONS PER REVIEWSTAFF EMAIL & RAI COMMENTS 09/21/2017
1	08/18/2017	1ST SUBMITTAL

DESIGNED BY: J.A.W.
DRAWN BY: J.A.W.
CHECKED BY: J.M.F.
PROJECT NO.:

CLIENT:
CITY GATE DEVELOPMENT LLC, GG II, LLC & 850 NWN, LLC
159 SOUTH MAIN STREET, SUITE 500
AKRON, OHIO 44309
(330) 998-0225

PROJECT: CITY GATE COMMERCE PARK MPUD

SHEET TITLE: MASTER DEVELOPMENT PLAN

DAVIDSON ENGINEERING
4365 Radio Road, Suite 201
Naples, Florida 34104
P: 239.434.6060 F: 239.434.6084
Company Cert. of Authorization No. 00009496

MAP H

SHEET NO: EXHIBIT A-1
1 of 5

Marco Shores/Fiddler's Creek

MACO SHORES/FIDDLER'S CREEK DRI
NOTICE OF PROPOSED CHANGE IN
COLLIER COUNTY

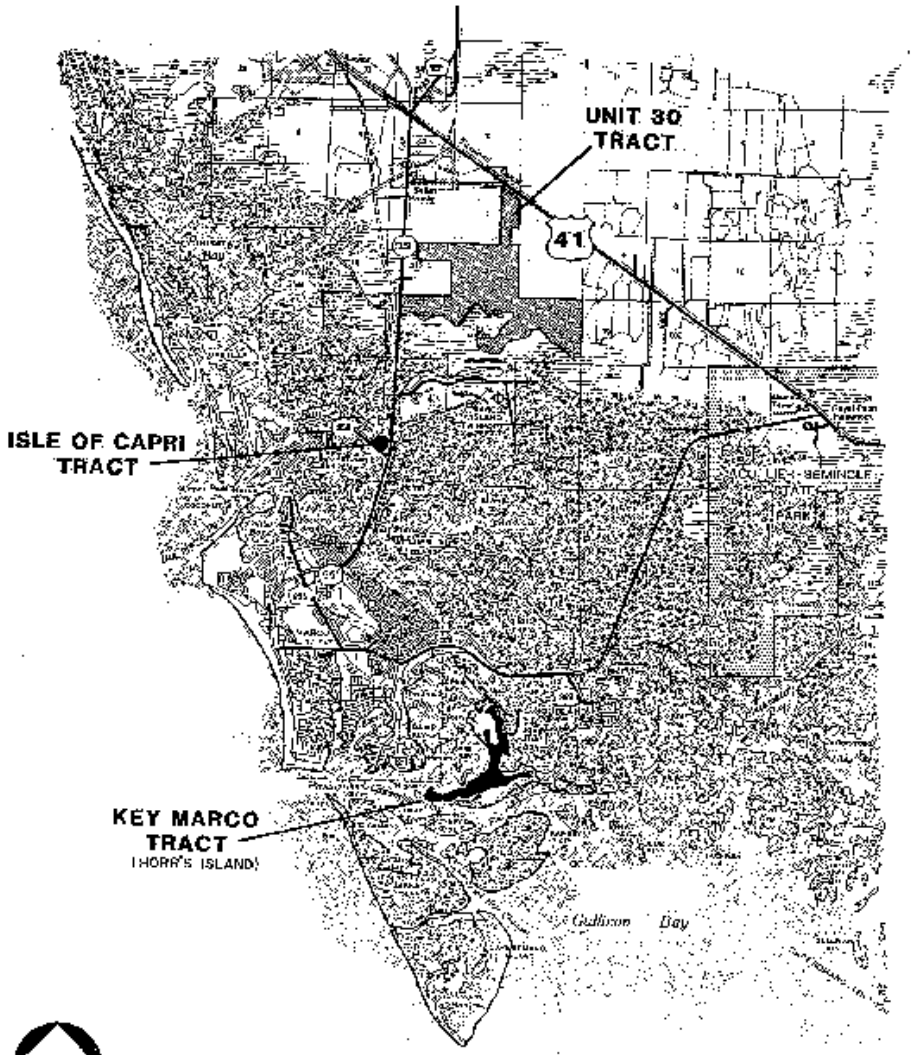
- Fiddler's Creek, or Unit 30 is a portion of a larger Development of Regional Impact (known as Marco Shores), located in southwestern Collier County, and near Marco Island (See Location Map).
- On June 12, 1984, the Collier County Board of County Commissioners approved the DRI Application for Unit 30, Isle of Capri Commercial and Key Marco (Horr's Island) and Part of Marco Shores Planned Unit Development (hereafter known as The Marco Shores DRI). The original Development Order 84-3 approved development within three main areas (Unit 30, Isle of Capri Commercial Area, Key Marco/Horr's Island).
- Based on previous changes the entire Marco Shores Development is currently approved for the following development areas and uses:
  - Unit 30 (approved for 6,000 units, on 3,932 acres, with a 33.6-acre commercial area containing 325,000 square feet of commercial space);

- Isle of Capri (approved for a 150-room hotel, accessory uses, a restaurant site and a utility site on 7.44 acres);
- Horr’s Island (approved for 300 units on 212.89 acres);
- Barfield Bay Multi-Family (approved for 314 units on 49.04 acres);
- John Stevens Creek (approved for 72 units on 14.54 acres);
- Goodland Marina within City of Marco Island (approved for marina uses on 15.83 acres).

- The Fiddler's Creek portion of Unit 30, the subject of this NOPC, is currently under construction and approximately two-thirds complete.
  - a total of 2,292 residential units, 30,413SF of office and 36 holes of golf course have been constructed to date.
  - (18) holes have been constructed for the Fiddler’s Creek residents and golf club members and eighteen (18) holes have been constructed for the Marco Marriott.

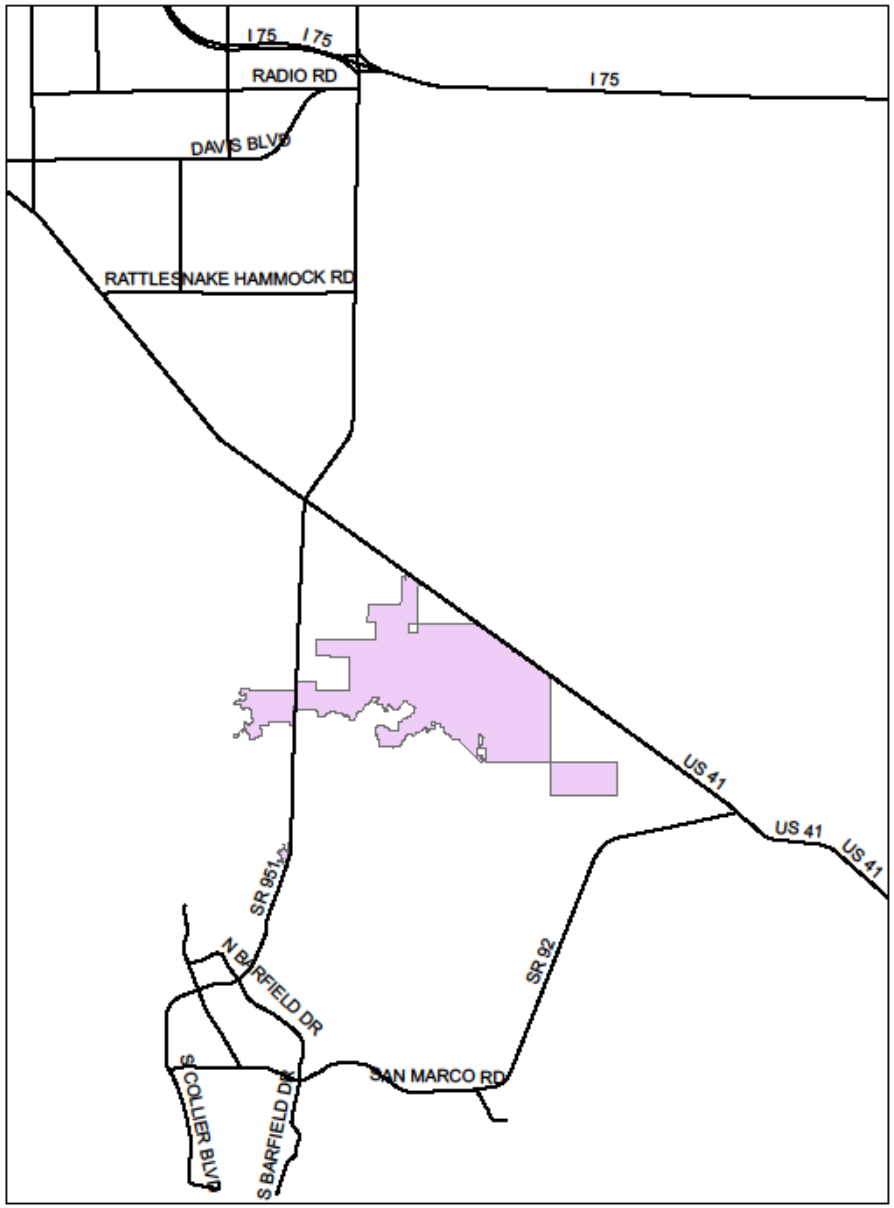
- The proposed changes:
  - Create new map H (see Attachment I) and PUD master plan to reflect reallocation of commercial (B, Business) acreage to area on U.S. 41 near new project entrance. No new commercial square footage is proposed.
  - Revise map H and PUD master plan to better reflect as-built community plan and add two new project accesses on U.S. 41 (a right in/ right out access and a full median access on US 41).
  - Amend reference to remaining/additional golf course (which have never been developed) text in paragraphs D of the DRI D.O.The primary regional issues of concern for this NOPC is related to transportation impacts.
  - Add a conversion factor to allow conversion of multi-family to single family.
- The Florida Department of Transportation (FDOT) reviewed the NOPC and in coordination with Collier County had no objections and requests that the applicant implements all identified improvements not yet completed, as the development progresses.

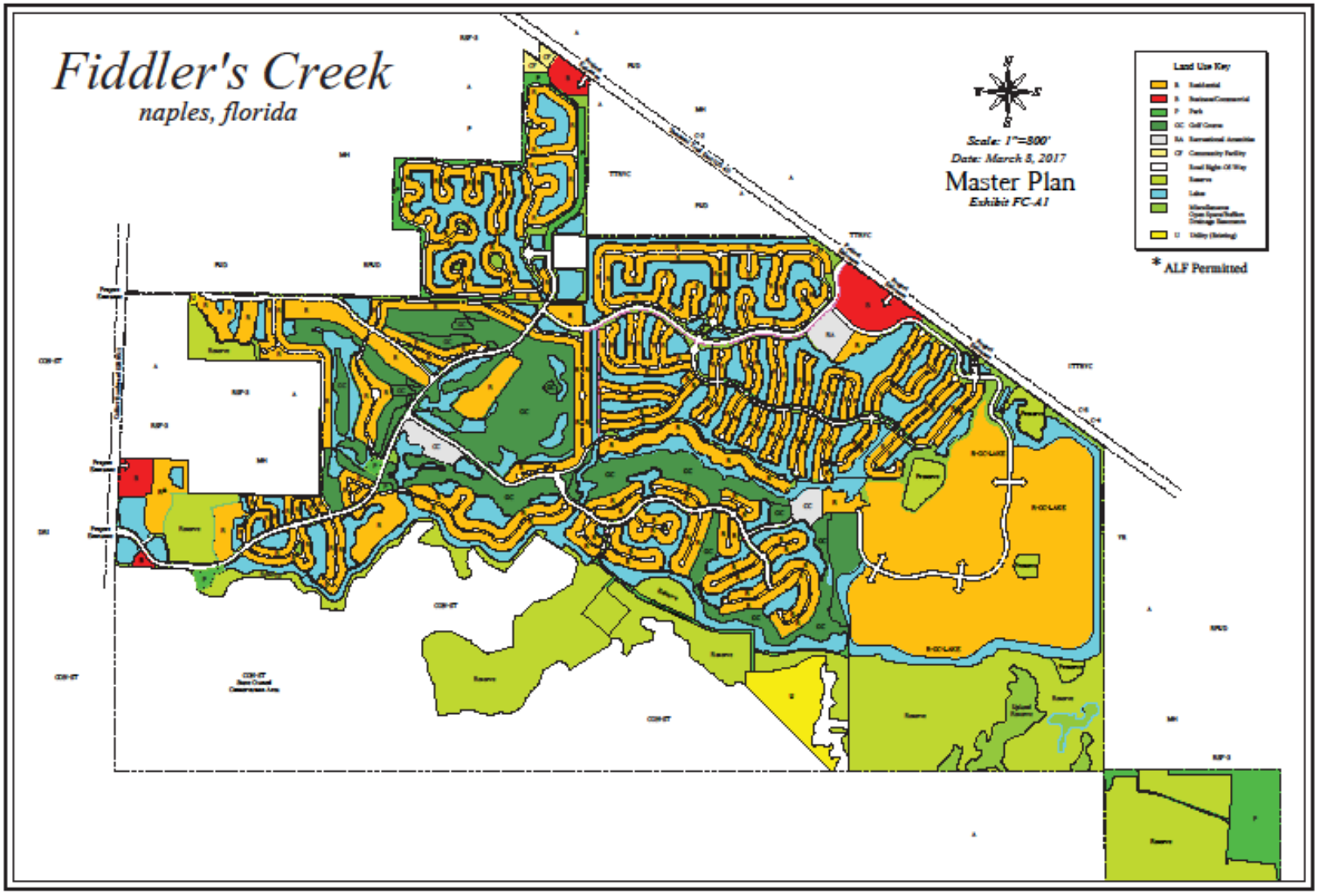
- The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.
- RECOMMENDED ACTION: Notify Collier County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.



MARCO SHORES
GENERAL LOCATION MAP

Marco Shores/Fiddlers' Creek DRI
Location Map




Fiddler's Creek
naples, florida
Scale: 1"=800'
Date: March 8, 2017
Master Plan
Exhibit FC-A1
Land Use Key
* ALF Permitted

Riverwood

RIVERWOOD MASTER AND INCREMENTS I AND II DRI NOTICE OF PROPOSED CHANGE IN CHARLOTTE COUNTY

- The Riverwood Master DRI is located west of SR 776 in Charlotte County (see Regional Location Map Attachment I).
- The Riverwood Master and Increment I Development Orders (DO) were granted approval on November 13, 1990 and Increment II development order was approved on January 9, 1997 from the Charlotte County Board of County Commissioners (see Attachment II).
- The most recent 2017 DRI monitoring report, the DRI consists of 1,288± acres and is currently approved for 3,300 dwelling units (including single family and multi-family), 248,000 square feet of retail, 86,000 square feet of office, 300 wet slips, 200 dry slips, and other uses including golf-course and club house.
- The most recent monitoring report the Increment I consists of 855± acres and is currently approved for 1,100 dwelling units (including single family and multi-family), 140,000 square feet of retail, 86,000 square feet of office, and other uses including golf course.

- Increment I have a total of 965 units constructed to date.
- The most recent monitoring report Increment II consists of 309± acres and is currently approved for 641 dwelling units (including single family and multi-family) and other recreational uses.
- Increment II has a total of 336 units constructed to date.
- The current expiration/buildout date of the Master DRI is September 16, 2018. The expiration/buildout date of both Increment I and II was July 8, 2016 and has expired.

Proposed Changes:

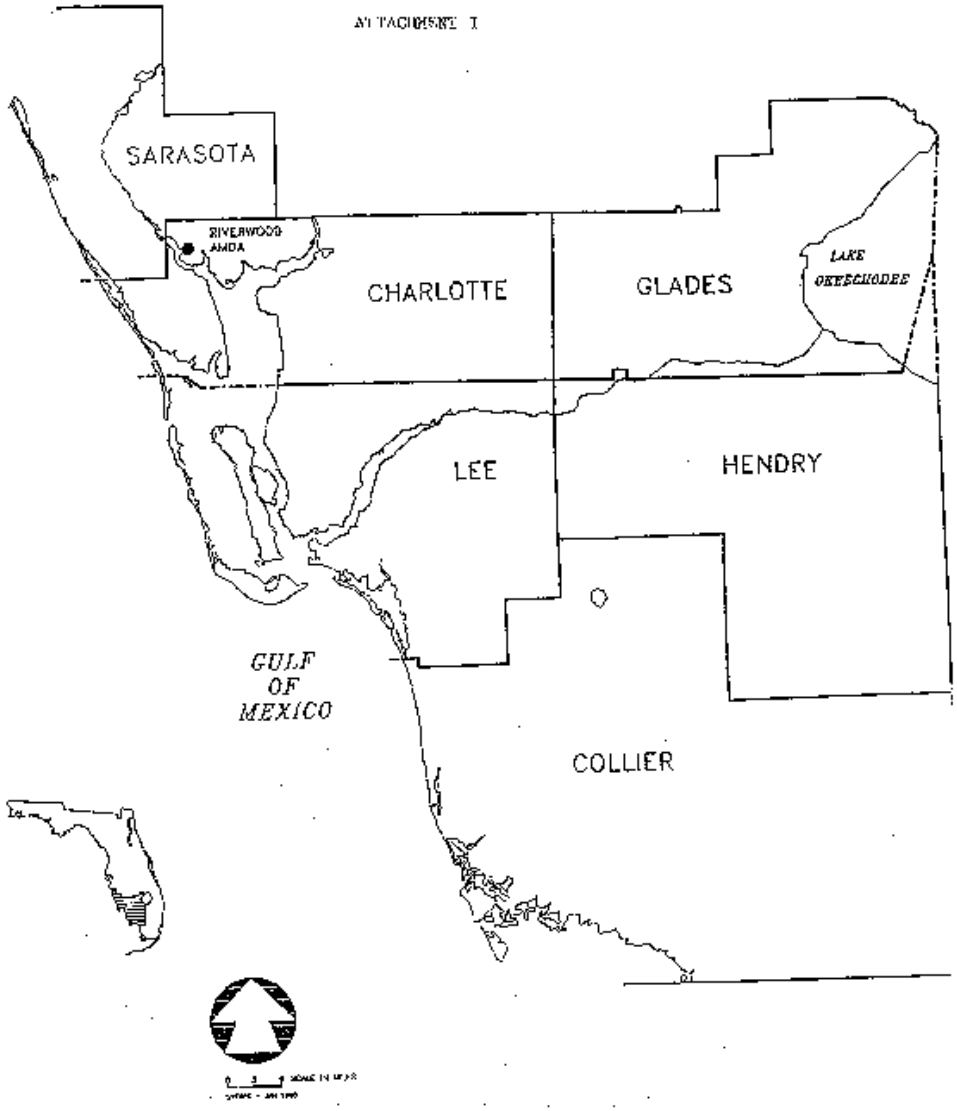
- The Riverwood Community Development District requests the buildout date of the Riverwood Master and Increments I and II, so the Master DO, and Incremental DOs expiration dates coincide.
- The MDO and IDOs be extended an additional seven (7) years to November 11, 2025 so pending development may continue.
- Extending the buildout dates to 2025 would also provide sufficient time to process an essentially built-out agreement of the Riverwood DRI.

- Staff agrees with the applicant that Section 380.06(19)(c), states that, "[a]n extension of the date of buildout of a development, or any phase thereof, by more than 7 years is presumed to create a substantial deviation subject to further development-of-regional-impact review".
- However, since there are no more substantial deviations the issue is whether the change creates additional regional impact not previous reviewed by the SWFRPC.
- The applicant rebuttal to the presumption of additional regional impacts is as follows:
  - This NOPC does not propose any increase in entitlement for the Riverwood DRI, rather the request is to enable property owners to develop an Activity Center for residents within the community. Extending those Buildout Dates, so property owners could apply for site plan and Building Permit review from Charlotte County Government for the Activity Center.
  - Vertical development will commence within the next seven years, likely much sooner.

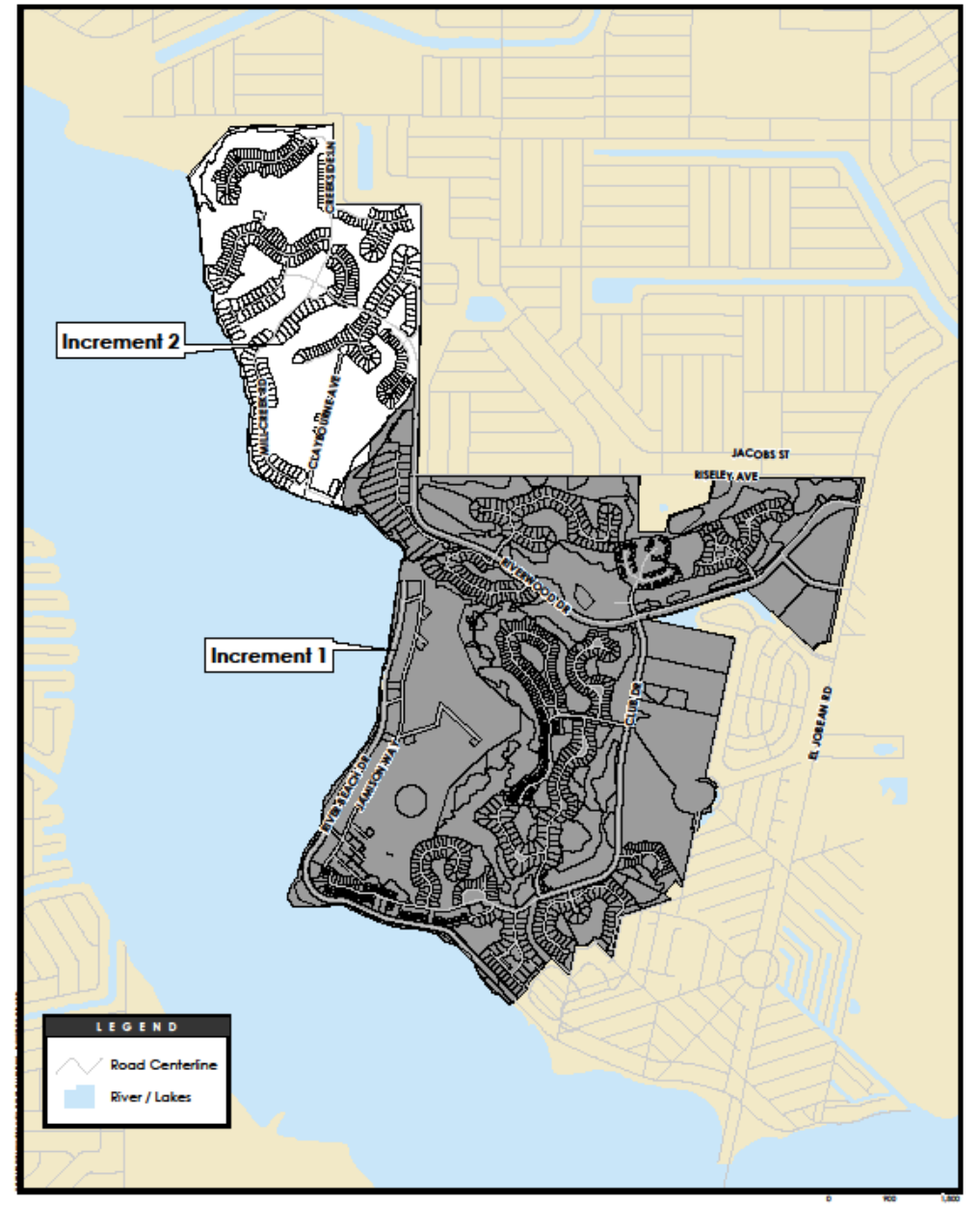
  - The termination/buildout extension is necessary to enter into an Essentially Built-Out Agreement.
  - MDO Buildout Date coincide with the IDO buildout dates to makes recordkeeping easier.
- The primary regional issues of concern for time extension would be related to transportation impacts during the future buildout date.
- According to the most recent monitoring reports for the Master and Increments all regional and local conditions have been met.
- There are no concurrency issues on the surrounding roadway network based on the recent traffic counts information published on the Charlotte County website and the roadway segments and intersections included in the transportation monitoring conditions all have adequate capacity.
- The Florida Department of Transportation (FDOT) has reviewed the NOPC and has no objections.

- The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.
- RECOMMENDED ACTION: Notify Charlotte County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.

ATTACHMENT 1



SOUTHWEST FLORIDA REGION



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Riverwood DRI Location Map

Riverwood DRI Increments 1 & 2

December 2017

Agenda Item

7a

Palmer Ranch Inc XXVI DO

7a

7a

PALMER RANCH INCREMENT 26 DEVELOPMENT ORDER REVIEW
SARASOTA COUNTY

Council Recommendations (Attachment I)

On October 19, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 26 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to land use, water quality and stormwater, native habitats protection/vegetation and wildlife, water, and wastewater and reclaimed water systems. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)

On December 13, 2017 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 26 Development Order (Ordinance 2017-058). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on December 22, 2017. The 45-day appeal period for the development order expired on February 5, 2018. 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.

DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR PALMER RANCH INCREMENT XXVI

BACKGROUND

The Palmer Ranch Master Development of Regional Impact (DRI) is an approved 7,002-acre master planned development generally located west of I-75, south of Clark Road, east of US 41, and north of Bay Street in Sarasota County. Sarasota County originally approved the Palmer Ranch DRI on December 18, 1984 (Resolution No. 84-418) and amended and restated the DRI under Resolution No. 91-170, and again under Ordinance No. 2015-010. The Palmer Ranch DRI is approved for 1,450,000 square feet of commercial/office uses, 550,000 square feet of industrial uses (Palmer Park of Commerce), and 14,200 residential units. The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. To date 643,178 square feet of commercial, 164,002 square feet of industrial, and 12,979 residential dwelling units have been approved for construction in 25 Increments (see Attachment I).

The applicant D.R. Horton for Increment XXVI is proposing a gated 400-unit single family development on 169.27 ± acre area identified as Parcel 9D with an overall gross residential density of 2.4 dwelling units per acre (see Attachment I). The property is located west of Honore Avenue, north of the East Bay Street extension and the southern property boundary abuts the Oscar Scherer State Park. Three additional parcels totaling 33.56 acres are included in the Increment. These three parcels include a stormwater parcel along Honore Avenue, property not included in the Parcel 9C Increment lands; and property remaining south of future E. Bay Street. The three additional parcels are being included for “housekeeping purposes” bringing the total Increment to 202.83 ± acres. The residential development will be on 96 acres and will include an amenity center, lakes (31.3 acres), buffers/other open space (32.9 acres) and wetlands and wetland buffers (36.4 acres) and FP&L easement (4.8 acres). Total open space provided within this Increment will be approximately 52% (See Attachment II and III, Development Plans).

This Increment is currently undeveloped and has been used for grazing cattle (see Attachment IV Aerial and Attachment V Native Habitat Preservation Alteration & Mitigation Plan). The planned single family residential development on this property is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates the parcel as Moderate Density Residential. The requested RSF-1/PUD zone district is consistent with the Moderate Density Residential designation. The development can be served by existing urban services and facilities including water, sewer, solid waste, police, fire, and health care. Residential construction to commence in 2018 with build-out expected within 2023, subject to market conditions.

IMPACT ASSESSMENT

The Council staff usually provides a detailed assessment of all the regional and local issues within Appendix I and II of a DRI Assessment 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 XXVI 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 XXVI but to reference within the Increment XXVI 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 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 XXVI 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

Increment XVI is seeking approval for a gated 400-unit single family development on 169.27 ± acre area identified as Parcel 9D with an overall gross residential density of 2.4 dwelling units per acre. Three additional parcels totaling 33.56 acres are included in the Increment. These three parcels include a stormwater parcel along Honore Avenue, property not included in the Parcel 9C Increment lands; and property remaining south of future E. Bay Street. The three additional parcels are being included for “housekeeping purposes” bringing the total Increment to 202.83 ± acres. The residential development will be on 96 acres and will include an amenity center, lakes (31.3 acres), buffers/other open space (32.9 acres) and wetlands and wetland buffers (36.4 acres) and FP&L easement (4.8 acres). Total open space provided within this Increment will be approximately 52% (See Attachment II and III, Development Plans).

Land Use

The planned single family residential development on this property is consistent with the Sarasota

County Comprehensive Plan and Future Land Use Map, which designates the parcel as Moderate Density Residential. The requested RSF-1/PUD zone district is consistent with the Moderate Density Residential designation. 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.

Native Habitat Protection/Vegetation and Wildlife

The Habitat Preservation and Alternation Plan (Attachment V, Map F-2) for Increment XXVI illustrates the proposed impacts to Wetland V located in the central portion of the site (0.6 ac) and a limited portion of Wetland H (0.2 ac) for roadway alignment into the site. The project will also impact agricultural ditches, totaling 2.1 acres. It is anticipated that wetland restoration and enhancement will occur in wetlands adjacent to the South Creek corridor and in areas that minimize potential conflicts with project residents. Construction of mitigation areas immediately adjacent to existing wetlands will ensure the hydrology of the area through their incorporation into the project's surface water management system. The proposed mitigation area locations will also enable creation of a mosaic of wetland habitats to be preserved and maintained within the increment, resulting in a collective increase in wetland habitat values when compared to a similar cumulative wetland acreage provided several smaller systems. The wetland mitigation proposed will be a combination of wetland creation and enhancement of preserved wetlands with reduce habitat values. The final acreage and configuration of each alteration area may be modified as a result of the regulatory agency review and approval during the permitting process.

No listed plant species or significant plant community is present within the project site. The significant plant communities consist of the larger wetlands and wetland-fringing forest that will be preserved post-development. It is anticipated that wetland-dependent species, such as listed wading birds and American alligators, will benefit from habitat enhancement and management to occur in post-development wetlands. Protection of Grand Trees and the uplands located within the 100-ft water-course buffer will result in the preservation of specimen trees on the project and surrounding upland habitats to ensure protection of any active Sherman's fox squirrel nests. It is likely that gopher tortoises are on the site and if necessary relocation of gopher tortoises, commensals would be addressed and provided for in the FWC permit. To maximize the potential benefits of onsite habitat protection, the site plan was prepared to provide linkages from onsite habitat areas to elements of the wildlife corridor network within the existing Palmer Ranch Master DRI. Consistent with previous projects to the north and west, this project will maintain a 100-foot wide upland corridor along South Creek and connects to Oscar Scherer State Park. As some of this proposed corridor is improved pasture or thickets of Brazilian pepper, it will be evaluated for supplemental planting to increase its habitat diversity and value.

Historical/Archaeogical

During a Cultural Resource Assessment Survey (CRAS) Phase I survey of the Palmer Ranch Parcel 9D project area, a total of 143 shovel tests were targeted. Of these, four were positive for a total of five artifacts. No historic structures, historic cemeteries, bridges, or resource groups were located during this survey. Only one archaeological site called Four Blue Crab Scatter (8SO07052) was recorded within the project area; this was a very light prehistoric lithic scatter found within highly disturbed soils. This site is recommended as ineligible for listing on the National Register of Historic Places (NRHP). Based on the results of this investigation, it is believed that development of the Palmer Ranch Parcel 9D project area will not affect sites or properties that have historical, cultural, or sacred significance, or that otherwise meet the minimum criteria for listing in the NRHP. No further archaeological or historic research is recommended for the project area. A copy of the results of the (CRAS) has been submitted to

the Florida Department of State Division of Historical Resources for review and concurrence.

Water Quality and Stormwater

This Increment is within the South Creek watershed. The existing site generally drains west and south to existing South Creek. Sarasota County has developed master stormwater basin models for the majority of the County. South Creek is within the Sarasota County Little Sarasota Bay Watershed stormwater model. The proposed stormwater management system for the project will consist of 11 stormwater lakes that will provide stormwater treatment and attenuation for the site in accordance with the Sarasota County Comprehensive Plan and the Land Development Regulations. Existing drainage patterns through the site and final points of discharge will be maintained in the proposed conditions.

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 impacts of Parcel 9-D were accounted for in the Palmer Ranch 2015 MDO Traffic Analysis, approved in July 2016. As part of the 2015 MDO Traffic Analysis, 430 single-family dwelling units were assigned to Parcel 9-D; 30 more than what is proposed. Similar to previous Transportation Reanalyses, the 2015 MDO Traffic Analysis demonstrates that the roads included in the Master Development Order provide a benefit greater than the impact of the approved Palmer Ranch land uses at buildout. Because the 2015 MDO Traffic Analysis accounted for 430 single-dwelling units and it demonstrated that the construction of roadways through the DRI will outweigh the transportation impacts of the Palmer Ranch DRI, no off-site transportation improvements are required as part of this project.

Water/Wastewater Systems

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 XXVI Development Order Conditions

A. GENERAL

1. The Palmer Ranch Increment XXVI 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 XXVI 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 Applicant is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the Applicant may enter into a capital contribution front-ending agreement to reimburse the Applicant 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 June 22, 2017, and attached hereto as Exhibit C. This does not imply or confer any deviations from applicable zoning or land development regulations.

C. NATIVE HABITAT PROTECTION/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 (Attachment V). 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. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to Environmental Protection Division with preliminary or site and development plans.

3. The proposed wildlife corridor conservation area shall be consistent with Map F-4 (Exhibit E, Attachment VI). 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

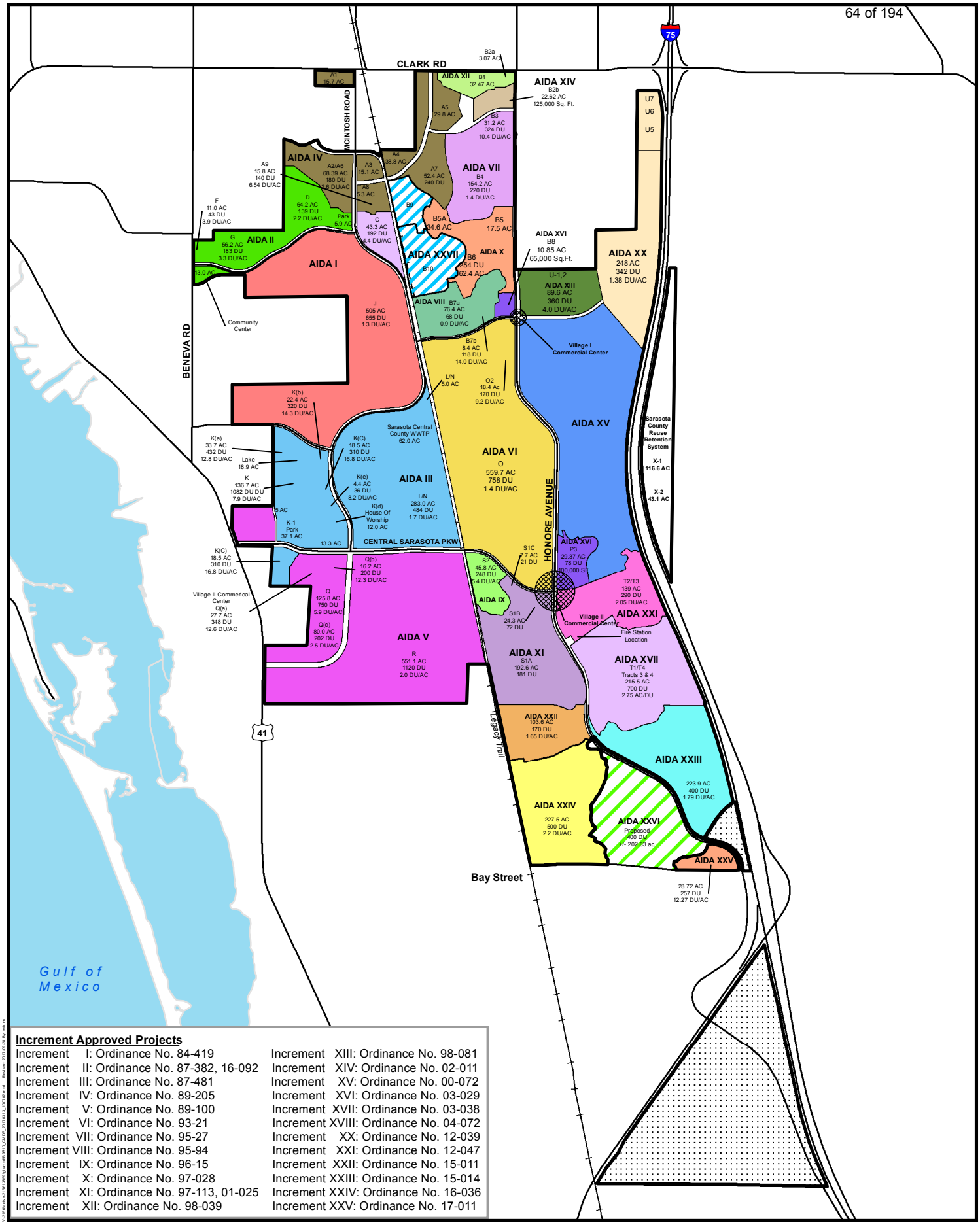
1. The Master Surface Water Management Plan shall be consistent with the South Creek (Little Sarasota Bay Watershed) Basin Master Plan.

E. WATER/WASTEWATER SYSTEM

1. 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.

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



Increment Approved Projects

Increment I: Ordinance No. 84-419	Increment XIII: Ordinance No. 98-081
Increment II: Ordinance No. 87-382, 16-092	Increment XIV: Ordinance No. 02-011
Increment III: Ordinance No. 87-481	Increment XV: Ordinance No. 00-072
Increment IV: Ordinance No. 89-205	Increment XVI: Ordinance No. 03-029
Increment V: Ordinance No. 89-100	Increment XVII: Ordinance No. 03-038
Increment VI: Ordinance No. 93-21	Increment XVIII: Ordinance No. 04-072
Increment VII: Ordinance No. 95-27	Increment XX: Ordinance No. 12-039
Increment VIII: Ordinance No. 95-94	Increment XXI: Ordinance No. 12-047
Increment IX: Ordinance No. 96-15	Increment XXII: Ordinance No. 15-011
Increment X: Ordinance No. 97-028	Increment XXIII: Ordinance No. 15-014
Increment XI: Ordinance No. 97-113, 01-025	Increment XXIV: Ordinance No. 16-036
Increment XII: Ordinance No. 98-039	Increment XXV: Ordinance No. 17-011

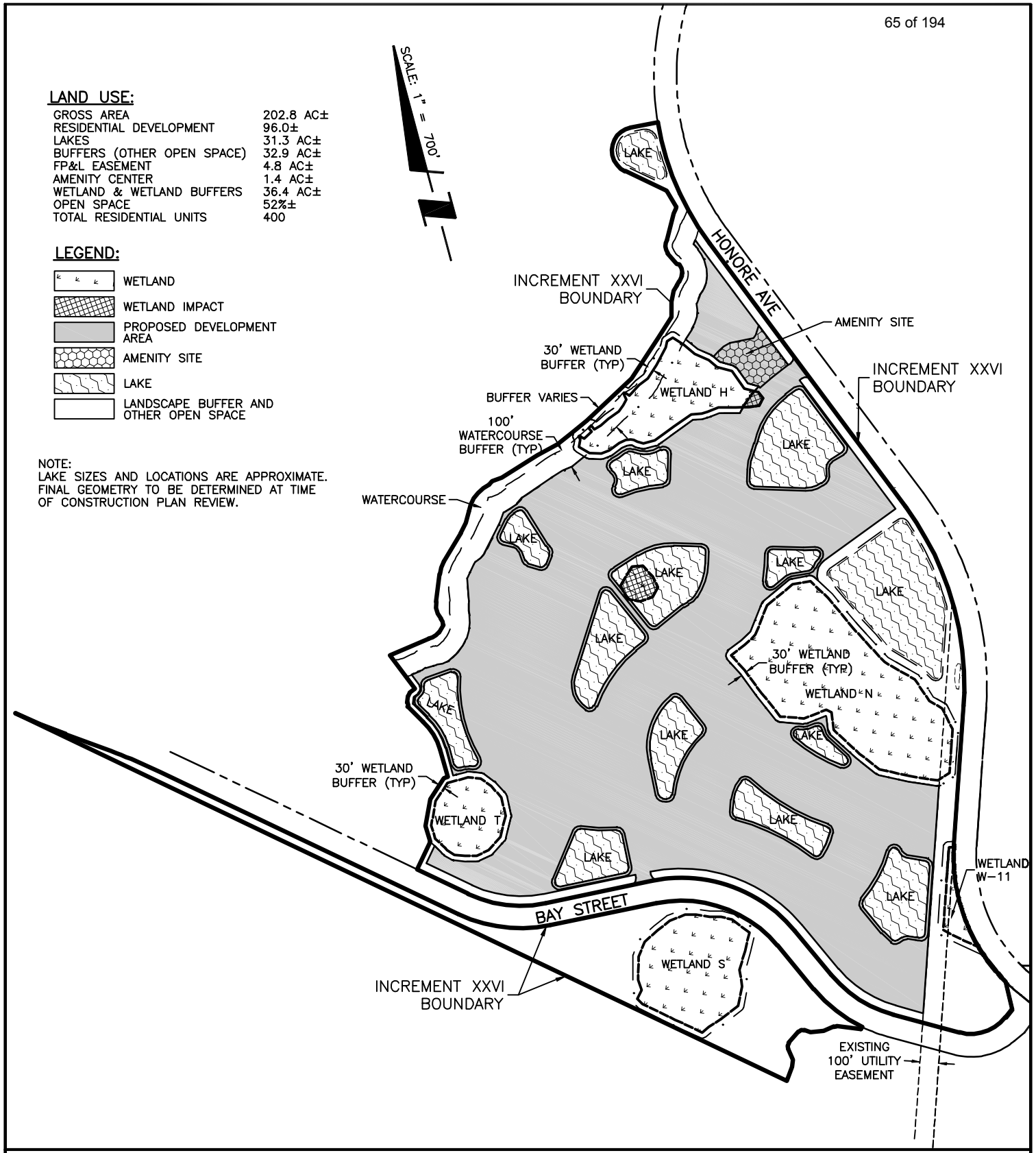
Palmer Ranch Master Development Order
Conceptual Master Development Plan
Map H-2
Palmer Ranch Development of Regional Impact
September 2017

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

0 1,500 3,000 Feet

N

Prepared by: CAA 03/17/17



PROJECT: PALMER RANCH – DRI INCREMENT XXVI (PARCEL 9D)

CLIENT: D.R. HORTON INC.

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

MASTER DEVLEOPMENT PLAN

SCALE: AS SHOWN	DATE: 6/2017
SEC: 1,6 TWP: 38 S RGE: 18,19 E	REV NO:
PROJECT NO. 215613838	INDEX NO:
DRWN BY/EMP NO. DFH/89368	SHEET NO: 1 OF 1

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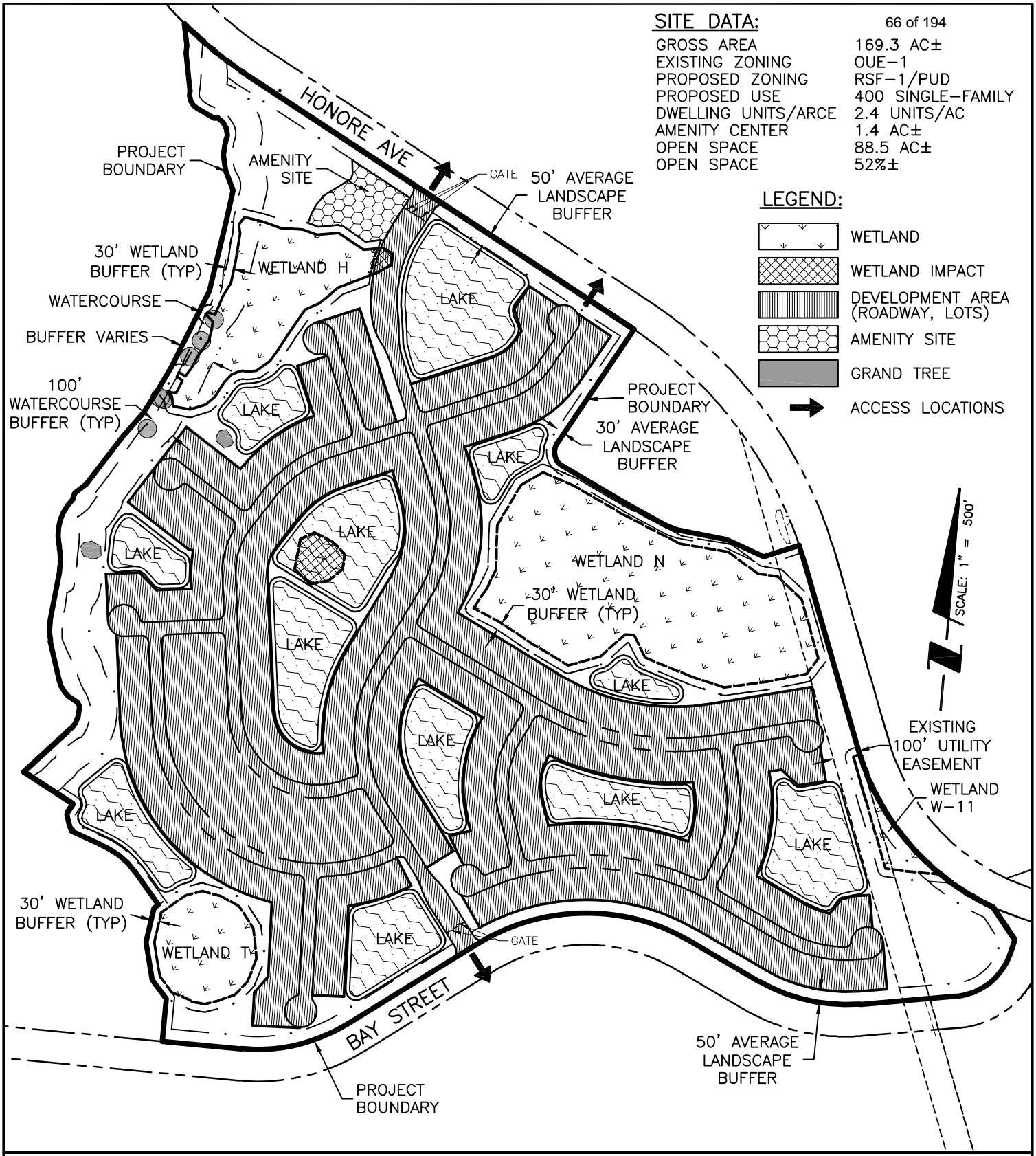

PROJECT: PALMER RANCH PARCEL 9D REZONE

CLIENT: D.R. HORTON INC.

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

BINDING DEVELOPMENT CONCEPT PLAN

SCALE: AS SHOWN	DATE: 6/2017
SEC: 1,6 TWP: 38 S RGE: 18,19 E	REV NO:
PROJECT NO. 215613838	INDEX NO:
DRWN BY/EMP NO. DFH/89368	SHEET NO: 1 OF 2

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Stantec

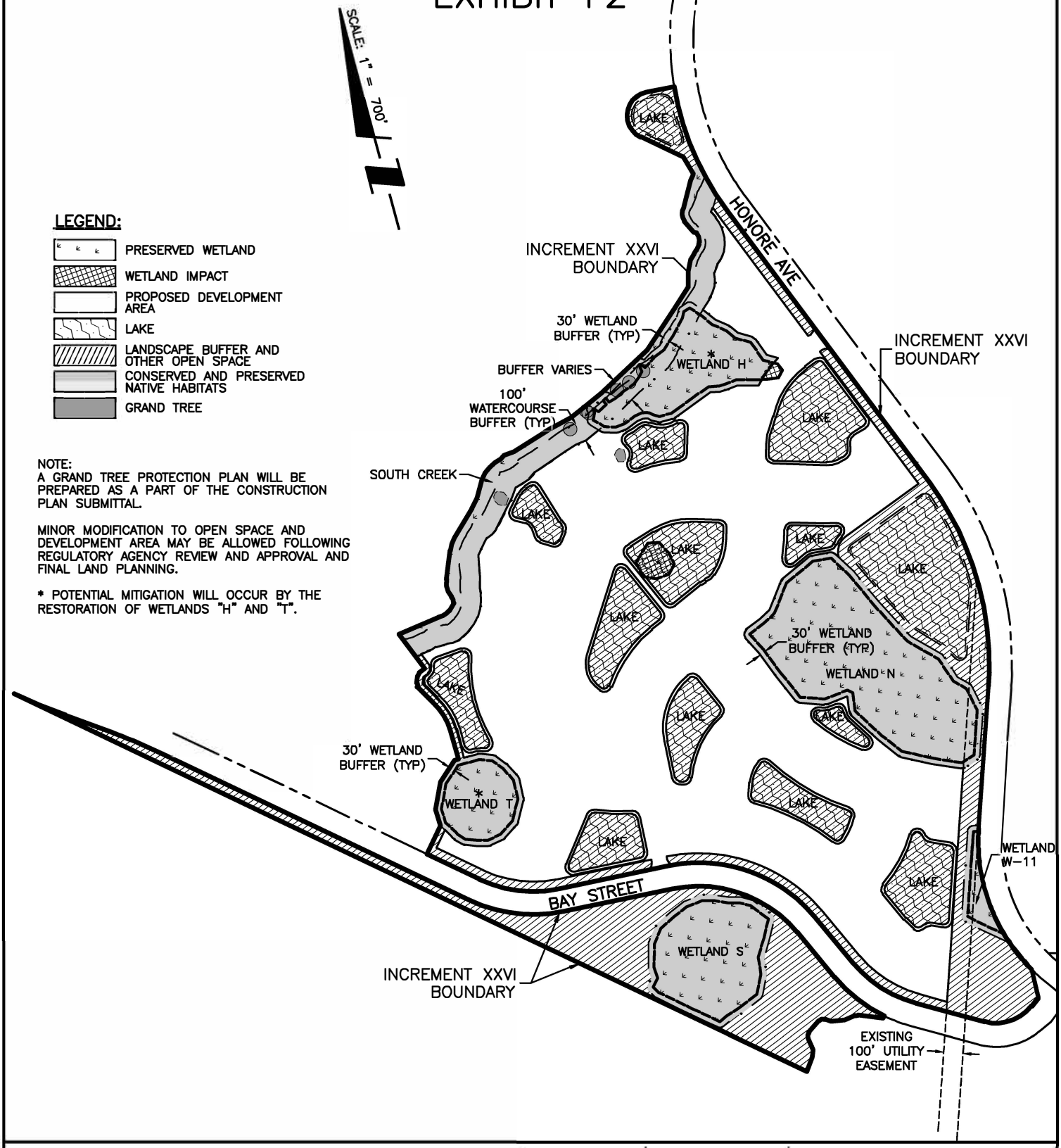
Palmer Ranch - Increment XXVI - Parcel 9D

Aerial Map and Existing Zoning/Land Use

March 2017

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

ATTACHMENT V
EXHIBIT F2



PROJECT: PALMER RANCH – DRI INCREMENT XXVI (PARCEL 9D)

CLIENT: D.R. HORTON INC.

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

NATIVE HABITAT PRESERVATION ALTERATION & MITIGATION PLAN

SCALE: AS SHOWN	DATE: 6/2017
SEC: 1,6 TWP: 38 S RGE: 18,19 E	REV NO:
PROJECT NO. 215613838	INDEX NO:
DRWN BY/EMP NO. DFH/89368	SHEET NO: 1 OF 1

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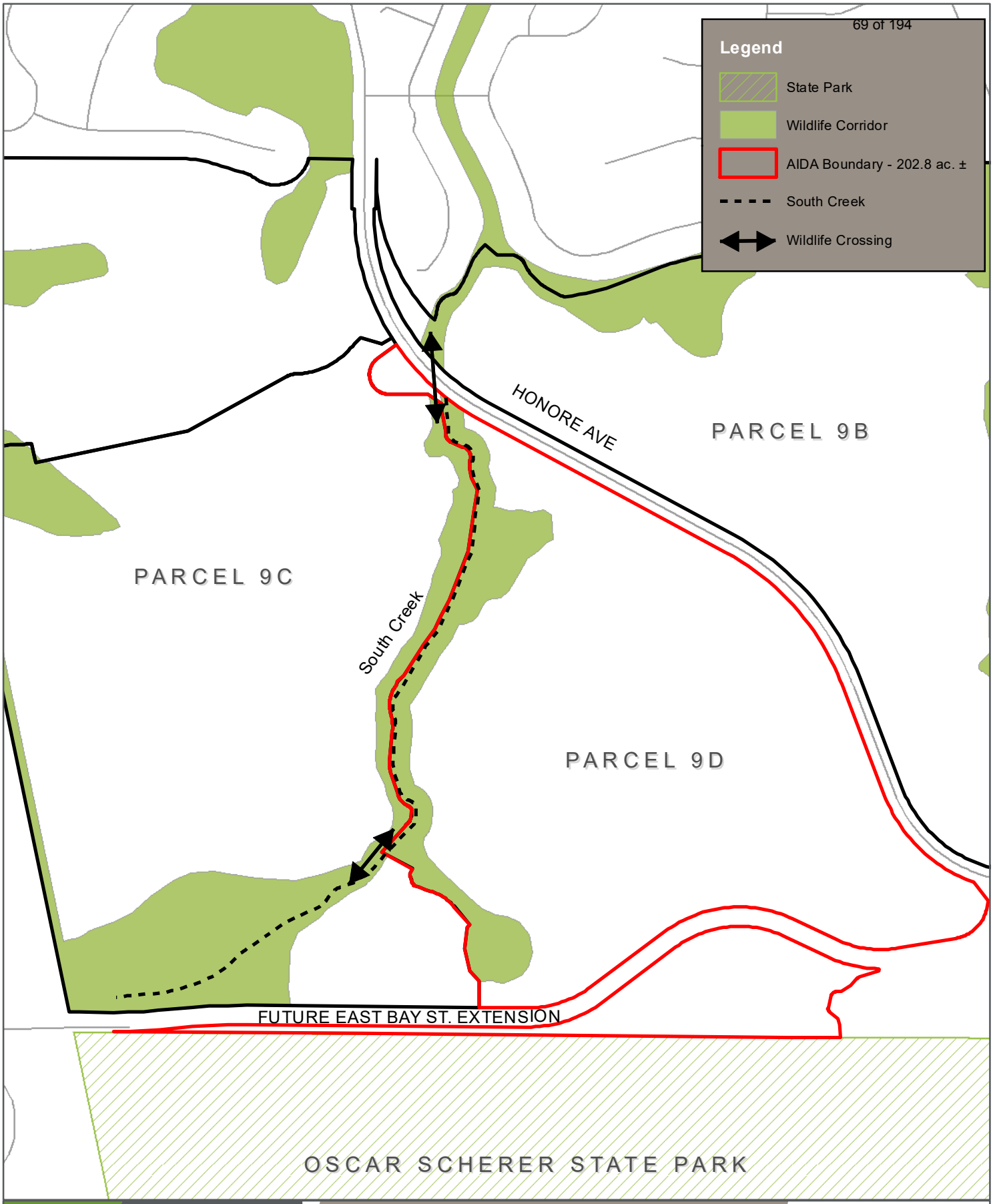

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Sec 01
Twp 38 S
Rng 18 E

Map F-4. Wildlife Corridor Plan

Palmer Ranch Parcel 9D
Sarasota County, Florida

0 800 1,600 Feet
0 244 488 Meters

Cardno
Shaping the Future
3905 Crescent Park Drive, Riverview, FL 33578 USA
Phone (+1) 813-664-4500 Fax (+1) 813-664-0440
www.cardno.com

Date Created: 6/13/2017 Date Revised: 6/13/2017 File Path: Q:\UnitedStates\Florida\Sarasota\Taylor_Morrison_Florida\Palmer_Ranch\Parcel_9D\working\arcmap\Palmer_Ranch_Parcel_9D_AIDA_MapF4_Wildlife_Corridor_Map_A_20170613.mxd
GIS Analyst: James.Bottiger

ATTACHMENT II

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 14, 2017

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

Attention: Ms. Blanca Rodriguez

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2017-058, which was filed in this office on December 14, 2017.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2017-058

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XXVI 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 XXVI DEVELOPMENT WITH CONDITIONS; PROVIDING FOR THE ORDINANCE TO BE DEEMED THE DEVELOPMENT ORDER; PROVIDING FOR THE BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXVI; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

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 June 22, 2017, McCann 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 XXVI of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXVI 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 XXVI development consists of approximately 203 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 XXVI development will be developed with 400 multi-family units on Parcel 9D. This property is generally located west of west of Interstate 75, south of Clark Road, and west of Honore Avenue.

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 October 19, 2017, 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 November 28, 2017, 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 December 13, 2017.

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 XXVI 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 XXVI

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 XVI) and Associated Documents – June 22, 2017;

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 XXVI Development with Conditions.

3.1 The AIDA for the Palmer Ranch Increment XXVI 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 XXVI 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 XXVI.

5.1 The commencement date of Palmer Ranch Increment XXVI per Chapter 380.06(15) (c) 2, Florida Statutes is December 31, 2019.

5.1 5.2 The buildout date of Palmer Ranch Increment XXVI is December 31, 2024. 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 XXVI Development Order shall be December 31, 2024.

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 13th day of Dec, 2017.

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

PALMER RANCH PARCEL 9D

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

BEGIN at the point of curvature of the southwesterly right-of-way line of Honore Avenue (120' wide public right-of-way recorded in Road Plat Book 4, Page 78 of the Public Records of Sarasota County, Florida) lying southwesterly of Tract 402 of Hammock Preserve, Phase 1A, recorded in Plat Book 50, Pages 32 and 32A through 32K of said Public Records; (the following two (2) calls are along said southwesterly right-of-way line): (1) thence S.61°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 00°24'13"; (2) thence southeasterly along the arc of said curve, a distance of 11.20 feet to the end of said curve; thence S.29°09'14"W. along a line non-tangent to said curve, a distance of 518.44 feet to the point of curvature of a curve to the left having a radius of 62.00 feet and a central angle of 93°49'43"; thence southerly along the arc of said curve, a distance of 101.53 feet to the point of tangency of said curve; thence S.64°40'30"E., a distance of 282.30 feet; thence S.66°18'20"E., a distance of 165.25 feet to the point of curvature of a curve to the left having a radius of 222.81 feet and a central angle of 12°45'22"; thence easterly along the arc of said curve, a distance of 49.61 feet to the end of said curve; thence S.84°01'19"E. along a line non-tangent to said curve, a distance of 190.31 feet; thence S.69°46'39"E., a distance of 155.81 feet; thence N.66°25'12"E., a distance of 140.61 feet to said southwesterly right-of-way line of Honore Avenue, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,590.00 feet and a central angle of 02°33'52"; (the following three (3) calls are along said southwesterly right-of-way line of Honore Avenue): (1) thence southerly along the arc of said curve, a distance of 71.16 feet, said curve having a chord bearing and distance of S.22°17'52"E., 71.16 feet, to the point of tangency of said curve; (2) thence S.21°00'57"E., a distance of 735.83 feet to the point of curvature of a curve to the left having a radius of 941.00 feet and a central angle of 49°10'00"; (3) thence southeasterly along the arc of said curve, a distance of 807.49 feet to the end of said curve, also being a point on the northerly right-of-way line of proposed Bay Street, (166.00 foot wide future public right-of-way); (the following ten (10) calls are along said northerly right-of-way line of Bay Street): (1) thence S.38°24'13"E. along a line non-tangent to said curve, a distance of 149.04 feet; (2) thence S.13°27'15"W., a distance of 57.18 feet to the point of curvature of a curve to the right having a radius of 234.00 feet and a central angle of 66°46'24"; (3) thence southwesterly along the arc of said curve, a distance of 272.71 feet to the point of tangency of said curve; (4) thence S.80°13'39"W., a distance of 366.38 feet to the point of curvature of a curve to the right having a radius of 650.00 feet and a central angle of 35°03'15"; (5) thence westerly along the arc of said curve, a distance of 397.68 feet to the point of tangency of said curve; (6) thence N.64°43'06"W., a distance of 302.03 feet to the point of curvature of a curve to the left having a radius of 782.00 feet and a central angle of 62°01'36"; (7) thence westerly along the arc of said curve, a distance of 846.57 feet to the point of tangency of said curve; (8) thence S.53°15'18"W., a distance of 575.90 feet to the point of curvature of a curve to the right having a radius of 650.00 feet and a central angle of

37°12'45"; (9) thence westerly along the arc of said curve, a distance of 422.16 feet to the point of tangency of said curve; (10) thence N.89°31'57"W., a distance of 300.78 feet; to the southeast corner of the tract of land described in Official Records Instrument Number 2016134281 of said Public Records; (the following forty-six (46) calls are along the easterly line of said tract of land and its northerly extension): (1) thence N.00°28'18"E., a distance of 161.96 feet; (2) thence N.41°22'18"W., a distance of 88.93 feet; (3) thence N.14°32'16"W., a distance of 144.44 feet; (4) thence N.08°08'41"E., a distance of 132.86 feet; (5) thence N.49°36'44"E., a distance of 20.77 feet; (6) thence N.40°23'16"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"; (7) 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"; (8) thence westerly along the arc of said curve, a distance of 114.79 feet to the point of tangency of said curve; (9) thence N.22°27'02"E. radial to said curve, a distance of 5.00 feet to the point of curvature of a radial curve to the right, having a radius of 20.00 feet and a central angle of 57°05'24"; (10) thence northwesterly along the arc of said curve, a distance of 19.93 feet, said curve having a chord bearing and distance of N.39°00'17"W., 19.11 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"; (11) 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"; (12) thence northerly along the arc of said curve, a distance of 19.07 feet to the end of said curve; (13) thence N.28°21'06"E. along a line non-tangent to said curve, a distance of 34.91 feet; (14) thence N.61°38'54"W., a distance of 222.07 feet; (15) thence N.42°01'50"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"; (16) thence northeasterly along the arc of said curve, a distance of 67.16 feet, said curve having a chord bearing and distance of N.33°08'27"E., 65.30 feet, to the end of said curve; (17) thence N.03°55'23"E. along a line non-tangent to said curve, a distance of 44.27 feet to the point of curvature of a non-tangent curve to the left, having a radius of 49.78 feet and a central angle of 40°29'14"; (18) thence northwesterly along the arc of said curve, a distance of 35.18 feet, said curve having a chord bearing and distance of N.46°04'10"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"; (19) thence northwesterly along the arc of said curve, a distance of 97.86 feet to the end of said curve; (20) thence N.17°43'28"W. along a line non-tangent to said 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"; (21) thence northerly along the arc of said curve, a distance of 70.81 feet to the end of said curve; (22) thence N.05°53'32"E. along a line non-tangent to said 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"; (23) 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"; (24) thence northerly along the arc of said curve, a distance of 184.89 feet to the end of said curve; (25) thence N.13°59'39"E. along a line non-tangent to said curve, a distance of 24.13 feet; (26) thence N.46°24'01"E., a distance of 54.44 feet; (27) thence N.32°38'18"E., a distance of 224.77 feet; (28) thence N.36°00'06"E., a distance of 120.73 feet; (29) thence N.27°26'26"E., a distance of 87.66 feet; (30) thence N.25°32'21"E., a distance of 113.53 feet; (31) thence N.21°42'57"E., a distance of 325.00 feet; (32) thence N.08°24'17"E., a distance of 261.03 feet; (33) thence N.07°36'00"E., a distance of 129.29 feet; (34) thence

N.24°52'51"W., a distance of 80.60 feet; (35) thence N.13°47'37"W., a distance of 58.97 feet; (36) thence N.04°30'51"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"; (37) thence northerly along the arc of said curve, a distance of 22.95 feet, said curve having a chord bearing and distance of N.07°34'48"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"; (38) 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"; (39) 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"; (40) thence northwesterly along the arc of said curve, a distance of 50.00 feet to the end of said curve; (41) thence S.80°28'13"W. along a line non-tangent to said curve, a distance of 12.79 feet; (42) thence N.65°39'02"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"; (43) thence northwesterly along the arc of said curve, a distance of 78.36 feet, said curve having a chord bearing and distance of N.27°44'48"W., 73.56 feet, to the end of said curve; (44) thence N.10°50'45"W. along a line non-tangent to said curve, a distance of 142.66 feet; (45) thence N.00°57'49"E., a distance of 29.01 feet; (46) thence N.11°11'18"W. along the abovementioned easterly line of the tract of land recorded in Official Records Instrument Number 2016134281 and its northerly extension and along the easterly line of the tract of land recorded in Official Records Instrument Number 2016146951 of said Public Records, a distance of 83.83 feet to the abovementioned southwesterly right-of-way line of Honore Avenue, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,490.00 feet and a central angle of 11°55'11"; thence southeasterly along the arc of said curve, a distance of 309.97 feet, said curve having a chord bearing and distance of S.55°43'20"E., 309.42 feet, to the point of tangency of said curve and the POINT OF BEGINNING.

Said tract contains 7,373,616 square feet or 169.2749 acres, more or less.

and

INCREMENT XXVI PARCEL 1

DESCRIPTION FROM OFFICIAL RECORDS INSTRUMENT #2016146951, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 the northwest corner of said Section 1, Township 38 South, Range 18 East, the same being the northeast corner of Section 2, Township 38 South, Range 18 East, as shown on the plat of Silver Oak, Unit 2A, according to the plat thereof as recorded in Plat Book 42, Pages 3 through 3F (inclusive) of the Public Records of Sarasota County, Florida, the same being a point on the southerly boundary of said plat; thence S.89°52'00"W., along the north line of the Northeast 1/4 of said Section 2 and along the southerly boundary of said plat, a distance of 268.15 feet to the southwesterly most corner of said plat, the same being a point on the boundary of an existing railroad right-of-way formerly known as Seaboard Air Line Railway Co., Venice Branch (a 100-foot wide right-of-way) and a point on the easterly 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 S.11°46'59"E., along said easterly boundary, a distance of 1,791.04 feet; thence departing from said easterly boundary, N.78°13'01"E. a distance of 2850.02 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being 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 and a point on a non-tangential curve; thence southeasterly, 396.51 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 15°14'50" and being subtended by a chord that bears S.42°09'29"E., 395.34 feet; thence S.11°11'32"E., a distance of 75.39 feet; thence N.55°44'03"W., a distance of 102.76 feet; thence N.89°45'07"W., a distance of 242.17 feet to a point of curvature; thence northerly, 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 N.17°49'37"W., 233.48 feet; thence N.54°05'52"E., a distance of 146.40 feet to the POINT OF BEGINNING.

Containing 79,741 square feet or 1.831 acres, more or less.

and

INCREMENT XXVI PARCEL 2

Description: (as prepared by the certifying Surveyor and Mapper)

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

Commence at the west 1/4 corner of said Section 6, also being the east 1/4 corner of said Section 1; thence S.46°03'25"W., a distance of 91.91 feet to the westerly right-of-way line of Honore Avenue (120.00-foot wide public right-of-way) as recorded in Road Plat Book 4, Page 57 in the Public Records of Sarasota County, Florida, for the POINT OF BEGINNING, said point also being the point of curvature of a non-tangent curve to the right, of which the radius point lies S.46°03'25"W., a radial distance of 1,590.00 feet; thence southeasterly along the arc of said curve and said westerly proposed right-of-way line, through a central angle of 20°21'47", a distance of 565.09 feet; thence S.66°25'12"W., a distance of 140.61 feet; thence N.69°46'39"W., a distance of 155.81 feet; thence N.84°01'19"W., a distance of 190.31 feet to the point of curvature of a non-tangent curve to the right having a radius of 222.81 feet and a central angle of 12°45'22"; thence westerly along the arc of said curve, a distance of 49.61 feet having a chord bearing and distance of N.72°41'02"W., 49.50 feet, to the point of tangency of said curve; thence N.66°18'20"W., a distance of 165.25 feet; thence N.64°40'30"W., a distance of 282.30 feet to a point of curvature of a curve to the right having a radius of 62.00 feet and a central angle of 93°49'43"; thence northerly along the arc of said curve, a distance of 101.53 feet to the point of tangency of said curve; thence N.29°09'14"E., a distance of 518.44 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.28°43'17"W., a radial distance of 1,590.00 feet, said point also lying on the abovementioned westerly right-of-way line of Honore Avenue; thence southeasterly along the arc of said curve and said westerly right-of-way line, through a central angle of 17°20'08", a distance of 481.07 feet to the POINT OF BEGINNING.

Containing 404,789 square feet or 9.2927 acres, more or less.

and

INCREMENT XXVI PARCEL 3

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

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

BEGIN at the southeast corner of said Section 1; thence N.89°31'32"W., along the south line of the Southeast 1/4 of said Section 1, a distance of 2,692.52 feet to the South 1/4 corner of said Section 1; thence N.89°31'57"W., along the south line of the Southwest 1/4 of said Section 1, a distance of 1,523.66 feet to the intersection with the southerly proposed right-of-way line of Bay Street (proposed 120.00 foot wide public right-of-way) also being the point of curvature of a non-tangent curve to the left, having a radius of 2,983.95 feet and a central angle of 05°32'54"; thence easterly along said southerly right-of-way line of Bay Street for the following nine (9) calls; (1) thence easterly along the arc of said curve, a distance of 288.96 feet, said curve having a chord bearing and distance of N.87°41'36"E., 288.85 feet, to the point of tangency of said curve; (2) thence N.84°55'09"E., a distance of 201.91 feet to the point of curvature of a curve to the right having a radius of 3,521.32 feet and a central angle of 05°32'54"; (3) thence easterly along the arc of said curve, a distance of 341.00 feet to the point of tangency of said curve; (4) thence S.89°31'57"E., a distance of 1,754.15 feet to the point of curvature of a curve to the left having a radius of 770.00 feet and a central angle of 37°12'45"; (5) thence easterly along the arc of said curve, a distance of 500.10 feet to the point of tangency of said curve; (6) thence N.53°15'18"E., a distance of 575.90 feet to the point of curvature of a curve to the right having a radius of 662.00 feet and a central angle of 62°01'36"; (7) thence easterly along the arc of said curve, a distance of 716.66 feet to the point of tangency of said curve; (8) thence S.64°43'06"E., a distance of 302.03 feet to the point of curvature of a curve to the left having a radius of 770.00 feet and a central angle of 24°27'18"; (9) thence easterly along the arc of said curve, a distance of 328.65 feet to the end of said curve; thence S.00°49'36"W., radial to the last stated curve, a distance of 12.04 feet; thence S.72°04'15"W., a distance of 131.12 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 30°32'40"; thence southwesterly along the arc of said curve, a distance of 15.99 feet to the point of tangency of said curve; thence S.41°31'34"W., a distance of 57.12 feet; thence S.58°00'47"W., a distance of 70.37 feet; thence S.86°33'50"W., a distance of 35.37 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 71°59'31"; thence southwesterly along the arc of said curve, a distance of 37.69 feet to the point of tangency of said curve; thence S.14°34'19"W., a distance of 78.00 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 64°31'53"; thence southerly along the arc of said curve, a distance of 33.79 feet to the point of tangency of said curve; thence S.49°57'34"E., a distance of 64.05 feet; thence S.16°46'27"E., a distance of 36.89 feet; thence S.03°55'09"E., a distance of 79.81 feet to a point on the south line of the above mentioned Section 6; thence N.89°47'37"W., along said south line, a distance of 323.39 feet to the POINT OF BEGINNING.

Said tract contains 977,271 square feet or 22.4351 acres, more or less.

EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

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

A. GENERAL

1. The Palmer Ranch Increment XXVI 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 XXVI 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 Applicant is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the Applicant may enter into a capital contribution front-ending agreement to reimburse the Applicant 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 June 22, 2017, 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 the Native Habitat Preservation, Alteration & Mitigation Plan, Map F-2, attached hereto as Exhibit "D." All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Environmental Permitting. Exception may be granted by Environmental Permitting to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.
2. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to the Environmental Protection Division with preliminary or site and development plans.

3. The proposed wildlife corridor conservation area shall be consistent with the Wildlife Corridor Plan, Map F-4, attached hereto as Exhibit "E." A resource management plan for the proposed corridor shall be submitted to the Environmental Protection Division during the Site and Development Plan submittal process, which details how the wildlife corridor will be maintained and the proposed corridor crossing minimized.

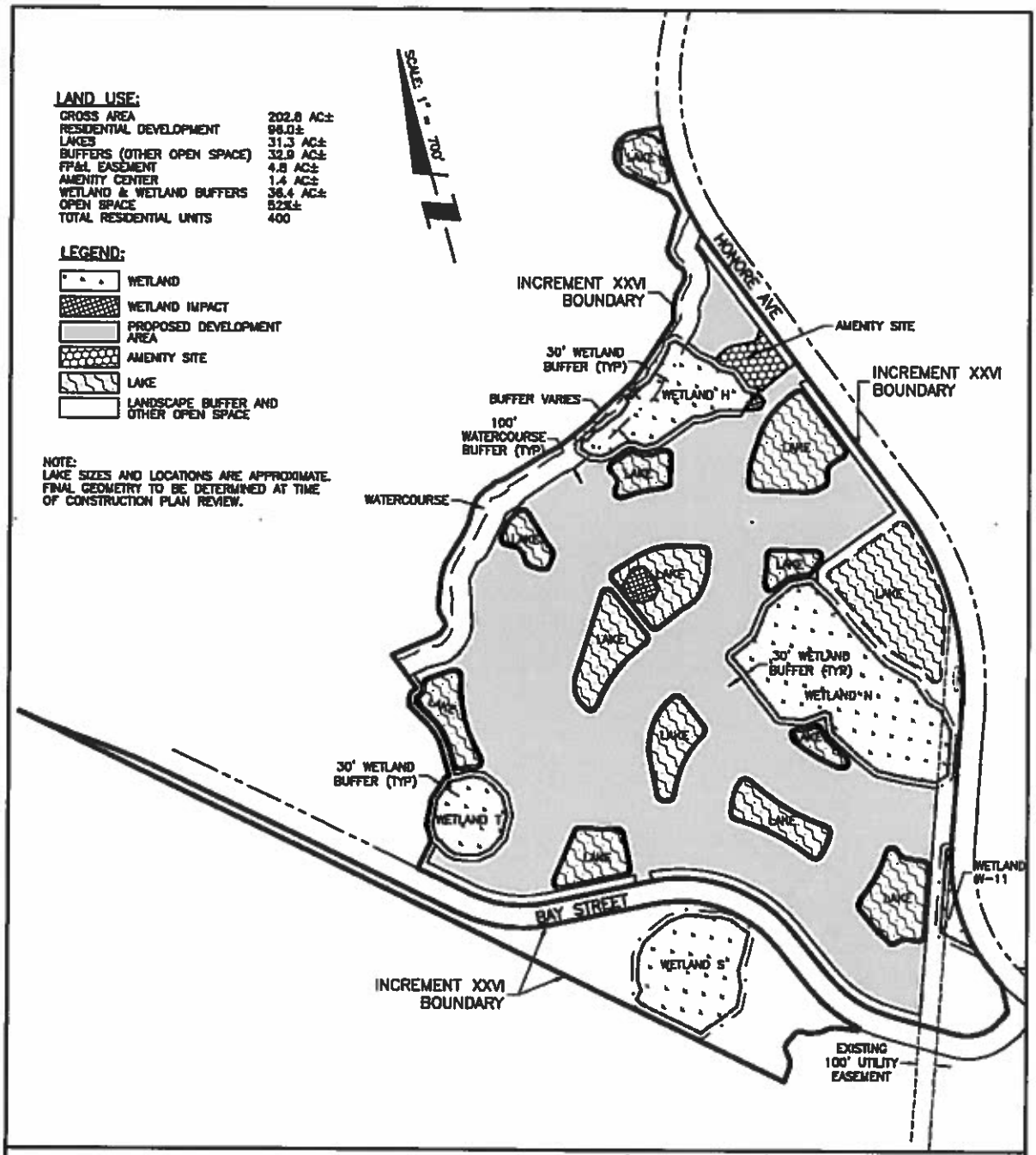
D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the South Creek (Little Sarasota Bay Watershed) Basin Master Plan.

E. WATER SUPPLY

1. 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 Utilities 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



PROJECT: PALMER RANCH – DRI INCREMENT XXVI (PARCEL 9D)

CLIENT: D.R. HORTON INC.

Recv'd Planning Services 6-22-17

Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2013 • www.stantec.com

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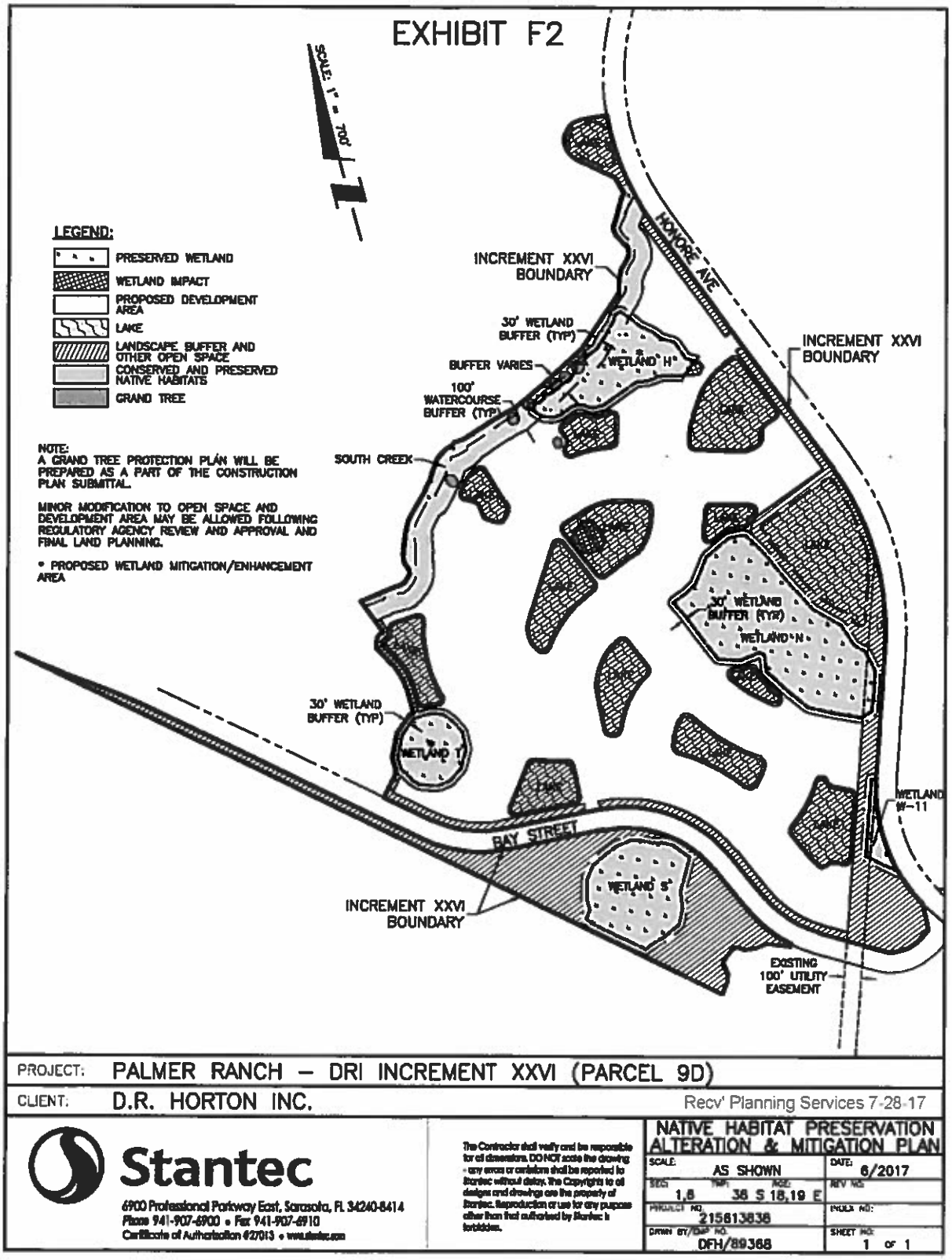
MASTER DEVELOPMENT PLAN

SCALE: AS SHOWN	DATE: 6/2017
SEC: 1,6 TWP: 38 S RGE: 18,19 E	REV NO:
PROJECT NO: 215613838	INCEX NO:
DRAWN BY/TEAM NO: DFH/89368	SHEET NO: 1 of 1

EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN



PROJECT: PALMER RANCH – DRI INCREMENT XXVI (PARCEL 9D)

CLIENT: D.R. HORTON INC.

Recv' Planning Services 7-28-17

Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
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NATIVE HABITAT PRESERVATION ALTERATION & MITIGATION PLAN

SCALE: AS SHOWN	DATE: 6/2017
SEC: 1,8 TWP: 36 S RGE: 18,19 E	REV NO:
PROJECT NO: 215613836	INDEX NO:
DRWN BY/CHK'D: DFH/89368	SHEET NO: 1 OF 1

EXHIBIT E – Wildlife Corridor Plan

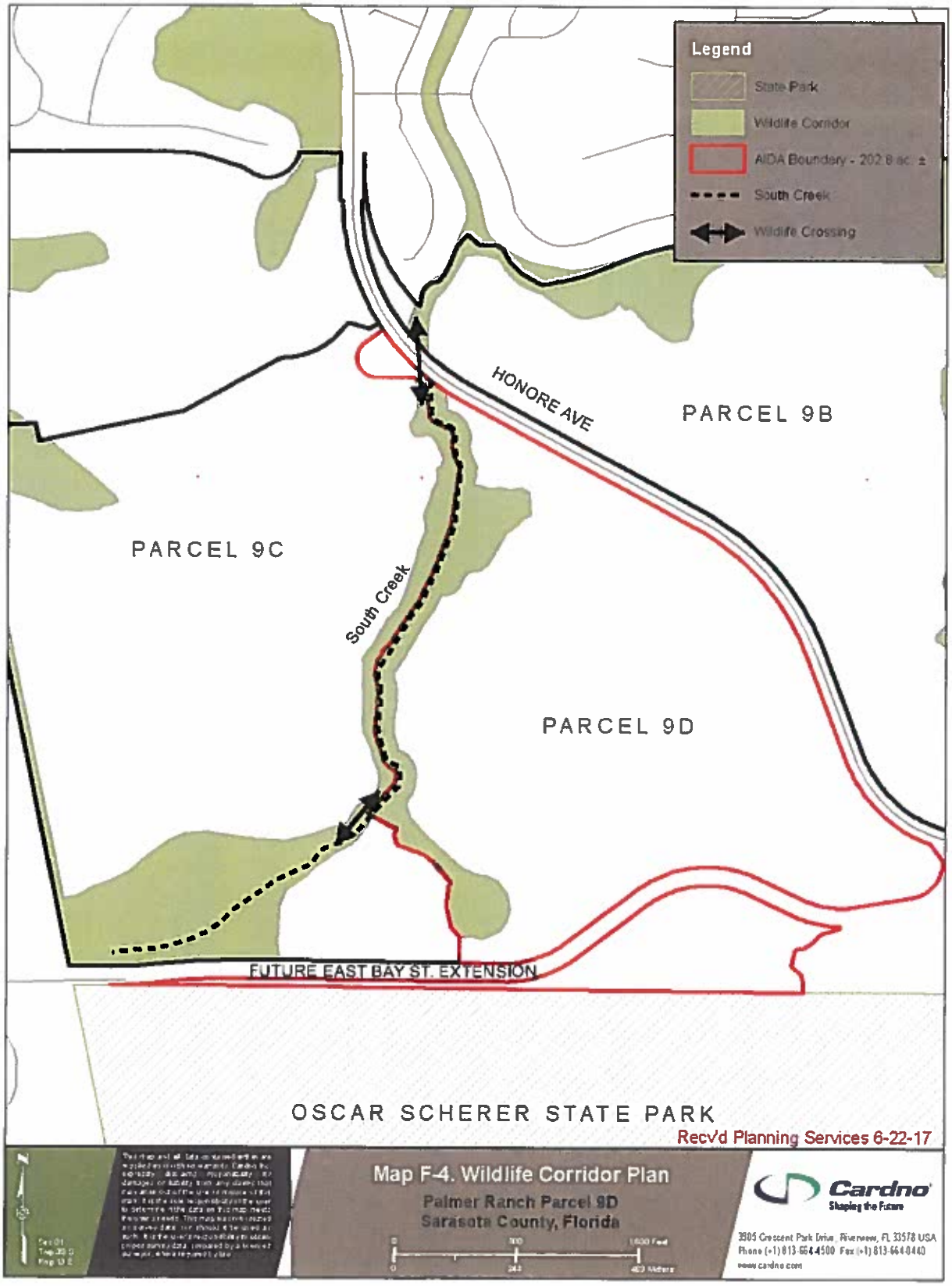
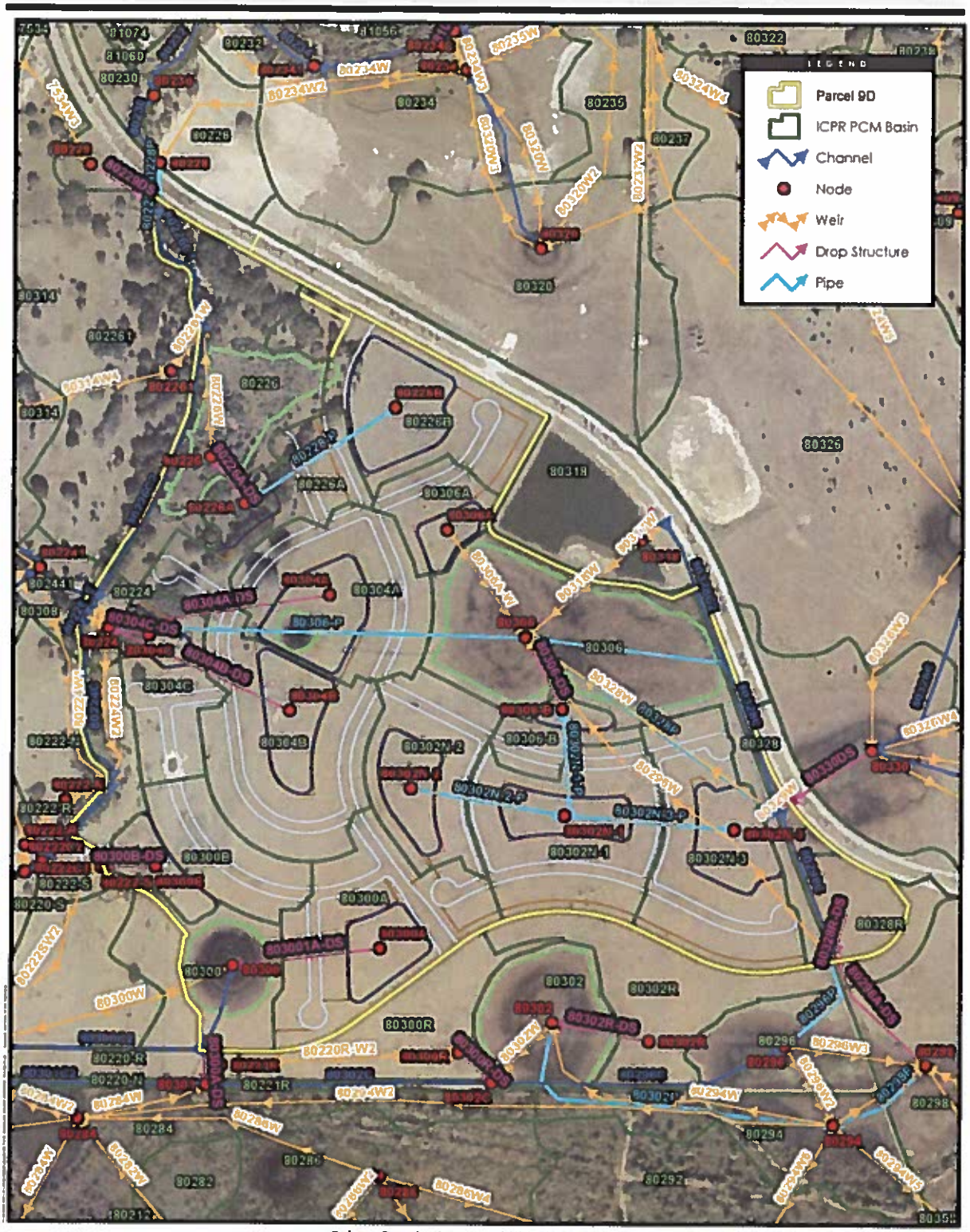


EXHIBIT F – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN



Stantec

Palmer Ranch - Increment XXVI (Parcel 9D)
G-2 Map
Post-Development Basin Delineation & Node/Link Map

Agenda Item

7b

Palmer Ranch Inc XXVII DO

7b

7b

PALMER RANCH INCREMENT 27 DEVELOPMENT ORDER REVIEW
SARASOTA COUNTY

Council Recommendations (Attachment I)

On December 14, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 27 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to water quality and stormwater, native habitats protection/vegetation and wildlife and land use. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)

On January 17, 2018 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 27 Development Order (Ordinance 2017-067). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on January 22, 2018. The 45-day appeal period for the development order expires on March 8, 2018. 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.

DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR PALMER RANCH INCREMENT XXVII

BACKGROUND

The Palmer Ranch Master Development of Regional Impact (DRI) is an approved 7,002-acre master planned development generally located west of I-75, south of Clark Road, east of US 41, and north of Bay Street in Sarasota County. Sarasota County originally approved the Palmer Ranch DRI on December 18, 1984 (Resolution No. 84-418) and amended and restated the DRI under Resolution No. 91-170, and again under Ordinance No. 2015-010. The Palmer Ranch DRI is approved for 1,450,000 square feet of commercial/office uses, 550,000 square feet of industrial uses (Palmer Park of Commerce), and 14,200 residential units. The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. To date 643,178 square feet of commercial, 164,002 square feet of industrial, and 13,379 residential dwelling units will be approved for construction in 26 Increments (see Attachment I).

The applicant, D.R. Horton for Increment XXVII is proposing a 149-unit planned residential development on 39.0± acre area identified by Parcel B9 with a gross density of 3.8 units per acre. This increment also includes 82.0 + acre Parcel B10, containing the County-owned Culverhouse Nature Park. The properties are located south of Sawyer Loop Road and east of the Seminole Gulf Railway right-of-way (see Attachment I). The residential development includes an amenity center, lakes, and preservation/restoration areas. Total open space provided within Parcel B9 will be approximately 51% (See Attachment II and III, Development Plans).

Parcel B9 is currently undeveloped and has been used for grazing cattle (see Attachment IV Aerial and Attachment V Native Habitat Preservation Alteration & Mitigation Plan). The planned multi-family residential development on Parcel B9 is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map. The development can be served by existing urban services and facilities including water, sewer, solid waste, police, fire, and health care. Residential construction to commence in 2018 with build-out expected within 2021, subject to market conditions.

IMPACT ASSESSMENT

The Council staff usually provides a detailed assessment of all the regional and local issues within Appendix I and II of a DRI Assessment 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 XXVII 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 XXVII but to reference within the Increment XXVII 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 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 XXVII 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

Increment XVII proposing a 149-unit planned residential development in 25 buildings on 39.0± acre area identified by Parcel B9 with a gross density of 3.8 units per acre. This increment also includes 82.0 + acre Parcel B10, containing the County-owned Culverhouse Nature Park. No changes or development is proposed on this parcel. The properties are located south of Sawyer Loop Road and east of the Seminole Gulf Railway right-of-way (see Attachment I). The residential development includes an amenity center (0.5 acres), lakes, and preservation/ restoration areas (20 acres open space). Total open space provided within Parcel B9 will be approximately 51% (See Attachment II and III, Development Plans). Including the already preserved wetland and buffer areas within the Nature Park, the open space for the total increment is 83%.

Land Use

The planned multi-family residential development on Parcel B9 is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates this parcel as Moderate Density Residential. Future Land Use Policy 1.2.14 permits Medium and High Density Residential development "… within Developments of Regional Impact, where such residential development may be approved as part of a Planned District (PD), and where such residential development may be approved as part of a Planned Unit Development (PUD), in accordance with the Sarasota County Zoning Regulations."

Native Habitat Protection/Vegetation and Wildlife

A primary principle of the environmental design and permitting of the Palmer Ranch DRI has been the creation of environmental/habitat corridors throughout the project to aggregate and maximize ecological functions and habitat values of preserved natural systems. A portion of the DRI Wildlife Corridor Plan located in Increment XXVII occurs on Parcel B10, the County-owned and managed Culverhouse Nature Park. A Resource Management Plan (RMP) for Palmer Ranch Increment XXVII as to Parcel B9 was prepared to address the long-term protection of native habitats consistent with Sarasota County requirements outlined in Section D of the Environmental Technical Manual and consistent with previous plans prepared for earlier increments on Palmer Ranch. Native and preserved habitats on the subject parcel includes 9.6 acres of preserved wetlands in the central and southern portion of the property; their respective 30-ft upland buffers surrounding each wetland and 0.5 acres of woodland pasture containing many Sarasota County Grand Trees. A mitigation area (0.6 acres) for the project will occur along the southern portion of the property connecting to and expanding the existing preservation area (Attachment V, Map F-2).

Proposed impacts to Wetlands 14, and 15 total 0.11 acres on Parcel B9. The impacts on low quality wetland areas are due to the entrance roadway to the site and the secondary emergency access point. The wetland mitigation proposed will be a combination of wetland enhancement and creation. The applicant proposes to fill ditches connecting the wetland during development, thereby restoring hydroperiods to reflect historic conditions more closely. Such restoration should quickly restore vegetative patterns to these areas and reduce competition from invasive non-native species, such as tropical soda apple (Solanum viarum). Also proposed is to directly reduce invasive nuisance vegetation within preserved wetlands and wetland buffers using targeted herbicides and hand clearing. No mesic hammock areas have been identified as existing on Parcel B9. The final acreage and configuration of each alteration area may be modified because of the regulatory agency review and approval during the permitting process.

No listed plant species or significant plant community is present within the project site. Also, no listed species nesting sites were found. It is anticipated that wetland-dependent species, such as listed wading birds and American alligators, will benefit from habitat enhancement and management to occur in post-development wetlands. It is likely that a few gopher tortoises are on the site and if necessary relocation of gopher tortoises or commensals would be addressed and provided for in the existing FWC permit for Palmer Ranch.

Water Quality and Stormwater

This increment lies within the Catfish Creek Basin of the Little Sarasota watershed. Surface Water Management is proposed by treating the developed portions of Parcel B9 in stormwater ponds located at strategic locations. Attenuation of the runoff will be achieved within the same pond system using control structures. Existing drainage patterns through the site and final point of discharge will be maintained in the proposed condition. Sarasota County Land Development and Zoning regulations and the Palmer Ranch Master Development Order will be adhered to in management of all facilities, including stormwater, preserved wetlands and conservation areas. Sarasota County during the Construction Plan review process may require additional information and modification.

Transportation

Transportation impacts on Palmer Ranch are analyzed on a Ranch-wide basis every five-year consistent with the MDO and 2015 Transportation Reanalysis reflecting the current transportation

reanalysis. The purpose of this study is to assess system-wide impacts created by the Palmer Ranch Development and to establish the timing of the construction of certain County thoroughfares identified in the MDO through Palmer Ranch.

The impacts of Parcel B9 were accounted for in the Palmer Ranch 2015 MDO Traffic Analysis, approved in July 2016. As part of the 2015 MDO Traffic Analysis, 110 single-family dwelling units were assigned to Parcel B9. However, 149 dwelling units are proposed on Parcel B9, 39 dwelling units greater than what was assumed in the MDO Analysis. The Institute of Transportation Engineers (ITE), Trip Generation Manual – the 9th Edition (2012) Land Use 230 (Residential Condominium/ Townhouse) was used to estimate the AM and PM peak hour trip generation potential. The 39 additional dwelling units results in a net increase of 15 AM peak-hour trips and 18 PM peak-hour trips.

An analysis of the entire 149-unit development was conducted to ensure that there are no adverse impacts from the proposed development. The analysis demonstrated that Sawyer Loop Road will continue operating within Sarasota County's adopted level-of-service standards and no off-site transportation improvements are required as part of this project. As part of the development one full access point and one emergency access will be constructed onto Sawyer Loop Road. Both the permanent and emergency access connections are in compliance with the Sarasota County Access Management Technical Manual. Per Resolution No. 89-98.

Urban Services

This development can be served by existing urban services and facilities including water, sewer, solid waste, police, fire, and health care required to be addressed under this Increment. Specific provisions for service are approved under their respective sections of the AIDA and subsequent permitting, as required. Development is required to connect to Sarasota County Public Utilities water, wastewater and reclaimed water systems in accordance with current County rules and regulations. The development is responsible for providing all on-site and off-site infrastructure that will be needed to serve the project.

Recommended Increment XXVII Development Order Conditions

A. GENERAL

1. The Palmer Ranch Increment XXVII 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 XXVII 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 Applicant is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the Applicant may enter into a capital contribution front-ending agreement to reimburse the Applicant 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 August 2, 2017, and attached hereto as Exhibit C (Attachment II). This does not imply or confer any deviations from applicable zoning or land development regulations.

C. NATIVE HABITAT PROTECTION/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 (Attachment V). 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.

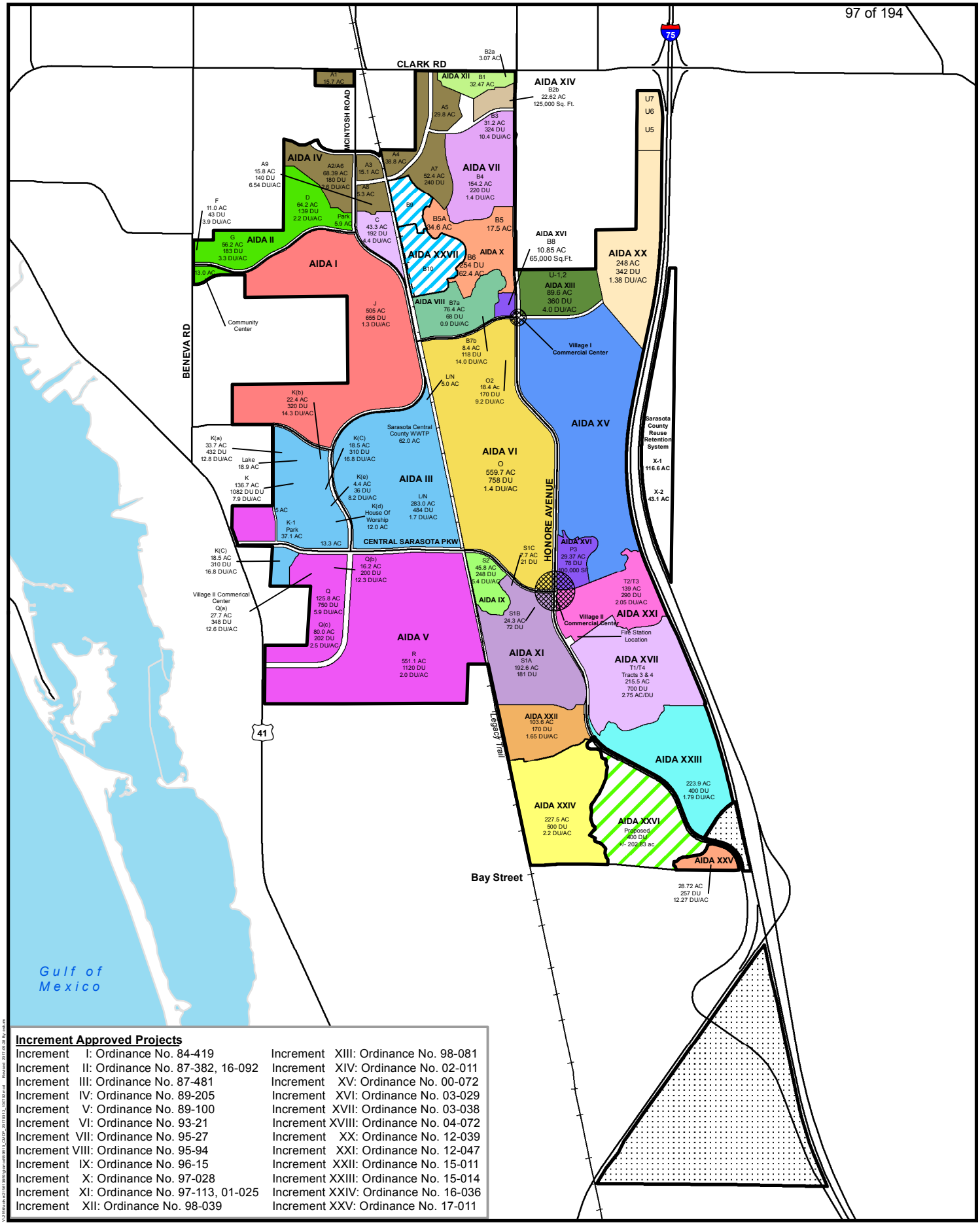
2. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to Environmental Protection Division with preliminary or site and development plans.

D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan.

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

ATTACHMENT I



Increment Approved Projects

Increment I: Ordinance No. 84-419	Increment XIII: Ordinance No. 98-081
Increment II: Ordinance No. 87-382, 16-092	Increment XIV: Ordinance No. 02-011
Increment III: Ordinance No. 87-481	Increment XV: Ordinance No. 00-072
Increment IV: Ordinance No. 89-205	Increment XVI: Ordinance No. 03-029
Increment V: Ordinance No. 89-100	Increment XVII: Ordinance No. 03-038
Increment VI: Ordinance No. 93-21	Increment XVIII: Ordinance No. 04-072
Increment VII: Ordinance No. 95-27	Increment XX: Ordinance No. 12-039
Increment VIII: Ordinance No. 95-94	Increment XXI: Ordinance No. 12-047
Increment IX: Ordinance No. 96-15	Increment XXII: Ordinance No. 15-011
Increment X: Ordinance No. 97-028	Increment XXIII: Ordinance No. 15-014
Increment XI: Ordinance No. 97-113, 01-025	Increment XXIV: Ordinance No. 16-036
Increment XII: Ordinance No. 98-039	Increment XXV: Ordinance No. 17-011

Palmer Ranch Master Development Order
Conceptual Master Development Plan
Map H-2
Palmer Ranch Development of Regional Impact
September 2017

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

0 1,500 3,000 Feet

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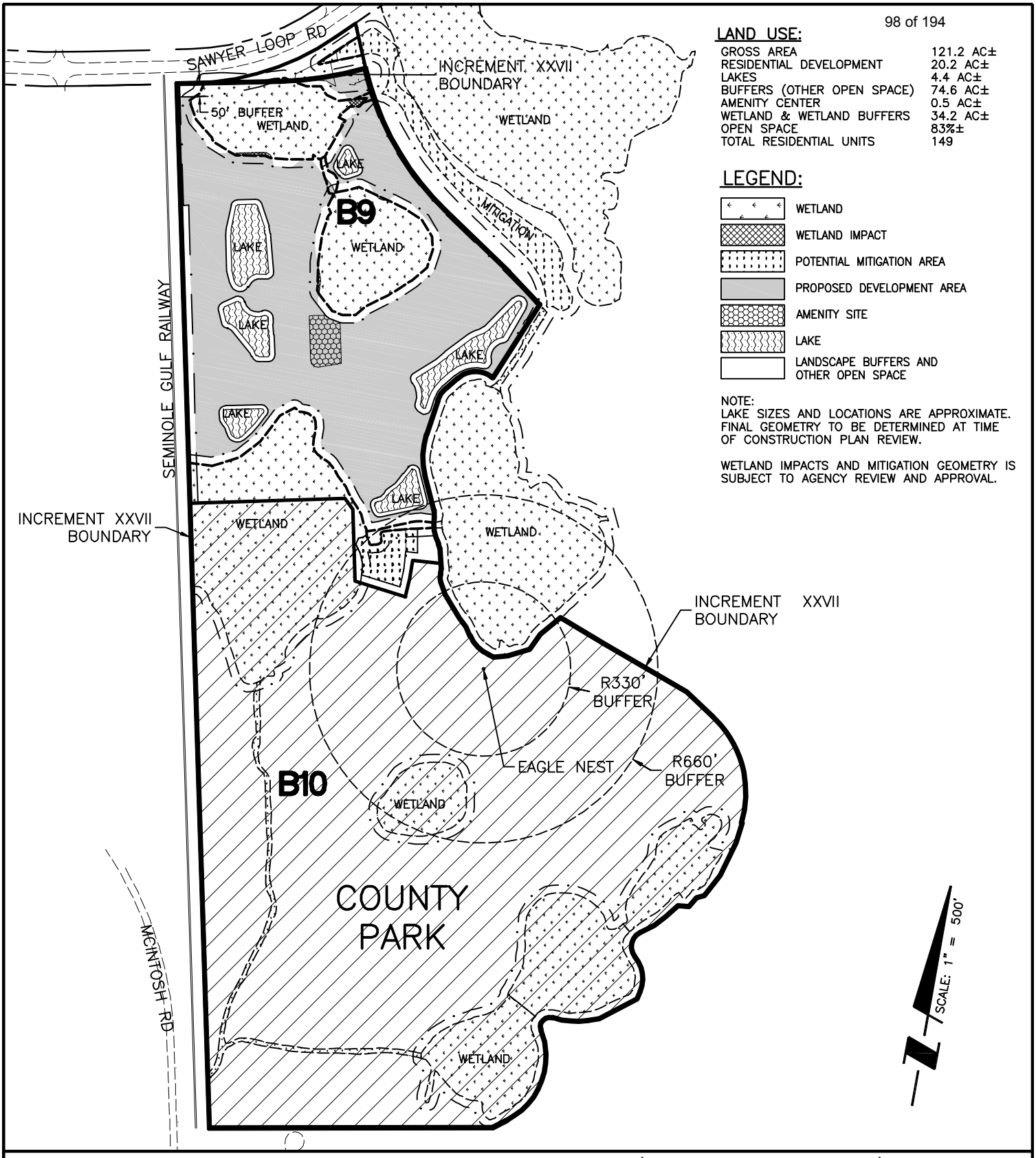
Prepared by: CAA 03/17/17

ATTACHMENT II



LAND USE:

GROSS AREA	121.2 AC±
RESIDENTIAL DEVELOPMENT	20.2 AC±
LAKES	4.4 AC±
BUFFERS (OTHER OPEN SPACE)	74.6 AC±
AMENITY CENTER	0.5 AC±
WETLAND & WETLAND BUFFERS	34.2 AC±
OPEN SPACE	83%±
TOTAL RESIDENTIAL UNITS	149

LEGEND:

- WETLAND
- WETLAND IMPACT
- POTENTIAL MITIGATION AREA
- PROPOSED DEVELOPMENT AREA
- AMENITY SITE
- LAKE
- LANDSCAPE BUFFERS AND OTHER OPEN SPACE

NOTE:
LAKE SIZES AND LOCATIONS ARE APPROXIMATE. FINAL GEOMETRY TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN REVIEW.

WETLAND IMPACTS AND MITIGATION GEOMETRY IS SUBJECT TO AGENCY REVIEW AND APPROVAL.

PROJECT: PALMER RANCH – DRI INCREMENT XXVIII (PARCEL B9 & B10)

CLIENT: D.R. HORTON INC.

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

MASTER DEVELOPMENT PLAN

SCALE: AS SHOWN	DATE: 7/2017
SEC: 14 & 23 TWP: 37S RGE: 18E	REV NO:
PROJECT NO. 215613859	INDEX NO:
DRWN BY/EMP NO. DFH/89368	SHEET NO: 1 OF 1

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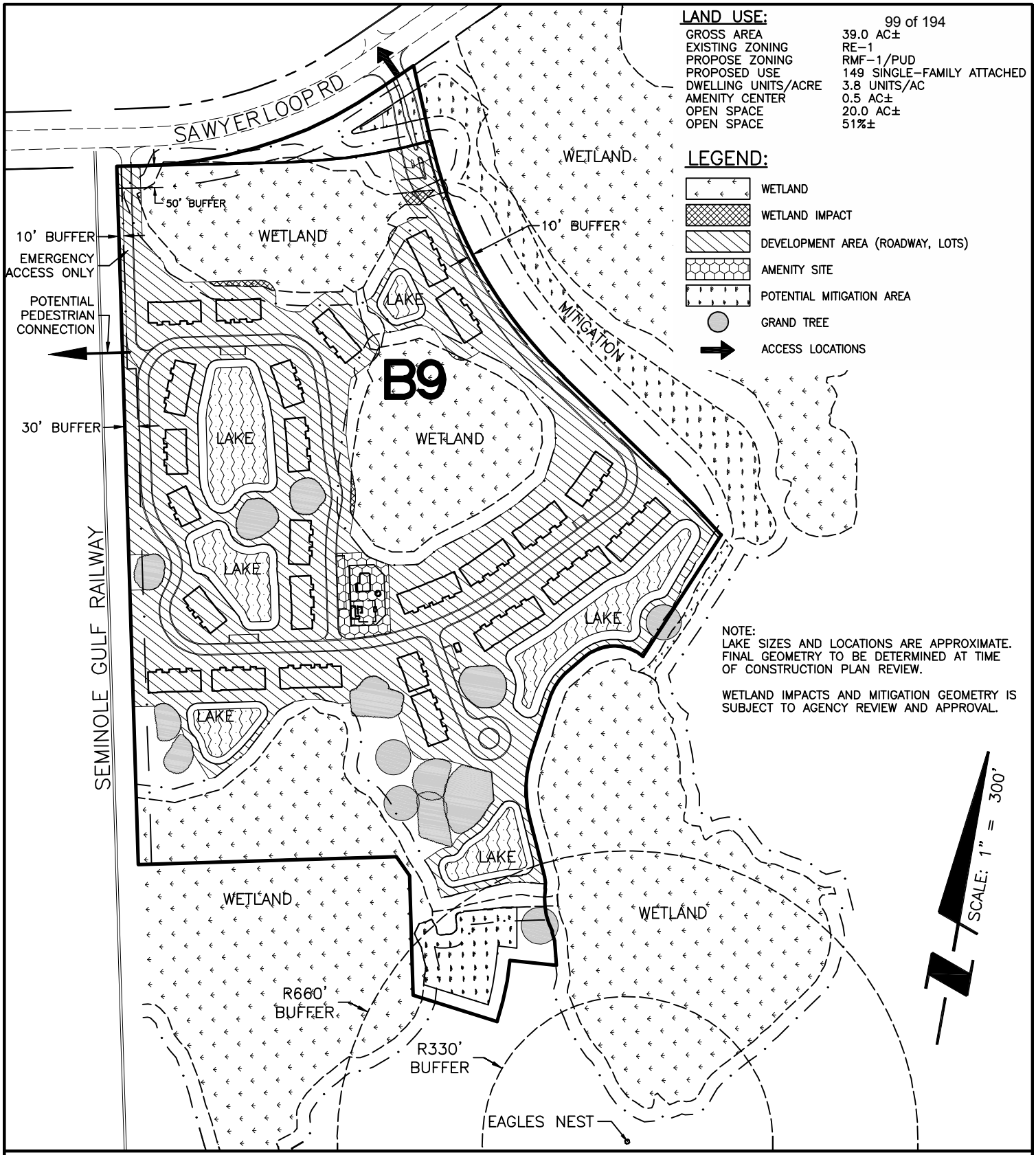

LAND USE:

GROSS AREA	39.0 AC±
EXISTING ZONING	RE-1
PROPOSE ZONING	RMF-1/PUD
PROPOSED USE	149 SINGLE-FAMILY ATTACHED
DWELLING UNITS/ACRE	3.8 UNITS/AC
AMENITY CENTER	0.5 AC±
OPEN SPACE	20.0 AC±
OPEN SPACE	51%±

LEGEND:

- WETLAND
- WETLAND IMPACT
- DEVELOPMENT AREA (ROADWAY, LOTS)
- AMENITY SITE
- POTENTIAL MITIGATION AREA
- GRAND TREE
- ACCESS LOCATIONS

NOTE:
LAKE SIZES AND LOCATIONS ARE APPROXIMATE. FINAL GEOMETRY TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN REVIEW.

WETLAND IMPACTS AND MITIGATION GEOMETRY IS SUBJECT TO AGENCY REVIEW AND APPROVAL.

PROJECT: PALMER RANCH PARCEL B9 REZONE

CLIENT: D.R. HORTON INC.

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

BINDING DEVELOPMENT CONCEPT PLAN

SCALE: AS SHOWN	DATE: 7/2017
SEC: 14 & 23 TWP: 37S RGE: 18E	REV NO:
PROJECT NO. 215613859	INDEX NO:
DRWN BY/EMP NO. DFH/89368	SHEET NO: 1 OF 1

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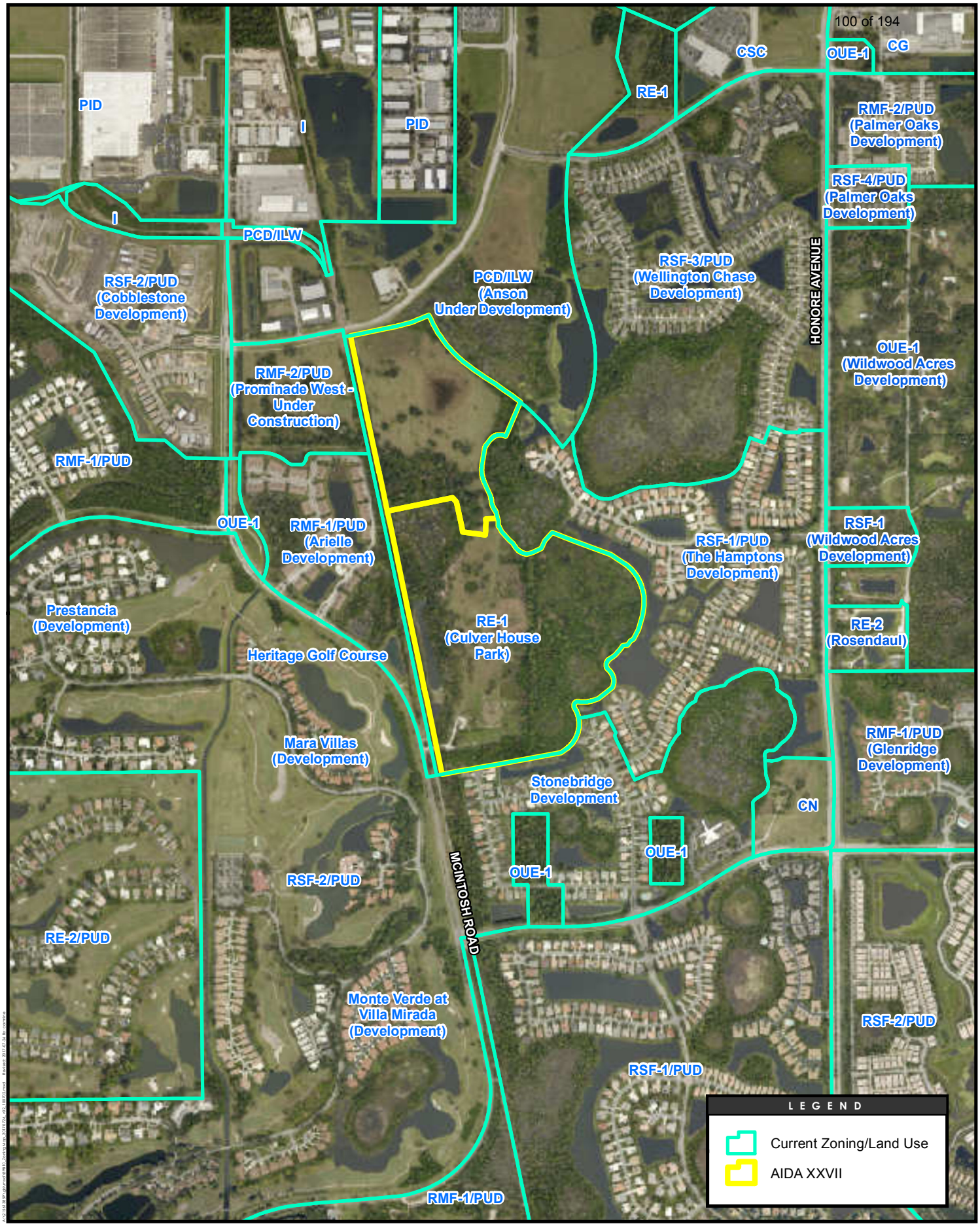
ATTACHMENT IV



Stantec

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Palmer Ranch - Increment XXVII - Parcels B9 & B10

Aerial Map and Existing Zoning/Land Use

July 2017

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

0 500 1,000 Feet

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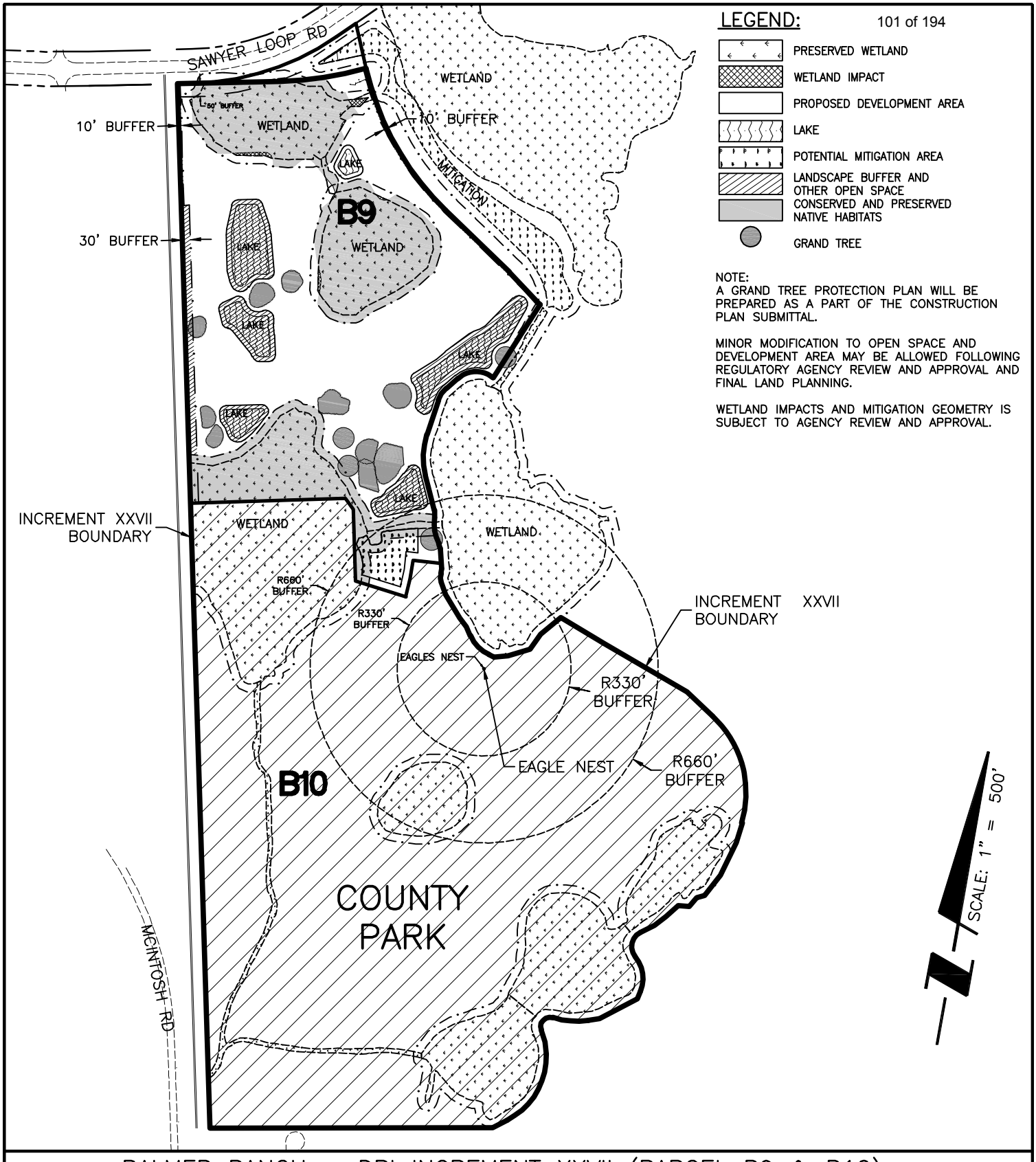
Prepared by: CAA 07/26/17



NOTE:
A GRAND TREE PROTECTION PLAN WILL BE PREPARED AS A PART OF THE CONSTRUCTION PLAN SUBMITTAL.

MINOR MODIFICATION TO OPEN SPACE AND DEVELOPMENT AREA MAY BE ALLOWED FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL AND FINAL LAND PLANNING.

WETLAND IMPACTS AND MITIGATION GEOMETRY IS SUBJECT TO AGENCY REVIEW AND APPROVAL.

PROJECT: PALMER RANCH – DRI INCREMENT XXVII (PARCEL B9 & B10)

CLIENT: D.R. HORTON INC.

EXHIBIT F2

Stantec
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Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

NATIVE HABITAT PRESERVATION ALTERATION & MITIGATION PLAN

SCALE: AS SHOWN	DATE: 7/2017
SEC: 14 & 23 TWP: 37S RGE: 18E	REV NO:
PROJECT NO. 215613859	INDEX NO:
DRWN BY/EMP NO. DFH/89368	SHEET NO: 1 OF 1

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FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 17, 2018

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

Attention: Ms. Blanca Rodriguez

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2017-067, which was filed in this office on January 17, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2017-067

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XXVII 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 XXVII DEVELOPMENT WITH CONDITIONS; PROVIDING FOR THE ORDINANCE TO BE DEEMED THE DEVELOPMENT ORDER; PROVIDING FOR THE BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXVII; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

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 August 2, 2017, Wynnstay Hunt, Inc., 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 XXVII of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXVII 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 XXVII development consists of approximately 121 acres, Parcels B9 and B10, located east of McIntosh Road, south of Sawyer Loop Road, north of Palmer Ranch Parkway, more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

1.3 The Palmer Ranch Increment XXVII development will be developed with 149 single-family-attached units on Parcel B9.

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 December 7, 2017, 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 AIDA before the Board was duly published in the "Sarasota Herald-Tribune" on January 2, 2018, 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 January 17, 2018.

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 XXVII 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 XXVI

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:

1. Palmer Ranch Application for Incremental Development Approval (Increment XVII) and Associated Documents – August 2, 2017;

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 XXVII Development with Conditions.

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

- Exhibit B – Development Order Conditions
- Exhibit C – Master Development Plan
- Exhibit D – Native Habitat Preservation, Alteration and Mitigation Plan
- Exhibit E – 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 XXVII 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 XXVII.

5.1 The commencement date of Palmer Ranch Increment XXVII per Chapter 380.06(15)(c) 2, Florida Statutes is December 31, 2019.

5.2 The buildout date of Palmer Ranch Increment XXVII is December 31, 2024. 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 XXVII Development Order shall be December 31, 2024.

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 17th day of Jan., 2018.

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 – Conceptual On-Site Surface Water Management Plan

EXHIBIT A – LEGAL DESCRIPTION

Palmer Ranch Parcel B9 DESCRIPTION:

A tract of land lying in Sections 14 and 23, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows:

TRACT "A"
COMMENCE at the southwest corner of the southwest 1/4 of Section 14, Township 37 South, Range 18 East; thence N.00°16'17"E., along the west line of said southwest 1/4 a distance of 1,685.22 feet; thence S.89°43'43"E., a distance of 1,093.26 feet to the POINT OF BEGINNING, said point being on the east right-of-way line of Seminole Gulf Railway, 100.00-foot-wide right-of-way, as recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida, said point also being on the south boundary line of the Plat of Palmer Park of Commerce as recorded in Plat Book 35, Pages 32-32E of said Public Records; (the following five calls are along said south boundary line of the Plat of Palmer Park of Commerce:) (1) thence N.78°34'30"E., a distance of 387.49 feet to the point of curvature of a curve to the left having a radius of 1,338.24 feet and a central angle of 14°08'11"; (2) thence easterly along the arc of said curve, an arc length of 330.18 feet to the beginning of a non-tangent curve to the left, of which the radius point lies N.67°13'17"E., a radial distance of 1,080.92 feet; (3) thence southeasterly along the arc of said curve, through a central angle of 33°07'19", an arc length of 624.87 feet to the point of tangency of said curve; (4) thence S.55°54'02"E., a distance of 336.62 feet to the beginning of a non-tangent curve to the right of which the radius point lies S.34°05'57"W., a radial distance of 1,974.86 feet; (5) thence southeasterly along the arc of said curve, through a central angle of 04°55'50", an arc length of 169.94 feet to the end of said curve, also being the northwest corner of the Plat of The Hamptons, Unit 1 as recorded in Plat Book 40, Pages 11-11G of said Public Records; (the following eleven calls are along the west line of said Plat of The Hamptons, Unit 1) (1) thence S.22°41'09"W., along a line not tangent with the previously described curve, a distance of 328.48 feet to the beginning of a non-tangent curve to the left, of which the radius point lies S.29°22'29"W., a radial distance of 104.40 feet; (2) thence westerly along the arc of said curve, through a central angle of 80°49'24", an arc length of 147.27 feet; (3) thence S.38°33'05"W., a distance of 57.81 feet to the point of curvature of a curve to the left having a radius of 105.00 feet and a central angle of 30°06'34"; (4) thence southwesterly along the arc of said curve, an arc length of 55.18 feet to the point of tangency of said curve; (5) thence S.08°26'31"W., a distance of 136.95 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 32°55'26"; (6) thence southerly along the arc of said curve, an arc length of 158.02 feet to the end of said curve; (7) thence S.24°28'54"E., along a line not tangent with the previously described curve, a distance of 133.43 feet to the point of curvature of a curve to the right having a radius of 65.00 feet and a central angle of 24°48'14"; (8) thence southerly along the arc of said curve, an arc length of 28.14 feet to the point of reverse curvature of a curve to the left having a radius of 150.00 feet and a central angle of 38°39'43"; (9) thence southerly along the arc of said curve, a distance of 101.22 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 24°12'39"; (10) thence southeasterly along the arc of said curve, a distance of 21.13 feet to the point of tangency of said curve; (11) thence

S.14°07'44"E., a distance of 55.36 feet; thence S.86°10'36"W., a distance of 106.15 feet to the beginning of a non-tangent curve to the right, of which the radius point lies S.86°10'36"W., a radial distance of 725.00 feet; thence southerly along the arc of said curve, through a central angle of 11°12'21", an arc length of 141.80 feet to the end of said curve; thence N.82°37'02"W., along a line not tangent with the previously described curve, a distance of 200.08 feet; thence N.11°46'43"W., a distance of 271.03 feet; thence N.44°16'43"W., a distance of 52.20 feet; thence S.78°13'17"W., a distance of 586.30 feet to a point on the east right-of-way line of the aforementioned Seminole Gulf Railway; thence N.11°46'43"W., along said east right-of-way line, a distance of 1,587.70 feet to the POINT OF BEGINNING.

Tract "A" contains 1,699,621 square feet or 39.0179 acres, more or less.

Palmer Ranch Parcel B9 DESCRIPTION (prepared by certifying surveyor):

A tract of land lying in Sections 14 and 23, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows:

COMMENCE at the southwest corner of the southwest 1/4 of Section 14, Township 37 South, Range 18 East; thence N.00°16'17"E., along the west line of said southwest 1/4 a distance of 1,685.22 feet; thence S.89°43'43"E., a distance of 1,093.26 feet to a point on the east right-of-way line of Seminole Gulf Railway, 100.00-foot-wide right-of-way, as recorded in Deed Book 23, Page 127 of the Public Records of Sarasota County, Florida, said point also being a point on the south boundary line of the Plat of Palmer Park of Commerce as recorded in Plat Book 35, Pages 32-32E of said Public Records; thence S.11°46'44"E., along said east right-of-way line of Seminole Gulf Railway, a distance of 1,587.70 feet to the POINT OF BEGINNING; thence N.78°13'17"E., a distance of 586.30 feet; thence S.44°16'43"E., a distance of 52.20 feet; thence S.11°46'43"E., a distance of 271.03 feet; thence S.82°37'02"E., a distance of 200.08 feet to the beginning of a non-tangent curve to the left, of which the radius point lies N.82°37'02"W., a radial distance of 725.00 feet; thence northerly along the arc of said curve, through a central angle of 11°12'21", an arc length of 141.80 feet to the end of said curve; thence N.86°10'36"E., along a line not tangent to the previously described curve, a distance of 106.15 feet to a point on the southerly line of the Plat of The Hamptons, Unit 1 as recorded in Plat Book 40, Pages 11-11G of said Public Records, also being a point on the westerly line of the tract of land described in Exhibit "A" of the Warranty Deed from Palmer Ranch Development, LTD. (Grantor) to Lennar Homes, Inc. (Grantee) dated December 31, 1997 and Recorded in Official Records Book 3052, Pages 1282-1287 of said Public Records; (the following seventeen calls are along said southerly line of the Plat of The Hamptons, Unit 1 and along the westerly line of said tract of land described in Exhibit "A" and recorded in Official Records Book 3052, Pages 1282-1287 of said Public Records): (1) thence S.14°07'44"E., a distance of 20.36 feet to the point of curvature of a curve to the right having a radius of 45.00 feet and a central angle of 23°55'21"; (2) thence southerly along the arc of said curve, an arc length of 18.79 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 39°07'28"; (3) thence southerly along the arc of said curve, a distance of 34.14 feet to the point of tangency of said curve; (4) thence S.29°19'51"E., a distance of 50.00 feet; (5) thence S.41°34'37"E., a distance of 103.98 feet; (6) thence S.48°24'33"E., a distance of 40.62 feet; (7) thence S.33°26'48"E., a distance of 38.25 feet to the point of curvature of a curve to the left having a radius of 140.00 feet and a central angle of 41°49'38"; (8)

thence southeasterly along the arc of said curve, an arc length of 102.20 feet to the point of tangency of said curve; (9) thence S.75°16'25"E., a distance of 22.01 feet; (10) thence N.74°56'32"E., a distance of 52.78 feet; (11) thence N.63°30'49"E., a distance of 86.90 feet; (12) thence N.24°13'29"E., a distance of 70.04 feet; (13) thence N.41°21'44"E., a distance of 99.52 feet; (14) thence S.69°07'04"E., a distance of 193.48 feet; (15) thence S.69°42'20"E., a distance of 361.95 feet; (16) thence S.56°53'03"E., a distance of 132.53 feet to the point of curvature of a curve to the right having a radius of 400.00 feet and a central angle of 41°52'04"; (17) thence southeasterly along the arc of said curve, an arc length of 292.29 feet to the end of said curve, also being the northwest corner of the Plat of Hamptons, Unit 2 as recorded in Plat Book 41, Pages 12-12D of said Public Records; (the following eighteen calls are along the westerly line of said Plat of Hamptons, Unit 2, also along the abovementioned westerly line of the tract of land described in Exhibit "A" and recorded in Official Records Book 3052, Pages 1282-1287 of said Public Records): (1) thence continue southerly along the arc of said curve, through a central angle of 21°25'08", an arc length of 149.53 feet to the point of tangency of said curve; (2) thence S.06°24'09"W., a distance of 79.06 feet; (3) thence S.16°16'28"W., a distance of 137.80 feet; (4) thence S.27°11'33"W., a distance of 94.96 feet; (5) thence S.62°35'21"W., a distance of 30.88 feet; (6) thence S.32°15'56"W., a distance of 44.09 feet; (7) thence S.85°09'48"W., a distance of 41.53 feet; (8) thence S.37°54'21"W., a distance of 62.59 feet; (9) thence S.43°03'40"W., a distance of 53.77 feet; (10) thence S.54°00'49"W., a distance of 60.00 feet to the point of curvature of a curve to the left having a radius of 60.00 feet and a central angle of 103°25'10"; (11) thence southerly along the arc of said curve, an arc length of 108.30 feet to the point of reverse curvature of a curve to the right having a radius of 130.00 feet and a central angle of 61°33'39"; (12) thence southerly along the arc of said curve, a distance of 139.68 feet to the point of tangency of said curve; (13) thence S.12°09'17"W., a distance of 29.97 feet; (14) thence S.52°25'20"W., a distance of 162.02 feet; (15) thence S.70°23'42"W., a distance of 43.17 feet to the point of curvature of a curve to the right having a radius of 275.00 feet and a central angle of 28°18'55"; (16) thence westerly along the arc of said curve, an arc length of 135.90 feet to the point of reverse curvature of a curve to the left having a radius of 35.00 feet and a central angle of 130°41'19"; (17) thence southwesterly along the arc of said curve, a distance of 79.83 feet to the point of curvature of a curve to the right having a radius of 270.00 feet and a central angle of 20°15'35"; (18) thence southerly along the arc of said curve, an arc length of 95.47 feet to the end of said curve, also being a point on the northerly line of the Plat of Stonebridge, Unit 1 as recorded in Plat Book 38, Pages 18-18D of said Public Records, also being a point on the northerly line of the Plat of Stonebridge, Unit 2 as recorded in Public Records 38, Pages 41-41E of said Public Records; (the following three calls are along the northerly line of said Plat of Stonebridge, Unit 1 and said Plat of Stonebridge, Unit 2): (1) thence continue southerly along the arc of said curve, through a central angle of 65°00'30", an arc length of 306.34 feet to the point of tangency of said curve; (2) thence S.53°17'22"W., a distance of 62.57 feet; (3) thence S.79°54'26"W., a distance of 1,069.64 feet to a point on the abovementioned east right-of-way line of Seminole Gulf Railway; thence N.11°46'43"W., along said east right-of-way line of Seminole Gulf Railway, a distance of 2,368.20 feet to the POINT OF BEGINNING.

Said tract contains 3,580,342 square feet or 82.1873 acres, more or less.

EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

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

A. GENERAL

1. The Palmer Ranch Increment XXVII 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 XXVII 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 Applicant is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the Applicant may enter into a capital contribution front-ending agreement to reimburse the Applicant 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 August 2, 2017, and attached hereto as Exhibit "C." This does not imply or confer any deviations from applicable zoning or land development regulations.

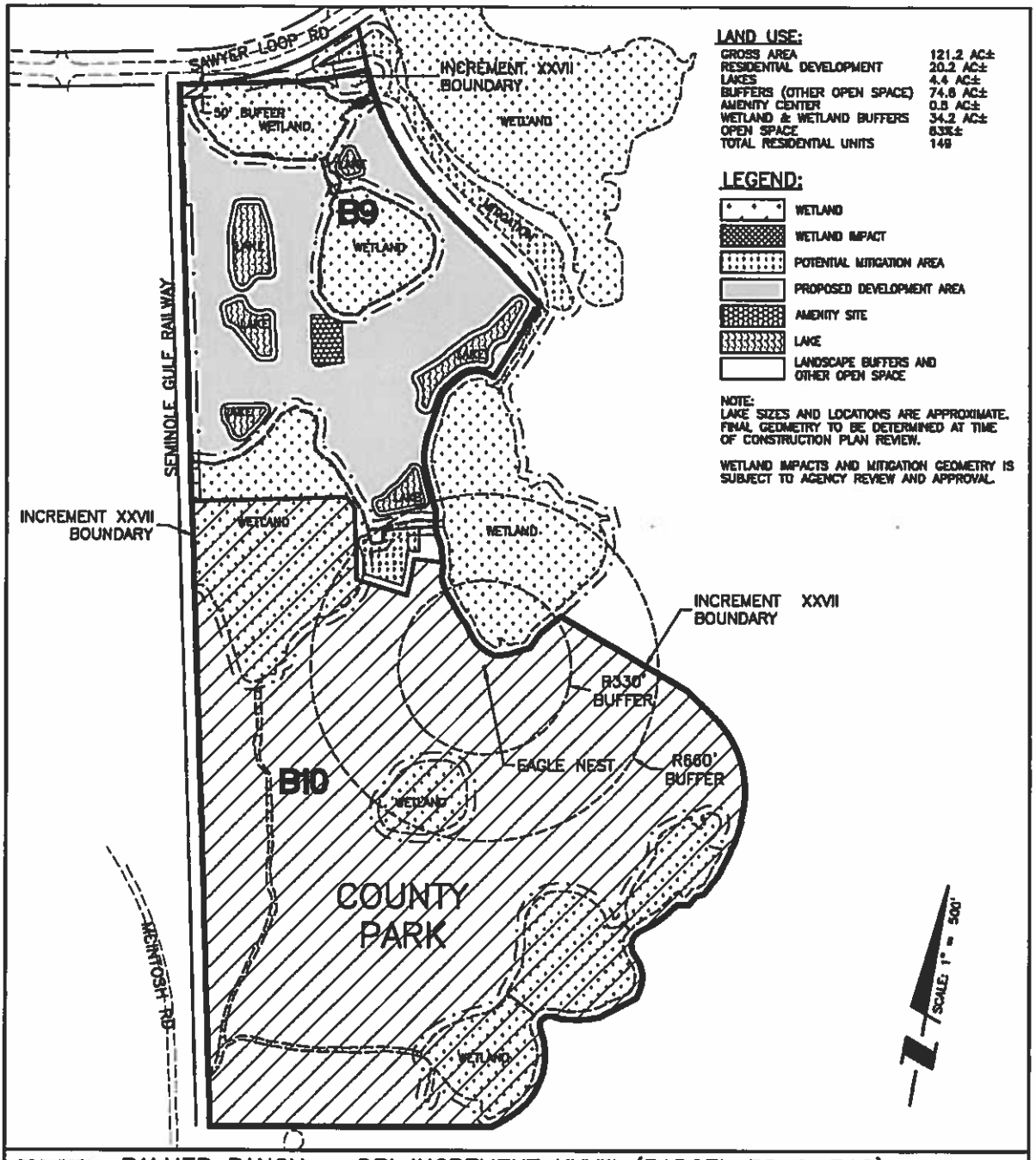
C. VEGETATION AND WILDLIFE

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 the Native Habitat Preservation, Alteration & Mitigation Plan, Map F-2, attached hereto as Exhibit "D." All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Environmental Permitting. Exception may be granted by Environmental Permitting to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.
2. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to the Environmental Protection Division with preliminary or site and development plans.

D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the Catfish Creek (Little Sarasota Bay Watershed) Basin Master Plan.

EXHIBIT C – MASTER DEVELOPMENT PLAN



PROJECT: PALMER RANCH – DRI INCREMENT XXVIII (PARCEL B9 & B10)

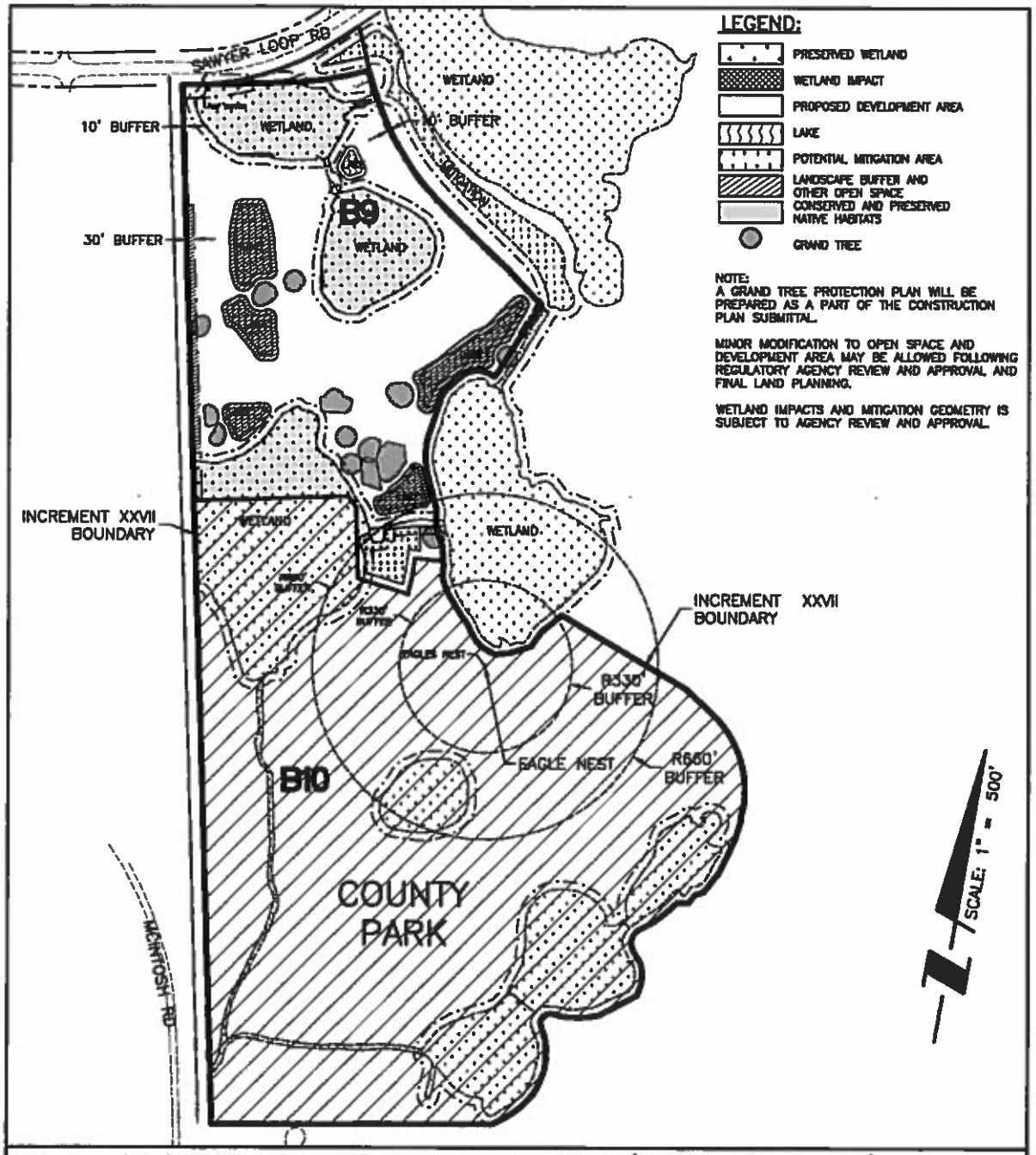
CLIENT: D.R. HORTON INC.

Recv'd Planning Services 8-2-17

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

MASTER DEVELOPMENT PLAN	
SCALE: AS SHOWN	DATE: 7/2017
SEC: 14 & 23 TWP: 37S RGE: 18E	REV NO:
PROJECT NO: 215613859	INDEX NO:
DRWN BY/DMP NO: DFH/89368	SHEET NO: 1 OF 1

EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN



PROJECT: PALMER RANCH – DRI INCREMENT XXVII (PARCEL B9 & B10)

CLIENT: D.R. HORTON INC.

EXHIBIT F2

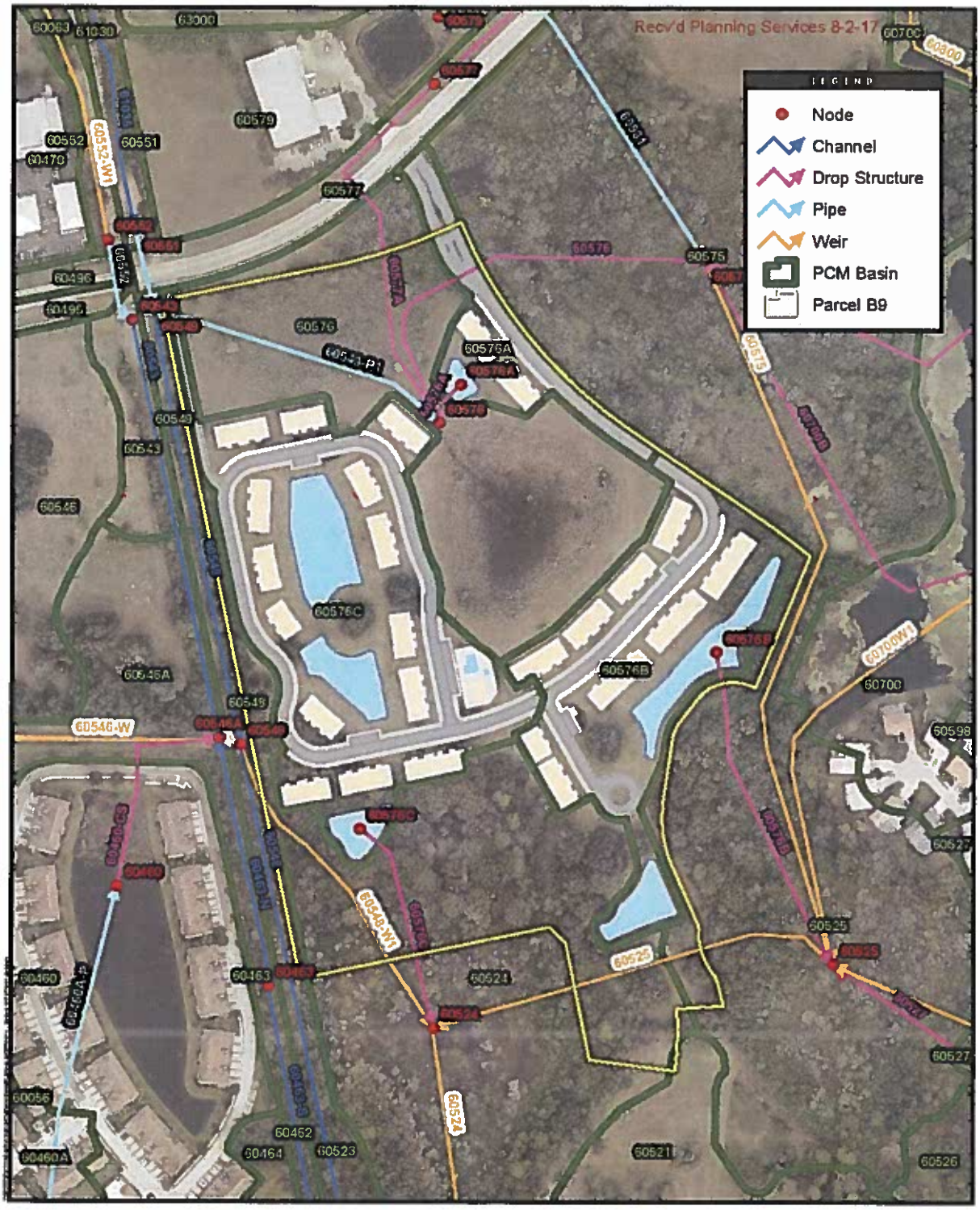
Recv'd Planning Services 8-2-17

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

NATIVE HABITAT PRESERVATION ALTERATION & MITIGATION PLAN

SCALE: AS SHOWN	DATE: 7/2017
SEC: 14 & 23 TWP: 37S RGE: 18E	REV NO.
PROJECT NO: 215813659	INDEX NO:
DRWN BY/CHK'D: DFH/89368	SHEET NO: 1 OF 1

EXHIBIT E – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN



Agenda Item

7c

City Gate NOPC

7c

7c

CITY GATE COMMERCE PARK DRI NOTICE OF PROPOSED CHANGE IN COLLIER COUNTY

BACKGROUND

The City Gate Commerce Park Development of Regional Impact (DRI) is located on 291.55 acres at the northeast corner of I-75 and County Road 951 in Collier County (see Attachment I, Location Map). The Board of Collier County Commissioners approved the project on December 13, 1988 in Development Order (D.O.) (88-93). This order was amended to settle an appeal taken by the Department of Community Affairs on August 28, 1990 in D.O. (90-4). The project is approved for a total of 90,000 square feet of commercial, 836,000 square feet of office, 1,920,000 square feet of industrial, 250 hotel/motel rooms, and 80,000 square feet of public, utilitarian, recreational and educational space. To date 212 hotel rooms, 3,643 square feet of retail (gas station and car wash), 18,083 square feet of office for the South Florida Water Management District (SFWMD) Big Cypress Field Office and a recently permitted self-storage facility. The current DRI Termination Date is October 27, 2025 (Collier County 1/3/2012 4-year extension letter).

PREVIOUS CHANGES

- Development Order 90-04/ Resolution No. 90-431 – Amendment to resolve issues raised with the DCA Appeal.

- Development Order 95-02/ Resolution No. 95-143 – Amendment to phasing schedule, construction commencement date and termination date for project.

- Development Order 00-02/ Resolution No. 00-151 – Amendment to phasing schedule, construction commencement date and termination date for project.

- Development Order 10-01/ Resolution No. 10-223 – Amendment to regulations pertaining to Red Cockaded Woodpeckers.

- A Development Agreement between City Gate applicant and the county was adopted on 12/1/2009 and amended on 6/23/2015 to “recognize that the developer had paid the road impact fees then due, and directed that a permanent Certificate of Public Facility Adequacy be issued for the Phase Two Plat”. This Agreement also “found and determined that there is no PUD transportation condition or Transportation Conditions for the buildout that has not been satisfied, or would not be satisfied by Developer's compliance with its obligations under this Amendment”.

PROPOSED CHANGES

Collier County plans to construct a 61-acre sports complex within the City Gate Commerce Park which will utilize roadways that are a part of City Gate. The proposed project will consist of 8 general purpose sports fields, a 3,000-seat stadium and a 125,000-sf field house. As a sports complex was not part of the original concept for the commerce park and, so as not to increase the total buildout traffic compared to existing uses, this project proposes a traffic conversion of existing uses to those associated with the

proposed sports complex. In addition to the sports complex, development of additional hotel rooms is also being considered within the City Gate Commerce Park property. Other changes are list below.

- Update the Master Concept Plan (see Attachment II) ,
- Provide additional external access points along the eastern property line of the City Gate Commerce Park PUD/DRI. One of the three additional access points being requested (located in the northeast corner) will allow for the connection of the proposed City Gate Boulevard North Extension, to the proposed interconnect to Collier County's Resource Recovery Business Park, and eventually will connect to the proposed Wilson Boulevard-Benfield Road Extension. The remaining two (2) access points being requested will provide pedestrian and vehicular connections, within the proposed Collier County Sports Complex Lot.
- Remove Section 4.b from the existing DRI relating to wetlands,
- Formal name change request from the City Gate Commerce Park to the City Gate Commerce Center,
- Addition of details on the development program in Section 2.d,
- Removal of Section 9.c relating to buildout dates for individual phases, in its entirety,
- Amendment to Paragraph 10 under Conclusions of Law, Section 10 (Page 11) of the DO to include a reference to the updated Master Plan,
- Addition of details on the development program and establishing traffic conversion in Section 3.h,
- Amendment to Paragraph 3 of an untitled Section (Page 12) to include the termination date of October 26, 2030, and
- Amendment to Paragraph 5 of an untitled Section (Page 12) to include submission of a biennial report instead of an annual report.

CHARACTER, MAGNITUDE, LOCATION

There are no changes in character, magnitude or location of the DRI associated with the changes.

REGIONAL GOALS, RESOURCES OR FACILITIES

The primary regional issues of concern for this NOPC is related to wetland and transportation impacts. The Florida Department of Transportation (FDOT) has reviewed the NOPC and in coordination with Collier County has no objections and determined the following.

- The DRI is vested.
- Any exchange in the land uses between industrial and office for the Sports Complex and/or hotel units will be within the approved trips, therefore the exchange will not increase the total buildout traffic that was originally approved for the DRI.
- The traffic conversion details will be attached to the Planned Unit Development (PUD).
- All transportation related conditions have been mitigated except for the installation of a traffic signal at one intersection.

The SFWMD reviewed the change and stated that "there appear to be no regionally significant water resource issues; therefore, the District forwards no comments and does not require additional

information to evaluate the local and regional impacts necessary for the Notice of Proposed Change".

The applicant indicated that "a total of 23.77 acres of wetlands were present on the property at the time of ERP permitting with the SFWMD. The SFWMD environmental resource permit for City Gate was issued in October of 2009. As part of that permit, the SFWMD authorized direct impacts to all but 2.01 acres of jurisdictional wetlands that were present on the property. The 2.01 acres of wetlands, located in City Gate Phase 3, are isolated and made up of a 0.69-acre area in the central portion of the phase and a 1.32-acre area adjacent to the southern property line. The SFWMD considered these remaining wetlands to be secondarily impacted due to isolation by the proposed surrounding development. City Gate has already mitigated for these secondary impacts as part of their approved permit".

"Due to the small, isolated nature of these wetlands and the fact that they have already been secondarily impacted, the SFWMD would allow these wetlands to be directly impacted. A permit modification would be required along with a small amount of offsite mitigation at an approved wetland mitigation bank – City Gate or Collier County may pursue this modification in the future. No permits from Federal agencies (ACOE or USFWS) would have to be modified or acquired for this change."

MULTI-JURISDICTIONAL ISSUES

No new multi-jurisdictional issues will occur from these changes.

NEED FOR REASSESSMENT OF THE DRI

Because no additional regional impacts are anticipated, the need for reassessment of the DRI is unnecessary.

ACCEPTANCE OF PROPOSED D.O. LANGUAGE

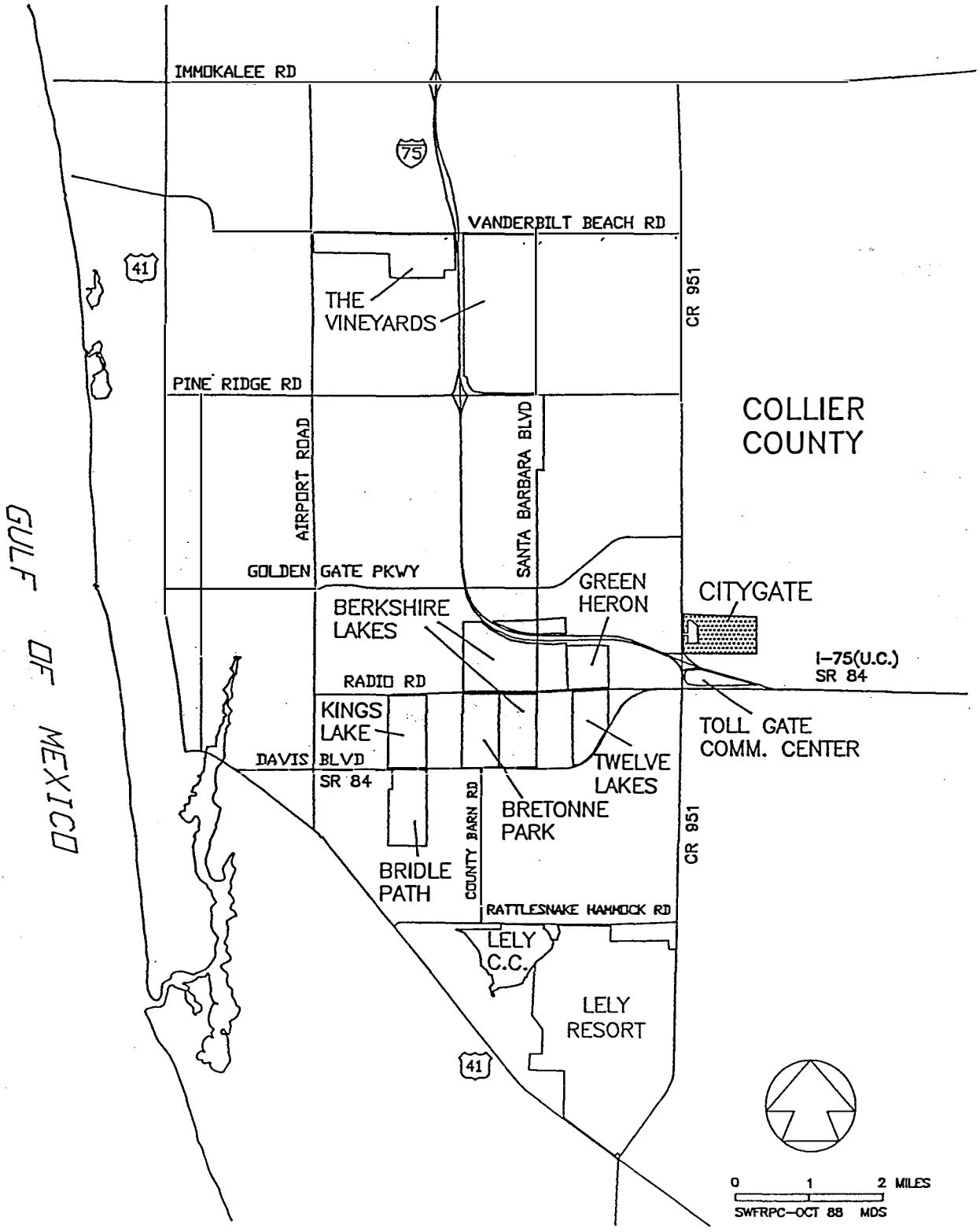
The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.

RECOMMENDED ACTIONS:

1. Notify Collier County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.

2. Request that Collier County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.

ATTACHMENT I



CITYGATE COMMERCE PARK
GENERAL LOCATION MAP

COLLIER BOULEVARD
C.R. 951

WEST OF FPL EASEMENT

EAST OF FPL EASEMENT

GOLDEN GATE CANAL

CITY GATE BOULEVARD NORTH

CITY GATE BOULEVARD NORTH

SOUTH COUNTY REGIONAL
WATER TREATMENT PLANT
(NOT WITHIN CITY GATE
COMMERCE PARK MPUD)

CITY GATE DRIVE

WHITE LAKE BOULEVARD

FPL EASEMENT

BRENNAN DRIVE

LAKE AND
RECREATIONAL TRACT

FOR DRIVEWAYS/
PEDESTRIAN ACCESS
ONLY; INTERNAL ACCESS
ROADWAYS ONLY

"SPORTS COMPLEX LOT"

FOR DRIVEWAYS/
PEDESTRIAN ACCESS
ONLY; INTERNAL ACCESS
ROADWAYS ONLY

COLLIER BOULEVARD
C.R. 951

CITY GATE BOULEVARD SOUTH

WEST OF FPL EASEMENT

EAST OF FPL EASEMENT

INTERSTATE 75

N

0 100 200 400
SCALE IN FEET

MASTER DEVELOPMENT PLAN

CITY GATE COMMERCE PARK

IN THE NORTH HALF OF SECTION 35, TOWNSHIP 49, RANGE 26 E
COLLIER COUNTY, FLORIDA

LAND USE TABLE

WEST OF THE FPL EASEMENT	
RIGHT-OF-WAY	7.18 AC
LOTS	29.27 AC
TOTAL WEST	36.45 AC
EAST OF THE FPL EASEMENT [1]	
RIGHT-OF-WAY	15.98 AC
LOTS [2]	161.78 AC
SPORTS COMPLEX	63.50 AC
LAKE AND RECREATIONAL TRACT	13.84 AC
TOTAL EAST	255.10 AC
TOTAL CITY GATE COMMERCE PARK PUD	291.55 AC

[1] TOTAL REQUIRED NATIVE VEGETATION TO BE RETAINED WITHIN LOTS = 30.57 ACRES
[2] INCLUDES FPL EASEMENT

REVISIONS

REV.	DATE:	DESCRIPTION
4	1/18/2018	REVISIONS PER REVIEW STAFF EMAIL & RAI COMMENTS 1/19/2018
3	12/15/2017	REVISIONS PER REVIEW STAFF EMAIL & RAI COMMENTS 11/13/2017
2	09/27/2017	REVISIONS PER REVIEW STAFF EMAIL & RAI COMMENTS 09/21/2017
1	08/18/2017	1ST SUBMITTAL

DESIGNED BY: J.A.W.
DRAWN BY: J.A.W.
CHECKED BY: J.M.F.
PROJECT NO.:

CLIENT:
CITY GATE DEVELOPMENT LLC, GG II, LLC & 850 NWN, LLC
159 SOUTH MAIN STREET. SUITE 500
AKRON, OHIO 44309
(330) 998-0225

PROJECT:
CITY GATE COMMERCE PARK MPUD

SHEET TITLE:
MASTER DEVELOPMENT PLAN

DAVIDSON ENGINEERING
4365 Radio Road, Suite 201
Naples, Florida 34104
P: 239.434.6060 F: 239.434.6084
Company Cert. of Authorization No. 00009498

MAP H

SHEET NO:
EXHIBIT A-1
1 of 5

Agenda Item

7d

Marco Shores/Fiddler’s Creek NOPC

7d

7d

MARCO SHORES/FIDDLER'S CREEK DRI NOTICE OF PROPOSED CHANGE IN COLLIER COUNTY

BACKGROUND

Fiddler's Creek, or Unit 30 is a portion of a larger Development of Regional Impact (known as Marco Shores), located in southwestern Collier County, and near Marco Island (See Attachment I, Location Map). The larger DRI is unusual in that it includes many non-contiguous land development areas, which together were the subject of a law suit involving the original developer, the Florida Department of Environmental Regulation, the Florida Department of Natural Resources (now both FDEP), the Florida Department of Community Affairs (DCA) now (DEO), Collier County, and various private conservation organizations. The Settlement Agreement ending the law suit was entered into on July 20, 1982. On June 12, 1984, the Collier County Board of County Commissioners approved the DRI Application for Unit 30, Isle of Capri Commercial and Key Marco (Horr's Island) and Part of Marco Shores Planned Unit Development (hereafter known as The Marco Shores DRI). The original Development Order 84-3 approved development within three main areas. The areas and development approvals were as follows:

1) Unit 30: 9,110 residential units (primarily multi-family), with parks, recreation areas, schools, utility sites, community facilities, churches, lakes, and roads; all on 1,645.91 acres.

2) Isle of Capri Commercial Area: neighborhood commercial uses (unspecified); located on 7.44 acres.

3) Key Marco/Horr's Island: 300 multi-family units, with parks and recreation areas; all on 212.89 acres.

A fourth area, known as The Goodland Marina, was included within the Settlement Agreement, but was not originally part of the DRI. Later changes to the DRI (see below) added a 150-room hotel, restaurant, and utility site to the Isle of Capri Commercial Area, reduced the number of residential units within Unit 30 to 6,000 units, added a hotel/resort to Unit 30, and combined the marina with the remainder of the DRI. Regional staff believes that the entire Marco Shores Development is currently approved for the following development areas and uses:

a) Unit 30 (approved for 6,000 units, on 3,932 acres, with a 33.6-acre commercial area containing 325,000 square feet of commercial space);

b) Isle of Capri (approved for a 150-room hotel, accessory uses, a restaurant site and a utility site on 7.44 acres);

c) Horr's Island (approved for 300 units on 212.89 acres);

d) Barfield Bay Multi-Family (approved for 314 units on 49.04 acres);

e) John Stevens Creek (approved for 72 units on 14.54 acres);

f) Goodland Marina within City of Marco Island (approved for marina uses on 15.83 acres).

The Fiddler's Creek portion of Unit 30, the subject of this Notice of Proposed Change (NOPC), is currently under construction and approximately two-thirds complete. Based on the most recent DRI 2017 Annual Report, a total of 2,292 residential units, 30,413SF of office and 36 holes of golf course have been constructed to date. Eighteen (18) holes have been constructed for the Fiddler's Creek residents and golf club members and eighteen (18) holes have been constructed for the Marco Marriott.

PREVIOUS CHANGES

The following Development Order (DO) amendments have been adopted by Collier County Board of County Commissioners.

1. Resolution No. 84-237 adopted December 11. 1984. This amendment approved the terms of the Stipulation of Settlement between Deltona Corporation and the Department of Community Affairs which resolved an appeal of the original development order. The changes amended the traffic provisions in Section 4.D to provide for a definition of substantial impact on the roadway system and changed other transportation provisions.

2. Resolution #88-117, approved on May 24, 1988, amended the commercial uses to be allowed within the Isle of Capri Commercial Area. The Resolution allowed a 150-room hotel/motel, up to four stories in height, restaurants and certain accessory uses to be constructed within the Commercial Area. Previously, this area had been limited to Neighborhood Commercial. The Resolution also stipulated certain development standards and required vegetation buffers for a utility area located on the northwest corner of the property. The Resolution included environmental, water management, traffic, utilities, and engineering conditions tailored specifically to the property. The owner of the property (Isles of Capri Civic Association) committed to not begin site clearing or filling activities until after the four-laning of State Road 951. Vertical development was prohibited from taking place until completion of the road widening.

3. Resolution No. 89-149 adopted June 13, 1989 reduced the number of dwelling units approved in Fiddler's Creek from a total of 9,110 dwelling units to 7,000 units and required the developer's contribution of an 18.4-acre lake site as a source of fill for the widening of S.R. 951 as the developer's "fair share" contribution requirement.

4. Resolution No. 96-333 adopted July 23, 1996 reduced the number of dwelling units from 7,000 to 6,000 units and reduced the approved commercial acreage to 33.6 acres with 325,000 square feet of commercial use. The amendment also increased the amount of preserve area by 201.37 acres and added a 22.9-acre parcel to the project.

5) Resolution No. 96-530 adopted November 26. 1996 added 690 acres in Section 13 to Fiddler's Creek, with no increase in units or commercial square footage.

6) Resolution No. 98-49 adopted February 24, 1998 added 1,385 acres to the project for a total of 3,764 acres, with no increase in the number of approved units or commercial square footage. The additional land is to be used for golf and the relocation of previously approved residential units.

7) Resolution No. 2000-458 adopted December 12, 2000 added 168 acres to the project for a total of 3,932 acres, with no increase in the number of approved units or commercial square footage. The additional land is to be used for residential/golf course and relocates previously approved residential units.

PROPOSED CHANGES

The proposed DRI NOPC is being requested to shift some of the previously approved commercial development to the U.S. 41 frontage of the project to better serve the existing and future residential development within the Fiddler's Creek community. Because the project is approximately two-thirds complete, the Master Development Plan (Map H Attachment II) is being revised to better reflect the as-built and future development plan for the project. A summary of the proposed changes is listed below.

- Create new map H and PUD master plan to reflect reallocation of commercial (B, Business) acreage to area on U.S. 41 near new project entrance. No new commercial square footage is proposed.
- Revise map H and PUD master plan to better reflect as-built community plan and add two new project accesses on U.S. 41 (a right in/ right out access and a full median access on US 41).
- Amend reference to remaining/additional golf course (which have never been developed) text in paragraphs D of the DRI D.O.
- Add a conversion factor to allow conversion of multi-family to single family.

CHARACTER, MAGNITUDE, LOCATION

There are no changes in character, magnitude or location of the DRI associated with the changes.

REGIONAL GOALS, RESOURCES OR FACILITIES

The primary regional issues of concern for this NOPC is related to transportation impacts. The Florida Department of Transportation (FDOT) has reviewed the NOPC and Transportation Impact Study and in coordination with Collier County has no objections. FDOT requests that the applicant implements all identified improvements not yet completed, as the development progresses.

MULTI-JURISDICTIONAL ISSUES

No new multi-jurisdictional issues will occur from these changes.

NEED FOR REASSESSMENT OF THE DRI

Because no additional regional impacts are anticipated, the need for reassessment of the DRI is unnecessary.

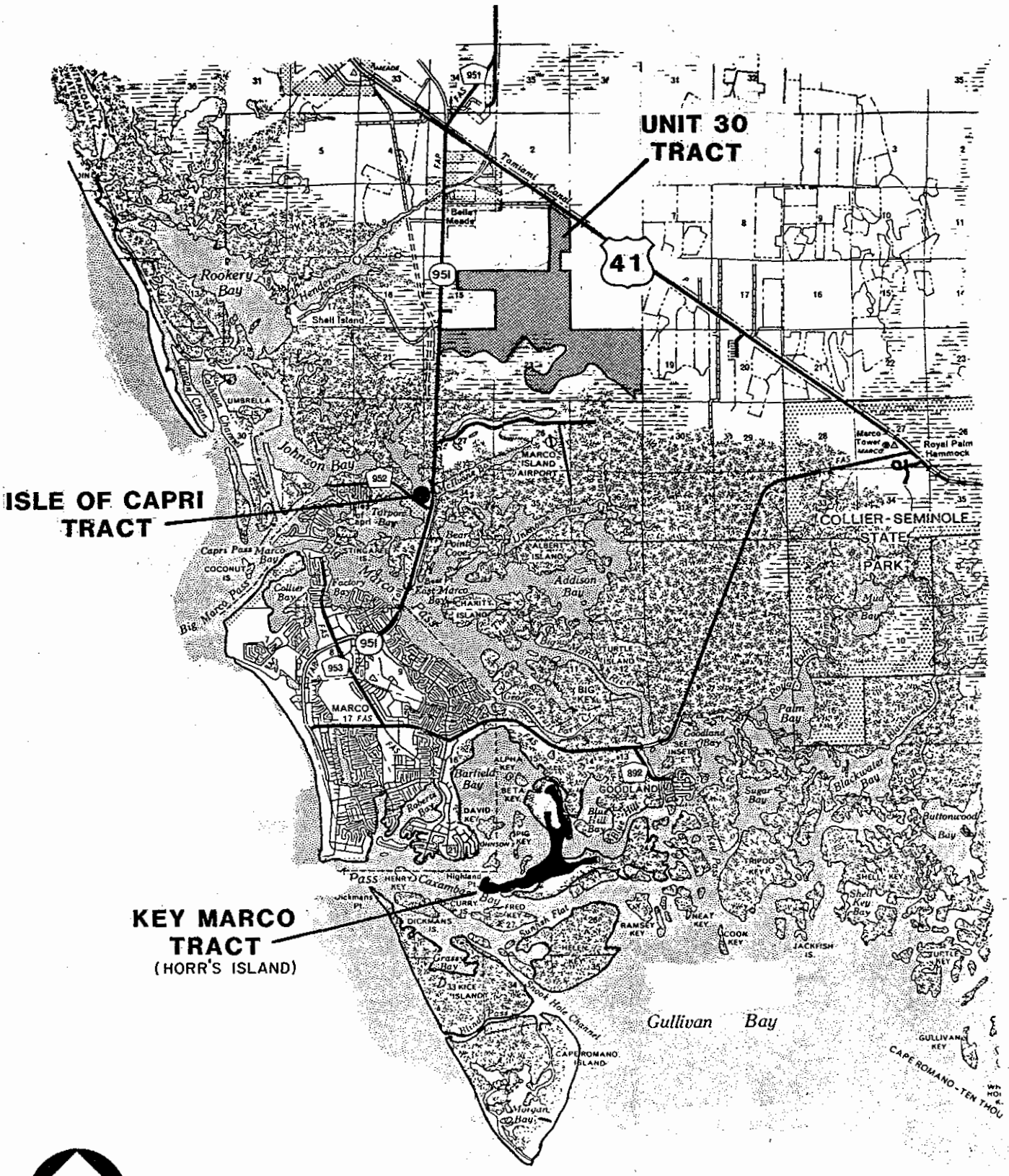
ACCEPTANCE OF PROPOSED D.O. LANGUAGE

The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.

RECOMMENDED ACTIONS

1. Notify Collier County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.

2. Request that Collier County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.

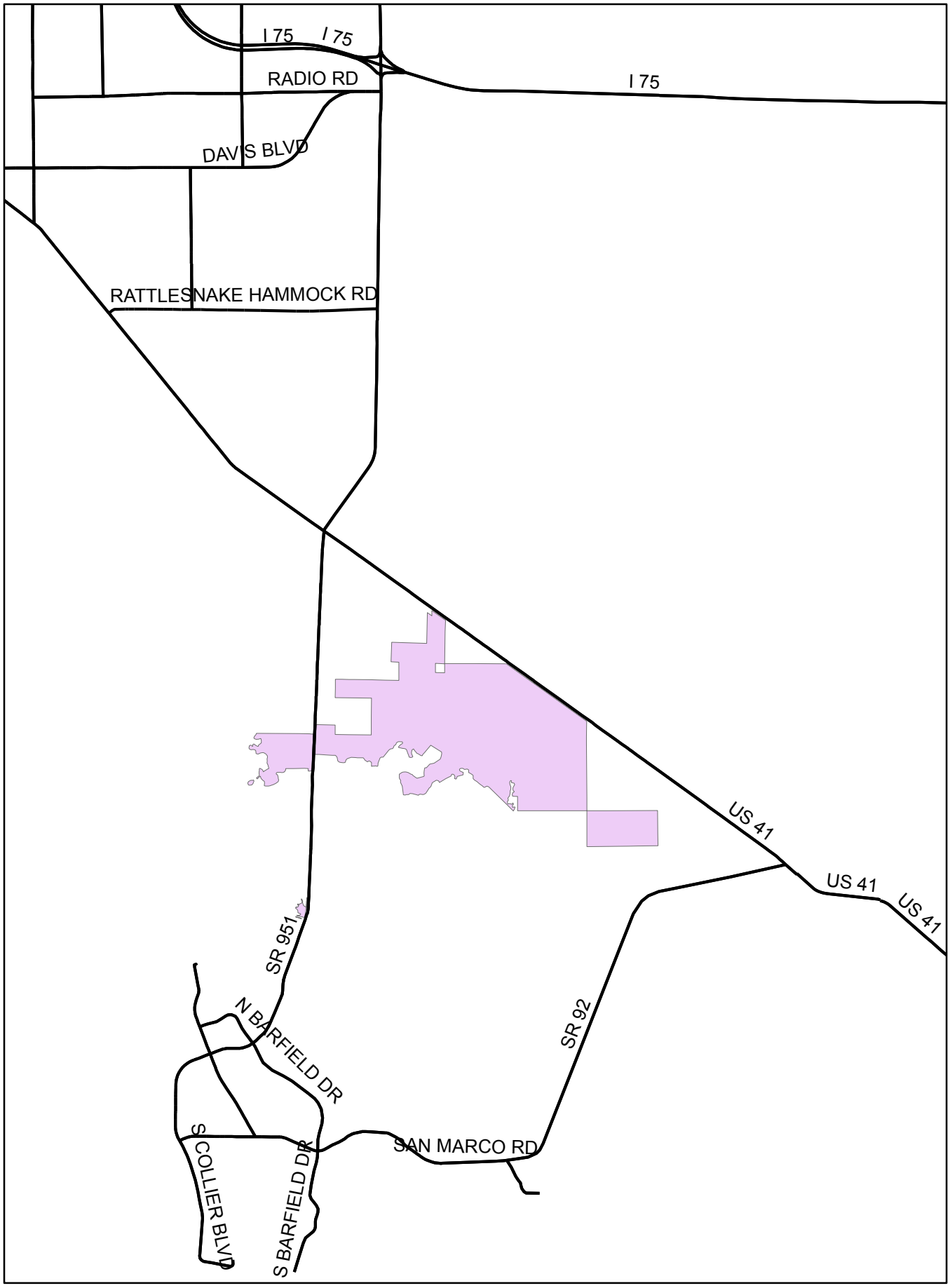


0 1 2 (MILES)

SWFRPC-APR 84 RNC

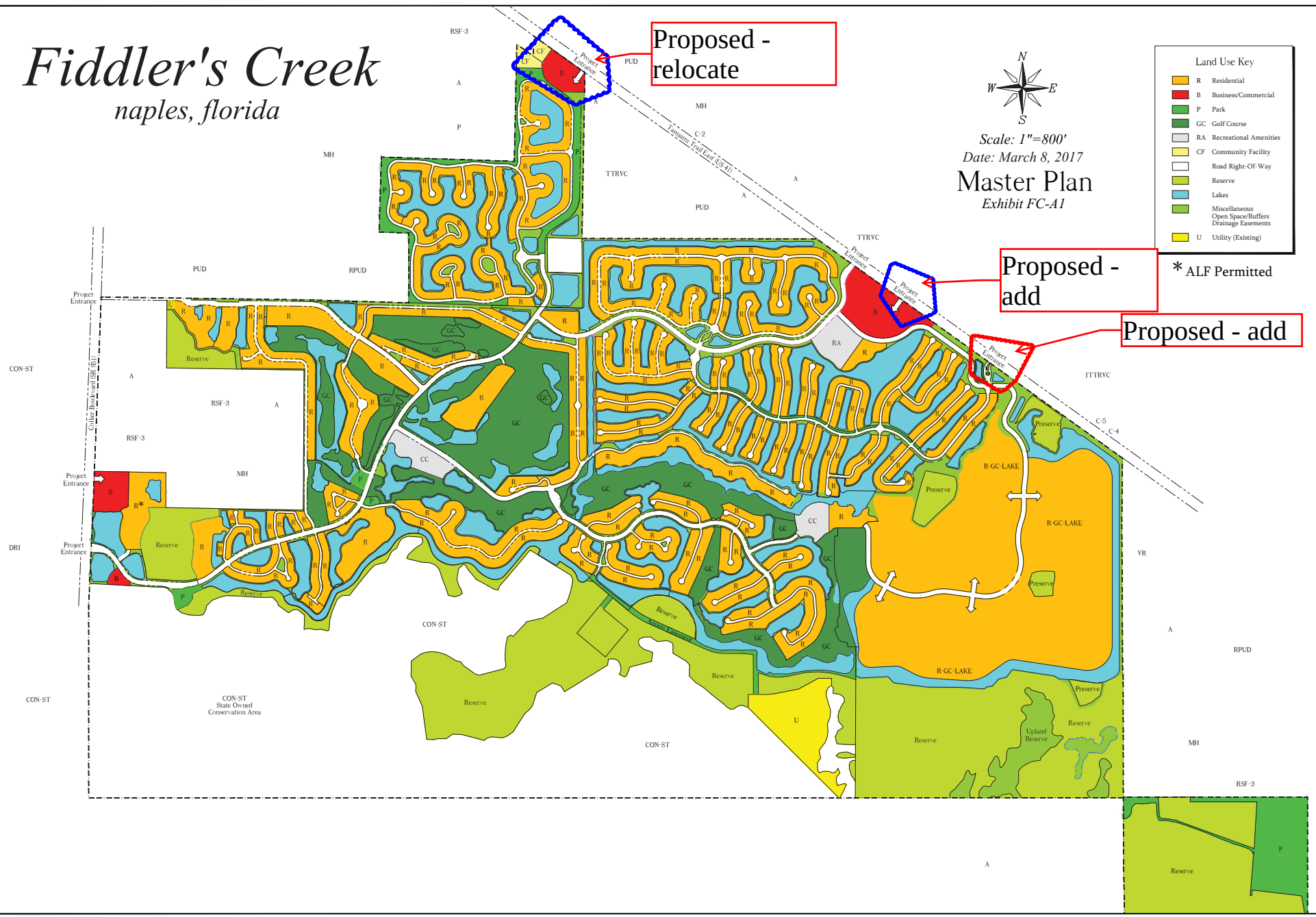
MARCO SHORES
GENERAL LOCATION MAP

Marco Shores/Fiddlers' Creek DRI
Location Map



Fiddler's Creek

naples, florida



Agenda Item

7e

Riverwood Master and Increments I and II NOPC

7e

7e

RIVERWOOD MASTER AND INCREMENTS I AND II DRI NOTICE OF PROPOSED CHANGE IN CHARLOTTE COUNTY

BACKGROUND

The Riverwood Master DRI is located west of SR 776 in Charlotte County (see Regional Location Map Attachment I). The Riverwood Master and Increment I Development Orders (DO) were granted approval on November 13, 1990 and Increment II development order was approved on January 9, 1997 from the Charlotte County Board of County Commissioners (see Attachment II). Based on the most recent 2017 DRI monitoring report, the DRI consists of 1,288± acres and is currently approved for 3,300 dwelling units (including single family and multi-family), 248,000 square feet of retail, 86,000 square feet of office, 300 wet slips, 200 dry slips, and other uses including golf-course and club house.

Based on the most recent monitoring report Increment I consist of 855± acres and is currently approved for 1,100 dwelling units (including single family and multi-family), 140,000 square feet of retail, 86,000 square feet of office, and other uses including golf course. Increment I have a total of 965 units constructed to date.

Based on the most recent monitoring report Increment II consist of 309± acres and is currently approved for 641 dwelling units (including single family and multi-family) and other recreational uses. Increment II has a total of 336 units constructed to date. The current expiration/ buildout date of the Master DRI is September 16, 2018. The expiration/buildout date of both Increment I and II was July 8, 2016 and has expired.

PREVIOUS CHANGES

Master DRI:

- October 22, 1991, Resolution No. 91-267 (Bald Eagle Habitat Management incorporated into DRI as Exhibit C)
- May 11, 1993, Resolution No. 93-61 (Scrivener's error)
- July 29, 1997, Resolution 97-086AD (22.6 ±acres added to DRI)

Increment I:

- October 22, 1991, Resolution No. 91-268 (Bald Eagle Habitat Management incorporated into DRI as Exhibit C)
- January 14, 1992, Resolution No. 92-07 (Scrivener's error)
- February 16, 1993, Resolution No. 93-21 (Revised Transportation Conditions, revised buildout date)
- April 5, 1994, Resolution No. 94-38 (Revised Bald Eagle Habitat Management
- September 19, 1995, Resolution No. 95-190 (Revised Development Plan)
- July 29, 1997, Resolution 97-70A0 (22.6 ±acres added to DRI)
- December 15, 2004, Resolution No. 2004-255 (Revised buildout date)

Increment II:

- December 15, 2004, Resolution No. 2004-256 (Revised buildout date)

PROPOSED CHANGES

The Riverwood Community Development District requests the buildout date of the Riverwood Master and Increments I and II, so the Master DO, and Incremental DOs expiration dates coincide. The MDO and IDOs be extended an additional seven (7) years to November 11, 2025 so pending development may continue. Extending the buildout dates to 2025 would also provide sufficient time to process an essentially built-out agreement of the Riverwood DRI.

Staff agrees with the applicant that Section 380.06(19)(c), states that, "[a]n extension of the date of buildout of a development, or any phase thereof, by more than 7 years is presumed to create a substantial deviation subject to further development-of-regional-impact review". However, since there are no more substantial deviations the issue is whether the change creates additional regional impact not previous reviewed by the SWFRPC. The applicant rebuttal to the presumption of additional regional impacts is as follows:

- This NOPC does not propose any increase in entitlement for the Riverwood DRI, rather the request is to enable property owners to develop an Activity Center for residents within the community. Since the Increment I and II Development Orders expired in 2016, our clients were required to process an NOPC to extend those Buildout Dates, so property owners could apply for site plan and Building Permit review from Charlotte County Government for the Activity Center.

- Vertical development will commence within the next seven years, likely much sooner.

- The termination/buildout extension to allow for the property owners, their consultant team, and Charlotte County to go through the necessary processes to enter into an Essentially Built-Out Agreement. This process takes time, and the applicant will need it to successfully complete the process.

- The MDO Buildout Date coincide with the IDO buildout dates makes recordkeeping easier.

CHARACTER, MAGNITUDE, LOCATION

There are no changes in character, magnitude or location of the DRI associated with the changes.

REGIONAL GOALS, RESOURCES OR FACILITIES

The primary regional issues of concern for time extension would be related to transportation impacts during the future buildout date. According to the most recent 2017 DRI Monitoring Reports for the Master and Increments all regional and local conditions have been met. There are no concurrency issues on the surrounding roadway network based on the recent traffic counts information published on the Charlotte County website at https://www.charlottecountyfl.gov. The roadway segments and intersections included in the transportation monitoring conditions all have adequate capacity. The Florida Department of Transportation (FDOT) has reviewed the NOPC and has no objections.

MULTI-JURISDICTIONAL ISSUES

No new multi-jurisdictional issues will occur from these changes.

NEED FOR REASSESSMENT OF THE DRI

Because no additional regional impacts are anticipated, the need for reassessment of the DRI is unnecessary.

ACCEPTANCE OF PROPOSED D.O. LANGUAGE

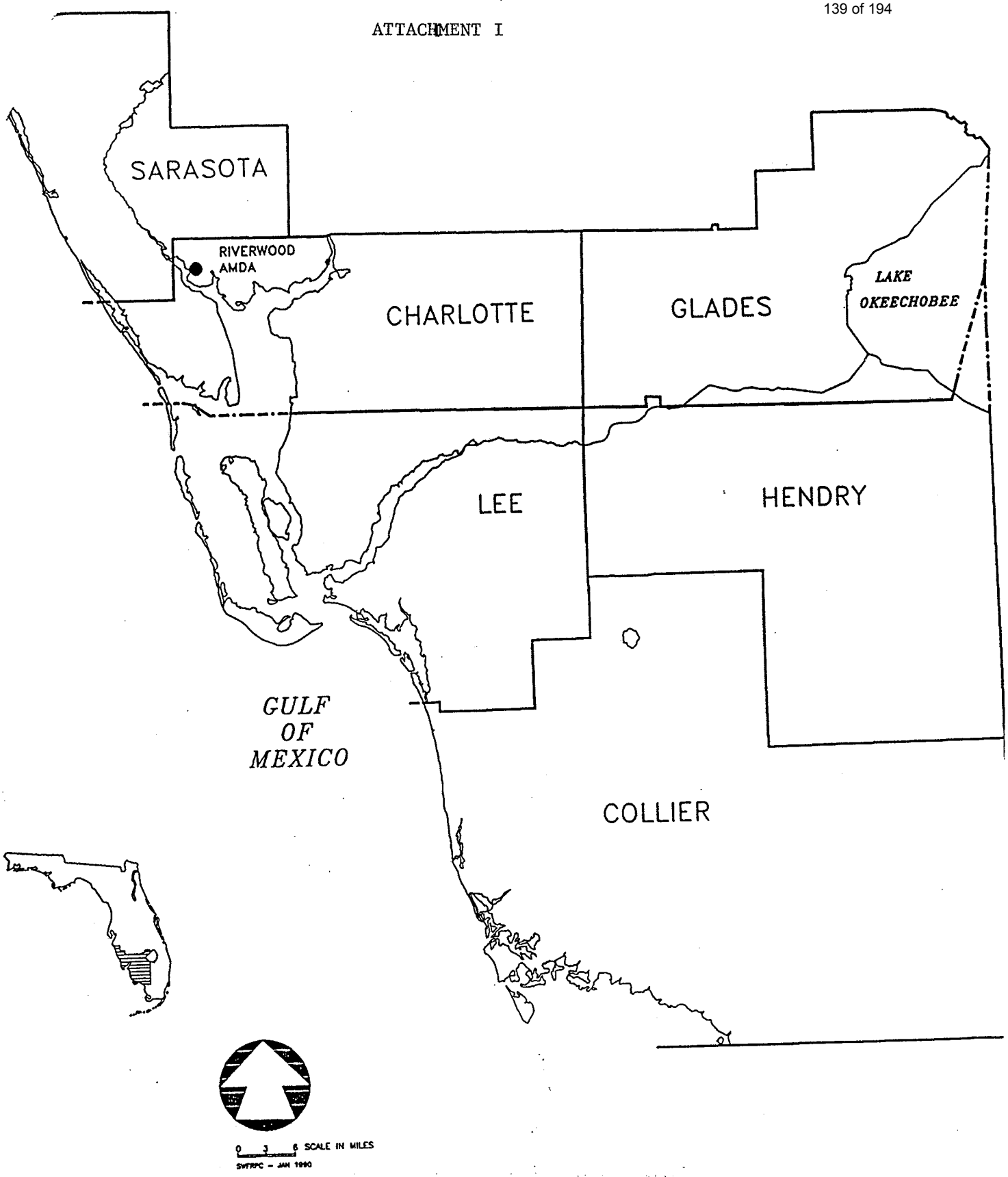
The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.

RECOMMENDED ACTIONS:

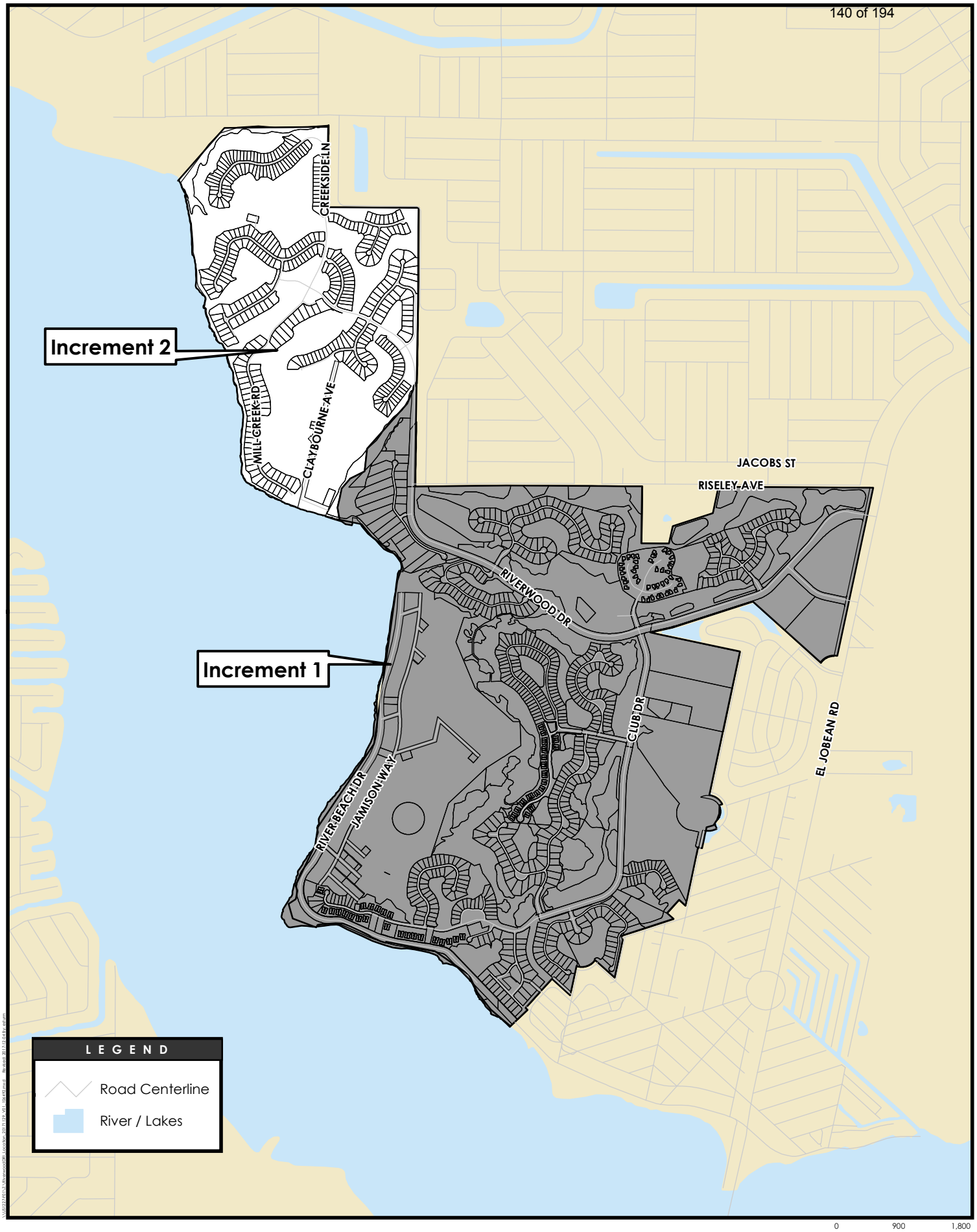
1. Notify Charlotte County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.

2. Request that Charlotee County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.

ATTACHMENT I



SOUTHWEST FLORIDA REGION



Riverwood DRI Location Map

Riverwood DRI Increments 1 & 2

December 2017

0 900 1,800 Feet

N

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

Agenda Item

8

Consent Agenda

8

8

Consent Agenda Summary

Agenda Item #8(a) – Lee County Comp Plan Amendment (DEO 17-8ESR)
Lee County DEO 17-8ESR consists of two amendments:

CPA2015-09: Captiva Community Plan: Amend Goal 13 of the Lee Plan to revise policies specific to Captiva.

The proposal is to revise the entirety of Goal 13 to address the concerns of the residents of the Captiva community. The current proposal first began in 2013 as residents of Captiva realized that Goal 13 should be updated to address community discussions and directions or to make the language more useful and enforceable. A community survey in 2013 resulted in a series of community workshops in early 2014 where specific concerns were identified and addressed. Using the input from these workshops, draft language for Goal 13 was developed by consultants over the course of 2014 and 2015. Some of the issues that were raised by Captiva residents include keeping residential density at reasonable levels, maintaining the traditional character of the community, and preserving the natural environment of the island. A final version of the draft language was created in 2016 and submitted to the County for review. Over the course of the past year, staff has worked with the community to refine the draft language for consistency with county-wide policy and within the Lee Plan.

CPA2017-08: Chapter 13: Amend the Procedures and Administration Element of the Lee Plan to remain compliant and consistent with state statutes; remove redundancies within the Lee Plan and with state statutes; and relocate procedural provisions to an administrative code. The proposed Administration Element addresses the effect and legal status of the plan, administrative and legislative interpretations of the plan and amendments to the plan. In addition, minor amendments will be made in the future land use element and the glossary to remove or update cross references.

On November 17, 2015, the Board of County Commissioners provided direction for staff to complete a coordinated planning review to identify Lee Plan amendments that: better align with the BOCC strategic planning initiatives; streamline; eliminate potential liabilities; reduce redundancy and conflict within and between Lee Plan Goals; and, relocate regulatory provisions to the Land Development Code and procedures to the administrative codes. Based on this direction, staff identified and presented potential amendments to the Board at the May 3, 2016 Board Work Session. These proposed amendments specifically aim to streamline, reduce redundancies and conflicts, and relocate the administrative procedures to the administrative codes.

The Administration Element is an important component of the Lee Plan. The purpose of the Element is to address how the Lee Plan should be implemented and provides direction for interpretation of the Plan. The Procedures and Administration Element was originally incorporated into the Lee Plan in 1984, to provide direction and guidance. Revisions are necessary to remain in compliance and consistent with state statute and remove redundancies and conflict in procedures.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.

Agenda Item #8(b) – Charlotte County Comp Plan Amendment (DEO 17-6ESR)

Charlotte County DEO 17-6ESR is a request to amend Future Land Use (FLU) Appendix II: Future Land Use Map (FLUM) Series, by revising FLUM Series Map #14: Coastal High Hazard Areas and Evacuation Routes. FLUM Series Map #14: Coastal High Hazard Areas and Evacuation Routes was adopted by the County on July 20, 2010 as part of the County's rewritten Comprehensive Plan. Section 163.3178 of the Florida Statutes states that the coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Since the Board adopted the County's Comprehensive Plan in 2010, the SLOSH data has been updated. In 2016, the Florida Department of Emergency Management used a new model to create new storm surge zones. Therefore, staff is proposing to update this map to reflect the new storm surge zones.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Charlotte County.

Agenda Item

8a

Lee County DEO 17-8ESR

8a

8a

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 17-8ESR). 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.

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			
Proposed Amendment	Location	Magnitude	Character	Consistent
DEO 17-8ESR	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

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 17-8ESR)

Summary of Proposed Amendment

Lee County DEO 17-8ESR consists of two amendments:

CPA2015-09: Captiva Community Plan: Amend Goal 13 of the Lee Plan to revise policies specific to Captiva.

The proposal is to revise the entirety of Goal 13 to address the concerns of the residents of the Captiva community. The current proposal first began in 2013 as residents of Captiva realized that Goal 13 should be updated to address community discussions and directions or to make the language more useful and enforceable. A community survey in 2013 resulted in a series of community workshops in early 2014 where specific concerns were identified and addressed. Using the input from these workshops, draft language for Goal 13 was developed by consultants over the course of 2014 and 2015. Some of the issues that were raised by Captiva residents include keeping residential density at reasonable levels, maintaining the traditional character of the community, and preserving the natural environment of the island. A final version of the draft language was created in 2016 and submitted to the County for review. Over the course of the past year, staff has worked with the community to refine the draft language for consistency with county-wide policy and within the Lee Plan.

CPA2017-08: Chapter 13: Amend the Procedures and Administration Element of the Lee Plan to remain compliant and consistent with state statutes; remove redundancies within the Lee Plan and with state statutes; and relocate procedural provisions to an administrative code. The proposed Administration Element addresses the effect and legal status of the plan, administrative and legislative interpretations of the plan and amendments to the plan. In addition, minor amendments will be made in the future land use element and the glossary to remove or update cross references.

On November 17, 2015, the Board of County Commissioners provided direction for staff to complete a coordinated planning review to identify Lee Plan amendments that: better align with the BOCC strategic planning initiatives; streamline; eliminate potential liabilities; reduce redundancy and conflict within and between Lee Plan Goals; and, relocate regulatory provisions to the Land Development Code and procedures to the administrative codes. Based on this direction, staff identified and presented potential amendments to the Board at the May 3, 2016 Board Work Session. These proposed amendments specifically aim to streamline, reduce redundancies and conflicts, and relocate the administrative procedures to the administrative codes.

The Administration Element is an important component of the Lee Plan. The purpose of the Element is to address how the Lee Plan should be implemented and provides direction for interpretation of the Plan. The Procedures and Administration Element was originally incorporated into the Lee Plan in 1984, to provide direction and guidance. Revisions are necessary to remain in compliance and consistent with state statute and remove redundancies and conflict in procedures.

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.

Agenda Item

8b

Charlotte County DEO 17-6ESR

8b

8b

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

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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 17-6ESR). 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

Proposed Amendment	Location	Magnitude	Character	Consistent
DEO 17-6ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP (3) Procedural

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

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 17-6ESR)

Summary of Proposed Amendment

Charlotte County DEO 17-6ESR is a request to amend Future Land Use (FLU) Appendix II: Future Land Use Map (FLUM) Series, by revising FLUM Series Map #14: Coastal High Hazard Areas and Evacuation Routes. FLUM Series Map #14: Coastal High Hazard Areas and Evacuation Routes was adopted by the County on July 20, 2010 as part of the County's rewritten Comprehensive Plan. Section 163.3178 of the Florida Statutes states that the coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Since the Board adopted the County's Comprehensive Plan in 2010, the SLOSH data has been updated. In 2016, the Florida Department of Emergency Management used a new model to create new storm surge zones. Therefore, staff is proposing to update this map to reflect the new storm surge zones.

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 17-6ESR

Growth Management Plan

Comprehensive Plan Amendment

Charlotte County Government

"To exceed expectations in the delivery of public services."

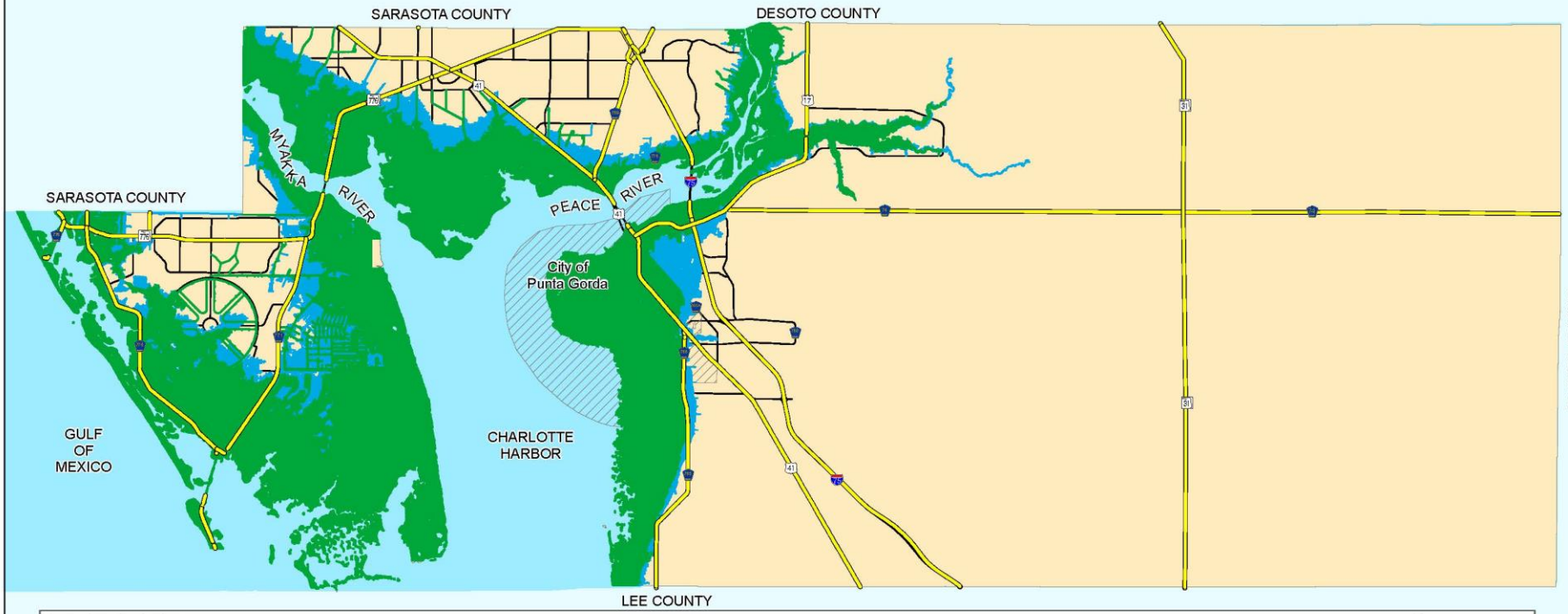
www.CharlotteCountyFL.gov

Community Development

CHARLOTTE COUNTY

Future Land Use Map Series

Map #14: Coastal High Hazard Areas and Evacuation Routes - Proposed



Stateplane Projection
Datum: NAD83
Units: Meters

Source: CCGIS, FDEM GROM

Metadata available upon request

LEGEND

- Tropical Storm Surge (3.1'-5.7' above Mean Sea Level)
- Category 1 Storm Surge (4.5'-6.6' above Mean Sea Level)
- Evacuation Routes

N W E S

2 1 0 2 Miles

Updated: 04.2017 \SmartCharlotte\Series_Maps\CHHA\2017_Proposed_CHHA.mxd

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

Land Information Section

CHARLOTTE COUNTY
Future Land Use Map Series
Map #14: Coastal High Hazard Areas and Evacuation Routes

Stateplane Projection
Datum: NAD83
Units: Meters

Source: CCGIS, OEM
GROM

Metadata available upon request

LEGEND

- Tropical Storm Surge (3.1'-5.7' above Mean Sea Level)
- Category 1 Storm Surge (4.5'-6.6' above Mean Sea Level)
- Evacuation Routes

N W E S

2 1 0 2 Miles

Created: 04.2010 \SmartCharlotte\Series_Maps\CHHA\CHHA.mxd

Agenda Item

9

Director’s Report 9

9

1400 Colonial Blvd, | Fort Myers, FL

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

EXECUTIVE DIRECTOR'S REPORT: February 15, 2018

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
- November Financials
- December Financials

b. Subcommittee Appointments
c. Promise Zone Update
d. Update on Computer System

2. Resource Development and Capacity Building

- ACT Human Trafficking Presentation
- Sanibel Affordable Housing Presentation
- CHNEP Presentation

3. Fourth Quarter FY 2016-2017 (July 1, 2017 - September 30, 2017)

- Grants Awarded:
  - ✓ DEO grant for $30,000: A Regional Strategy for Agriculture Sustainability
  - ✓ Contract with Bonita Springs for Flood Reduction Plan; $50,000
  - ✓ Contract with Bonita Springs for study on Affordable Housing; $30,000
  - ✓ EDA- Disaster Coordinator; $250,000
- Grants Under Development
  - ✓ Clewiston DEO utility relocation
  - ✓ Kresge - placemaking grant for Clewiston
- Grants Pending:$1,650,000 approximately
  - ✓ Bloomberg; Bonita Springs Flood Reduction; $1,000,000
  - ✓ SWF Community Foundation; MLK Public Art Center Piece:$50,000
  - ✓ Brownfield grant, $600,000

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MEMORANDUM

TO: Margaret Wuerstle, Executive Director

CC: Rebekah Harp, Business Operations Manager
Beth Nightingale, Legal Consultant

DATE: February 6, 2018

RE: Reaffirmation of the Executive Director's Signatory Authorization

The Rules of the Southwest Florida Regional Planning Council authorize the Executive Director to make agreements on behalf of the Council in performing the duties entrusted to him/her.

> The Executive Director may make agreements on behalf of the Council in performing the duties entrusted to him/her and shall attest all necessary instruments. *Staff Functions; General Description,* 29I-1.004, Florida Administrative Code.

By this memorandum, the authority is reaffirmed; the SWFRPC Executive Director is hereby authorized to make agreements, including the execution of grants and contracts, on behalf of the SWFRPC.

Sincerely,

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

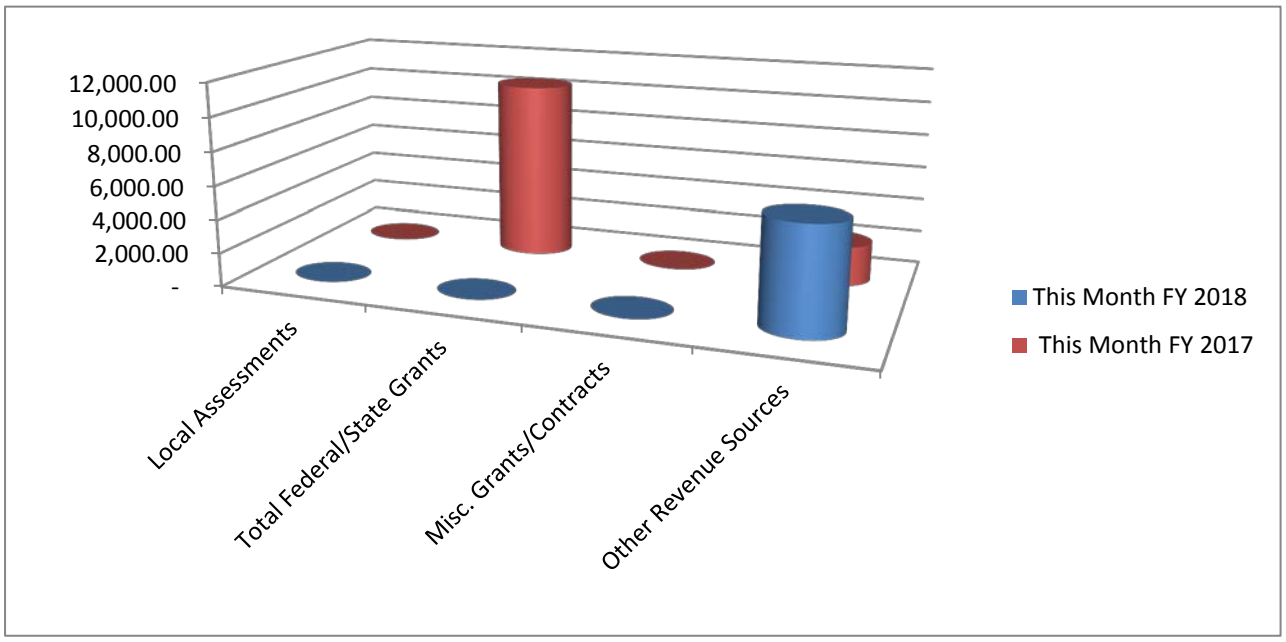
Thomas Perry, Glades County Governor Appointee
Chair

/nlg

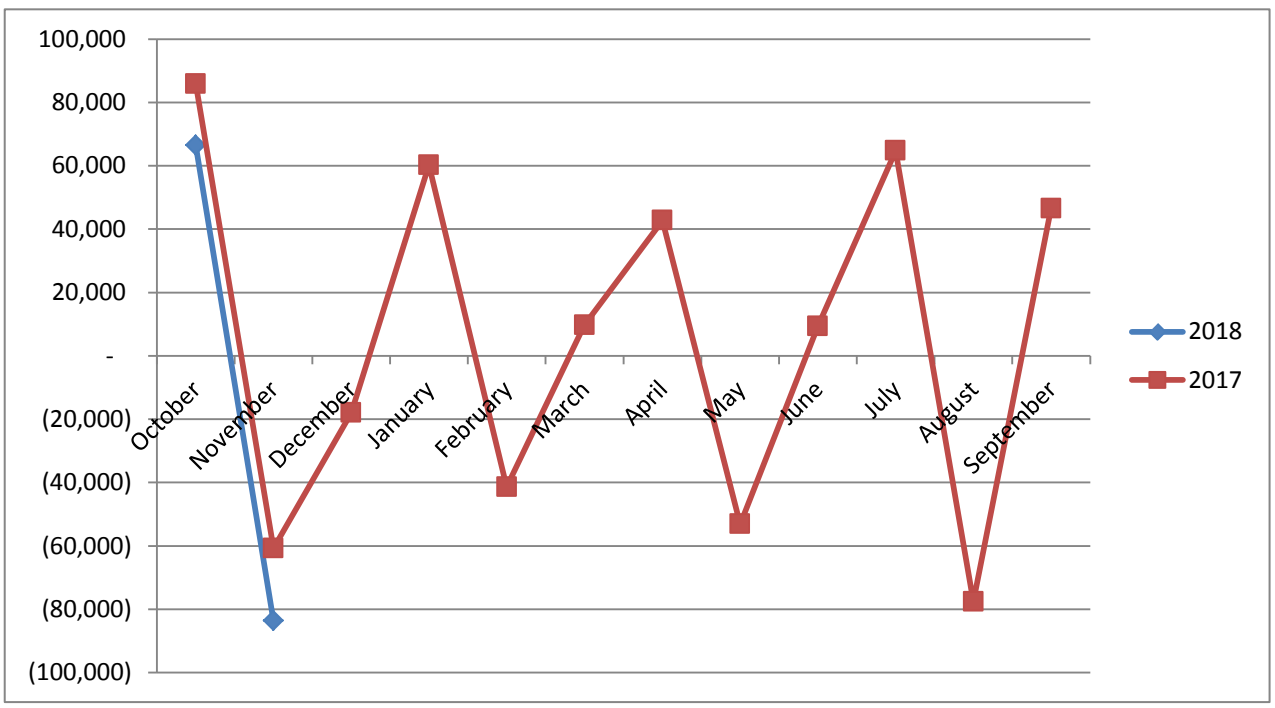
2017 - 2018 Workplan & Budget Financial Snapshot
Nov-17

Revenues

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



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



YTD: Net Income ($17,263) Unaudited

SWFRPC
Detail of Reserve
As of NOVEMBER 30, 2017

Cash and Cash Equivalents:

Petty Cash	$	200
FineMark Operating Funds		168,170
2016 Fiscal Year Carryover		22,258
Total Cash and Cash Equivalents	$	190,628

Investments:

FineMark Money Market	$	537,126
Local government Surplus Trust Fund Investment Pool (Fund A)		138,096
Total Investments	$	675,222

Total Reserves	$	865,850

SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING NOVEMBER 30, 2017

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	$ -	$ 12,784	$ 38,351	33%	$ 25,567
COLLIER COUNTY	-	26,265	105,061	25%	$ 78,796
GLADES COUNTY	-	979	3,914	25%	$ 2,935
HENDRY COUNTY	-	2,878	11,511	25%	$ 8,633
LEE COUNTY	-	27,953	83,858	33%	$ 55,905
CITY OF CAPE CORAL	-	12,786	51,142	25%	$ 38,356
CITY OF FORT MYERS	-	5,708	22,832	25%	$ 17,124
TOWN OF FORT MYERS BEACH INC	-	471	1,883	25%	$ 1,412
BONITA SPRINGS	-	3,629	14,516	25%	$ 10,887
CITY OF SANIBEL	-	494	1,977	25%	$ 1,483
SARASOTA COUNTY	-	29,965	29,965	100%	$ -
TOTAL LOCAL ASSESSMENTS	**$ -**	**$ 123,912**	**$ 365,010**	**34%**	**$ 241,098**
FEDERAL / STATE GRANTS					
TD Glades/Hendry 17/18	-	-	32,020	0%	32,020
DEM - Collier Hazard Analysis 17/18	-	-	8,054	0%	8,054
Wetland Mitigation Strategy - EPA	-	-	110,000	0%	110,000
Economic Development Planning 17/19	-	-	70,000	0%	70,000
TOTAL FEDERAL / STATE GRANTS	**$ -**	**$ -**	**$ 220,074**	**0%**	**$ 220,074**
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG	-	-	3,900	0%	3,900
FHERO	-	-	6,000	0%	6,000
TOTAL MISC. GRANTS/CONTRACTS	**$ -**	**$ -**	**$ 9,900**	**0%**	**$ 9,900**
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	$ 1,000	$ 1,250	$ -		$ 1,250
DRIS/NOPCS INCOME	5,000	5,277	35,000	15%	29,723
TOTAL	**$ 6,000**	**$ 6,527**	**$ 35,000**	**19%**	**$ 30,973**

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
Program Development (Unsecured Grants/Contract)					
*Program Development (Unsecured	-	-	354,171		-
	-	-	-	N/A	-
TOTAL PROGRAM DEVELOPMENT	**$ -**	**$ -**	**$ 354,171**	**N/A**	**$ -**
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	-	-	N/A	-
Misc. Income	-	846	6,000	14%	5,154
INTEREST INCOME - Money Market	132	269	-	N/A	269
Fund A Investment Income	155	314	-	N/A	314
TOTAL OTHER REVENUE SOURCES	**$ 287**	**$ 1,429**	**$ 6,000**	**24%**	**$ 5,736**
Fund Balance	*$ -*	*$ -*	*$ 811,779*		
TOTAL REVENUES	**$ 6,287**	**$ 131,868**	**$ 1,801,934**		**$ 507,782**
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	$ 42,510	$ 76,518	$ 440,748	17%	364,230
FICA EXPENSE	3,215	5,783	33,717	17%	27,934
RETIREMENT EXPENSE	3,790	7,694	48,915	16%	41,221
HEALTH INSURANCE EXPENSE	4,029	7,791	64,433	12%	56,642
WORKERS COMP. EXPENSE	242	484	3,687	13%	3,203
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	**$ 53,787**	**$ 98,271**	**$ 591,500**	**17%**	**493,229**
OPERATIONAL EXPENSES					
CONSULTANTS	$ 6,948	$ 8,235	$ 106,200	8%	97,965
GRANT/CONSULTING EXPENSE	-	-	-	N/A	N/A
AUDIT SERVICES EXPENSE	1,000	1,000	32,000	3%	31,000
TRAVEL EXPENSE	1,850	4,566	20,000	23%	15,434
TELEPHONE EXPENSE	368	834	4,600	18%	3,766
POSTAGE / SHIPPING EXPENSE	55	77	1,425	5%	1,348
EQUIPMENT RENTAL EXPENSE	445	1,229	6,695	18%	5,466
INSURANCE EXPENSE	399	797	10,722	7%	9,925
REPAIR/MAINT. EXPENSE	-	-	1,000	0%	1,000
PRINTING/REPRODUCTION EXPENSE	244	393	3,100	13%	2,707
UTILITIES (Elec, Internet)	1,472	3,818	24,900	15%	21,082
ADVERTISING/LEGAL NOTICES EXP	251	251	1,600	16%	1,349
OTHER MISC. EXPENSE	-	-	200	0%	200

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
BANK SERVICE CHARGES	-	-	-	N/A	N/A
OFFICE SUPPLIES EXPENSE	687	749	4,000	19%	3,251
COMPUTER RELATED EXPENSE	8,842	9,107	24,184	38%	15,077
DUES AND MEMBERSHIP	6,097	8,597	25,095	34%	16,499
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	-	1,000	0%	1,000
MEETINGS/EVENTS EXPENSE	-	-	6,000	0%	6,000
CAPITAL OUTLAY - OPERATIONS	-	-	24,000	0%	24,000
LEASE LONG TERM	7,534	11,209	45,930	24%	34,721
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			$ 811,779		
OPERATIONAL EXP.	**$ 36,190**	**$ 50,860**	**$ 1,154,530**	4%	**291,891**
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)					
TOTAL OPERATIONAL EXP.			$ 1,154,530		
TOTAL CASH OUTLAY	**$ 89,977**	**$ 149,131**	**$ 1,746,030**		**$ 785,120**
NET INCOME (LOSS)	$ (83,690)	$ (17,263)			

SWFRPC
Balance Sheet
November 30, 2017

ASSETS

Current Assets			
Cash - Forida Prime	$ 138,095.95		
Cash - FineMark Oper.	168,170.24		
Cash - FineMark MM	537,125.91		
Petty Cash	200.00		
Accounts Receivable	105,000.33		
Total Current Assets		948,592.43	
Property and Equipment			
Property, Furniture & Equip	237,172.31		
Accumulated Depreciation	(197,201.57)		
Total Property and Equipment		39,970.74	
Other Assets			
Amount t.b.p. for L.T.L.-Leave	40,634.44		
FSA Deposit	2,881.29		
Rental Deposits	3,500.00		
Amt t.b.p. for L.T.Debt-OPEB	65,074.00		
Total Other Assets		112,089.73	
Total Assets		$ 1,100,652.90	

LIABILITIES AND CAPITAL

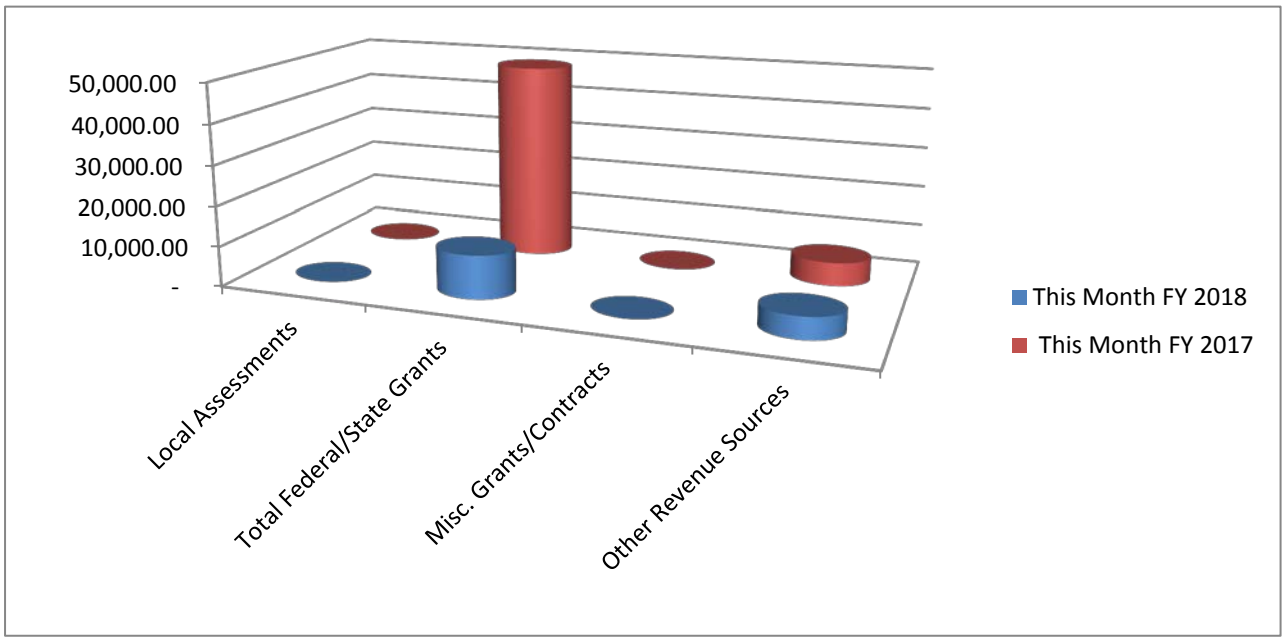
Current Liabilities			
Accounts Payable	$ 113.28		
Deferred NorthPoint NOPC_5328	662.23		
Deferred Pelican Marsh_5329	468.69		
Deferred Commons NOPC_5337	1,500.00		
Deferred PR Parcel 9E DRI_5342	19,169.99		
Deferred Pine Air NOPC_5343	1,437.12		
Deferred PR XXVII DRI_5344	19,861.64		
Deferred PR XXVI DRI_5345	25,000.00		
Deferred Deep Lagoon NOPC_5346	1,842.78		
Deferred Fiddlers NOPC_5347	1,735.87		
Deferred City Gate NOPC_5348	2,500.00		
Deferred Palmer Ranch 28_5349	15,000.00		
FICA Taxes Payable	1,462.55		
Federal W/H Tax Payable	1,164.69		
United way Payable	(515.00)		
Deferred Compensation Payable	550.00		
FSA Payable	(79.13)		
LEPC Contingency Fund	305.25		
Total Current Liabilities		92,179.96	
Long-Term Liabilities			
Accrued Annual Leave	40,634.44		
Long Term Debt - OPEB	65,074.00		
Total Long-Term Liabilities		105,708.44	
Total Liabilities		197,888.40	
Capital			
Fund Balance-Unassigned	366,056.29		

Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	39,970.74	
Net Income	(17,262.53)	
Total Capital		902,764.50
Total Liabilities & Capital		$ 1,100,652.90

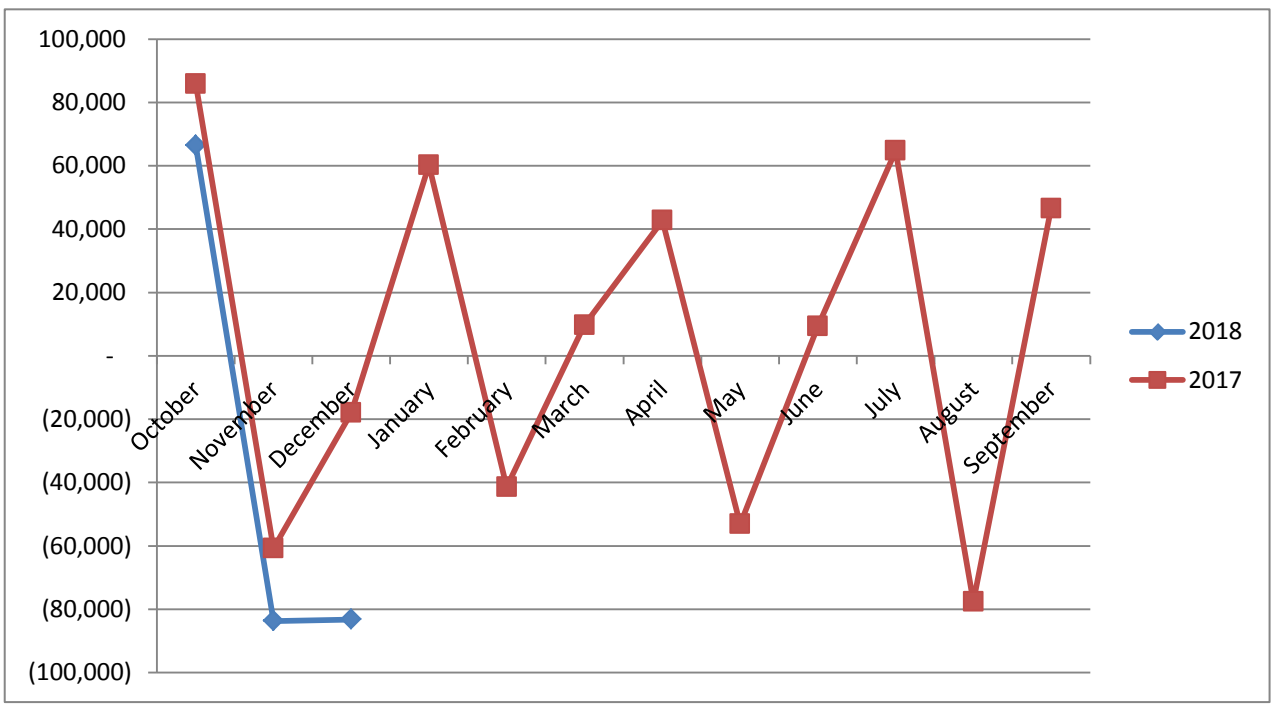
2017 - 2018 Workplan & Budget Financial Snapshot
Dec-17

Revenues

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



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



YTD: Net Income ($100,475) Unaudited

SWFRPC
Detail of Reserve
As of DECEMBER 31, 2017

Cash and Cash Equivalents:

Petty Cash	$	200
FineMark Operating Funds		74,611
2016 Fiscal Year Carryover		22,258
Total Cash and Cash Equivalents	$	97,069

Investments:

FineMark Money Market	$	537,263
Local government Surplus Trust Fund Investment Pool (Fund A)		138,265
Total Investments	$	675,528
Total Reserves	$	772,596

SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING DECEMBER 31, 2017

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	$ -	$ 12,784	$ 38,351	33%	$ 25,567
COLLIER COUNTY	-	26,265	105,061	25%	$ 78,796
GLADES COUNTY	-	979	3,914	25%	$ 2,935
HENDRY COUNTY	-	2,878	11,511	25%	$ 8,633
LEE COUNTY	-	27,953	83,858	33%	$ 55,905
CITY OF CAPE CORAL	-	12,786	51,142	25%	$ 38,356
CITY OF FORT MYERS	-	5,708	22,832	25%	$ 17,124
TOWN OF FORT MYERS BEACH INC	-	471	1,883	25%	$ 1,412
BONITA SPRINGS	-	3,629	14,516	25%	$ 10,887
CITY OF SANIBEL	-	494	1,977	25%	$ 1,483
SARASOTA COUNTY	-	29,965	29,965	100%	$ -
TOTAL LOCAL ASSESSMENTS	**$ -**	**$ 123,912**	**$ 365,010**	**34%**	**$ 241,098**
FEDERAL / STATE GRANTS					
TD Glades/Hendry 17/18	-	-	32,020	0%	32,020
DEM - Collier Hazard Analysis 17/18	9,380	9,380	8,054	116%	(1,326)
Wetland Mitigation Strategy - EPA	-	-	110,000	0%	110,000
Promise Zone	1,476	1,476	-	N/A	1,476
Economic Development Planning 17/19	-	-	70,000	0%	70,000
TOTAL FEDERAL / STATE GRANTS	**$ 10,856**	**$ 10,856**	**$ 220,074**	**5%**	**$ 212,170**
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG	-	-	3,900	0%	3,900
FHERO	-	-	6,000	0%	6,000
TOTAL MISC. GRANTS/CONTRACTS	**$ -**	**$ -**	**$ 9,900**	**0%**	**$ 9,900**
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	$ -	$ 1,250	$ -		$ 1,250
DRIS/NOPCS INCOME	5,103	10,380	35,000	30%	24,620
TOTAL	**$ 5,103**	**$ 11,630**	**$ 35,000**	**33%**	**$ 25,870**

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
Program Development (Unsecured Grants/Contract)					
*Program Development (Unsecured	-	-	354,171		-
	-	-	-	N/A	-
TOTAL PROGRAM DEVELOPMENT	**$ -**	**$ -**	**$ 354,171**	**N/A**	**$ -**
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	-	-	N/A	-
Misc. Income	-	846	6,000	14%	5,154
INTEREST INCOME - Money Market	137	406	-	N/A	406
Fund A Investment Income	169	482	-	N/A	482
TOTAL OTHER REVENUE SOURCES	**$ 306**	**$ 1,735**	**$ 6,000**	**29%**	**$ 6,042**
Fund Balance	*$ -*	*$ -*	*$ 811,779*		
TOTAL REVENUES	**$ 16,265**	**$ 148,133**	**$ 1,801,934**		**$ 495,081**
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	$ 37,944	$ 114,462	$ 440,748	26%	326,286
FICA EXPENSE	2,873	8,656	33,717	26%	25,061
RETIREMENT EXPENSE	5,194	12,888	48,915	26%	36,027
HEALTH INSURANCE EXPENSE	5,501	13,292	64,433	21%	51,141
WORKERS COMP. EXPENSE	242	726	3,687	20%	2,961
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	**$ 51,754**	**$ 150,024**	**$ 591,500**	**25%**	**441,476**
OPERATIONAL EXPENSES					
CONSULTANTS	$ 6,288	$ 14,523	$ 106,200	14%	91,678
GRANT/CONSULTING EXPENSE	23,600	23,600	-	N/A	N/A
AUDIT SERVICES EXPENSE	-	1,000	32,000	3%	31,000
TRAVEL EXPENSE	8,668	13,234	20,000	66%	6,766
TELEPHONE EXPENSE	277	1,110	4,600	24%	3,490
POSTAGE / SHIPPING EXPENSE	50	127	1,425	9%	1,298
EQUIPMENT RENTAL EXPENSE	25	1,254	6,695	19%	5,441
INSURANCE EXPENSE	5,218	6,015	10,722	56%	4,707
REPAIR/MAINT. EXPENSE	-	-	1,000	0%	1,000
PRINTING/REPRODUCTION EXPENSE	548	941	3,100	30%	2,159
UTILITIES (Elec, Internet)	1,405	5,224	24,900	21%	19,676
ADVERTISING/LEGAL NOTICES EXP	87	337	1,600	21%	1,263
OTHER MISC. EXPENSE	-	-	200	0%	200

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
BANK SERVICE CHARGES	-	-	-	N/A	N/A
OFFICE SUPPLIES EXPENSE	-	749	4,000	19%	3,251
COMPUTER RELATED EXPENSE	1,456	10,563	24,184	44%	13,621
DUES AND MEMBERSHIP	-	8,597	25,095	34%	16,499
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	-	1,000	0%	1,000
MEETINGS/EVENTS EXPENSE	102	102	6,000	2%	5,898
CAPITAL OUTLAY - OPERATIONS	-	-	24,000	0%	24,000
LEASE LONG TERM	-	11,209	45,930	24%	34,721
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			$ 811,779		
OPERATIONAL EXP.	**$ 47,724**	**$ 98,584**	**$ 1,154,530**	9%	**267,767**
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)					
TOTAL OPERATIONAL EXP.			$ 1,154,530		
TOTAL CASH OUTLAY	**$ 99,477**	**$ 248,608**	**$ 1,746,030**		**$ 709,243**
NET INCOME (LOSS)	$ (83,212)	$ (100,475)			

SWFRPC
Balance Sheet
December 31, 2017

ASSETS

Current Assets			
Cash - Forida Prime	$ 138,264.88		
Cash - FineMark Oper.	74,610.80		
Cash - FineMark MM	537,262.78		
Petty Cash	200.00		
Accounts Receivable	114,380.33		
Total Current Assets		864,718.79	
Property and Equipment			
Property, Furniture & Equip	237,172.31		
Accumulated Depreciation	(197,201.57)		
Total Property and Equipment		39,970.74	
Other Assets			
Amount t.b.p. for L.T.L.-Leave	40,634.44		
FSA Deposit	2,881.29		
Rental Deposits	3,500.00		
Amt t.b.p. for L.T.Debt-OPEB	65,074.00		
Total Other Assets		112,089.73	
Total Assets		$ 1,016,779.26	

LIABILITIES AND CAPITAL

Current Liabilities			
Accounts Payable	$ 113.28		
Deferred NorthPoint NOPC_5328	662.23		
Deferred Pelican Marsh_5329	468.69		
Deferred Commons NOPC_5337	1,500.00		
Deferred PR Parcel 9E DRI_5342	19,169.99		
Deferred Pine Air NOPC_5343	1,437.12		
Deferred PR XXVII DRI_5344	19,861.64		
Deferred PR XXVI DRI_5345	25,000.00		
Deferred Deep Lagoon NOPC_5346	1,842.78		
Deferred Fiddlers NOPC_5347	1,735.87		
Deferred City Gate NOPC_5348	2,500.00		
Deferred Palmer Ranch 28_5349	9,896.73		
Deferred Riverwood NOPC_5350	7,500.00		
FICA Taxes Payable	176.85		
Federal W/H Tax Payable	(0.21)		
United way Payable	(423.00)		
Deferred Compensation Payable	(150.00)		
FSA Payable	(79.09)		
LEPC Contingency Fund	305.25		
Total Current Liabilities		91,518.13	
Long-Term Liabilities			
Accrued Annual Leave	40,634.44		
Long Term Debt - OPEB	65,074.00		
Total Long-Term Liabilities		105,708.44	
Total Liabilities		197,226.57	
Capital			

Fund Balance-Unassigned	366,056.29	
Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	39,970.74	
Net Income	(100,474.34)	
Total Capital		819,552.69
Total Liabilities & Capital		$ 1,016,779.26

Agenda Item

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Council Committee Appointments

9c

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FY16-17 SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL'S COMMITTEES

COMMITTEE	CURRENT MEMBERS	DESCRIPTION	DATE ESTABLISHED	DATE OF LAST MEETING	DATE DISSOLVED
Budget & Finance	Councilman Forrest Banks, City of Fort Myers Councilman Jim Burch, City of Cape Coral Mr. Don McCormick, Charlotte County Governor Appointee Mr. Robert Mulhere, Collier County Governor Appointee Mr. Thomas Perry, Glades County Governor Appointee	The committee is charged with oversight of the SWFRPC budgets. The committee also reviews issues that impact the financial well-being of the RPC and provides input to the Executive Committee on these issues.	January 20, 2011		
Economic Development	Councilman Forrest Banks, City of Fort Myers (Chair) Councilman Jim Burch, City of Cape Coral Mr. Tom Perry, Glades County Governor Appointee Commissioner Penny Taylor, Collier County BCC Commissioner Karson Turner, Hendry County BCC	The committee is charged with providing input to the SWFRPC Executive Committee on ways to enhance and assist regional economic development efforts and will do this by bringing together key leaders. The committee will monitor the clearinghouse activities of the SWFRPC in regard to the collection and dissemination of economic data and it will monitor the Economic Development District (EDD) activities and work products.	January 16, 2014		
Energy & Climate	Don McCormick, Charlotte County Governor Appointee (Chair) Phil Flood, South Florida Water Management District Mel Karau, Hendry County Governor Appointee Alan Reynolds, Collier County Governor Appointee	The committee is responsible for providing oversight on the Solar Ready II Grant project. The purpose of the grant is to promote solar best management practices that will allow more streamlined and standardized solar permitting regulations to be implemented. The committee will assist with engaging stakeholders in regional events as it pertains to Solar Ready II.	Committee was re-established by the Council on November 21, 2013		
Estero Bay Agency on Bay Management (EBABM)	Councilman Forrest Banks, City of Fort Myers (alt.) Martha Simons (Appointed by the SWFRPC) **Many Interested Parties from the Private/Public Sector:** Audubon of Florida Corkscrew Regional Ecosystem Watershed (CREW) US Fish and Wildlife Service Scientist FDEP – Estero Bay Aquatic Preserves The Conservancy of SW Florida Johnson Engineering Lee County Div. of Natural Resources Town of Fort Myers Beach	The EBABM is a non-regulatory advisory committee to the SWFRPC that produces State of the Bay reports. Its directive is to review and make comments and recommendations to the SWFRPC and agencies regarding the management of the hydrology, water quality, habitats, and land uses of Estero Bay and its watershed.	Established from Settlement Agreement on April 10, 1995		

COMMITTEE	CURRENT MEMBERS	DESCRIPTION	DATE ESTABLISHED	DATE OF LAST MEETING	DATE DISSOLVED
	League of Women Voters FDOT/SWAO, District One Charlotte Harbor NEP Lee County Div. of County Lands Responsible Growth Management Coalition (RGMC) Lee County Division of Planning Snook and Gamefish Foundation ECCL South Florida WMD Lee County Port Authority FGCU Students Friends of Six Mile Slough Preserve Fort Myers Beach Civic Association USEPA – South Florida Office Audubon of SWF FGCU – College of Arts & Sciences				
Executive	Councilman Jim Burch, City of Cape Coral (Chair) Councilman Forrest Banks, City of Fort Myers (Vice-Chair) Mr. Tommy Perry, Glades County Governor Appointee (Secretary) Mayor Willie Shaw, City of Sarasota (Treasurer) Mr. Don McCormick, Charlotte County Governor Appointee (Past Chair) **The Executive Committee consists of the officers of the Council, so it changes on an annual basis.**	The committee consists of the Chair, Vice Chair, Treasurer and Secretary of the SWFRPC and is charged with reviewing issues/information and providing recommendations to the full Council on a variety of matters including personnel, budget, programs and the work plan.	At the January 19, 2017 SWFRPC Meeting, the Council elected the current slate of officers.		
Legislative Affairs	Mr. Don McCormick, Charlotte County Governor Appointee (Chair) Councilman Jim Burch, City of Cape Coral Commissioner Ken Doherty, Charlotte County BCC Commissioner Charles Hines, Sarasota County BCC Mr. Bob Mulhere, Collier County Governor Appointee Councilman Jim Wilson, Village of Estero	The committee is charged with identifying legislative priorities for the six county region and with providing this input to the full Council. The committee will follow issues and bills throughout the State Legislative Sessions and keep the full Council informed of any issues that would impact the region.	January 20, 2011		
Nominating	**The Nominating Committee consists of the members of the Council appointed by the current Chair, so it changes on an annual basis.**		By Council Rule		
Promise Zone Steering Committee	Tommy Perry, Glades County Governor Appointee Bill McDaniel, Collier County BCC Karson Turner, Hendry County BCC	The committee advices staff and task forces on programs and projects, and provides oversight on the management of the Promise Zone.	Established 2016		
Quality of Life & Safety	Mayor Willie Shaw, City of Sarasota (Chair) Councilman Forrest Banks, City of Fort Myers Commissioner Debbie McDowell, City of North Port Commissioner Cecil Pendergrass, Lee County BCC Reverend Isreal Suarez, Nations Charities	The committee is charged with providing input to the SWFRPC on programs and policies to enhance the quality of life in the region. The committee will bring together leaders and stakeholders to discuss crime issues and	January 16, 2014		

COMMITTEE	CURRENT MEMBERS	DESCRIPTION	DATE ESTABLISHED	DATE OF LAST MEETING	DATE DISSOLVED
	Councilman Johnny Streets, City of Fort Myers	develop recommendations for innovative programs to assist local leaders in addressing their needs.			
Regional Transportation	Councilman Forrest Banks, City of Fort Myers Councilman Jim Burch, City of Cape Coral Commissioner Frank Mann, Lee County BCC Commissioner Bill McDaniel, Collier County BCC Mr. Tommy Perry, Glades County Governor Appointee	The committee is charged with providing input to the SWFRPC Executive Committee on the development of a regional transportation plan. The committee will determine needs and identify resources. A funding strategy will be created and once funding is in place the committee will provide oversight on the development of the plan. The committee will be responsible for determining regional transportation issues for presentation to the full Council.	Re-established on January 16, 2014		

Agenda Item

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Staff Summaries

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Agenda Item

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Grant Activity Sheet (Information Only)

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Type	Awarded	Job ID	Funding Agency	Project Manager	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Status	Total Match Amt-RPC
Grant	Yes	3900	USDA - US Dept. of Agriculture	Nichole Gwinnett	Rural Promise Zone Designation			5/1/2016		$0.00	$0.00			In Progress	
Grant	Yes		EDA - US Economic Development Administration	Charles Kammerer	SWFL Disaster Recovery Coordinator		10/31/2017			$250,000.00	$250,000.00	1/1/2018	12/31/2019	In Progress	
	Yes	3392	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	FY17-18 Glades-Hendry TD Planning Agreement	7/1/2017	7/1/2017	7/1/2017	7/1/2017	$39,929.00	$39,929.00	7/1/2017	6/30/2018	In Progress	
Grant	Yes	3178	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY17-18 LEPC Agreement	7/1/2017	7/18/2017			$80,000.00	$80,000.00	7/1/2017	6/30/2018	In Progress	
Grant	Yes		DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Regional Strategy for Agriculture Sustainability	6/30/2017		8/17/2017		$30,000.00	$30,000.00			In Progress	
Grant	Yes	3722	DEM - FL Div. of Emergency Management	Tim Walker	FY17-18 Collier_Lee Hazard Analysis			7/19/2017	9/13/2017	$20,844.00	$20,844.00	7/1/2017	6/30/2018	In Progress	
Contract	Yes	4212	City of Bonita Springs	Jim Beever	City of Bonita Springs Flood Reduction Project			10/4/2017		$50,000.00	$50,000.00	10/4/2017	12/31/2017	In Progress	$0.00
Grant	Yes	3676	EPA - US Environmental Protection Agency	Jim Beever	Master Wetland Mitigation Strategy			11/3/2016	11/3/2016	$220,000.00	$220,000.00	10/1/2016	9/30/2018	In Progress	$10,000.00
Grant	Yes	3203	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY16-17 HMEP Grant	10/1/2016	10/1/2016	10/1/2016	10/1/2016	$60,349.00	$60,349.00	10/1/2016	12/31/2017	In Progress	
Grant	Yes	3420	EDA - US Economic Development Administration	Margaret Wuerstle	FY17-19 EDA Planning Grant			1/1/2017		$300,000.00	$210,000.00	1/1/2017	12/31/2019	In Progress	$90,000.00
Contract	Yes	3730	SFRPC	Charles Kammerer	Train the Trainers					$10,000.00	$10,000.00	1/1/2016	3/31/2017	Completed	
Contract	Yes	4211	Sarasota County	Jim Beever	Sarasota Climate Change Adaptation Plan					$20,000.00	$20,000.00	10/1/2016	5/30/2017	Completed	
	Yes	4210	City of Cape Coral	Jim Beever	Cape Coral Climate Change Resiliency Stragegy					$15,000.00	$15,000.00		6/30/2017	Completed	
	Yes	3304	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	DEO - Labelle Tourism Marketing					$20,000.00	$20,000.00	1/1/2017	5/30/2017	Completed	
Contract	Yes	4004	Hendry County	Margaret Wuerstle	Clewiston RGBD Grant TA					$3,000.00	$3,000.00			Completed	
Contract	Yes	4006	USDA - US Dept. of Agriculture	Margaret Wuerstle	City of Clewiston - Utilities Relocation -- Grant Writing Services	9/8/2017	9/13/2017	8/10/2017	8/10/2017	$3,000.00	$3,000.00	8/10/2017	9/13/2017	Completed	
Contract	Yes	3525-12	Glades County	Tim Walker	Glades County Small Quantity Generators (SQG)				5/17/2012	$3,900.00	$3,900.00	5/17/2012	5/16/2017	Completed	$0.00
Grant	Yes	3414	EDA - US Economic Development Administration	Margaret Wuerstle	EDA Planning Grant	1/22/2013	12/18/2013	4/18/2014	4/21/14	$270,000.00	$189,000.00	1/1/2014	12/31/2016	Completed	$81,000.00
Grant	Yes	3177	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY16-17 LEPC Agreement	6/30/2016	4/6/2016	7/1/2016		$59,000.00	$59,000.00	7/1/2016	6/30/2017	Completed	$0.00
Grant	Yes	3399	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	FY16-17 TD Planning Agreement		5/19/2016	7/1/2016		$38,575.00	$38,575.00	7/1/2016	6/30/2017	Completed	$0.00
Contract	Yes	3721	DEM - FL Div. of Emergency Management	Tim Walker	Collier County Hazard Analysis - FY16-17					$8,054.00	$8,054.00	7/1/2016	6/30/2017	Completed	$0.00
Grant	Yes	3302	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	DEO - City of Fort Myers - MLK Corridor	5/31/2015	5/1/2015		11/17/2015	$30,000.00	$30,000.00	1/1/2016	7/30/2016	Completed	
Contract	Yes	3534	City of Bonita Springs	Jim Beever	City of Bonita Springs - Spring Creek Restoration Plan	7/1/2014	7/1/2014	8/11/2014	8/11/2014	$50,000.00	$50,000.00	8/11/2014		Completed	

Type	Awarded	Job ID	Funding Agency	Project Manager	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Status	Total Match Amt-RPC
Contract	Yes	3201	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 HMEP Planning	9/28/2015	9/28/2015	9/28/2015	9/28/2015	$15,500.00	$15,500.00	10/1/2015	9/30/2016	Completed	
Grant	Yes	3419	Charlotte County	Margaret Wuerstle	DEO - Charlotte County			3/30/2016	3/30/2016	$500.00	$500.00			Completed	
Contract	Yes	3170	DOE - US Dept. of Energy	Rebekah Harp	Solar Ready II		3/22/2013	7/18/2013		$140,000.00	$90,000.00	7/1/2013	1/1/2016	Completed	$50,000.00
Grant	Yes	3673	EPA - US Environmental Protection Agency	Jim Beever	A Unified Conservation Easement Mapping and Database for the State of Florida	4/15/2013	4/8/2013	6/3/2013		$294,496.00	$148,996.00	10/1/2013	9/30/2015	Completed	$145,500.00
Contract	Yes	3674	EPA/CHNEP - Charlotte Harbor National Estuary Program	Jim Beever	Mangrove Loss Project	4/4/2014	4/4/2014	12/19/2014		$243,324.00	$60,000.00	12/1/2014	9/30/2016	Completed	
Grant	Yes	3397	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	Glades-Hendry TD Planning Agreement FY2014-15			5/16/2014		$38,573.00	$38,573.00	7/1/2014	6/30/2015	Completed	$0.00
Grant	Yes	3725	Visit Florida	Tim Walker	OUR CREATIVE ECONOMY Marketing	2/9/2015	2/9/2015	6/25/2015	6/26/2015	$5,000.00	$2,500.00	7/1/2015	6/15/2016	Completed	$2,500.00
Grant	Yes	3164	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY14-15 HMEP Planning				2/4/2015	$22,000.00	$22,000.00	10/1/2014	9/30/2015	Completed	$0.00
Grant	Yes	3675	EPA - US Environmental Protection Agency	Jim Beever	Developing a Method to Use Ecosystem Services to Quantify Wetland Restoration Successes	5/15/2015	5/5/2015	9/29/2015	9/29/2015	$234,071.00	$174,071.00	10/1/2015	9/30/2016	Completed	$60,000.00
Grant	Yes	3171	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 LEPC Agreement	6/30/2015	5/15/2015	6/11/2015	6/11/2015	$48,000.00	$48,000.00	7/1/2015	6/30/2016	Completed	$0.00
Grant	Yes	3398	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	FY15-16 Glades-Hendry TD Agreement	6/30/2015	6/1/2015	7/1/2015	7/1/2015	$38,573.00	$38,753.00	7/1/2015	6/30/2016	Completed	$0.00
Grant	Yes	3202	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY14-15 HMEP Planning Grant Modification			9/11/2015		$50,000.00	$50,000.00	10/1/2015	12/15/2015	Completed	$0.00
Contract	Yes	3173	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 HMEP Training Contract	10/1/2015	9/30/2015	9/28/2015	9/28/2015	$58,422.00	$58,422.00	10/1/2015	9/30/2016	Completed	$0.00
Contract	Yes	3418	Collier County	Rebekah Harp	Marketing & Data Research					$1,200.00	$1,200.00	12/4/2015	1/29/2016	Completed	
Grant	Yes	3176	DOE - US Dept. of Energy	Rebekah Harp	NARC - SM3 - 2016 Data Surveys			2/11/2016		$1,000.00	$1,000.00	2/1/2016	3/31/2016	Completed	
PO	Yes	3005	Collier County	Margaret Wuerstle	Collier County EDC - USDA Grant Application			3/15/2016	3/22/2016	$3,000.00	$3,000.00	3/23/2016	3/31/2016	Completed	
Grant	Yes	3301	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Clewiston Mainstreet Revitalization			12/8/2015		$30,000.00	$30,000.00	12/14/2015	6/30/2016	Completed	
Grant	Yes	3303	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	DEO - MPO Rail Study						$39,000.00	10/7/2015	5/31/2016	Completed	
PO	Yes	4002	NEFRC - Northeast Florida Regional Council	Tim Walker	2016 SRESP Update					$14,200.00	$14,200.00	4/28/2016	7/19/2016	Completed	
PO	Yes	4003	Rural Neighborhoods	Tim Walker	Rural Neighborhoods Mapping					$750.00	$750.00	6/1/2016	6/30/2016	Completed	
Contract	Yes	3720	DEM - FL Div. of Emergency Management	Tim Walker	Collier Hazard Analysis FY15-16					$9,693.00	$9,693.00	7/1/2015	6/30/2016	Completed	
Contract	Yes	3520	TBRPC - Tampa Bay Regional Planning Council	Rebekah Harp	2016 Disaster Planning Guide					$4,000.00	$4,000.00	2/1/2016	4/30/2016	Completed	

Type	Awarded	Job ID	Funding Agency	Project Manager	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Status	Total Match Amt-RPC
PO	Yes	3006	SWFEC - Southwest Florida Enterprise Center	Margaret Wuerstle	SWFEC PRIME - Grant Application/Technical Assistance					$5,000.00	$5,000.00	5/1/2016	5/30/2016	Completed	
Contract	Yes	3004	NARC - National Association of Regional Councils	Rebekah Harp	MARC Travel SRII					$379.58	$379.58	10/1/2015	5/31/2016	Completed	
PO	Yes	4001	Collier County	Margaret Wuerstle	Collier County EDA TA					$5,000.00	$5,000.00	4/18/2016	5/30/2016	Completed	
Contract	Yes	6200	FDEP - FL Dept. of Environmental Protection	Margaret Wuerstle	2016 Brownfields Event					$6,887.61	$6,887.61	4/1/2016	10/30/2016	Completed	
Grant	Pending		EPA - US Environmental Protection Agency	Margaret Wuerstle	FY17-18 Brownfields	11/16/2017	11/16/2017			$600,000.00	$600,000.00			Not Started	
Grant	Pending		FEMA - Federal Emergency Management Agency	Margaret Wuerstle	City of Bonita Springs - Spring Creek Flood Mitigation Project	11/14/2017	10/9/2017							Not Started	
Grant	Pending		Bloomberg Philanthropies	Margaret Wuerstle	Bloomburg - City of Bonita Springs Mitigation	10/20/2017	10/19/2017			$100,000,000.00	$60,000.00			Not Started	$0.00
Grant	Pending		DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY17-18 HMEP Agreement							10/1/2017	9/30/2018	Not Started	
Grant	Pending		SWFL Community Foundation	Margaret Wuerstle	Community Impact Grants - MLK Corridor	11/3/2017	11/2/2017			$50,000				Not Started	
Grant	No		USDA - US Dept. of Agriculture	Margaret Wuerstle	Mobile Market: A Nutritional Oasis for Food Markets of SWFL	3/31/2014	3/31/2014	10/1/2014		$599,549.00	$298,605.00	10/1/2014	9/30/2017	Not Started	
Grant	No		EDA - US Economic Development Administration	Rebekah Harp	Mote Marine Programming	8/31/2012	8/31/2012	8/31/2012		$270,000.00	$189,000.00	1/1/2014	12/31/2016	Not Started	$81,000.00
Grant	No		USDA - US Dept. of Agriculture	Nichole Gwinnett	Opportunity Buy Program Coordinator	4/23/2013	4/23/2013	11/20/2013		$99,667.00	$15,000.00	11/1/2013	10/31/2015	Not Started	$53,621.00

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SWFRPC Committee Reports

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Budget & Finance Committee

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Economic Development Committee

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Energy & Climate Committee

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Estero Bay Agency on Bay Management Committee

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Executive Committee

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Legislative Affairs Committee

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Interlocal Agreement/Future of the SWFRPC Committee

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Water Quality and Water Resources Management

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