PALMER RANCH

October 8, 2014

Florida Department of Economic Opportunity
Ms. Brenda Winningham
107 East Madison Street
Caldwell Building
Tallahassee, FL 32399-4120

Southwest Florida Regional Planning Council
Mr. David Crawford
1926 Victoria Avenue
Fort Myers, FL 33901

Sarasota County Planning Services
Todd Dary, DRI Coordinator
1660 Ringling Blvd., 5th Floor
Sarasota, FL 34236

Subject: Palmer Ranch DRI
2011-2013 Annual Monitoring Report

Pursuant to the requirements of 380.06(18), Florida Statutes, Chapter 9J-2.025(7) Florida Administrative Code (F.A.C.) and procedures established by the SWFRPC, enclosed is the Palmer Ranch DRI 2011 Annual Monitoring Report (replacement pages), as consistent with Palmer Ranch Master Development Order, Resolution No. 91-170.

Please confirm that the unused units, approved in preceding incremental orders but located in "built-out" are available for use in future residential increments.

Should you require further information, please do not hesitate to contact me.

Sincerely,

Palmer Ranch Holdings, Ltd.

Justin Powell
Vice-President

TELEPHONE: 941-922-0759 ◆ FAX: 941-923-0749 ◆ 5589 MARQUESAS CIRCLE, SUITE 201 ◆ SARASOTA, FLORIDA 34233



2011 - 2013

DEVELOPMENT OF REGIONAL IMPACT
ANNUAL MONITORING REPORT

MASTER DEVELOPMENT ORDER
INCREMENTS I through XXI

2011-2013 ANNUAL MONITORING REPORT

Table of Contents

Palmer Ranch Master Development Order (MDO)

MDO

MDO Annual Status Report
Exhibit "A" 2011/13 Changes
Exhibit "B" Amended Development Order Conditions
Exhibit "C" Development Activity Comparison
Exhibit "D" Undeveloped Parcel Acquisition
Exhibit "F" 2011/13 Permits
Exhibit "G" MDO Conditions
Exhibit "H" MDO Annual Report Requirements

- 2013 Continuing Surface Water Quality Monitoring Report (Separate Report)
- Dedication of School Site
- 2014 Annual Traffic Monitoring Report (Separate Report)
- 2013 Affordable Housing Report

Exhibit "I" Updated Master Development Plan (Increments I thru XVIII) –Map H-2

Exhibit "J" **Increment I through XXI Annual Status Report**
Exhibit "A" 2013 Changes
Exhibit "G" IDO Conditions
Exhibit "H" IDO Annual Report Requirements

PALMER RANCH MASTER DEVELOPMENT ORDER
(MDO) ANNUAL STATUS REPORT

Reporting Period: 12/31/11 to 12/31/13
Development: Palmer Ranch Master Development Order
Location: Sarasota within Sarasota County
Developer: Palmer Ranch Holdings, Ltd.
5589 Marquesas Circle, Suite 201
Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR\ DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

NOTE: IF A RESPONSE IS TO BE MADE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS.

A.) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;
B.) STATE ANY KNOWN INCREMENTAL DEI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;
C.) ATTACH A COPY OF ANY NOTICE OF ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS REPORTED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(f), F.S.

See Exhibit "A".

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

There has been no change in the local government jurisdiction for any portion of the development since the master development order (MDO) was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

See Exhibit "B"

Updated Master Development Plan (Increments I through XVII) – Map H2a is attached as Exhibit "I"

1. lm PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

NOTE: IF A RESPONSE IS MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

See Exhibit "C"

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPER? IF SO, IDENTIFY THE TRACT, ITS SIZE, AND BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT 'D'.

See Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER. IDENTIFY SUCH LAND, ITS SIZE, AND INTENDED USE OF A SITE PLAN AND MAP.

No lands have been purchased or optioned adjacent to the original Master DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE, AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT 'F'

See Exhibit "F"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH THE SUBSECTION 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with the above-referenced requirements, have been sent copies of said report.

Person completing the questionnaire:

Justin Powell
Palmer Ranch Holdings, Ltd.

MDO EXHIBIT "A"

2011-2013 CHANGES

INCREMENT I: Construction is complete for this Increment.

INCREMENT II: Construction is complete for this Increment

INCREMENT III: Construction is complete for this Increment.

INCREMENT IV: No request for substantial deviation was filed during this reporting period.

INCREMENT V: Construction is complete for this Increment.

INCREMENT VI: Construction is complete for this Increment.

INCREMENT VII: Construction is complete for this Increment.

INCREMENT VIII: Construction is complete for this Increment.

INCREMENT IX: Construction is complete for this Increment.

INCREMENT X: Construction is complete for this Increment.

INCREMENT XI: Construction is complete for this Increment.

INCREMENT XII: No request for substantial deviation was filed during this reporting period.

INCREMENT XIII: Construction is complete for this increment.

INCREMENT XIV: No request for substantial deviation was filed during this reporting period.

INCREMENT XV: Construction is complete for this increment.

INCREMENT XVI: Construction of Restoration Area D is complete.

INCREMENT XVII: Construction is complete for this increment.

INCREMENT XVIII: Construction is complete for this Increment (Ordinance 2011-075).

INCREMENT XIX: Construction never materialized for this increment.

INCREMENT XX: Construction has commenced for this Increment (Ordinance 2012-039)

INCREMENT XXI: Construction commenced for this Increment (Ordinance 2012-047)

INTERSECTION IMPROVEMENTS

Construction of the Intersection Improvements at Potter Park and Sarasota Square Blvd is complete.

PALMER RANCH TRANSPORTATION

Construction of the Honore Avenue Phase V and Phase VI is complete.

EXHIBIT B – AMENDED DEVELOPMENT ORDER CONDITIONS

Note: The following amendments to the Conditions of Development Approval found in the Palmer Ranch Increment Master Development Order (Exhibit B of Resolution 91-170, as amended) shall read as follows:

A. GENERAL

3. A total of ~~10,500~~ 11,550 dwelling units (DU's) will be allowed for the Palmer Ranch Project or a combination of the land uses in the equivalency matrix, "Exhibit N." . In the Incremental Development Orders (IDO's) ~~for Increments I, II, III, V, VI, VII, VIII, IX, X, XI, and XV~~, the total number of DU's, a maximum number of DU's, or a not to exceed number of DU's were approved. Increments ~~I, II, III, V, VI, VII, VIII, IX, X, XI and XV~~ referenced in "Exhibit B-1" have been completely built out at less than the number of approved DU's. Attached to this Master Development Order (MDO) is a schedule of the total number of DU's approved in each of the built-out IDO's and the total number of DU's actually constructed within the respective Increments. The maximum number of DU's approved for these Increments is hereby reduced to the number of DU's existing at build-out, as shown on the attached Schedule, "Exhibit C". DU's that have been removed from the Increments by this reduction shall be available for assignment to other increments as they are applied for. As additional residential increments become built-out, the Palmer Ranch shall, in its biennial reports or as part of an Application for Incremental Development Approval, update the attached Schedule and Map H-2A, to reduce a maximum DU count for such built-out Increment and make the DU's removed from such Increment available to another Increment. Future residential IDO's shall contain language that states the maximum number of dwelling units allowed and the process of reducing the same, consistent with this condition.

B. ISSUES SUBJECT TO FURTHER REVIEW AT AIDA'S

6. All new AIDA submittals and modifications to approved IDO's proposing a change in use may utilize the attached equivalency matrix. "Exhibit N" as applicable in conjunction with the 5-year Traffic Reanalysis.

Exhibit "C"
Development Activity Comparison

Increment #	Parcel ID	Community	Units Approved In IDO	Units Planned/Platted	Decrease in IDO Units Approved But Not Used
I	J	Prestancia		498	
		The Palmer Club		116	
		Palmer Square		41	
		TOTAL	986	**655**	331
II	D	Marbella		139	
	F	The Palisades		43	
	G	Mira Lago		183	
		TOTAL	686	**365**	321
III	K(a)	Vintage Grand		432	
	K(b)	Citation Club		320	
	K©	Pinestone		310	
	K(d)	Covenant Life Presbyterian Church		10	
	K(e)	Claire Bridge ACLF		36	
	L and N	Deer Creek		484	
	Q1a and Q1b	Lowe's			
		TOTAL	1726	**1592**	134
V	Qa	Bella Villino		348	
	Qb	Plaza de Flores		200	
	Qc	Huntington Point		202	
	R east	Stoneybrook G&CC		940	
	R west	Stoneybrook		180	
		TOTAL	1870	**1870**	0
VI	O	Turtle Rock		758	
	O2	Botanica		170	
		TOTAL	1050	**928**	122
VII	B4 and B5	Wellington Chase		220	
	B3	Serenade		324	
		TOTAL	550	**544**	6
VIII	B7	Palmer Ranch Healthcare		68	
	B7b	Stonebridge		118	
		TOTAL	250	**186**	64
IX	S2	Saratoga Place		248	
		TOTAL	274	**248**	26
X	B5, B5a and B6	Hamptons		254	
		TOTAL	275	**254**	21
XI	S1a	Silver Oak		181	
	S1b	Vineyards		72	
	S1c	Enclave		21	
		TOTAL	400	**274**	126
XIII	U1 and U2	Glenridge		360	
		TOTAL	360	**360**	0
XV	P1, P2, P5 and P6	VillageWalk		1177	
		TOTAL	1240	**1177**	63
XVII	C1	Arielle		192	
		TOTAL	192	**192**	0
XVIII	T1 and T4	Isles of Sarasota (Pulte)		667	
		TOTAL	700	**667**	
XIX	B9	Ventura	NOT APPROVED		
		TOTAL			
XX	U3, U4 and P4	Arbor Lakes (Taylor Morrison)	267		
		TOTAL			
XXI	T2, T3 and part of P3	Sandhill Preserve (Pulte)	290		
		TOTAL			
Totals			11,116	9,312	2,238
Maximum Units under MDO			11,550	11,550	

MDO EXHIBIT “D”

UNDEVELOPMENT PARCEL ACQUISITION

INCREMENT XII: Parcel B1 transferred ownership to 4900 Clark LLC (28 acres)

ROADWAYS: The extension of Honore Avenue Phase VI has been completed

MDO EXHIBIT "F"

INCREMENT I PERMITS
PRESTANCIA

Agency/Permit No.	**Scope**
COE No. 85IPM-20705	Dredge and Fill Permit - Prestancia, Stormwater 2/3/86 Management System (Joint with FDER No. 581062279)
FDER No. 581062279	Dredge and Fill Permit - Prestancia, Stormwater Management System 2/12/86
FDER No. 581019863	Dredge and Fill Permit - Prestancia, temporary ditch crossing 6/20/85
FDER No. 581167743	Dredge and Fill Permit - Prestancia, bridge crossing 8/8/86
SC MWP No. 86-17	Minor Work Permit - Prestancia, Stormwater Management System
SWFWMD No. 400094.00	Management of Surface Water Permit - Prestancia Segment 3, Catfish Creek/Trunk Ditch, Segment 2 Sarasota Square Blvd 5/1/85
SWFWMD No. 400094.01	Stormwater Management System - Palmer Ranch Parkway,
SWFWMD No. 400094.02	McIntosh Road Section 3, Catfish Creek Section 3 5/9/86
SWFWMD No. 400094.03	Modification issued 1/22/92- Prestancia
SWFWMD No. 400094.04	TPC at Prestancia Clubhouse Addition 7/1/93
SWFWMD No. 400094.05	Monte Verde at Villa Mirada Construction 1/11/94
SWFWMD No. 400094.06	Parcel "H" La Vista 1994
SWFWMD No. 400094.009	Modification of permit #400094.000-Construction of west/east residential parcels

MDO EXHIBIT "F"

INCREMENT II PERMITS
PARCELS D, F, G

Agency/Permit No.	**Scope**
COE No. 86NWQ-20225	Dredge and Fill authorized by Nationwide Permit 11/28/86
FDER Modification	Pipe replacement in Elligraw Bayou (Replace 150' of 48" RCP culvert with 150' of 15" RCP culvert) 2/7/89
FDER Modification	To comply with County approval 8/3/88 (Habitat Preservation, Alteration and Mitigation Plan)
FDER No. 581262979	Original Catfish Creek/Elligraw Bayou 7/20/87 (Enlarge Catfish Creek and Elligraw Bayou Tributary, install two road crossings, enhance existing wetlands, stormwater retention system)
SWFWMD No. 400094.01	Palmer Ranch Parkway littoral zones 5/9/86
SWFWMD No. 492014.01	Surface Water Management System for Increment II Parcels D, F and G 11/24/87
SWFWMD No. 492014.02	Modification of Permit No. 492014.01 to comply with County approval 5/26/88 (Recontour Catfish Creek Tributary; stormwater system design changes; wetland mitigation)

MDO EXHIBIT "F"

INCREMENT II PERMITS
PARCELS D, F, G

Agency/Permit No.	Scope
SWFWMD No. 492014.03	U.S. Homes - Marbella 9/9/88 Surface Water Management System for Parcel D Catfish Creek/Elligraw Bayou Tributary MWP
SWFWMD No. 492014.04	Mira Lago 1/22/90 Surface Water Management System for Parcel G Ponds 100, 200, 300
SWFWMD No. 492014.05	Mira Lago Phase III General Construction Mod Lakes 100 & 200 2/15/95
SWFWMD No. 492014.06	Parcel F Construction Mod. (to 492014.04) 6/20/96
SC MWP No. 88-176	Catfish Creek/Elligraw Bayou Tributary work in accordance with DER Permit 9/22/89 (Ditch recontouring and revegetating, roadway construction and removal, and marsh/slough creation and enhancement)

MDO EXHIBIT "F"

INCREMENT III PERMITS
PARCELS K, L/N

Agency/Permit No.	Scope
COE No. 87NW(4)-0385	Parcel L/N, Phase I (Joint with FDER No. 581412163) 11/23/87 Maintain existing drainage ditch into Catfish Creek Authorized by Nationwide permit
COE No. 88NW(4)-0127	Wastewater Main Crossing, Parcel L/N 3/29/88 (Install 24" diameter PVC wastewater main)
COE No. 87IPE-20079	Dredge and Fill Permit - Parcel K, Trunk Ditch/Catfish 5/27/88 Creek (Fill wetlands; relocate/recontour Trunk Ditch/ Catfish Creek; create littoral zone)
COE No. 88IPU-20456	Dredge and Fill Permit - Parcel L/N (Deer Creek), Phases II and III (Joint with FDER No. 581484829) 1/10/89
FDER No. 581412163	Dredge and Fill Permit - Parcel L/N (Deer Creek), Phase I, (Joint with COE No. 87NW(4)-0385) Catfish Creek Tributary 2/16/88
FDER No. 581484829	Dredge and Fill Permit - Parcel L/N (Deer Creek), Phases II and III (Joint with COE No. 88IPU-20456) (Construct infrastructure and stormwater system; dredge and fill; expand/relocate existing ditch; install box culvert for road crossing; create wetland mitigation; construct ponds for stormwater treatment) 11/8/88
89IPE-20646	Trunk Ditch/Catfish Creek Channels

MDO EXHIBIT "F"

INCREMENT III PERMITS
PARCELS K, L/N

Agency/Permit No.	Scope
FDER No. 581295459	Dredge and Fill Permit for Increment III 4/8/88 Parcel K, Trunk Ditch/Catfish Creek (drainage; dredge and fill; enlarge/realign portion of Catfish Creek; plant littoral zone; install box culvert/ weirs; construct bridge crossings; construct stormwater treatment system)
FDER 581662183	Trunk Ditch/Catfish Creek Channel Improvements 5/31/90 (w/Sarasota County jointly)
SC MWP No. 88-080	Trunk Ditch/Catfish Creek Dredge & Fill 6/24/88
SC MWP No. 88-213	Minor Work Permit - Parcel L/N 8/29/90 Deer Creek recontouring of Catfish Creek and wetland mitigation areas
SWFWMD No. 402015	Management of Surface Water Permit - Parcel K, Trunk Ditch/Catfish Creek Segments 3 & 4 McIntosh Rd Segment 2 (realign/improve Trunk Ditch; recontour/improve on-site portion of Catfish Creek; construction of retention/detention basin for Parcel K runoff)

MDO EXHIBIT "F"

INCREMENT III PERMITS
PARCELS K, L/N

Agency/Permit No.	Scope
SWFWMD No. 402015.01	Modification to Permit No. 402015 (Parcel K) 5/26/88 (recontour/improve lower segment of Catfish Creek from from southern property boundary to weir north of Central Sarasota Parkway and modification of weir design in Trunk Ditch)
SWFWMD No. 402015.02	Construction of Surface Water Management System for Parcel K(b), Palmer Woods at Sarasota Square (Beztak) 5/23/88
SWFWMD No. 402015.03	Construction of Surface Water Management System for Parcel K(a), The Vinings of Palmer Ranch (Trammell Crow) 5/23/88
SWFWMD No. 402015.04	Construction of Surface Water Management System for Crockers Lake Boulevard, Parcel K 5/23/88
SWFWMD No. 402015.05	Construction of Surface Water Management System for Potter Park Drive 1/22/90
SWFWMD No. 402015.12	Pinestone (Parcel Kc) General Construction 12/4/96 Permit Mod
SWFWMD No. 491293.01	Construction of Surface Water Management System for Parcel L/N (Deer Creek), Phase I 6/1/88

MDO EXHIBIT "F"

INCREMENT III
PARCELS K, L/N PERMITS

Agency/Permit No.	Scope
SWFWMD No. 491293.02	Construction of Surface Water Management System for Parcel L/N (Deer Creek), Phases II and III 8/15/88
SWFWMD No. 491293.04	Construction of Surface Water Management System for Parcel L/N (Deer Creek), Phase IV, Central Sarasota Parkway Segment 2 - 9/13/89
SWFWMD No. 491293.07	Permit Modification to lowering littoral zones in lakes B-1, B-2 and B-5 for Parcel L/N (Deer Creek), Phases I, II, and III 12/21/89
SWFWMD No. 491293.14	Modification to reconstruct control structures in accordance with Catfish Creek Watershed Management Plan for Parcel L/N (Deer Creek), Phase I, II and III 3/22/91
SWFWMD No. 402015.09	Evalyn Sadlier Jones Branch YMCA-modifies permit #402015.00 11/24/87
SWFWMD No. 402015.10	Potter Park Construction
SWFWMD 402015.016	Modification of permit no. 402015.010 Sarasota Family YMCA Aquatic Center

MDO EXHIBIT "F"

INCREMENT IV PERMITS
PALMER PARK OF COMMERCE

Agency/Permit No.	Scope
COE No. 89IPE-90859	Catfish Creek Lateral No. 2, Floodplain Corridor Plan Dredge & Fill 8/24/90
COE No. 89IPE-20147	Construct infrastructure for Palmer Park of Commerce Parcels A4, A5 and A7, fill 2.1 acre wetland 7/18/89
COE No. 89IPE-20547	Parcel A3 infrastructure, construct McIntosh Road, provide stormwater management facilities to alleviate Clark Road flooding, extend Sawyer Road (Joint application with Corps of Engineers) 5/07/90
FDER No. 581721469	Dredge and fill associated with Lateral No. 2 Floodplain Corridor Plan 7/20/90
FDER No. 581658809	Construct infrastructure for Palmer Park of Commerce 03/12/90 Parcel A3, McIntosh Road, Sawyer Road extension (Joint application with Corps of Engineers) Construct road system to dredge 5,100 cubic yards and place 15,300 cubic yards of fill

MDO EXHIBIT "F"

INCREMENT IV PERMITS
PALMER PARK OF COMMERCE

Agency/Permit No.	Scope
FDER No. 581614723	Dredge and fill for wastewater collection crossing and wastewater transmission crossing through 0.05 acre of unnamed ditches tributary to Catfish Creek 6/21/89 (CCU utility permit)
FDOT No. 17-033-89	Clark Road (S.R. 72) connection permit for Sawyer Loop Road East (Extended) 10/10/89
SWFWMD No. 406905.00	Construct Surface Water Management System for Palmer Park of Commerce, Phase III , McIntosh Segment 4 East Sawyer Loop Road Segment 3 Catfish Creek/Trunk Ditch, Segment 1 – 3/5/90 Wetland Monitoring terminated on 12/28/95
SWFWMD No. 406905.02	Parcel E Construction
SWFWMD No. 491293.06	Construct Surface Water Management System for Catfish Creek Lateral No. 2 Floodplain Corridor Plan 2/15/90 Certified Complete 12/15/96
SWFWMD No. 491293.05	East Sawyer Loop Road, Segment 2 Mitigation Areas 1,2,3 Monitoring 3/13/90 Littoral Zones 12, 14, 16 Certified Complete 2/10/97

MDO EXHIBIT "F"

INCREMENT IV PERMITS
PALMER PARK OF COMMERCE

Agency/Permit No.	Scope
SWFWMD No. 491293.04	Construct Surface Water Management System for Palmer Park of Commerce, Phase II 3/13/90
SWFWMD No. 491293.03	Construct Surface Water Management System for Palmer Park of Commerce, Phase I, East Sawyer Loop Road, Seg 1 5/2/89 A modification was submitted 3/17/95 to expand existing regional stormwater facility (Lake 16), Northridge Rd Segment 1 Certified Complete 2/10/97
Sarasota Co. No. 89-234	Catfish Creek, Lateral #2 Construction 5/22/90
Sarasota Co. No. 89-194	Minor Work Permit, Trunk Ditch/McIntosh Road 4/09/90 Phase IV
Sarasota Co. MWP No. 95-070	Catfish Creek Lateral #2 5/23/95
Sarasota Co.	East portion of Palmer Park of Commerce, in vicinity of Clark Road 8/11/89
Sarasota Co.	Sawyer Road entrance culvert within Clark Road right-of-way 8/2/89

MDO EXHIBIT "F"

INCREMENT IV PERMITS
PALMER PARK OF COMMERCE

Agency/Permit No.	Scope
Sarasota Co.	Preliminary Plan PPofC, Phase IV - Parcel A1
FDOT C17-028-94	Driveway Connection Permit App for Palmer Park of Commerce, Parcel A-1 6/13/94 (terminated 12/20/95)
SWFWMD No. 491293.15	PPofC Phase I Modification 5/21/95 East Sawyer Loop Road, Segment 1 Northridge Road Segment 1 Certified Complete 2/10/97
SWFWMD No. 491293.16	PPofC, Phase 2 Modification 5/21/92 Certified Complete 2/10/97
SWFWMD No. 491293.22	Clark Road Access Road/FDOT Area B Construction 3/30/95
SWFWMD No. 491293.25	PPofC Phase I - General Construction Mod 5/3/95 Certified Complete 2/10/97
MSSW 409798.00	Clark Road Construction - Pond No. 1
MSSW 409798.01	PPofC Mod 12/17/92
4010806.02 (FDOT)	Clark Road Construction - Pond No. 2 and Pond No. 3

MDO EXHIBIT "F"

INCREMENT IV PERMITS
PALMER PARK OF COMMERCE

Agency/Permit No.	**Scope**
4110798.02	Wetland Mitigation/Clark Road Construction - 8.7 acres
COE 199301815 (NT-NW)	Impacts along Clark Road and Mitigation Area
96A1940081	FDOT, Palmer Park of Commerce, Parcel A-1

I. Palmer Park of Commerce, Phase I (Sawyer Road and Parcels A5 and A7)

- MSW Permit No. 491293.03 issued 5/1/89 (5/2/92)
- COE Permit 89 IPE-20147 issued 7/18/89 (7/18/94)
- FDER Exemption dated 3/28/89
- Preliminary Plan approved 11/20/89 (11/20/91)
- Construction authorized 1/9/91 (1/9/93)
- FDOT Connection Permit No. 17-033-89 issued 10/10/89, expires 1/10/90 - extended
- FDER Permit No. 581614723 issued 6/21/89 (6/1/94): Subaqueous Wastewater Crossings - CCU

II. Palmer Park of Commerce, Phase II (Parcel A4 and Sawyer Road)

- MSW Permit No. 491293.05 issued 3/13/90 (3/13/93)
  East Sawyer Loop Road, Segment 2
- MSW Permit No. 491293.06 Modification
- COE Permit No. 89IPE-20147 issued 7/18/89 (7/18/94)
- FDER Exemption letter dated 3/28/89
- Preliminary Plan approved 11/20/89 (11/20/91)

MDO EXHIBIT "F"

INCREMENT IV PERMITS
PALMER PARK OF COMMERCE

II. Palmer Park of Commerce, Phase II (Parcel A4 and Sawyer Road) continued

- Construction authorized 1/17/91 (1/17/93)
- MSW Permit No. 491293.16 Modification issued 5/21/92
  East Sawyer Loop Road, Segment 2
  MSW Permit No. 491293.45 Modification issued March 3, 1999 extended to 2/10/2003 on 8/22/2002**.**
- SWFWMD 409798.05 issued 8/18/99 Modification/Authorization to construct a 20,457 Sq. Ft. of office/warehouse (R.F. Carlson Co.)

III. Catfish Creek Lateral #2 - Floodplain Corridor Plan

- MSW Permit No. 491293.06 issued 2/15/90 (2/15/93)
- COE Permit No. 89IPE-90859 issued 8/24/90 (6/6/95)
- FDER Permit No. 581721469 issued 7/20/90 (7/20/95)
- SC Minor Work Permit No. 89-234 issued 9/4/90
- Construction authorized 5/22/90 (5/22/92)

IV. McIntosh Road, Section III

- MSW 406905.01 Mod (5/21/92), McIntosh Rd Phs III

MDO EXHIBIT "F"

INCREMENT IV
PALMER PARK OF COMMERCE

V. McIntosh Road, Section IV (including Trunk Ditch)

- MSW Permit No. 406905.00 issued 3/5/90 (3/5/93)
  East Sawyer Loop Road, Segment 3
- COE Permit No. 89 IPE-20547 issued 5/7/90 (5/7/95)
- FDER Permit No. 58-165880-9 issued 3/12/90 (3/12/95)
- SC Minor Work Permit No. 89-194 issued 4/9/90
- Construction authorized 11/28/90 (11/28/92)
- SWFWMD 409798.04 issued 1/4/99 Modification/Authorization to construct a 3,890 Sq. Ft. building associated parking (Goodwill Industries)

V. Palmer Park of Commerce, Phase IV (Parcel A1)

- MSW Permit No. 409798.00 issued 12/14/92 (2/14/95)
- C17-011-92 Sawyer Loop Road East Driveway Connection (9/23/92)
- MSW Permit No. 409798.01 Mod. Phase III - Wetland Mitigation (10/31/93 completion)
- COE Nationwide Permit No. 91NW-41811 12/10/91 (1/22/93)
- 96-A-194-0081 Parcel A1 Driveway Connection to McDonald's Site (9/23/96)
- 96-K-194-0041 FDOT Drainage ROW private driveway
  406905.03 Parcel E – App 6/97

MDO EXHIBIT "F"

INCREMENT V
PARCELS Q, R, KK

I. Parcel Q, South (Huntington Pointe)

- MSW Permit No. 491293.08 issued 4/12/90 (4/12/93) - Additional Monitoring McIntosh Section 1A
- FDOT Drainage Connection Permit No. D17-005(8)-90, McIntosh/U.S. 41, issued 4/11/90 (4/11/91)
- Preliminary Plan approved 2/12/90 (2/12/92)
- Construction authorized 5/14/90 (5/14/92)
- MSW 402015

II. McIntosh Road, Section I - Phase I

- MSW Permit No. 491293.06 issued 4/12/90 (4/12/93)
- FDOT Drainage Connection Permit No. D17-005-90 issued 4/11/90 (4/11/91)
- Construction authorized 4/17/90 (4/17/92)
- FDER Permit No. 581658809 (McIntosh/Trunk Ditch Mitigation Monitoring)
- DOA/COE No. 89IPE-20547 (McIntosh/Trunk Ditch Mitigation Monitoring)
- SC Minor Work Permit No. 89-194 (Trunk Ditch Mitigation)

III. Parcel R, West (Stoneybrook)

- MSW Permit No. 491293.10 Modification issued 7/23/90 (7/23/93)
- FDOT Drainage Connection Permit No. D17-037-90 issued 8/14/90 (8/14/91)
- Preliminary Plan approved 6/22/90 (6/22/92)
- Construction Phase I authorized 7/25/90 (7/25/92)
- Construction Phase II authorized 5/19/92

MDO EXHIBIT "F"

INCREMENT V
PARCELS Q, R, KK

IV. Parcel R, East (Stoneybrook Golf & Country Club)

- MSW Permit No. 491293.13 Construction Modification issued 2/22/91 (10/10/93)
- MSW Permit No. 491293.11 Modification issued 10/10/90 (10/10/93)
- MSW Permit No. 491293.12 Parcel R West Catfish Creek Outfall
- MSW Permit No. 491293.18 issued 9/22/93 amending .11 issued 9/22/93 reconfiguration of lake
- MSW Permit No. 491293.09 Modification issued 8/28/90 (8/28/93)
- COE Permit No. 90 IPK-03211 Dredge & Fill (joint w/FDER) issued 12/21/90 (9/14/95)
- FDER Permit No. 58-180746-9 Dredge & Fill issued 11/20/90 (11/20/95)
- MSW Permit No. 491293.17 issued 4/22/93 Modification auth. effluent pond
- WUP No. 2010877 issued 4/93
- WUP No. 2010877.01 Modification issued 6/22/94 relocation groundwater withdrawal
- Preliminary Plan approved 12/8/92
- Construction Plan Phase I 8/12/93
  SWFWMD 491293.051 8/4/2000 Modification of permit no. 491293.011

V. Parcel KK (Plaza at Palmer Ranch)

- MSW Permit No. 402015.06 issued 7/27/90 (7/27/93) - Transferred 8/10/95 to Plaza at Palmer Ranch
- FDOT Driveway Connection Permit No. C-17-060-90 issued 8/27/90 (8/27/91)
- FDOT Drainage Permit No. D17-015-90 issued 8/27/90 (8/27/91)
- Site and Development Plan approved 7/3/90 (9/3/92)
- Construction authorized 2/13/91 (2/13/93)
  SWFWMD 402015.14 Potter Park Medical Center (applied 11/19/96)
- SWFWMD 402015.13 Office Parcel No. 1 "Office Center at Palmer Ranch" Construction (3/6/96)
- SWFWMD 402015.14 Office Parcel No. 2 Potter Park Medical Center Construction (12/5/96)
  KK (office) 402015.14 Potter Park Medical Center

MDO EXHIBIT "F"

INCREMENT V
PARCELS Q, R, KK

VI. Parcel Q-A, La Venezia

- SWFWMD 491293.35 1/30/97 (Exp. 1/30/2000)
  Management & Storage of Surface Water – General Construction of Surface Water Management System
- SWFWMD 491293.40 7/17/97 (Exp. 1/30/2000) Mod. to #491293.35 (reduction of Lake A & Lake C)
- Sarasota County Earthmoving Permit 2006-139074 Improvement of southern ditch for utilities access easement

VII. Parcel Q-B, Plaza De Flores (f/k/a Royal Palms)

- SWFWMD 491293.27 Environmental Resource General 11/22/95, Exp. 11/22/98

MDO EXHIBIT "F"

INCREMENT VI
PARCEL O

I. Turtle Rock

- MSW Permit No. 491293.06 Extension (Requested 2/3/93) Catfish Creek Lateral #2, Flood Corridor Plan
- MSSW 491293.23 Turtle Rock Phase 2, Parcel D, Construction 2/10/95, Certified Complete 6/7/96, Transferred to Operation 9/19/96
- MSSW 491293.26 Turtle Rock Phase 3, Parcels E&F, Construction 6/20/95, Certified and Transferred to Operation 9/19/96
- MSSW Permit No. 491293.28 Turtle Rock Phase 4, Parcels G-K, Construction 11/28/95
  Palmer Ranch Parkway, Segment 2
- MSSW Permit No. 491293.30 South Creek/Catfish Creek Connect 2/1/96 Certified Complete 10/24/96

- MSSW Permit No. 491293.19 South Creek Main, Segment 3 - Limited Construction Commencement, Transferred on 9/19/96 Agreement 12/17/93 Central Sarasota Parkway, Segment 3
- MSSW Permit No. 491293.19 South Creek Main, Segment 3 - Construction 2/28/94 (2/28/97)
- Proposed Stormwater Lake Littoral Zone Plan approved by County Natural Sciences 12/2/93
- County Minor Work Permit No. 93-171, relocated South Creek Ditch, Turtle Rock Phase I, 12/15/93
- FDEP CS58-282092 Turtle Rock Phase 4, Parcel H, Sanitary Sewer Collection/Transmission System, 1/16/96
- Variance TR 96-004, Native Habitat Areas
- EPA NPDES Notice of Intent, Turtle Rock Phase 3
- EPA NPDES Notice of Intent, Turtle Rock Phase 4

MDO EXHIBIT "F"

INCREMENT VII
PARCELS B3, B4

- SWFWMD 491293.24, Parcel B4, Wellington Chase, Phase I, Construction 5/16/95
  Northridge Road, Segment 2
- SWFWMD 491293.31, Parcel B4, Wellington Chase, Phase II, Construction (3/1/96)
- SWFWMD 491293.33, Wellington Chase Phase II Mod (4/3/96)
- SWFWMD 491293.34, Northridge Rd Segment 1 (8/8/96)
  SWFWMD 491293.37 Wellington Chase, Phs 3 5/7/97, 6/4/97 (phs III)
  SWFWMD 491293.43 The Savoy, B-3 4/17/98
  SWFWMD 491293.21 1/26/98 Permit app

INCREMENT VIII
B7a, B7b

- SWFWMD 491293.29, Stonebridge, Construction Mod 1/12/96 Certified Complete 8/22/96
- DEP CS58-282096, Stonebridge Phase I Collection System 1/9/96
- DEP CS58-282094, Palmer Ranch Parkway Extension, Collection System 1/17/96
- SWFWMD 491293.32, Stonebridge (4/3/96)
- SWFWMD 491293.34, Palmer Ranch Parkway Segment 1 (8/8/960)

INCREMENT X
B5, B5a, B6

- 491293.38 10/3/97 (Exp. 10/28/2002) Env. Resource Individual Construction
  Parcels B5, B5a, B6 – Surface Water Management System (fka Stonebridge, Wellington Chase Exp.)

MDO EXHIBIT "F"

INCREMENT XI
S1a, S1b, S1c

- 43017391 approved 4/3/98
- CS58-138171 Central Sarsaota Pkwy Ext/Silver Oak, Phs I 4/13/98 (Exp 4/12/03)
  SWFWMD 44017391.004 Enclave at Silver Oak – authorization of construction of a 16-lot single family residential subdivision.
- SWFWMD 44017391.006 – Construction of a single family subdivision with associated roads, surface water management (Silver Oak – Phase III – Issued 12/13/01)

INCREMENT XII
B1, B2A

- FDEP 582218659/Modification – Installation of 100 linear feet of reinforced concrete pipe culvert (Parcel B2A) issued 9/29/99
- SWFWMD 491293.048/Water Management System and associated infrastructure for 9.65 acre serve Parcel B2A, Sections 1, 2 and 3, issued 10/1/99
- SWFWMD 491293.049/Modification By Letter – Authorization to construct a 11,200 Sq. Ft. building, associated parking and storm piping (Parcel B2A), issued 10/15/99

INCREMENT XIII
U1, U2

- SWFWMD Permit No. 49001293.57 Construction of an 89.60 acre residential development (Continuing Care Retirement Center (CCRC)

MDO EXHIBIT "F"

INCREMENT XV

- SWFWMD Permit No. 44001293.056 ERP Standard General Construction
- SWFWMD Permit No. 20012145
- SWFWMD Permit No. 49001293.054 (issued 3/27/2001)
- SWFWMD Permit No. 49001293.62 (issued 4/23/2002)

** **SWFWMD Permit No. 490012930.69 ERP Standard General Construction**

INCREMENT XVII

** **SWFWMD Permit No. 43001293.070 Water Management System and associated infrastructure for 38.50 acres to serve Parcel C1.**

EASTSIDE DRI

- FDEP Permit No. 582218659 Joint State/ACOE Wetland Resource Permit for Eastside of Ranch issued 11/30/93 (11/30/2003)
- Army Corps of Engineers Permit Application No. 199201955(IP-ML) 2/22/94 (2/22/2004)
  and Mods:
  1) 5/9/95 SA-10 primary & extended primary protection zones clarification
  2) 6/5/96 modified the configuration of eagle protection zones
  3) 12/23/97 add'l impacts to wetlands
- SWFWMD Conceptual MSSW No. 491293.21 4/25/95
- Conceptual Comprehensive Earthmoving Permit No. EM94-041 3/28/95
- FDEP Permit No. MS582602983 Mod. Parcel X Reuse Retention Ponds
- WR00102-Tortoise relocation 3/24/2000 –Renewal of permit no. WR90063
  ACOE PERMIT # 199201955 (IP-ML)-Modification-4-to revised the management zones around Bald Eagle nest SA-013

MDO EXHIBIT "F"

ROADWAYS

- SWFWMD 402274 / SWM EO6551 Central Sarasota Parkway Segment 1 (F/K/A Palmer Ranch Road) 12/31/87
- SWFWMD 402274, .01 CSP Mod
- SWFWMD 402768 / SWM EO7710 McIntosh Rd, Section 2, Exemption Stormwater Discharge Construction 2/26/88
- SWFWMD 491293.20 Construction Mod., McIntosh Rd, Section 1 Ext. 1/11/94
- EPA NPDES FLR10B157, McIntosh Rd, Section 5 5/9/94
- EPA NPDES FLR10D106, Honore Ave 12/6/96
- SWFWMD 491293.34 Honore Ave. Segments 1-4, Palmer Ranch Pkwy, Segment 1, Northridge Rd, Segment 1
- SWFWMD 491293.39 Honore Ave. Mod. 7/8/97 Segs. 1-4
- SWFWMD 491293.050 Honore Ave. Phase II 8/11/2000- this permit authorizes the construction of a water management system serving a 37.84 acre roadway located in Sarasota County
- CS58-173242-DEP sewer permit 8/11/00-North side of Central Sarasota Parkway and the east side of Honore Avenue
- DEP Water Permit WC#1591-00-045 Honore Avenue Phase II
- DEP Permit 582218659- construction of two culverted road crossings of ditches-Honore Ave. Phase II
- SWFWMD 49001293.55 Palmer Ranch Parkway Authorizes Const. of Phase 1 of Seg. 2 and associated stormwater facilities
- SWFWMD 44017391.00 Honore Ave. – Construction of approx. 1400 linear feet from its intersection with CSP south.
- SWFWMD 44017391.007 Honore Ave. Phase III- this permit authorizes the const. of approx 1,500 ft Of Honore from its intersection with CSP.
- SWFWMD 49001293.06 – Honore Avenue Phase I (2/13/2003)
- SWFWMD 49001293.067 Honore Ave., Phase 1 issued 2/13/03 , Mod. Permit No. 49001293.034
- PRJ 2004-00769 Construction Plan Approval Sarasota Square @ Potter Park Drive Signal

MDO EXHIBIT "F"

EARTHMOVING

- Conceptual Comprehensive Earthmoving Permit No. EM94-041 (3/28/95) for Palmer Ranch Eastside
- EM94-041(1) Turtle Rock Phase 4 Stockpile to Parcel B8 - 80,000 cubic yards (5/31/96)
- EM94-041(1)R amendment Turtle Rock Phase 4 Stockpile to Parcel B8 160,000 cubic yards (8/27/96) for a total of 240,000
- EM94-041(2) Turtle Rock Phase 4 Stockpile to Parcel O2, 49,000 cubic yards (8/5/96)
- EM94-041(3) Palmer Park of Commerce Parcel E (Increment IV), to Parcel B3 (Increment VII) 43,000 cubic yards (8/21/96)
- EM94-041(4) Turtle Rock Phase 4 Stockpile to Palmer Ranch Access Road for Creation of Berm (10/14/96)
- EM94-041(5) Turtle Rock Phase 4 Stockpile for relocation of Palmer Ranch Agricultural Road 3,800 cubic yards 10/24/96
- EM94-041(6) Issued 05/13/97 42,000 cu. yds from TR4 to C1
- EM94-041(7) Issued 09/09/98 Haul 9,800 cu. yards from Parcel B6 to stockpile on Parcel P1
- EM-NAT2002-00709 – Restoration Area A – issued 8/23/2002- excavation and stockpile 2,901 C.Y.
- NAT2003-00670 – Restoration Area I – issued 12/19/2003 – excavation for creating a wetland mitigation area
- 05-409-792-RE Earthmoving permit for Restoration areas C,G,H 7/28/05
- 06-129691- RE Earthmoving permit for Utility Easement

MDO EXHIBIT "F"

RESTORATION AREA

- SWFWMD 491293.046 This permit authorizes construction of a water management system to serve a 25.03 acre project – Restoration Area F (issued 2/15/2002)
- SWFWMD 49001293.059 – Restoration Area A issued 6/4/2002
- SWFWMD 49001293.053 – Restoration Area D. This permit authorizes construction of a water management system to serve 14.99 acres (issued 1/22/2002)
- ERPSWFWMD 44024979.000 This permit authorizes the construction of a 2.33 acre wetland-Restoration Area I – issued 12/18/2003
- 05-409792-RE Restoration within South Creek east of Honore Avenue 7/28/2005
- SWFWMD 49001293.077 Restoration area C,G,H parcel B9 11/29/2004
- SWFWMD 20012483.000 Transfer Water Number for irrigation 9/7/2004
- SWFWMD 44001293.073 ERP General Construction 11/21/04
- SWFWMD 44001293.80 Construction Modification Permit 8/9/2006
- Sarasota County Land Clearing Permit 2005-14-LC

EXHIBIT "G"

MDO CONDITIONS

While MDO conditions are addressed in the incremental monitoring report sections, several overall requirements of the MDO are more specifically addressed in this monitoring report, including the Affordable Housing Program Report, the Annual Traffic Monitoring Report and the Surface Water Quality Monitoring Report all of which are included herein.

EXHIBIT "H"

MDO ANNUAL REPORT REQUIREMENTS

This report includes the following required annual reports:

- Continuing Surface Water Quality Monitoring Report (included herein)
- Annual Traffic Monitoring Report (included herein)
- Affordable Housing Report (see following page of this report)

29TH ANNUAL REPORT OF THE CONTINUING SURFACE WATER QUALITY MONITORING PROGRAM FOR CATFISH, NORTH AND SOUTH CREEKS ON THE PALMER RANCH SARASOTA COUNTY, FLORIDA JANUARY – DECEMBER 2013

January 2014

Submitted to:

Palmer Ranch Holdings, Ltd.
5589 Marquesas Circle
Suite 201
Sarasota, Florida 34233

Prepared by:

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8043 Cooper Creek Boulevard
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Gary M. Serviss, LEED AP
Principal Scientist

Principal Project Participants

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Gary M. Serviss, MS, LEED AP	Principal Scientist
Adam K. Olenoski, LEED AP	Field Services

Table of Contents

Principle Project Participants ..... **i**

Table of Contents ..... **ii**

List of Figures ..... **iv**

List of Tables ..... **v**

Introduction **1-1**

General Environmental Setting **2-1**

2.1 Climate 2-1
2.2 Soils 2-2
2.3 Land Use and Vegetation 2-2
2.4 Drainage 2-6
- 2.4.1 Catfish Creek 2-6
- 2.4.2 Trunk Ditch 2-6
- 2.4.3 North Creek 2-7
- 2.4.4 South Creek 2-7
- 2.4.5 Elligraw Bayou 2-7
- 2.4.6 Matheny Creek 2-7
- 2.4.7 Clower Creek 2-8

2.5 Water Quality Classification 2-8

Field and Laboratory Procedures **3-1**

3.1 Station Locations and General Descriptions 3-1
3.2 Parameters and Sampling Frequency 3-1

Results and Discussion **4-1**

4.1 Rainfall and Hydrology 4-1
- 4.1.1 Rainfall 4-1
- 4.1.2 Stream Stage 4-3
- 4.1.3 Stream Flow 4-4

4.2 Physical Water Quality Parameters 4-6
- 4.2.1 Water Temperature 4-6
- 4.2.2 Specific Conductance 4-7
- 4.2.3 Total Suspended Solids 4-8
- 4.2.4 Turbidity 4-9

4.3 Oxygen Demand and Related Parameters 4-9
- 4.3.1 Biochemical Oxygen Demand 4-9
- 4.3.2 Dissolved Oxygen 4-10
- 4.3.3 Water pH 4-12

4.4 Macronutrients 4-13

- 4.4.1 Total Nitrogen 4-13
- 4.4.2 Nitrite 4-16
- 4.4.3 Nitrate 4-17
- 4.4.4 Ammoniacal Nitrogen 4-18
- 4.4.5 Organic Nitrogen 4-19
- 4.4.6 Total Phosphorus 4-19
- 4.4.7 Orthophosphate 4-22
- 4.4.8 Nutrient Ratios 4-23

4.5 Oils and Greases 4-25
4.6 Bacteriological Parameters 4-25
- 4.6.1 Total Coliform 4-25
- 4.6.2 Fecal Coliform 4-27

4.7 Trace Elements 4-27

References 5-1

Appendix A: Exhibit "E"
Appendix B: Catfish and North Creek Water Quality Data
Appendix C: South Creek Water Quality Data
Appendix D: Quarterly Data Tables
Appendix E: Project Team

List of Figures

Figure No.	Description	Page
1.1	General Site Location	1-2
2.1	Soils	2-3
3.1	Surface Water Monitoring Locations	3-2
4.1	Historic Rainfall for the Period of Record and Average Rainfall for the Sarasota Bay Drainage Basin for the Period October 2011 through September 2013	4-3
4.2	Stream Flows Measured during Monitoring Events Conducted on the West Side of the Palmer Ranch from January through December 2013	4-5
4.3	Stream Flows Measured during Monitoring Events Conducted on the East Side of the Palmer Ranch from January through December 2013	4-6
4.4	Average Nitrogen Concentrations Measured on the West Side of the Palmer Ranch from 1986 to 2013	4-14
4.5	Average Nitrogen Concentrations Measured on the East Side of the Palmer Ranch from 1986 to 2013	4-16
4.6	Average Phosphorus Concentrations Measured on the West Side of the Palmer Ranch from 1986 to 2013	4-20
4.7	Average Phosphorus Concentrations Measured on the East Side of the Palmer Ranch from 1986 to 2013	4-21

List of Tables

Table No.	Description	Page
2.1	Average Monthly Air Temperatures (National Weather Service, Tampa, Florida)	2-1
2.2	Descriptions of Soil Types	2-4
2.3	Applicable State and County Water Quality Criteria for Class III, Predominately Fresh Waters	2-9
3.1	General Descriptive Characteristics of Surface Water Quality Sampling Stations	3-3
3.2	Date and Time of Sampling for the 29th Annual Monitoring Period of January through December 2013	3-3
3.3	Weather Conditions Observed during Sampling for the 29th Annual Monitoring Period of January through December 2013	3-4
3.4	Collection and Analytical Methods Used during the Surface Water Quality Monitoring Events	3-6
4.1	Comparison of Sarasota Bay Drainage Basin Average Monthly Rainfall for the Period of October 2012 through September 2013 with Manasota Regional Basin Average Historical Rainfall	4-2

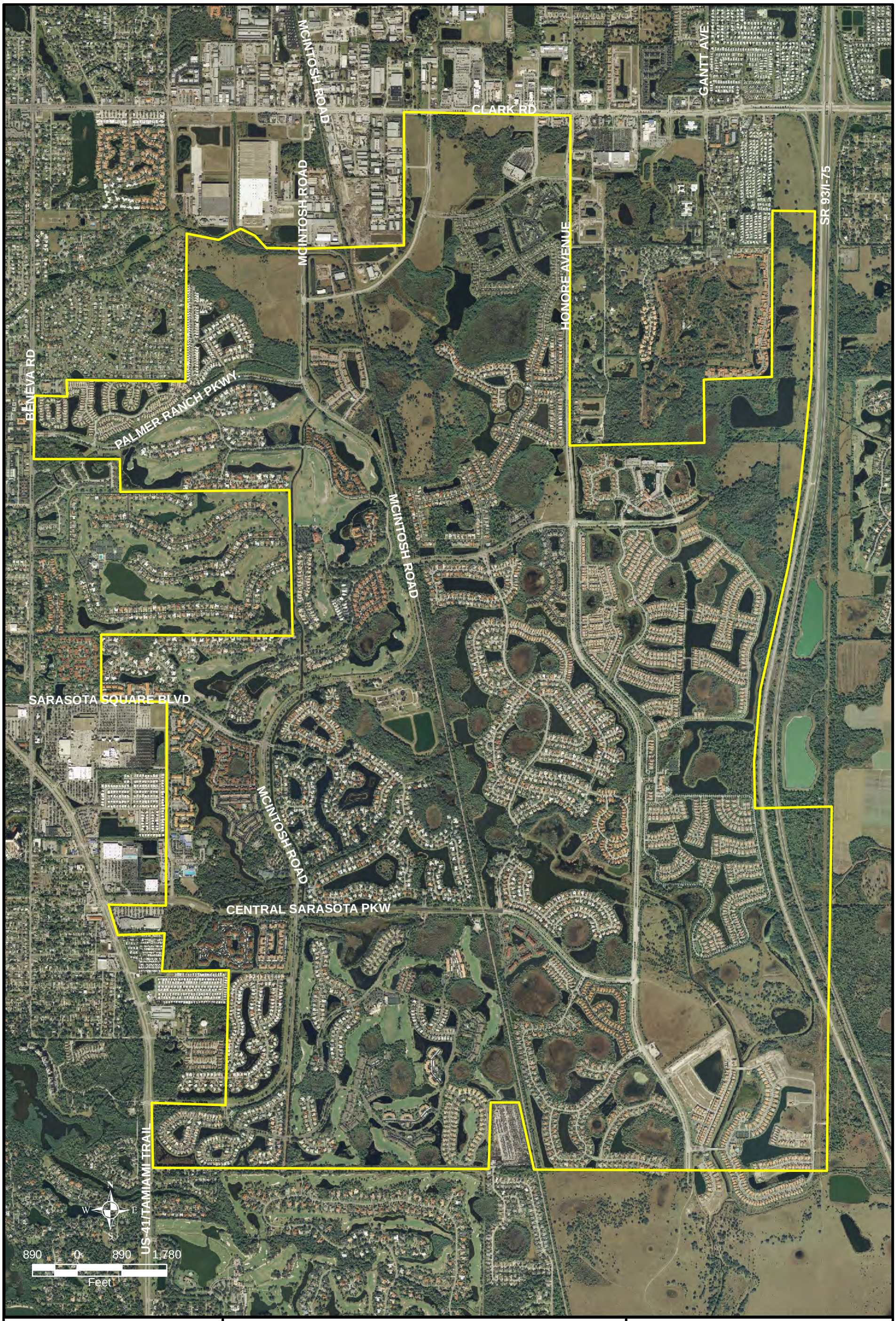
1 Introduction

A master development plan for the Palmer Ranch is being implemented pursuant to the terms and conditions of the Amended and Restated Master Development Order (Amended MDO, Resolution No. 91-170) for the Palmer Ranch Development of Regional Impact (DRI) which was adopted on July 12, 1991, by the Board of County Commissioners of Sarasota County. The amended and original MDOs call for planning and developing the 5,119-acre Palmer Ranch DRI in incremental developments. Construction of the first incremental development (Prestancia) was initiated in 1986. The Palmer Ranch is located in west-central Sarasota County as shown in **Figure 1.1**.

Pursuant to the conditions of the original MDO, a "Continuing Surface Water Quality Monitoring Program" was required to be performed before and during construction, except during the period in which a "Pollutant Loading Monitoring Program" was to be performed as specified in the Agreement of Understanding between Sarasota County and Palmer Venture established during August 1987.

The original monitoring program, which was initiated in May 1984 by GeoScience, Inc., employed a bimonthly sampling frequency as required for the first year of monitoring. Subsequently, the scope of the monitoring program for the following two-year period was revised during an agency review meeting in June 1985. This meeting involved the developer's representative, Mr. T. W. Goodell, and Mr. Russ Klier of Sarasota County Pollution Control Division (personal communication with Mr. T. W. Goodell). The revised work scope entailed a 13-station network with a quarterly sampling frequency for the parameters monitored during the first year, except trace elements and organochlorine pesticides that would receive annual audits (refer to July 28, 1986 correspondence of Mr. T. W. Goodell to Mr. Russ Klier).

Palmer Ranch Holdings, Ltd. (f.k.a. Palmer Venture and Palmer Ranch Development, Ltd.) contracted Vanasse Hangen Brustlin, Inc. (f.k.a. CCI Environmental Services, Inc. and Conservation Consultants, Inc.) to implement the "Continuing Surface Water Quality Monitoring Program" during the second year of the monitoring program. Vanasse Hangen Brustlin, Inc. (VHB) began monitoring on September 16, 1985, pursuant to the instructions provided by Palmer Ranch Holdings, Ltd. Except for an annual sampling event conducted in September 1988, the "Continuing Surface Water Quality Monitoring Program" was suspended in June 1988, due to the initiation of the "Pollutant Loading Monitoring Program". The Stormwater Pollutant Loading Monitoring Program was performed between June 1988 and December 1989 and a report was submitted to Sarasota County on May 29, 1992. Subsequent to an agreement between the Sarasota County Pollution Control Division and Palmer Ranch



Date: 1/08

Revised:

Figure 1.1
General Site Location
Palmer Ranch
Sarasota County, Florida

Vanasse Hangen Brustlin, Inc.

VHB

8043 Cooper Creek Blvd.
Suite 201
University Park, Florida 34201

\\FL-PAL\PROJECTS\65711.00\GIS\PROJECTS\PALMER.MXD

Holdings, Ltd., the "Continuing Surface Water Quality Monitoring Program" was resumed in December 1989 with a single annual sampling event conducted during the fifth monitoring year. After resumption of monitoring in December 1989, the surface water quality monitoring was performed quarterly at all stations until December 10, 1991.

With adoption of Exhibit "E" to the Amended and Restated Master Development Order for the Palmer Ranch Development of Regional Impact (**Appendix A**), a revised water quality monitoring program was implemented in 1992. This revised monitoring program consisted of quarterly water quality measurements and grab sample collection in Catfish Creek, North Creek and South Creek at a total of 10 monitoring stations. In accordance with Exhibit "E", monitoring in the South Creek Basin was suspended until one month before any development activity occurring in the basin. Upon intent to reinitiate monitoring of the South Creek Basin, Sarasota County Pollution Control Division was notified of dates of sampling and stations to be sampled. Monitoring of the South Creek Basin was reinitiated with the first quarterly sampling occurring on January 13, 1994. As specified in Exhibit "E", this pre-development monitoring event included water quality grab sampling and in situ measurements at four (4) monitoring stations along South Creek. Following this initial monitoring event, all subsequent monitoring shall be performed quarterly during the development phase. During development, all stations located downstream of an area under development shall be monitored. Additionally, one sampling site located upstream of a development area shall also be monitored to determine baseline water quality conditions. Once an area is substantially developed as agreed to by the Sarasota County Pollution Control Division and Palmer Ranch Development, Ltd., a modification of the monitoring program shall be subject to discussion for change in water quality monitoring frequency from quarterly to semi-annually or to be discontinued.

Under the amended and approved monitoring plan as stated in Exhibit "E", monitoring of Catfish Creek and North Creek was to continue quarterly for a maximum of two years or until substantial development occurs. On April 29, 1994, Mr. Kent Kimes of the Sarasota County Pollution Control Division approved a reduction in sampling frequency for the Catfish Creek and North Creek monitoring stations from quarterly to semi-annually.

The water quality conditions recorded during sampling events conducted during the period from January through December 2013 in the Catfish Creek, North Creek and South Creek basins are reported herein. This report includes a discussion of the results with respect to applicable water quality criteria, observed spatial and temporal trends, and comparisons with results obtained during previous monitoring events.

2

General Environmental Setting

2.1 Climate

Prevailing climatic conditions in west central Florida are subtropical, characterized by abundant rainfall and moderate temperatures. Average monthly temperatures derived from two separate 30-year periods of record are provided in **Table 2.1** below:

Table 2.1 Average Monthly Air Temperatures (National Weather Service, Tampa, Florida)

Month	Air Temperature			
	1941-1970[a]		1931-1960[b]	
	°C	°F	°C	°F
January	16.4	61.6	16.9	62.4
February	17.2	62.9	17.7	63.8
March	19.4	66.9	19.4	67.0
April	22.3	72.1	22.1	71.8
May	24.8	76.7	24.9	76.8
June	26.8	80.3	26.9	80.4
July	27.6	81.6	27.6	81.6
August	27.7	81.9	27.8	82.0
September	26.9	80.5	27.0	80.6
October	23.9	75.0	23.9	75.1
November	19.8	67.7	19.9	67.9
December	17.1	62.8	17.4	63.4
Annual Average	22.5	72.5	22.6	72.7

[a]Thompson, 1976
[b]Bradley, 1974

Based on a 30-year period of record, rainfall in Bradenton, Florida (NOAA, 1977) averages 56 inches per year. The minimum annual rainfall recorded during the 30-year period was 29 inches while the maximum was 93 inches. Historical rainfall trends for this area show that a wet season occurs during the period of June through September followed by a dry season during the period of October through January. On average, 62 percent (35 inches) of the annual rainfall occurs during the summer with only 13 percent (7 inches) during the fall. The dry season is followed by a short wet period during February and March and subsequently a short dry period during April and May.

2.2 Soils

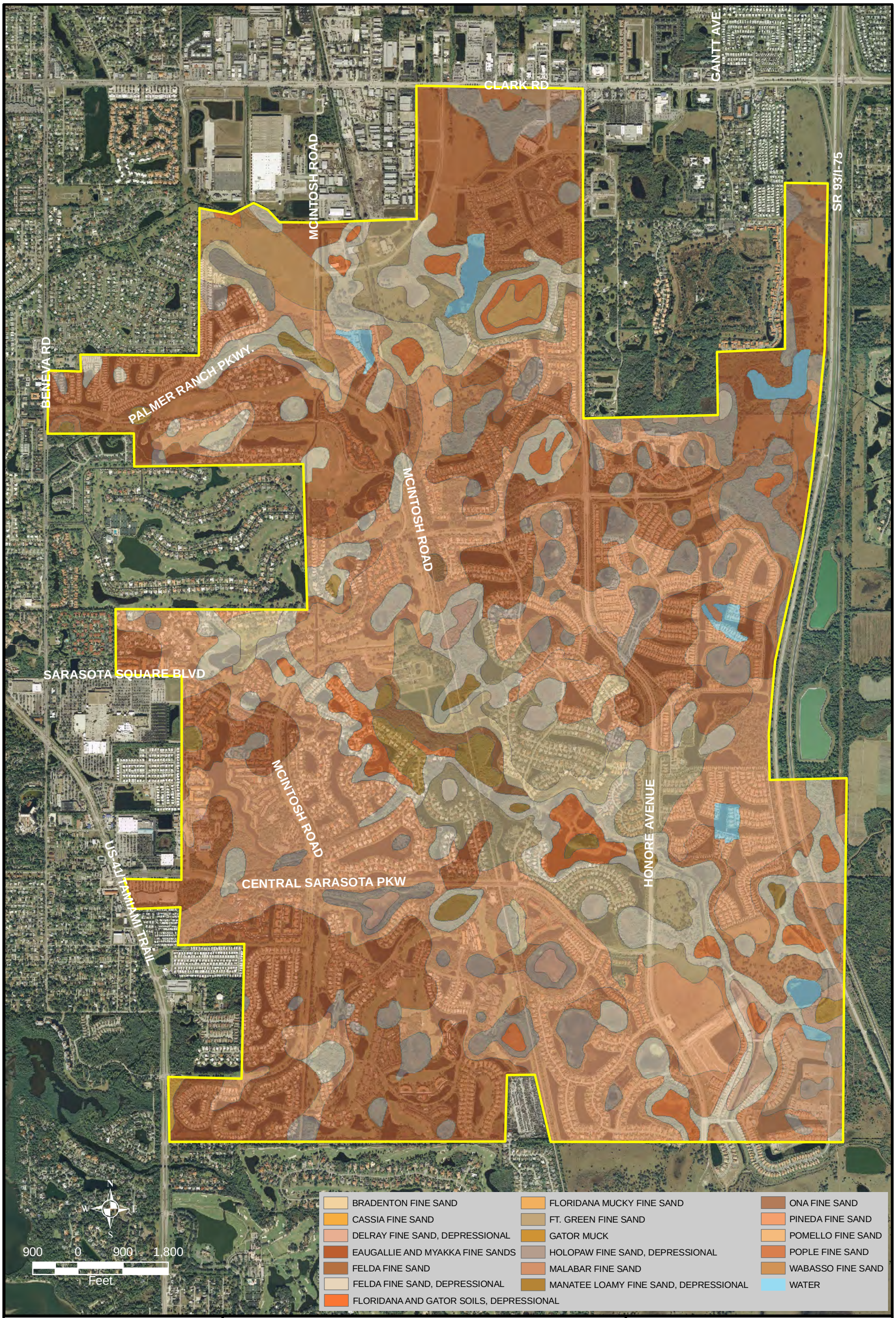
Soils of the Palmer Ranch are generally sandy except in areas of low relief and poor drainage where peaty mucks are common (Florida Division of State Planning, 1975). Upland soils of Palmer Ranch are predominately of the Myakka-Immokalee-Basinger Association. This soil association is defined as nearly level with poorly drained sandy soils (Florida Division of State Planning, 1975).

Along the well-incised banks of several drainage ditches traversing the Palmer Ranch (e.g., lower reach of Catfish Creek), it is evident that a natural marine deposit exists a few feet below the ground surface. This marine deposit contains a thin layer of shells and shell fragments. **Figure 2.1** and **Table 2.2** provide the locations and descriptions of the soil types that occur in the Palmer Ranch.

2.3 Land Use and Vegetation

Historically, the primary land use within the Palmer Ranch has been cattle ranching. However, changes in land uses on the Palmer Ranch have included the following: construction of surface water management systems; construction of roads, golf courses, homes, wastewater treatment facilities and associated domestic wastewater spray effluent fields, and land disposal of sludge. During the second monitoring year (April 1985 - March 1986), the land application of sludge wastes on the Palmer Ranch was discontinued and construction of the Central County Utilities Regional Treatment Plant and an adjacent golf course was completed. Subsequently, construction of a residential development was initiated during the third monitoring year.

Land uses located upstream of the ranch include golf courses, roads and highways, residential developments, a mobile home park, commercial businesses, a dairy farm that was changed to a sod farm (effective August 1, 1987), light industry, and a metal salvage operation. The primary vegetation associations found on the undeveloped areas of the ranch include pine flatwoods, improved and semi-improved pastures, wet prairies, marshes and sloughs, swamps, and mesic hammocks.



Date: 1/08

Revised:

Figure 2.1
Soils
Palmer Ranch
Sarasota County, Florida

Vanasse Hangen Brustlin, Inc.

VHB

8043 Cooper Creek Blvd.
Suite 201
University Park, Florida 34201

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Table 2.2 Descriptions of Soil Types

Definition	Map Unit No.	Soil Type Description
Areas dominated by moderately well to poorly drained soils not subject to inundation.	4	Bradenton fine sand: Nearly level, poorly drained soils on low ridges and hammocks adjacent to floodplains, sloughs and depressions.
	7	Cassia fine sand: Nearly level, somewhat poorly drained soils on low ridges that are slightly higher than the adjacent flatwoods and on shoulder slopes adjacent to drainageways.
	10	EauGallie and Myakka fine sands: Nearly level, poorly drained soils on broad flatwoods.
	11	Felda fine sand: Nearly level, poorly drained soil in sloughs and in poorly drained drainageways.
	21	Ft. Green fine sand: Deep, nearly level, poorly drained soil on broad flatwoods.
	25	Malabar fine sand: Nearly level, poorly drained soil in low, narrow to broad sloughs and poorly drained drainageways and on flats.
	30	Ona fine sand: Nearly level, poorly drained soils on broad flatwoods.
	31	Pineda fine sand: Nearly level, poorly drained soil on low hammocks and in broad poorly defined sloughs.
	33	Pomello fine sand: Nearly level, moderately well drained soil on low ridges and knolls on flatwoods.
	36	Nearly level, poorly drained soil on low hammocks and in poorly defined drainageways and broad sloughs.
	41	Wabasso fine sand: Nearly level, poorly drained soil on broad flatwoods.

Table 2.2 Descriptions of Soil Types

Definition	Map Unit No.	Soil Type Description
Areas dominated by very poorly drained soils subject to inundation.	8	Delray fine sand, depressional: Nearly level, very poorly drained soil in depressions on flatwoods. Slopes are concave and are less than 2 percent.
	12	Felda fine sand, depressional: Nearly level, very poorly drained soil in depressions. Slopes are concave and are less than 2 percent.
	15	Floridana and Gator soils, depressional: Very poorly drained, nearly level soils in depressions. They are subject to ponding. Slopes are dominantly concave and are less than 2 percent.
	14	Floridana mucky fine sand: Nearly level, very poorly drained soil in poorly defined drainageways on broad, low flats. Slopes are smooth or concave and range from 0 to 2 percent.
	17	Gator muck: Nearly level, very poorly drained soil in freshwater swamps and marshes. Slopes are smooth and are less than 1 percent.
	22	Holopaw fine sand ,depressional: Nearly level, very poorly drained soil in depressions. Slopes are concave and less than 2 percent.
	26	Manatee loamy fine sand, depressional: Nearly level, very poorly drained soils in depressions. Slopes are concave and are less than 1 percent.

2.4 Drainage

The Palmer Ranch DRI is divided into six primary drainage basins that ultimately discharge into Little Sarasota Bay and Drymond Bay. Two basins, the Catfish Creek/Trunk Ditch Basin and the South Creek Basin, drain most of the North Tract. Approximately 2,590 acres of the Catfish Creek-Trunk Ditch Basin, that has a total drainage area of 3,700 acres, and approximately 1,770 acres of the South Creek Basin, that has a total drainage area of approximately 12,000 acres, are located on the North Tract. Four minor basins also drain portions of the property. These include Matheny Creek Basin (40 acres), Elligraw Bayou Basin (180 acres), North Creek Basin (460 acres), and Clower Creek Basin (80 acres). A general description of the major streams in these basins is provided in the following sections.

2.4.1 Catfish Creek

Catfish Creek within the limits of the Palmer Ranch DRI was a man-made ditch/channel system that flowed southwest to the southern boundary of the property, intersecting Trunk Ditch, a straight man-made canal, at five locations. The upper portion of Catfish Creek receives off-site drainage from commercial and industrial areas near Clark Road. Many of these commercial and industrial areas lack stormwater management systems. The lower portion of the Catfish Creek drainage system receives stormwater runoff from various stormwater management systems located throughout the Palmer Ranch residential development.

Immediately downstream of the Palmer Ranch, the Catfish Creek drainage system receives drainage at times and "overflow" from the wastewater treatment ponds associated with a mobile home park. Farther downstream, drainage from residential areas and runoff from U.S. Highway 41 enter the creek. Beyond U.S. Highway 41, Catfish Creek is affected by tidal changes from Little Sarasota Bay.

2.4.2 Trunk Ditch

Trunk Ditch was originally constructed to improve drainage. Initially, it extended from the northern boundary of the Palmer Ranch property to North Creek and resulted in scouring velocities during major storm events. These high velocities resulted in out-of-bank flooding and sediment transport. During early 1986, a segment of Trunk Ditch was reconstructed in association with the Development of Prestancia. This reconstruction resulted in an improved channel and the placement of two water level control weirs. Because of these two weirs, lentic conditions occur during the dry season. Vegetation in Trunk Ditch is dominated by hydrilla, water-weed, and other aquatic weeds. As mentioned earlier, Catfish Creek intersects Trunk Ditch at five locations.

Runoff entering the upper reaches of Trunk Ditch originates along Clark Road, including the adjacent commercial and industrial areas. Downstream, runoff enters Trunk Ditch from Prestancia's golf course and residential development, the Country Club of Sarasota and associated residential area, as well as pine flatwoods, improved pastures, and wetlands of the Palmer Ranch. Subsequently, three (3) additional weirs were added in the reconstructed portion

of the Trunk Ditch during 1988 to 1991. Also, a drainage-basin divide between Catfish Creek and North Creek was created at that time with the construction of Central Sarasota Parkway.

2.4.3 North Creek

North Creek is connected to Trunk Ditch by a dredged tributary located near the southern boundary of the North Tract. The banks of this tributary are vegetated with grasses and trees resulting in a partially overhanging canopy. Most of the drainage into this dredged tributary originates from residential development, roadways, a marsh/slough system, and an off-site metal salvage operation. Downstream of the North Tract, Trunk Ditch enters the main channel of North Creek, which subsequently flows into Little Sarasota Bay. Residential areas, U. S. Highway 41, and pine flatwoods drain into the downstream reach of North Creek.

2.4.4 South Creek

South Creek within the Palmer Ranch is largely a shallow ditch system constructed through historic, broad sloughs or interconnecting previously isolated marshes. The banks of South Creek are vegetated with grasses and occasional pines, while its channel is generally void of aquatic vegetation. Portions of the creek and associated wetlands have been restored in association with adjacent development. Upstream of the Palmer Ranch, South Creek receives drainage in its western tributary from a golf course and a mobile home park. At its eastern boundary, it receives drainage from agricultural and recreational land uses, as well as Interstate I-75. Before mid-1987, much of the area upstream of I-75 was used as a dairy farm.

Within the Palmer Ranch, South Creek receives drainage primarily from improved pastures, pine flatwoods and residential developments. Downstream of the Ranch, South Creek flows through Oscar Scherer State Park and subsequently into the tidal waters of Drymond Bay.

2.4.5 Elligraw Bayou

Elligraw Bayou is a channelized stream that flows southwesterly to Little Sarasota Bay. The banks of Elligraw Bayou are sloped and vegetated with grasses and trees. On the Ranch, Elligraw Bayou receives drainage from Increment II development areas and Prestancia (Increment I). Downstream of the Palmer Ranch, Elligraw Bayou flows through Ballantrae and several other residential areas before entering Little Sarasota Bay.

2.4.6 Matheny Creek

Matheny Creek is a channelized stream that originates in the marshes and sloughs northwest of the Palmer Ranch. It flows southwest and eventually discharges into Little Sarasota Bay. The banks of Matheny Creek are steep and vegetated with grasses and some trees. Drainage enters Matheny Creek from residential developments, commercial and industrial areas, and golf courses.

2.4.7 Clower Creek

Clower Creek forms the south border of the 70-acre Sarasota Square Mall. A 1.6 acre wet prairie located east of the mall on the Palmer Ranch most likely represents the headwaters of Clower Creek during the wet season. Drainage conveyed by Clower Creek flows westerly for 1,350 ft., and subsequently, through an underground pipeline along the north and west borders of a trailer park adjacent to the Sarasota Square Mall. After flowing underground for about 650 ft., drainage enters the mall's stormwater management system. Subsequently, discharge from the mall's stormwater management system drains through swales into culverts and underneath U.S. 41 to Little Sarasota Bay.

2.5 Water Quality Classification

The segments of the streams traversing the Palmer Ranch are non-tidal freshwater systems designated by the State as Class III waters pursuant to Subsection 62-302.400(1) of the Florida Administrative Code (FAC). Downstream, these streams flow into an estuarine system (Little Sarasota and Drymond Bays) which is classified as an Outstanding Florida Waters (OFW). In addition, the segment of South Creek that flows through Oscar Scherer State Park is classified as an OFW. State and Sarasota County water quality standards applicable to the "Continuing Water Quality Monitoring Program" (i.e., those applicable to Class III, predominantly fresh surface waters) are listed in **Table 2.3**.

The State of Florida has adopted numeric nutrient criteria that will soon be implemented. These new total nitrogen and total phosphorus criteria will likely apply to the streams traversing Palmer Ranch in 2014.

Table 2.3 Applicable State and County Water Quality Criteria for Class III, Predominately Fresh Waters

Parameter	Water Quality Standard[a]
Arsenic	Not >50 µg/L
Biochemical Oxygen Demand	Not to be increased in a manner that would depress Dissolved Oxygen levels below criteria.
Fecal Coliform Bacteria	Not >800/100 mL
Total Coliform Bacteria	Not >2,400/100 mL
Specific Conductance	Shall not be increased more than 50% above background or to 1,275 µmhos/cm, whichever is greater, in predominantly fresh waters.
Copper	Not >12.8 µg/L at a Total Hardness of 110 mg/L
Dissolved Oxygen	Not <2.38 percent saturation
Lead	Not >3.6 µg/L at a Total Hardness of 110 mg/L
Nutrients	Concentrations in a body of water shall not be altered in such a manner as to cause an imbalance in natural populations of aquatic flora or fauna.
Ammonia Nitrogen (ionic plus non-ionic)	See Nutrients
Nitrite Nitrogen	See Nutrients
Nitrate Nitrogen	See Nutrients
Total Nitrogen	See Nutrients
Organic Nitrogen	See Nutrients
Oil and Greases	Not >5 mg/L
Orthophosphate	See Nutrients
Total Phosphorus	See Nutrients
pH	6.0 – 8.5
Turbidity	Not >29 NTU above background
Zinc	Not >115 µg/L at a Total Hardness of 110 mg/L

[a]State surface water quality criteria as listed in Chapter 62-302, Florida Administrative Code, and Sarasota County Ordinance No. 98-066.

3

Field and Laboratory Procedures

3.1 Station Locations and General Descriptions

The "Continuing Surface Water Quality Monitoring Program" employs a network of 10 sampling stations located at various sites along South Creek, Catfish Creek, North Creek, and Trunk Ditch (**Figure 3.1**). A general description of the characteristics of the 10 sampling stations is provided in **Table 3.1**.

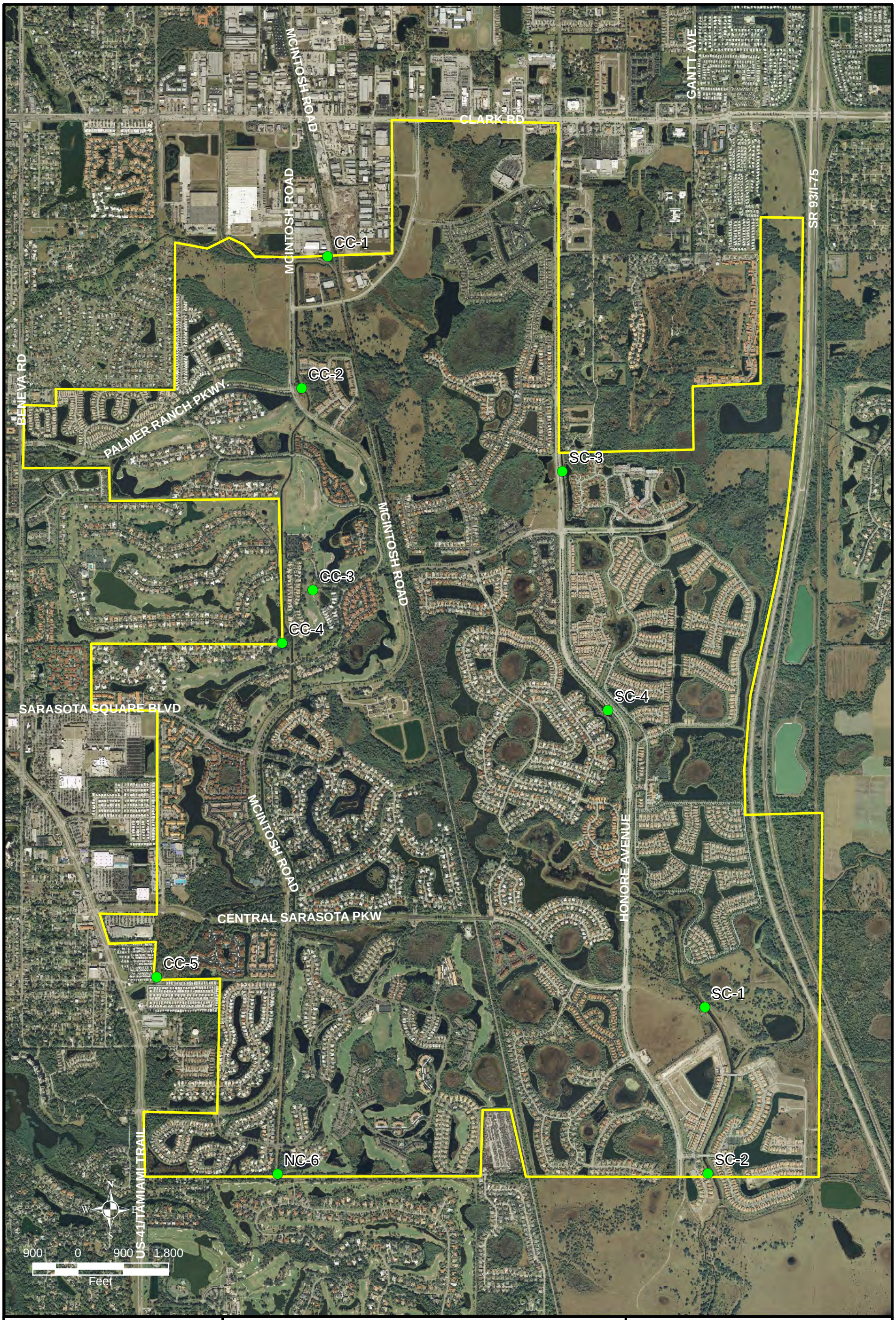
In Catfish Creek, inflow into the Palmer Ranch was monitored at Station CC-1 while outflow was monitored at Station CC-5. Station CC-1 receives drainage from Clark Road, McIntosh Road, and various commercial/industrial developments. Two tributaries of Catfish Creek were also monitored near their confluences with Trunk Ditch (Stations CC-2 and CC-3). These two stations represent stream segments that receive drainage from Prestancia and backwater effects of Trunk Ditch.

Trunk Ditch was monitored within its realigned segment within the Catfish Creek-Trunk Ditch Drainage Basin at Station CC-4. This site lays adjacent to and receives drainage from both the Country Club of Sarasota and Prestancia and sources farther upstream, as well as residential areas, pine flatwoods, improved pastures, and wetlands of the Palmer Ranch. Farther to the south, Trunk Ditch was monitored at a location within the North Creek Basin, i.e., Station NC-6.

South Creek was monitored at four (4) locations. These include one point of outflow (SC-2) and one point of inflow (SC-3), as well as in the interior of the North Tract at Stations SC-4 and SC-1. Station SC-3 is upstream of any development in the South Creek Basin. During some previous monitoring years, only Stations SC-1, SC-2, and SC-4 were monitored because no construction extended beyond Station SC-4. Sampling at Station SC-3 was reinitiated in October 1996 when construction activity moved upstream of Station SC-4.

3.2 Parameters and Sampling Frequency

Semi-annual sampling of Catfish and North Creeks was performed during March and September 2013, and quarterly sampling was performed during January, April, July, and October 2013 in South Creek. The analysis of the annual parameters was performed for samples collected during the wet season events (i.e. September and October 2013). The dates and times of all sample collections are provided in **Table 3.2**. Weather conditions at the time of monitoring are provided in **Table 3.3**.



Date: 1/08

Revised:

Figure 3.1
Surface Water Monitoring Locations
Palmer Ranch
Sarasota County, Florida

Vanasse Hangen Brustlin, Inc.

VHB

8043 Cooper Creek Blvd.
Suite 201
University Park, Florida 34201

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Table 3.1 General Descriptive Characteristics of Surface Water Quality Sampling Stations

Station	General Location	Water Depth[a] (ft)	Channel Width (ft)	Habitat
CC-1	Catfish Creek Site Entry	1.0-1.6	10	75-100% Canopy of Salix, Rooted Emergents, Incised Banks.
CC-2	Catfish Creek Upstream of Trunk Ditch	0.0-0.45	12	Aquatic Vegetation, Shallow Sloped Banks.
CC-3	Catfish Creek Upstream of Trunk Ditch	0.3-0.6	6	Aquatic Vegetation, Incised Banks.
CC-4[b]	Trunk Ditch Downstream of Catfish Creek Confluence	0.6-2.2	50	Sodded Banks, Rooted Emergents.
CC-5	Catfish Creek Outfall from Site	0.3-0.8	50	Shading in by Oaks, Willows, and Wax Myrtle, Sodded Banks.
NC-6	Trunk Ditch Downstream of Catfish Creek	1.7-2.7	12	Aquatic Vegetation.
SC-1	South Creek Mid-property	0.6-0.7	12	Sand covered with Organic Matter.
SC-2	South Creek at Site Exit	0.5-1.2	17	Rooted Emergents, Floating Aquatics, Palm Trees Shade Channel in A.M.
SC-3	South Creek Outfall from Large Wetland	0.0-0.7	10	Shallow banks, Aquatic Vegetation.
SC-4	South Creek near Honore Avenue	0.7-1.2	8	Rooted Emergents Cover 33% of Channel, Canopy of Pine.

[a]Range in depth recorded during monitoring period of April 1987 - March 1988.
[b]Depths reported are depths at sampling location - total depth at site averages 8.0 ft.

Table 3.2 Date and Time of Sampling for the 29th Annual Monitoring Period of January through December 2013

West Side

Event No.	Date of Sampling	Monitoring Stations					
		CC-1	CC-2	CC-3	CC-4	CC-5	NC-6
1	March 29, 2013	1444	1418	1250	1328	1117	1207
2	September 26, 2013	1246	1149	1015	1111	0911	0944

East Side

Event No.	Date of Sampling	Monitoring Stations			
		SC-1	SC-2	SC-3	SC-4
1	January 23, 2013	1302	1147	1411	1052
2	April 25, 2013	1342	1207	1436	1111
3	July 30, 2013	1253	1129	1401	1007
4	October 28, 2013	1241	1148	1411	1108

Table 3.3 Weather Conditions Observed during Sampling for the 29th Annual Monitoring Period of January through December 2013

Date	Air Temperature (F)	Cloud Cover (%)	Wind Speed	Wind Direction	Rain
January 23, 2013	60-70	0-5	5-10	NNW	No
March 29, 2013	75-80	0	5-10	S	No
April 25, 2013	80-85	5-10	5-10	E	No
July 30, 2013	85-90	40-60	5-10	W	No
September 26, 2013	75-85	30-100	10-15	W	Yes
October 28, 2013	75-80	0-5	5-10	NW	No

Surface water quality monitoring from January through December 2013 was performed by (1) the use of field instrumentation and in situ measurements; and (2) the collection of grab samples for subsequent laboratory analyses. A digital readout YSI multi-parameter water quality meter (YSI) was used for *in situ* measurements of dissolved oxygen, pH, specific conductance, and water temperature. Prior to deployment in the field, all instrumentation was calibrated according to the manufacturer's recommended procedures. All *in situ* measurements were taken at approximate midstream and mid-depth at each station. Grab samples were collected at each station during the six monitoring events, preserved, and analyzed in the laboratory within the recommended hold times for the following parameters:

Ammonia Nitrogen
Nitrate Nitrogen
Nitrite Nitrogen
Organic Nitrogen
Total Nitrogen
Orthophosphate
Total Phosphorus
Oil and Grease
Total Suspended Solids
Turbidity
Biochemical Oxygen Demand
Fecal Coliform Bacteria
Total Coliform Bacteria

Additional surface water grab samples were collected at each of the ten monitoring stations during the late summer (September or October 2013) monitoring events for the laboratory analysis of the following parameters:

Arsenic
Lead
Copper
Zinc

All sampling was performed in accordance with the Florida Department of Environmental Protection Standard Operating Procedures. Laboratory analyses were performed in accordance with the procedures described in the 18th edition of Standard Methods for the Examination of Water and Wastewater (APHA, 1992), Methods for Chemical Analysis of Water and Wastes (USEPA, 1983) or other FDEP/USEPA approved methodology. The methods used in the collection, preservation, handling, storage, and analysis of all surface water samples are provided by parameter in **Table 3.4**.

Laboratory analyses were performed by Benchmark EnviroAnalytical Inc.'s laboratory which is certified for the analyses of environmental and drinking water samples.

Two additional parameters, stream flow and stream depth, were monitored at each sampling point concurrent with water quality monitoring as an aid in evaluating the water quality data although not formally part of the "Continuing Surface Water Quality Monitoring Program." Water velocity was determined using a Sontek Flowtracker. Stream flows were subsequently determined in accordance with the USGS two-point (i.e., area/velocity) method (USGS, 1982). Stream depth was measured using with the YSI at each point of water quality sampling.

Table 3.4 Collection and Analytical Methods Used during the Surface Water Quality Monitoring Events

Parameter	Sample Type	Field Handling	Hold Time	Laboratory Handling	Analytical Method	Method Reference
Fecal Coliform Bacteria	Grab	Stored on Ice	30 Hours	Immediate Analysis	Multiple Tube Fermentation	APHA 9222 D
Total Coliform Bacteria	Grab	Stored on Ice	30 Hours	Immediate Analysis	Multiple Tube Fermentation	APHA 9222 B
Biochemical Oxygen Demand (BOD-5 Day)	Grab	Stored on Ice	48 Hours	Immediate Analysis	Membrane Electrode	APHA 5210 B
Conductivity	*In situ*	----	----	----	YSI Sonde	APHA 2510 B
Total Arsenic	Grab	HNO_3 to pH <2, Stored on Ice	6 Months	Stored at Room Temperature	Digestion, Atomic Absorption	EPA 200.7
Total Copper	Grab	HNO_3 to pH <2, Stored on Ice	6 Months	Stored at Room Temperature	Digestion, Atomic Absorption	EPA 200.7
Total Lead	Grab	HNO_3 to pH <2, Stored on Ice	6 Months	Stored at Room Temperature	Digestion, Atomic Absorption	APHA 3113 B
Ammonia Nitrogen	Grab	$H2SO_4$ to pH <2, Stored on Ice	28 Days	Stored at 4 °C	Automated Phenate	EPA 350.1
Nitrate + Nitrite Nitrogen	Grab	$H2SO_4$ to pH <2,	28 Days	Stored at 4 °C Stored on Ice	Automated Cadmium Reduction	EPA 353.2
Nitrite Nitrogen	Grab	Stored on Ice	48 Hours	Stored at °C	Automated Autoanalyzer	APHA 4500-NO2B
Nitrate Nitrogen	Grab	----	----	----	Calculation	EPA 353.2
Total Kjeldahl Nitrogen	Grab	$H2SO_4$ to pH <2, Stored on Ice	28 Days	Stored at 4 °C	Automated Block Digestion, Autoanalyzer	EPA 351.2
Total Nitrogen	Grab	----	----	----	Calculation	EPA 353+351

Table 3.4 Collection and Analytical Methods Used during the Surface Water Quality Monitoring Events (Continued)

Parameter	Sample Type	Field Handling	Hold Time	Laboratory Handling	Analytical Method	Method Reference
Oil and Grease	Grab	$H2SO_4$ to pH <2,	28 Days	Stored at 4 °C Stored on Ice	Gravimetric	EPA 1664 A
Dissolved Oxygen	*In situ*	----	----	----	YSI Sonde Membrane Electrode	APHA 4500 G
pH	*In situ*	----	----	----	YSI Sonde Electromagnetic	APHA 4500-H+
Orthophosphate	Grab	Stored on Ice	48 Hours	Immediate Analysis	Automated, Ascorbic Acid	EPA 365.3
Total Phosphorus	Grab	$H2SO_4$ to pH <2, Stored on Ice	28 Days	Stored at 4 °C	Automated Block Digestion, Autoanalyzer	EPA 365.3
Total Suspended Solids (TSS)	Grab	Stored on Ice	7 Days	Stored at 4 °C	Glass Fiber Filtration, Dried at 105 °C	APHA 2540 D
Temperature	*In situ*	----	----	----	YSI Sonde Thermistor	APHA 2550 B
Turbidity	Grab	Stored on Ice	48 Hours	Stored at 4 °C	Nephelometric	EPA 180.1
Total Zinc	Grab	HNO_3 to pH <2, Stored on Ice	6 Months	Stored at Room Temperature	Digestion, Atomic Absorption	EPA 200.7
Flow/Direction	*In situ*	----	----	----	Sontek Flowtracker	Manufacturer's Specifications

APHA - American Public Health Association, American Water Works Association and Water Pollution Control Federation, 1992. Standard Methods for the Examination of Water and Wastewater, 18th Edition. American Public Health Association.

EPA - U.S. Environmental Protection Agency, 1983. Methods for Chemical Analysis of Water and Wastes, EPA - 600/4-79-020, National Environmental Research Center, Cincinnati, Ohio.

4

Results and Discussion

During the 29th year of the "Continuing Surface Water Quality Monitoring Program" (i.e., January through December 2013), six surface water quality monitoring events were conducted by VHB. Sampling of Catfish and North Creeks was conducted on March 29 and September 26, 2013 and sampling of South Creek was conducted on January 23, April 25, July 30, and October 28, 2013. All monitoring was conducted in compliance with the conditions of the Amended and Restated Master Development Order for the Palmer Ranch Development of Regional Impact (Appendix A).

Individual results for the six events performed during the 2013 monitoring year for the "Continuing Surface Water Quality Monitoring Program" are tabulated by parameter in Appendix B and C for the Catfish Creek/North Creek and South Creek sites, respectively. For each parameter, statistics (i.e., mean, minimum, maximum, standard deviation, and number of observations) are calculated across sampling events and sampling locations. Also, any violations of applicable water quality criteria are noted on each table.

Copies of the data tables for the samples collected during the 2013 monitoring year are provided in Appendix D. Comparison of the data with previous results and general conclusions are included with the discussion for each parameter or group of related parameters.

4.1 Rainfall and Hydrology

4.1.1 Rainfall

Rainfall data for telemetry sites near the Palmer Ranch (Oscar Scherer State Park, Laurel Park, and Osprey Stations) were not used because evaluation of data revealed numerous inconsistencies, and rainfall data collection for Oscar Scherer State Park was discontinued by the Southwest Florida Water Management District (SWFWMD). Consequently, determining antecedent rainfall accumulations during the 2-day, 2-week and 2-month periods prior to sampling were not possible. The average rainfall for the Sarasota Bay drainage basin reported by SWFWMD is used to summarize hydrologic conditions for the water quality monitoring period. The annual rainfall amount recorded for the Sarasota Bay drainage basin during the 29th year of the "Continuing Surface Water Quality Monitoring Program" is slightly higher than the historic average annual rainfall of approximately 52 inches (based on a 97-year period of record, SWFWMD, 2013). Approximately 55 inches of precipitation were recorded during the period from October 1, 2012 through September 30, 2013 (**Table 4.1**) in comparison to a range

of 24 to 74 inches recorded during the period of record. On Palmer Ranch, totals of 38 to 65 inches were recorded during previous monitoring years (CCI, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995, 1996, 1997, 1998 and 1999).

Table 4.1 Comparison of Sarasota Bay Drainage Basin Average Monthly Rainfall for the Period of October 2012 through September 2013 with Manasota Regional Basin Average Historical Rainfall

Date	Monthly Rainfall (Inches)	Historical Rainfall (Inches)	Percent of Historic
October 2012	2.65	3.29	81%
November 2012	0.26	1.87	14%
December 2012	1.94	2.06	94%
January 2013	0.21	2.44	9%
February 2013	1.05	2.63	40%
March 2013	1.51	3.05	50%
April 2013	3.88	2.43	160%
May 2013	2.89	2.87	101%
June 2013	9.85	7.13	138%
July 2013	10.40	8.05	129%
August 2013	8.85	8.56	103%
September 2013	11.07	7.70	144%
Water Year (October 2012 through September 2013)			
Annual Total	54.56	52.08	105%
Dry Season (October - May)	14.39	20.64	70%
Wet Season (June – September)	40.17	31.44	128%

Rainfall recorded during the 2013 monitoring year exhibited a typical seasonal trend for this region of Florida. **Figure 4.1** provides a comparison of the monthly distribution of rainfall measured for the period from October 2012 through September 2013 with the average monthly distribution of historic rainfall for the Manasota Region. Dry Season rainfall (October 2012 through May 2013) was 14.39 inches, or 70 percent of the historic average (Table 4.1). Wet Season rainfall (June 2013 through September 2013) was 40.17 inches, or 128 percent of the historic average. Consequently, the 2012-2013 monitoring period is generally considered a fairly typical water year with normal rainfall during the wet season and slightly below average rainfall during the dry season.

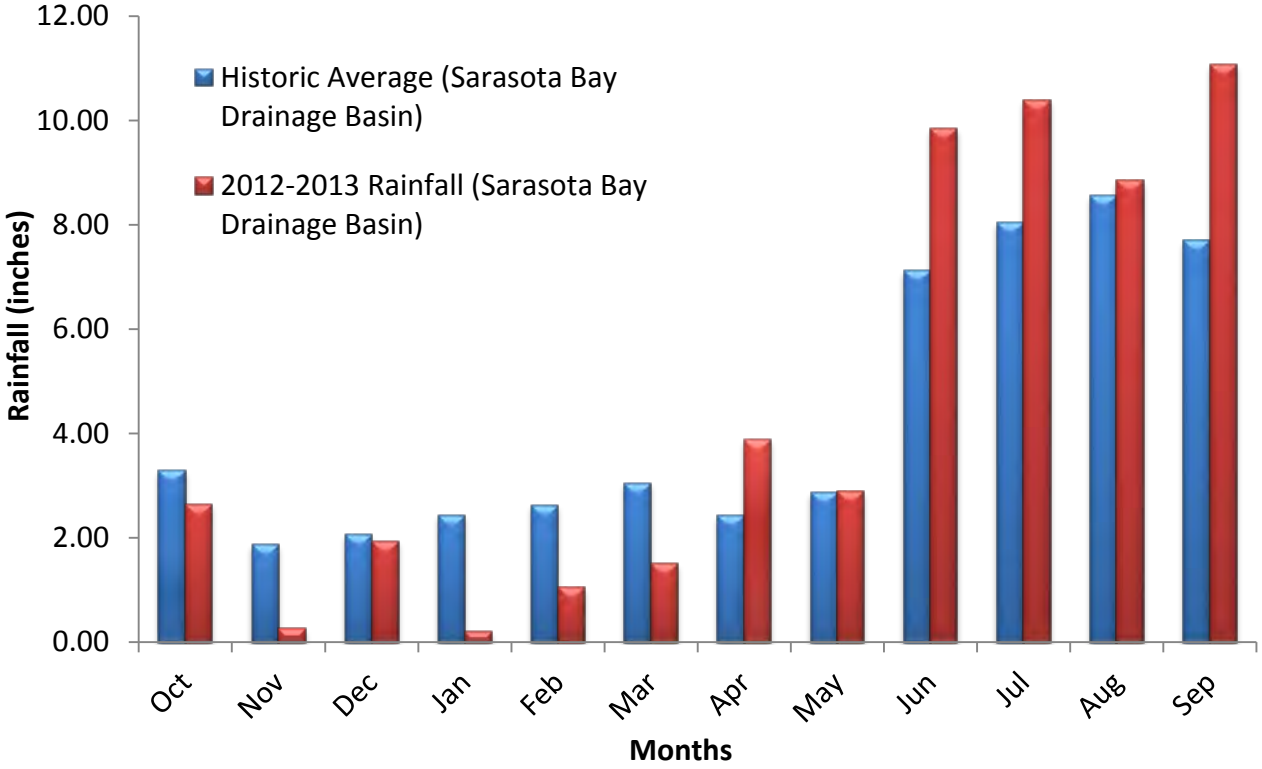


Figure 4.1 Historic Rainfall for the Period of Record and Average Rainfall for the Sarasota Drainage Basin for the Period October 2012 through September 2013

4.1.2 Stream Stage

West Side (Catfish and North Creeks)

Stream stages on the West Side of the Ranch during 2013 averaged 2.0 ft and ranged from 0.4 to 4.0 ft (**Appendix Table B-1**). Overall, stream stages measured during 2013 are slightly higher than those recorded last year (1.4 ft). Average stream stages measured the past few years (2011, 2012, and 2013) for Catfish and North Creeks are slightly higher to those measured during 2004-2006 (0.3-0.9 ft) and comparable to measurements made from 2001-2003 (1.2-1.6 ft).

The deepest waters of the streams traversing the west side of the Palmer Ranch are located in Trunk Ditch. Here, depths of approximately 8 ft can be found near the center of its reconstructed segment that runs adjacent to the Country Club of Sarasota and Prestancia. Station CC-4, located downstream from the reconstructed segment of Trunk Ditch, exhibited an average depth of 1.2 ft, which is consistent with those recorded for previous years.

The lowest stream levels in Catfish Creek during the 2013 monitoring year were observed at Station CC-4. Average stream stages in the dry season were slightly lower than those in the wet season at 1.9 ft and 2.1 ft averages for the dry and wet season, respectively.

East Side (South Creek)

During the 2013 monitoring year, stream stages at the four monitoring stations in South Creek averaged 2.0 ft with a range from 0.9 to 3.1 ft (**Appendix Table C-1**). The average stream stages during 2013 were consistent with those recorded for recent years, those for 2008 (2.1 ft), 2010 (2.3 ft), and 2011 (2.0 ft), and higher than those for 2012 (1.5 ft), 2009 (1.6 ft), 2007 (1.5 ft), 2006 (1.7 ft), 2005 (1.4 ft), 2004 (1.4 ft), 2003 (1.1 ft), 2002 (0.8 ft), 2001 (1.3 ft), 2000 (0.6 ft), and 1999 (0.9 ft).

Station SC-1 exhibited the greatest water depths (average 2.8 ft) when all sites were compared for the 2013 monitoring year. The shallowest stream stage was exhibited by Station SC-2, which averaged 1.3 ft deep for the four sampling events. There was very little seasonal change in stream stage during the 2013 monitoring year. The observed water levels represent typical stage for Palmer Ranch, although water levels recorded during January and April 2013 were higher than the average for recent previous years.

4.1.3 Stream Flow

West Side (Catfish and North Creeks)

Shown in Appendix **Table B-2**, stream flows measured during the 2013 monitoring year for all six monitoring stations in Catfish and North Creeks ranged from 0.0 to 14,312 gallons per minute (GPM) and averaged 3,123 GPM. During the 29th year of monitoring, stream flows in the Catfish Creek/Trunk Ditch Basin ranged from 2.0 to 2,922 GPM in its upper reaches (CC-1 and CC-2), and from 0.0 to 9,905 GPM in its mid-reach (CC-3 and CC-4).

Seasonally, the highest stream flows during 2013 occurred during the September monitoring event with stream flows in Catfish Creek/Trunk Ditch averaging 6,097 GPM. Higher stream flows typically coincide with the higher rainfall amounts (usually at the end of the wet season). The higher rainfall amounts reported for this period resulted in an elevated groundwater table and a higher percentage of runoff, both of which increased stream flow. The lower amount of rainfall preceding the 2013 dry season monitoring event reduced the stream flow observed in March. No discernible flow was observed at Station CC-4 during the dry season event (**Figure 4.2**). Station CC-5 demonstrated the highest flows averaging 7,389 GPM with a range of 467 to 14,312 GPM.

During the 2013 monitoring year, positive stream flows (i.e., measurable flows) were recorded for 11 of the 12 measurements (i.e., 92%) taken. The percentage of positive flows measured during 2013 is higher than those reported for previous monitoring years. The historic high percentage of positive flows in these two basins can be attributed to improved basin geometry and hydraulic residence time in the watershed resulting in a more efficient drainage system.

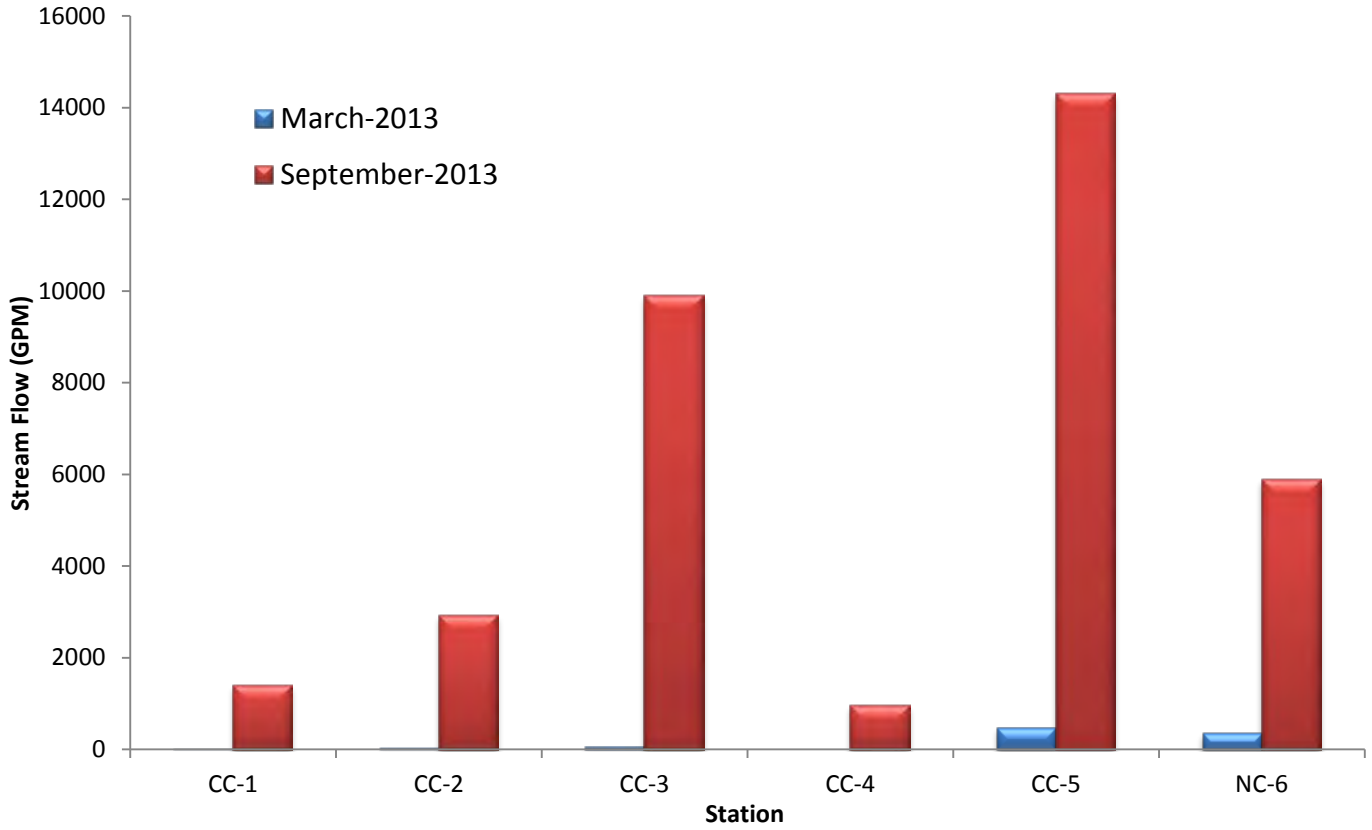


Figure 4.2 Stream Flows Measured during Monitoring Events Conducted on the West Side of the Palmer Ranch from January through December 2013

East Side (South Creek)

As evident in **Appendix Table C-2**, positive stream flows (i.e., measurable flows) were recorded for 10 of 16 measurements (i.e., 63 percent) taken during the 2013 monitoring year in the South Creek basin. The percentage of positive flows measured during 2013 is within the 25 to 100 percent range of positive flow measurements observed during most of the previous monitoring periods (CCI, 1992a, 1995, 1996, 1997, 1998, 1999 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). During 2013, stream flow in South Creek averaged 774 GPM and ranged from 0.0 to 5,430 GPM. The 2013 average was lower than those reported for many recent years, including 2006 (2,496 GPM), 2005 (1,552 GPM), and 2003 (1,202 GPM), but higher than those for 2011 (341 GPM), 2010 (337 GPM), 2008 (207 GPM), 2007 (124 GPM), 2001 (627 GPM), 2004 (125 GPM), 2002 (409 GPM), and 1999 (279 GPM). Seasonally, the highest flows were observed during the July 2013 monitoring event when stream flows averaged 2,390 GPM (Appendix Table C-2).

Station SC-2, which is the furthest downstream, had a higher average flow than the other stations (**Figure 4-3**). Spatially, stream flows followed expected trends with flows generally increasing in a downstream direction. The upper reaches (i.e., Stations SC-3 and SC-4) averaged 394 GPM during 2013, while the lower reach (SC-1 and SC-2) averaged 1,154 GPM.

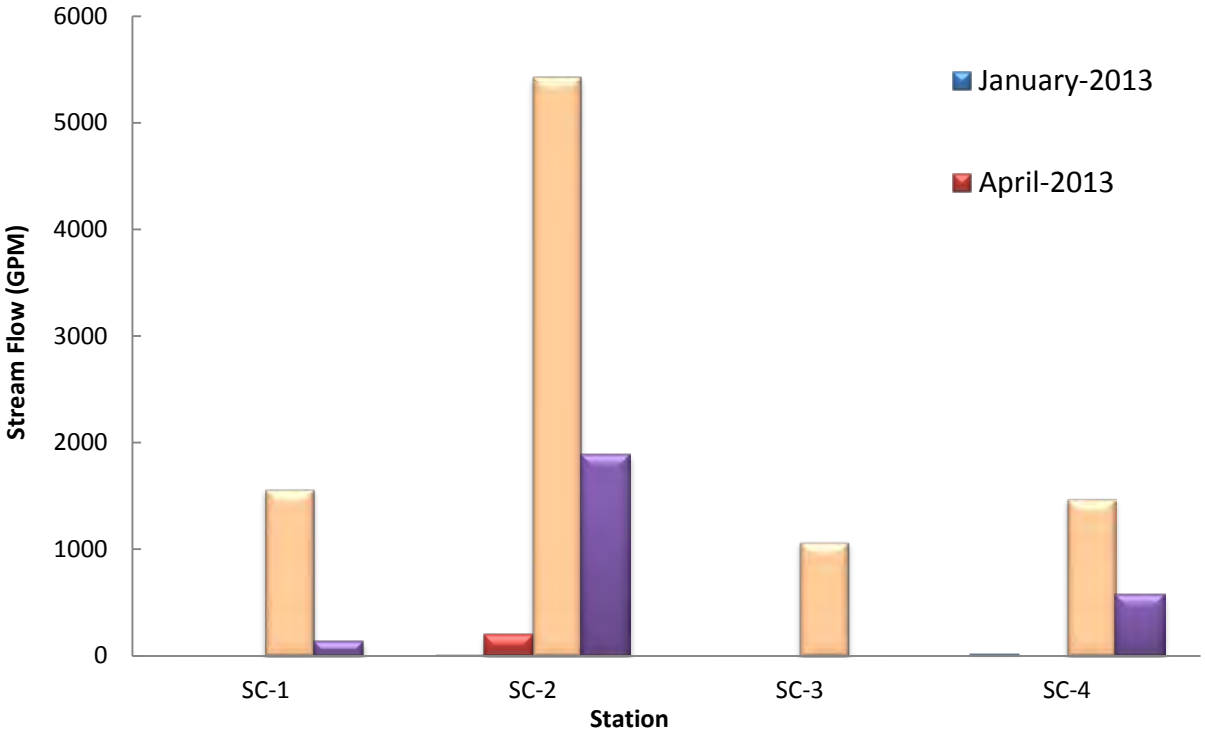


Figure 4.3 Stream Flows Measured during Monitoring Events Conducted on the East Side of the Palmer Ranch from January through December 2013

4.2 Physical Water Quality Parameters

4.2.1 Water Temperature

West Side (Catfish and North Creeks)

Water temperatures of the streams on the West Side of the Palmer Ranch averaged 18.8°C and ranged from 14.6 to 21.9°C during the two monitoring events (**Appendix Table B-3**). This range is similar to those recorded during previous years of monitoring (Palmer Venture, 1986; and CCI, 1986, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995, 1996, 1997, 1998, 1999 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013).

As expected, the lowest water temperatures were recorded in the streams on the west side during the March 2013 event with the highest water temperatures recorded during the September monitoring event. Water temperatures averaged 21.3°C during the September 2013 event, while an average temperature of 16.2°C was observed during the March event. Average temperatures for Catfish Creek and North Creek stations for each event are very similar with differences among the respective creeks generally being less than 3°C with only one exception.

East Side (South Creek)

Water temperature in South Creek on the Palmer Ranch averaged 20.6 °C and ranged from 16.7 to 25.4 °C during the four monitoring events (**Appendix Table C-3**). The range in water temperatures for the four monitoring periods is similar to most previous monitoring reports (Palmer Venture, 1986; and CCI, 1986, 1988a, 1988b, 1991, 1992a, 1995, 1996, 1997, 1998, and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013).

As expected, the lowest water temperatures were recorded in the streams of the East Side during the winter quarterly event (January), with higher water temperatures recorded during the other monitoring events. The highest average water temperature, averaging 24.8 °C, was recorded during the July 2013 (i.e., summer) monitoring event. Average water temperatures determined for each station in the South Creek basin generally exhibited temperature differences among stations of approximately 3°C or less.

An evaluation of diurnal variations in water temperature in the Catfish Creek and South Creek Basins was performed during the 1985 dry season and the 1986 wet season. Results of the diurnal evaluation showed increases in water temperature to maximum levels by mid-afternoon followed by declines during the evening to minimal levels by early morning. The results of the diurnal study are provided in the report prepared by CCI (CCI, 1987).

4.2.2 Specific Conductance

West Side (Catfish and North Creeks)

Catfish Creek and North Creek exhibited an average specific conductance of 629 µmhos per centimeter (µmhos/cm) with a range from 261 to 1,098 µmhos/cm during 2013 (**Appendix Table B-4**). The average specific conductance was similar to those for the recent monitoring years 2012 (817 µmhos/cm), 2011 (794 µmhos/cm), 2010 (834 µmhos/cm), 2006 (925 µmhos/cm), 2005 (830 µmhos/cm), 2004 (766 µmhos/cm), 2003 (813 µmhos/cm), 2001 (803 µmhos/cm), and 2000 (852 µmhos/cm), but 2002, 2007, 2008, and 2009 demonstrated higher specific conductance at 1,070, 1,023, 975, and 985 µmhos/cm, respectively.

In a comparison of both streams within the west side of Palmer Ranch, the 2013 annual mean conductivities for North Creek and Catfish Creek Basins were 932 and 569 µmhos/cm, respectively. Spatially, average conductivity levels in the mid reach of Catfish Creek Basin (663 µmhos/cm) were higher than the levels in the upper reach (376 µmhos/cm).

East Side (South Creek)

The specific conductance for South Creek averaged 870 µmhos/cm and ranged from 293 to 1,319 µmhos/cm during the 2013 monitoring events (**Appendix Table C-4**). The 2013 levels were similar to those recorded during the most recent sampling years, but at the lower end of the period of record (CCI, 1988b, 1991, 1992a, 1995, 1996, 1997, 1998, 1999 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). The higher conductivity measurements observed in January and April 2013 are likely the result of

below average rainfall received during these months. Surface runoff of low conductivity storm water during a period of high rainfall usually translates to lower specific conductance of stream water.

Average conductivities measured in the South Creek Basin for the upper reaches (SC-3 and SC-4) and lower reaches (SC-1 and SC-2) during the 2013 monitoring period were 827 and 912 µmhos/cm, respectively. This difference is relatively minor in magnitude and insignificant overall.

The State specific conductance criterion applicable to the streams of the Palmer Ranch allows an increase of not more than 50 percent above background levels or to a level of 1,275 µmhos/cm, whichever is greater. None of the Catfish Creek and North Creek conductivity measurements exceeded this criterion during the 2013 monitoring year, and one of the 16 South Creek basin conductivity measurements (SC-4) exceeded this criterion.

4.2.3 Total Suspended Solids

West End (Catfish and North Creeks)

During the 2013 monitoring, Catfish Creek and North Creek in the Palmer Ranch exhibited a range of total suspended solids (TSS) from 2.20 to 13.8 mg/L with an annual average of 6.92 mg/L (**Appendix Table B-5**). Total suspended solid levels observed during 2013 are similar to the records from previous levels monitored during 2012 (7.7 mg/L), 2008 (7.8 mg/L), 2007 (4.0 mg/L), 2006 (3.85 mg/L), 2005 (6.2 mg/L), 2004 (13.6 mg/L), 2003 (6.3 mg/L), 2002 (1.5 mg/L), 2001 (9.7 mg/L), 2000 (8.4 mg/L), 1999 (5.6 mg/L), 1998 (6.5 mg/L), and 1997 (3.3 mg/L), and generally lower than the averages from 2009 (15.3 mg/L), 2010 (13.1 mg/L), and 2011 (11.5 mg/L).

The highest TSS levels were recorded in the mid reach of Catfish Creek where CC-3 averaged 10.4 mg/L. The elevated TSS level probably resulted from higher organic matter content (i.e., aquatic plants) from cumulative upstream contributions. The lowest TSS levels during 2013 were recorded in Catfish Creek Station CC-2 and North Creek Station NC-6 where TSS averaged 3.90 mg/L.

East Side (South Creek)

During the 2013 monitoring year, stations along South Creek on the Palmer Ranch exhibited a range of total suspended solids from 2.33 to 71.5 mg/L, with an annual average of 16.6 mg/L (**Appendix Table C-5**). The average TSS level observed in 2013 is moderately higher than the levels recorded during the last ten years of monitoring.

The highest TSS level (71.5 mg/L) was recorded in the lower reach of the creek at Station SC-1 during the April 2013 monitoring event. The lowest TSS level was recorded at Station SC-4 during July 2013. Overall, the lowest average TSS concentration was observed during the July event.

4.2.4 Turbidity

West Side (Catfish and North Creeks)

During the 2013 monitoring year, turbidity levels measured in Catfish Creek and North Creek ranged from 1.0 to 6.5 NTU and averaged 3.2 NTU (**Appendix Table B-6**). In comparison, a turbidity range of 0.3 to 44 NTU was exhibited since 1988 (CCI, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995b, 1996, 1997, 1998 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013).

The lowest mean turbidity level (1.9 NTU) occurred at Stations CC-2 and CC-4 in Catfish Creek, and the highest mean level (5.1 NTU) occurred at Station CC-3. Seasonally, turbidity levels were similar for the March and September events (3.2 NTU and 3.3 NTU, respectively). Seasonal variations typically result from differences in rainfall amounts and the subsequent changes in storm water inputs to the surface waters, resulting in higher turbidity observations in the dry season. Higher than average turbidity levels (6.2 NYU) were observed at Station CC-1 during the March event, contributing to elevated turbidity level for the dry season.

East Side (South Creek)

During the 29th year of the monitoring program, turbidity levels measured in South Creek ranged from 1.6 to 20.0 NTU with an overall average of 7.1 NTU (**Appendix Table C-6**). The turbidity levels measured in 2013 are comparable to those observed in 2012 (5.5 NTU), 2011 (7.6 NTU), 2009 (5.3 NTU), 2008 (3.4 NTU), 2007 (6.2 NTU), 2005 (3.3 NTU), 2004 (4.8 NTU), 2002 (8.4 NTU), 2001 (5.0 NTU) and 2000 (4.2 NTU) and lower than those recorded for 2010 (17.5 NTU), 2006 (18.1 NTU) and 2003 (69.6 NTU). The lowest mean turbidity level (2.9 NTU) occurred during the July sampling event while the highest mean turbidity level (9.7 NTU) was determined for the April event.

The General Water Quality Criteria for all surface waters (FAC Chapter 62-302) specifies that turbidity shall not exceed 29 NTU above natural background. Based on turbidity measurements taken during previous years of monitoring, natural background turbidity levels are expected to be less than 25 NTU (mean plus one standard deviation), although higher background turbidities might occur because of natural processes, e.g., organic decay and import of particulate matter via stormwater runoff. None of the measurements taken at Palmer Ranch during the 2013 water year exceeded the State Standard.

4.3 Oxygen Demand and Related Parameters

4.3.1 Biochemical Oxygen Demand

West Side (Catfish and North Creeks)

Biochemical oxygen demand can be defined as "….the amount of oxygen required by bacteria while stabilizing organic matter under aerobic conditions." (Sawyer and McCarthy, 1978). The decomposable organic matter present in Catfish Creek is mostly attributed to decaying vegetation and hydrocarbon inputs (i.e., automobile emission, oil leakage, etc.). As presented in

Appendix Table B-7, the 5-day biochemical oxygen demand (BOD_5) recorded in the two streams of the West Side averaged 1.62 mg/L and ranged from <0.50 to 4.24 mg/L during the 2013 monitoring year. The average BOD_5 levels for the March and October events were 2.22 mg/L and 1.02 mg/L, respectively. In previous years, a relatively higher BOD_5 was reported during the October event, presumably a result of higher storm water runoff during the summer wet season. Higher runoff typically results in more organic material being transported to the surface waters.

Biochemical oxygen demand levels in Catfish Creek averaged 1.86 mg/L with a range of 0.866 to 4.24 mg/L. BOD_5 within the upper and mid reach stations averaged 1.84 and 2.10 mg/L, respectively. A lower mean BOD_5 level of 0.425 mg/L was observed for the North Creek sampling station, which is consistent with previous monitoring years.

East Side (South Creek)

The decomposable organic matter present in South Creek is mostly attributed to decaying vegetation with a contribution of hydrocarbon input (i.e., automobile emission, oil leakage, etc.) resulting from runoff from Interstate-75 and developed areas. As presented in **Appendix Table C-7**, the BOD_5 recorded in the South Creek Basin during the 2013 monitoring year averaged 3.70 mg/L and ranged from 0.781 to >19.7 mg/L. Seasonally, the highest mean BOD_5 levels were determined during the January sampling event. Spatially, the mean BOD_5 levels for the lower reach (SC-1 and SC-2) were lower than the upper reach (SC-3 and SC-4).

The General Criteria for BOD_5 in all surface waters as designated by FAC Chapter 62-302, “Rules and Regulations of the Department of Environmental Protection,” as well as Sarasota County Ordinance No. 98-066, as amended, specifies that BOD_5 shall not be increased to levels that would result in violations of dissolved oxygen. According to Hynes (1966), a BOD_5 of 3 mg/L suggests "fairly clean" water while a BOD_5 of 5 mg/L suggests "doubtful" quality water. In addition, a BOD_5 screening level of greater than 3.3 mg/L has been established for Florida waters to indicate potential water quality problems (FDER, 1990). Based on BOD_5 measurements made in North Creek/Catfish Creek and South Creek during the 2013 monitoring year, the surface water of the West Side and East Side generally exhibited clean conditions where a collective 23 of the 28 measurements were found below the 3.3 mg/L screening level. Also, during the 29th year of monitoring, 4 of the 28 BOD_5 measurements collected from the East Side and West Side exceeded the 5 mg/L level which Hynes (1966) considered "doubtful" or between "fairly clean" and "bad" water quality.

4.3.2 Dissolved Oxygen

West Side (Catfish and North Creeks)

Dissolved oxygen concentrations for the West Side averaged 6.3 mg/L and ranged from 4.4 to 8.4 mg/L for the 2013 monitoring year (**Appendix Table B-8**). Dissolved oxygen concentrations in 2013 were comparable with those reported in previous monitoring years (CCI, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995b, 1996, 1997, 1998 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). Historical average dissolved oxygen concentrations ranged from 4.5 to 8.5 mg/L.

Seasonally, the lowest average dissolved oxygen levels were observed for the September monitoring event with concentrations averaging 6.1 mg/L. Typically, higher dissolved oxygen levels are associated with the September event due to higher stream flow contributing to increased oxygen concentrations during the wet season. However, dissolved oxygen concentrations for the March monitoring event averaged 6.5 mg/L, presumably due to rainfall preceding the sampling and lower temperatures during the season affecting solubility in the water column. Thus, the 2013 monitoring year differs from seasonal trends observed for dissolved oxygen during previous monitoring years (CCI 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995b, 1996, 1997, 1998 and VHB 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, and 2012), but are similar to the trend observed for 2012 (VHB 2013). Spatially, average dissolved oxygen concentrations were similar for stations within the Catfish Creek Basin (6.2 mg/L) and Station NC-6 in the North Creek Basin (6.5 mg/L).

All dissolved oxygen concentrations in the two streams of the West Side were above the 2.38 percent saturation criteria specified by FAC Chapter 62-302.533 for predominantly freshwater.

East Side (South Creek)

Overall, dissolved oxygen in South Creek during 2013 was found to average 5.3 mg/L and range from 3.2 to 9.1 mg/L (**Appendix Table C-8).** The highest dissolved oxygen concentration was recorded at Station SC-3 during the April event. The lowest dissolved oxygen level was recorded at Station SC-3 during the January event.

The average dissolved oxygen levels for 2013 did not follow seasonal trends observed for the previous years of monitoring. Seasonally, the highest average dissolved oxygen levels were observed for the April 2013 monitoring event with the lowest levels occurring during the January 2013 event. Historically, dissolved oxygen levels were lower during the warmer events (CCI, 1988a, 1988b, 1991, 1992a, 1993, 1996, 1997 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008 2009, 2010, 2011, 2012, and 2013), and dissolved oxygen levels during January were generally higher than the other events. Most of the variability in dissolved oxygen levels is likely attributed to changes in the solubility of dissolved oxygen in the water column with changes in water temperature, but other factors may have also affected the solubility. During the 2013 monitoring year, no dissolved oxygen concentrations in South Creek occurred at levels below the 2.38 percent saturation criteria specified by FAC Chapter 62-302.533 for freshwater stations throughout the year.

An evaluation of diurnal variations in dissolved oxygen in Catfish Creek and South Creek was performed during the dry season of 1985 and the wet season of 1986. The results of the diurnal evaluation showed typical increases in dissolved oxygen during the day to maximum levels by mid-afternoon and declines during the night to minimal levels by midmorning, as well as diurnal trends characteristic of the stream community. A summary of the results of the diurnal study is provided in the report prepared by CCI (1987).

4.3.3 Water pH

West Side (Catfish and North Creeks)

Results of pH monitoring in Catfish Creek and North Creek during 2013 indicate minor variability during the two monitoring events and among the six different stations (**Appendix Table B-9**). During the 2013 monitoring year, pH levels in these two streams of the Palmer Ranch ranged from 7.2 to 8.4 and averaged 7.8. Similar pH measurements were observed during previous monitoring years (Palmer Venture, 1986; and CCI, 1986, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995b, 1996, 1997, 1998, 1999 and VHB, 1999, 2000, 2001 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). Slight differences in pH distributions in Catfish Creek are primarily attributed to spatial variations in community metabolisms. Of the 12 measurements taken during the 2013 monitoring year, no measurements were outside the allowable 6.0 – 8.5 range designated by the state criteria.

East Side (South Creek)

Results of pH monitoring in South Creek during 2013 indicated a similar range as that found in Catfish/North Creek (**Appendix Table C-9**). During the 2013 monitoring year, surface water quality stations along South Creek exhibited pH levels ranging from 7.1 to 8.1. The range of pH observed during the 2013 monitoring year was similar to that observed during previous years of monitoring (Palmer Venture, 1986; and CCI, 1986, 1988a, 1988b, 1991, 1992a, 1995, 1996, 1997, 1998, 1999 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). Slight differences in pH distributions in South Creek are primarily attributed to spatial variations in community metabolisms. None of the 16 measurements taken in 2013 exceeded the allowable range of 6.0-8.5 designated by the State criteria.

Differences or changes in pH are indicative of the effects of net community metabolisms on the level of carbon dioxide and pH. During periods of net community respiration, carbon dioxide (CO_2) is produced faster than it is assimilated. When CO_2 is dissolved in water, carbonic acid (H_2CO_3) is formed in the following reaction:

$$H_2O + CO_{2(g)} \leftrightarrow H_2CO_{3(aq)} \leftrightarrow H^+ + HCO_3^-$$

As a result of CO_2 production during respiration, water pH is depressed due to the release of hydrogen ions (H+) as H_2CO_3 dissociates. In contrast, carbon dioxide is consumed faster than it is produced during periods of net community photosynthesis (primary production). Thus, the reaction will shift toward the left, thereby removing CO_2 and increasing pH.

Therefore, pH typically exhibits a diel trend of increases during the day and decreases during the night. The amplitude of the cycle normally depends on the rate of production and consumption and to a lesser extent on the buffering capacity, i.e., alkalinity, of the water and atmospheric exchange of carbon dioxide.

In a diurnal evaluation of Catfish Creek and South Creek, which was conducted during the dry season of 1985 and the wet season of 1986, CCI (1987) reported changes in pH characteristic of the different biological communities. During the day, Catfish Creek and South Creek exhibited

changes in pH ranging up to a 1 to 2 unit increase with maximum diurnal changes observed in the lower reach of Catfish Creek (i.e., CC-5) where the greatest metabolic rates were encountered.

As specified in the General Criteria for all surface waters (FAC Chapter 62-302) and in Sarasota County Ordinance No. 98-066, as amended, the allowable variation in pH is 1.0 units above or below the normal pH if the pH is not lowered or elevated outside the range of 6.0 to 8.5. Additionally, if natural background is less than 6.0, the pH shall not vary below the natural backgrounds or vary more than one unit above natural background. Similarly, if natural background is above 8.5, pH shall not vary above natural background or vary more than one unit below background.

4.4 Macronutrients

4.4.1 Total Nitrogen

West Side (Catfish and North Creeks)

Overall, total nitrogen levels in Catfish Creek and North Creek ranged from 0.879 to 1.43 mg/L and averaged 1.11 mg/L during the 2013 monitoring year (**Appendix Table B-10**). Average total nitrogen concentrations of between 0.838 and 1.49 mg/L were reported since 1997 (CCI, 1997, 1998, and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). Mean total nitrogen concentrations for the West Side have relatively minor variation during the last 20 years (**Figure 4.4**).

Also included in Figure 4.4 is the average total nitrogen concentration measured in Catfish Creek during the "Stormwater Pollutant Loading Monitoring Program" performed at the Palmer Ranch (CCI, 1992b). The mean concentrations for each component of total nitrogen (i.e., ammonia, nitrate + nitrite, and organic nitrogen) also remained fairly consistent over the period of record.

Seasonally, average total nitrogen concentrations in September (1.19 mg/L) were comparable to the average concentrations for March (1.03 mg/L). In Catfish Creek during September, the lowest total nitrogen concentration (0.879 mg/L) was observed at Station CC-2. The highest total nitrogen concentration in Catfish Creek was 1.43 mg/L, and was recorded at Station CC-5 during September 2013.

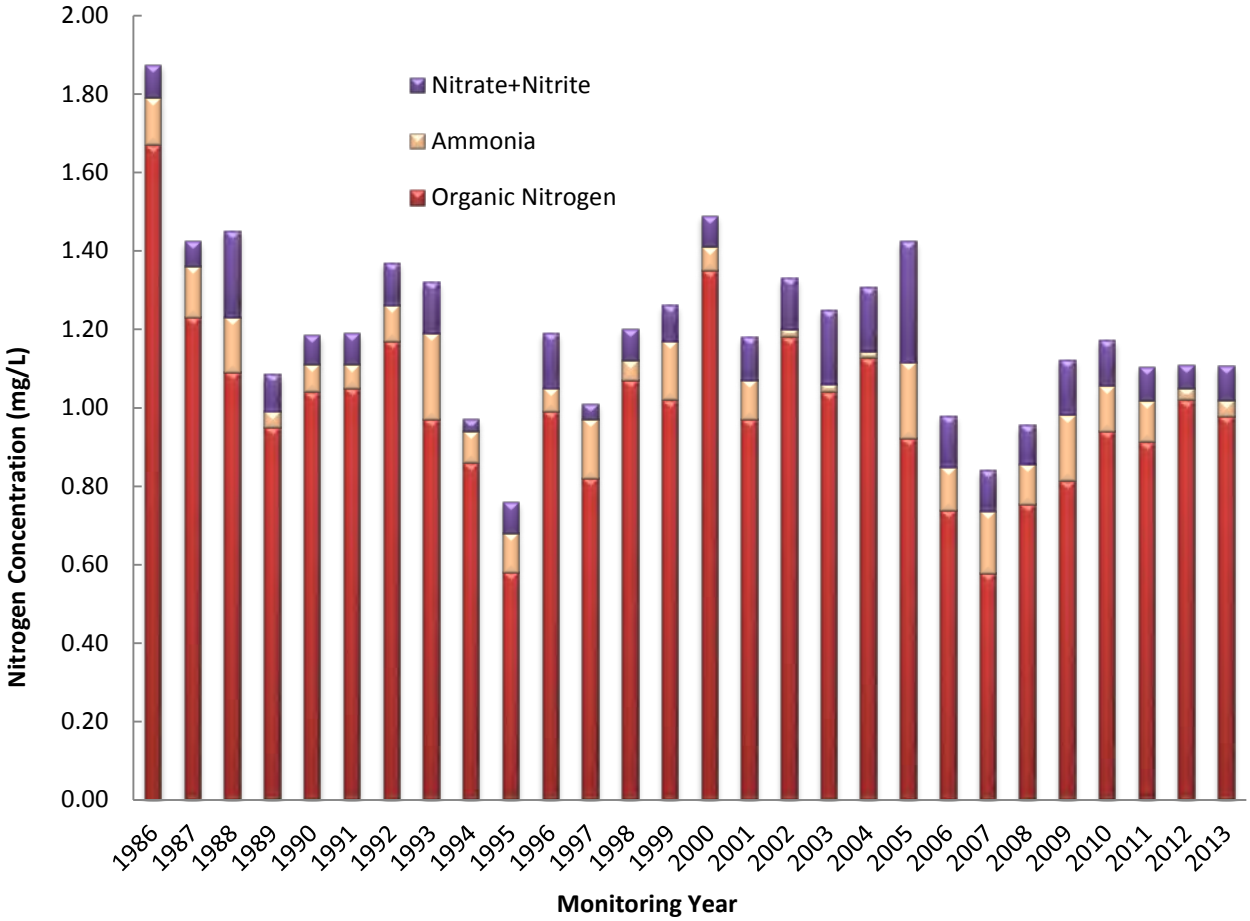


Figure 4.4 Average Nitrogen Concentrations Measured on the West Side of the Palmer Ranch from 1986 to 2013

As reported for all previous monitoring years, the largest fraction of total nitrogen observed during 2013 is organic nitrogen. During the 2013 monitoring year, organic nitrogen represented approximately 88.1 percent of total nitrogen and averaged 0.978 mg/L. For the period of record, organic nitrogen represented from 65 to 93 percent of the total nitrogen content and averaged from 0.58 to 1.67 mg/L. The second most abundant form of nitrogen during 2013 was nitrate nitrogen, which represented 7.3 percent of the total nitrogen with an average concentration of 0.081 mg/L. During the period of record, nitrate nitrogen represented approximately 4 to 21 percent of the total nitrogen content with average nitrate levels ranging from <0.01 to 0.98 mg/L. Ammoniacal (i.e., ionized plus unionized ammonia) nitrogen represented approximately 3.7 percent of the total nitrogen with an average level of 0.041 mg/L. During the period of record, ammoniacal nitrogen represented from 3 to 13 percent of the total, with concentrations averaging 0.01 to 0.22 mg/L. Nitrite nitrogen concentrations

during 2013 averaged 0.006 mg/L, or 0.5 percent of the total nitrogen concentration. During the period of record, nitrite represented approximately 1.8 percent of the total nitrogen present.

East Side (South Creek)

During the four 2013 sampling events, total nitrogen concentrations in South Creek averaged 2.02 mg/L and ranged from 1.12 to 6.91 mg/L (**Appendix Table C-10**). When compared to the period of record, overall total nitrogen concentrations measured during 2013 are within the range of those determined previously (**Figure 4.5**). Prior to 1998, average total nitrogen concentrations in South Creek had generally decreased. The most pronounced decrease in nitrogen content occurred after the third monitoring year (i.e., 1987). At that time, an area located upstream of the eastern branch of South Creek on the Palmer Ranch property was used as a dairy farm (August 1987). Before the deactivation of the dairy farm, ammoniacal nitrogen comprised from 11 to 25 percent of the total nitrogen. After the deactivation of the dairy farm, 4 to 12 percent of the total nitrogen content of South Creek was in the form of ammonia. Not only have total nitrogen levels decreased, but the forms of nitrogen that are readily assimilated by algae and plants (i.e., nitrate + nitrite and ammonia) have also declined.

Spatially, the highest average total nitrogen concentration of 3.44 mg/L was observed at Station SC-3 during the 2013 monitoring year. Station SC-2 exhibited the lowest average total nitrogen concentrations at 1.52 mg/L. Seasonally, the highest mean total nitrogen concentration (2.96 mg/L) was observed for the January monitoring event.

The mean concentrations for each component of total nitrogen (i.e., ammonia, nitrate + nitrite, and organic nitrogen) also remained fairly consistent over the period of record with the exception of 2011 where higher amounts of nitrate nitrogen were recorded. The largest fraction of total nitrogen observed during the entire monitoring program is organic nitrogen. During the 2013 monitoring year, organic nitrogen represented approximately 95.0 percent of total nitrogen and averaged 1.92 mg/L. Ammoniacal, nitrate, and nitrite nitrogen made up 2.9, 1.9, and 0.3 percent of the total nitrogen, respectively. As stated previously, different breakdowns of total nitrogen were reported for South Creek during earlier monitoring years (CCI, 1986, 1988a, 1988b, 1991 and 1992a). The largest fraction of total nitrogen observed during the previous years of monitoring also occurred in the form of organic nitrogen. Prior to 1988, organic nitrogen represented from 71 to 84 percent of the total nitrogen content and averaged from 1.08 to 2.18 mg/L. The smallest fraction of total nitrogen for the period of record was nitrite, which represented less than 1 percent of the total nitrogen present for all monitored years.

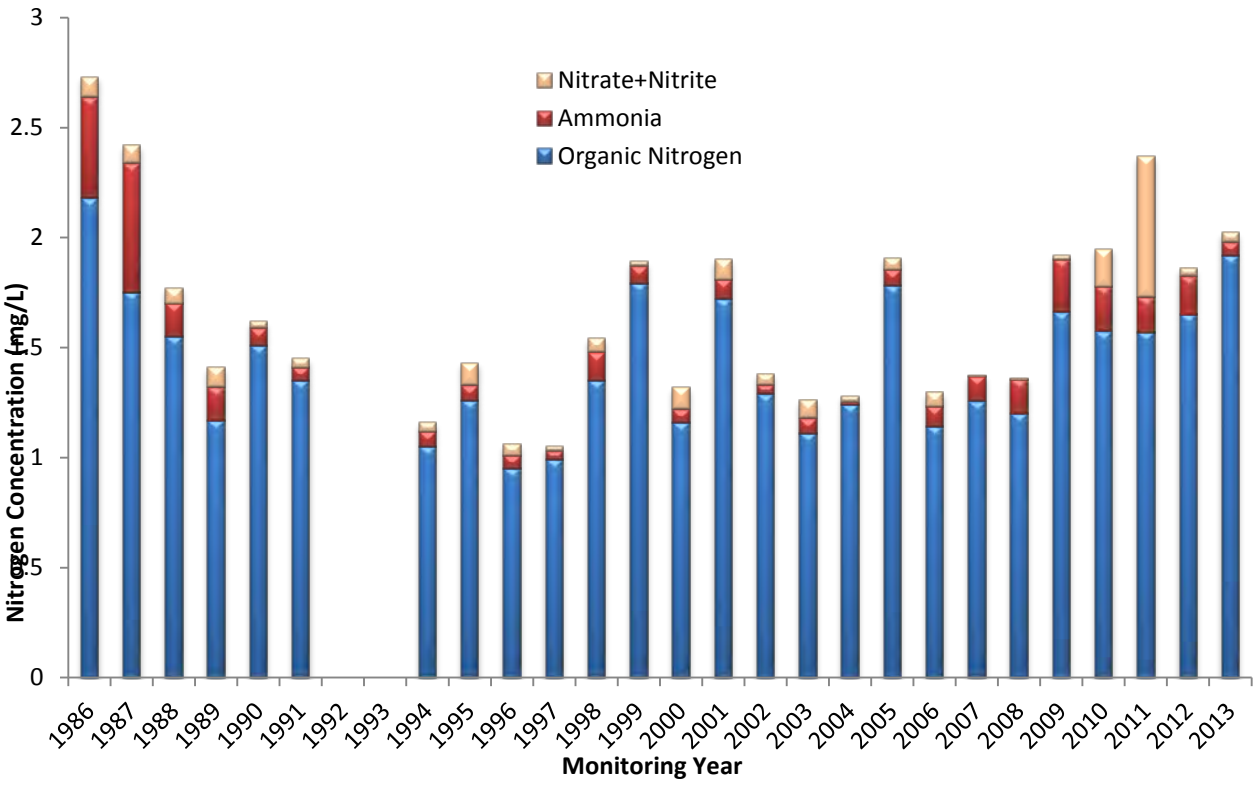


Figure 4.5 Average Nitrogen Concentrations Measured on the East Side of the Palmer Ranch from 1986 to 2013

As specified in FAC Chapter 62-302, nutrients, including total nitrogen, shall not be elevated to levels causing an imbalance in the natural flora and fauna, a condition characteristic of eutrophic or nutrient-rich streams. In this respect, there were some implications in the data acquired during the second, third, and fourth monitoring years that linked the observed total nitrogen levels to eutrophic conditions even though there appeared to be a general trend of decreasing nitrogen levels as previously discussed (CCI, 1986, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995b, 1996, 1997 and 1998). Total nitrogen results obtained during 2013 were around the average measured during the twenty-nine years of the monitoring program, and the average concentration for the year (2.02 mg/L) exceeded the 2.0 mg/L screening level considered by the FDEP (FDER, 1990) to be characteristic of eutrophic conditions. However, this was largely due to a high organic nitrogen level (6.84 mg/L) recorded during January 2013. Two of the 28 total nitrogen samples collected for the Palmer Ranch during 2013 exceeded the screening level of 2.0 mg/L considered to be characteristic of eutrophic conditions, all within South Creek.

Revisions to FAC Chapter 62-302 relative to nutrients are expected to go into effect in 2014. These revisions provide a numeric standard to Total Nitrogen of 1.65 mg/L, which is less than the 2.0 mg/L screening level.

4.4.2 Nitrite

West Side (Catfish and North Creeks)

Nitrite levels observed in Catfish Creek and North Creek averaged 0.006 mg/L and ranged from <0.003 to 0.018 mg/L (**Appendix Table B-11**). As expected, nitrite concentrations throughout these two streams traversing the west side were much lower than for other forms of nitrogen, and too low to be a significant nutrient source. Six of the 12 samples collected during the 2013 monitoring year contained nitrite concentrations below the analytical detection limits. During the previous monitoring years, nitrite concentrations measured in Catfish Creek and North Creek averaged <0.01 to 0.04 mg/L (CCI, 1987, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995b, 1997, 1998 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013).

East Side (South Creek)

Nitrite levels in South Creek during the 2013 monitoring period averaged 0.006 mg/L (**Appendix Table C-11**). Nitrite concentrations throughout South Creek were much lower than the other forms of nitrogen, and too low to be a significant nutrient source. Six of the 16 samples collected during the 2013 monitoring year contained nitrite concentrations below the analytical detection limit. During the previous monitoring years, nitrite concentrations measured in South Creek averaged 0.003 to 0.02 mg/L (CCI, 1986, 1987, 1988a, 1988b, 1991, 1992a, 1995, 1996, 1997, 1998 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013).

As a nutrient, nitrite is covered by the general water quality standard (FAC Chapter 62-302). However, due to the observed low concentrations, nitrite was generally of little importance as a nutrient in the streams of the Palmer Ranch. For all practical purposes, nitrite is considered to meet desired standards.

4.4.3 Nitrate

West Side (Catfish and North Creeks)

Nitrate levels observed for Catfish Creek and North Creek in the Palmer Ranch during 2013 exhibited a yearly average of 0.081 mg/L with a range of <0.004 to 0.320 mg/L (**Appendix Table B-12**). Nitrate concentrations for the West Side during 2013 were similar to those reported for the period of record, which historically averaged 0.07 mg/L and ranged from 0.03 to 0.30 mg/L. Nitrate in 2013 showed only minor variations spatially for the West Side. Seasonally, higher average nitrate concentrations were recorded for September (0.103 mg/L) than for March (0.058 mg/L).

East Side (South Creek)

Nitrate levels from South Creek during 2013 averaged 0.038 mg/L and ranged from <0.004 to 0.142 mg/L (**Appendix Table C-12**). The 2013 nitrate concentrations are comparable to those determined for the period of record. Nitrate concentrations for South Creek varied seasonally with greater concentrations during the January event (0.065 mg/L) than the other events. Spatially, variations in nitrate nitrogen were negligible during the 2013 monitoring year.

The low concentrations of nitrate probably are a result of low inputs of nutrients in the form of stormwater runoff as well as higher nutrient uptake by aquatic vegetation. As a nutrient, nitrate is designated as a parameter covered by the general water quality criteria (FAC Chapter 62-302),

and is an important limiting nutrient in the streams of the Palmer Ranch. Therefore, increases in nitrate availability from anthropogenic sources would accelerate production rates of aquatic plants and could result in an imbalance in the flora and fauna that would be considered a violation of the nutrient standard. The nitrate concentrations determined during the 2013 monitoring year are not thought to consistently represent an important source of nitrogen in the streams of the Palmer Ranch. Therefore, nitrate is considered to meet desired criteria.

4.4.4 Ammoniacal Nitrogen

West Side (Catfish and North Creeks)

Overall, ammoniacal nitrogen for the West Side exhibited an average of 0.041 mg/L with a range from <0.008 to 0.123 mg/L (**Appendix Table B-13**). As discussed previously, ammoniacal nitrogen represented approximately 3.7 percent of the total nitrogen measured during the 2013 monitoring year. Ammonia concentrations measured during 2013 were within the range determined for the previous years of monitoring (Palmer Venture, 1986; and CCI, 1986, 1988a, 1991, 1992a, 1993, 1994, 1995b, 1996, 1997, 1998 and VHB, 1999, 2000, 200, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). Seasonally, ammoniacal nitrogen concentrations in Catfish Creek and North Creek averaged 0.015 and 0.068 mg/L during the March and September sampling events, respectively.

East Side (South Creek)

Overall, ammoniacal nitrogen for South Creek exhibited an average of 0.059 mg/L with a range from <0.008 to 0.289 mg/L (**Appendix Table C-13**). As described previously, ammoniacal nitrogen represented 2.9 percent of the total nitrogen measured during the 2013 monitoring year. Higher levels reported during the mid-1980s can be attributed to runoff originating from a dairy farm upstream of the Palmer Ranch property. Historically, but not this year, the January and April events were consistently lower than the July monitoring events. These higher ammoniacal nitrogen concentrations are believed to be associated with the decay of vegetation in the creek. Additional ammoniacal nitrogen input is also associated with stormwater runoff entering the creek, which occurs during prolonged and/or heavy amounts of precipitation contributing to higher concentrations in July and October.

Although ammoniacal nitrogen is a nutrient and therefore has the potential to influence the growth of the primary producers (plants) and their balance with the consumers (bacteria and animals), FAC Chapter 62-302 does not provide a quantitative nutrient standard for ammoniacal nitrogen. Even though ammoniacal nitrogen is a potentially important nutrient to the primary producers in the streams of the Palmer Ranch, results obtained during the monitoring program suggest that nitrate might be the preferred nitrogen source. This indication is based on trends observed during previous monitoring years as related to normal plant production and decay (CCI, 1996). Other freshwater studies (Wetzel, 1975) have also concluded that aquatic vegetation, including algae, prefer nitrate to ammonia. Although it might be less preferred than nitrate, increases in ammonia have the ability to accelerate plant production, and, in turn, influence the balance between the flora and fauna of the streams traversing the Palmer Ranch. Concentrations of ammoniacal nitrogen determined during the 2013 monitoring year were generally similar to those recorded during the previous years of monitoring. These levels are not thought to

represent an important source of nitrogen in the streams of the Palmer Ranch. Therefore, ammonia is considered to meet desired criteria.

4.4.5 Organic Nitrogen

West Side (Catfish and North Creeks)

Overall, an average organic nitrogen concentration of 0.978 mg/L was measured in these streams on the West Side during the 2013 monitoring year with a range from 0.871 to 1.18 mg/L (**Appendix Table B-14**). The average organic nitrogen concentration for Catfish and North Creeks during the 2013 monitoring period is within the range for the period of record averages (0.58 to 1.67 mg/L). The 2013 monitoring year exhibited very little spatial variation with average organic nitrogen levels ranging from 0.914 mg/L in the upper reach to 1.08 mg/L at CC-3.

Typically, peaks in organic nitrogen during September are apparently associated with peaks in the standing crop of aquatic vegetation and storm water loadings, since this month represents the primary wet season. During the fall and winter, the standing crop of vegetation declines in association with low production rates and the decay of plant material. In past monitoring years, organic nitrogen concentrations have exhibited a concomitant decline as the plant material was depleted by the microbial heterotrophs during this period. Additionally, storm water loading rates most likely declined in association with minimal runoff during the relatively drier months of October through May.

East Side (South Creek)

Organic nitrogen concentrations in South Creek within the Palmer Ranch during the 2013 monitoring year averaged 1.92 mg/L and ranged from 1.09 to 6.84 mg/L (**Appendix Table C-14**). The average organic nitrogen concentration for South Creek during the 2013 monitoring period is within the range of the period of record averages (0.95 to 2.18 mg/L). Seasonally, organic nitrogen concentrations were highest during the January and April events with organic nitrogen concentrations averaging 2.78 and 2.27 mg/L, respectively. Lower organic nitrogen levels were recorded in the July and September events with average concentrations 1.17 and 1.45 mg/L, respectively. This seasonal trend is typical of previous years with the exceptions of 2007, 2008, and 2009. Lower organic nitrogen concentrations usually result from flushing of the creek by increases in rainfall and subsequent storm water runoff causing less accumulation of decaying vegetation.

4.4.6 Total Phosphorus

West Side (Catfish and North Creeks)

During the 2013 monitoring year, total phosphorus in the Catfish Creek/Trunk Ditch basin of the Palmer Ranch averaged 0.140 mg/L and a range of 0.025 to 0.286 mg/L (**Appendix Table B-15**). Similar total phosphorus concentrations were observed during previous monitoring years, with concentrations averaging 0.16 mg/L for the period of record (**Figure 4.6**). The highest average total phosphorus concentration during 2013 was reported for CC-1 (0.227 mg/L) in the upper reach of Catfish Creek. The lowest mean total phosphorus concentrations were observed at Station CC-4 (0.031 mg/L). Seasonally, total phosphorus concentrations for September (0.190

mg/L) were higher than the concentrations for March (0.090 mg/l). Typically, increases in phosphorus can be attributed to higher rainfall amounts during the wet season.

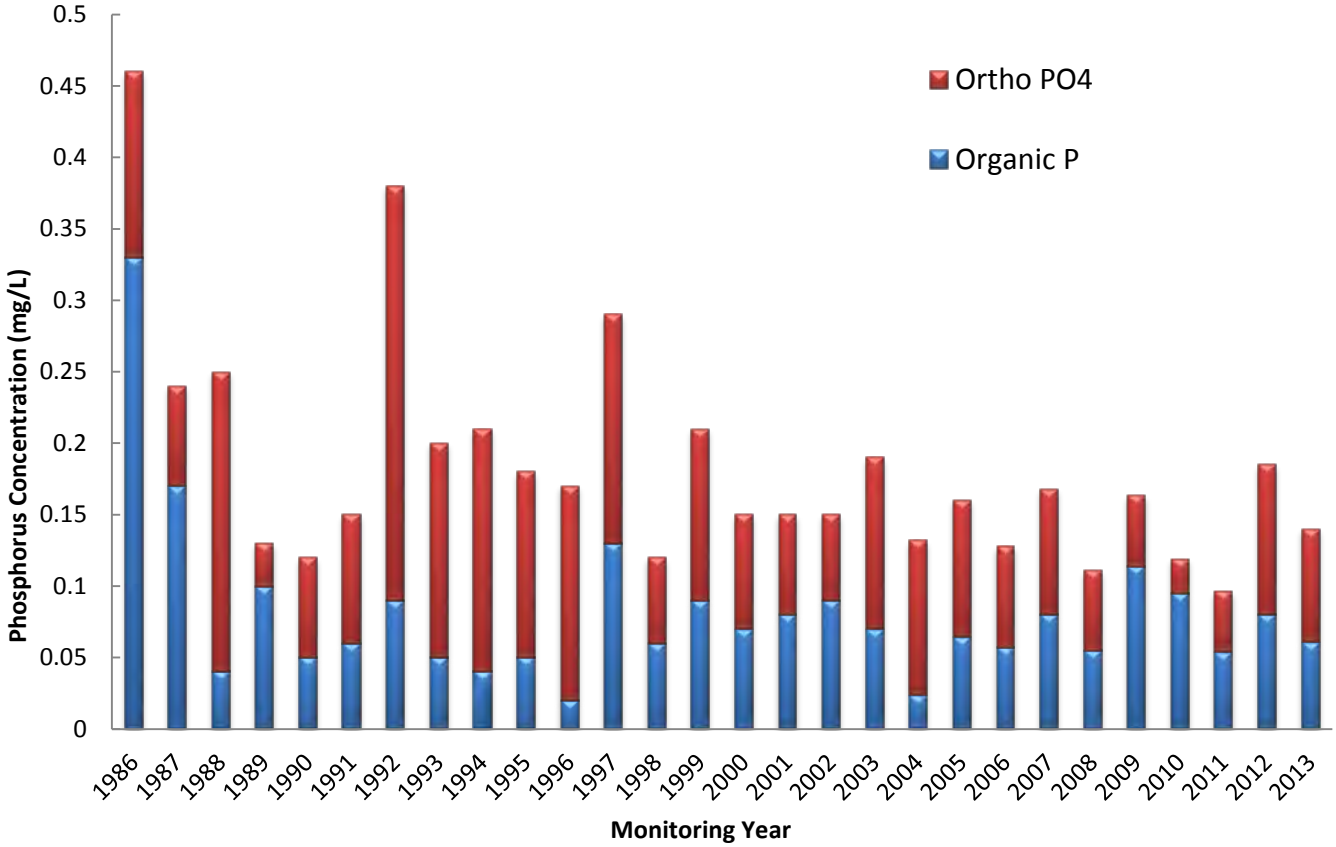


Figure 4.6 Average Phosphorus Concentrations Measured on the West Side of the Palmer Ranch from 1986 to 2013

East Side (South Creek)

During the 2013 monitoring year, total phosphorus in South Creek averaged 0.293 mg/L with a range of 0.052 to 1.93 mg/L (**Appendix Table C-15**). Mean total phosphorus for 2013 was within the range for the period of record, 0.126 to 1.63 mg/L (**Figure 4.7**). A pronounced decrease in total phosphorus concentration from the early 1980s was observed after the deactivation of the dairy farm located upstream of the Palmer Ranch property.

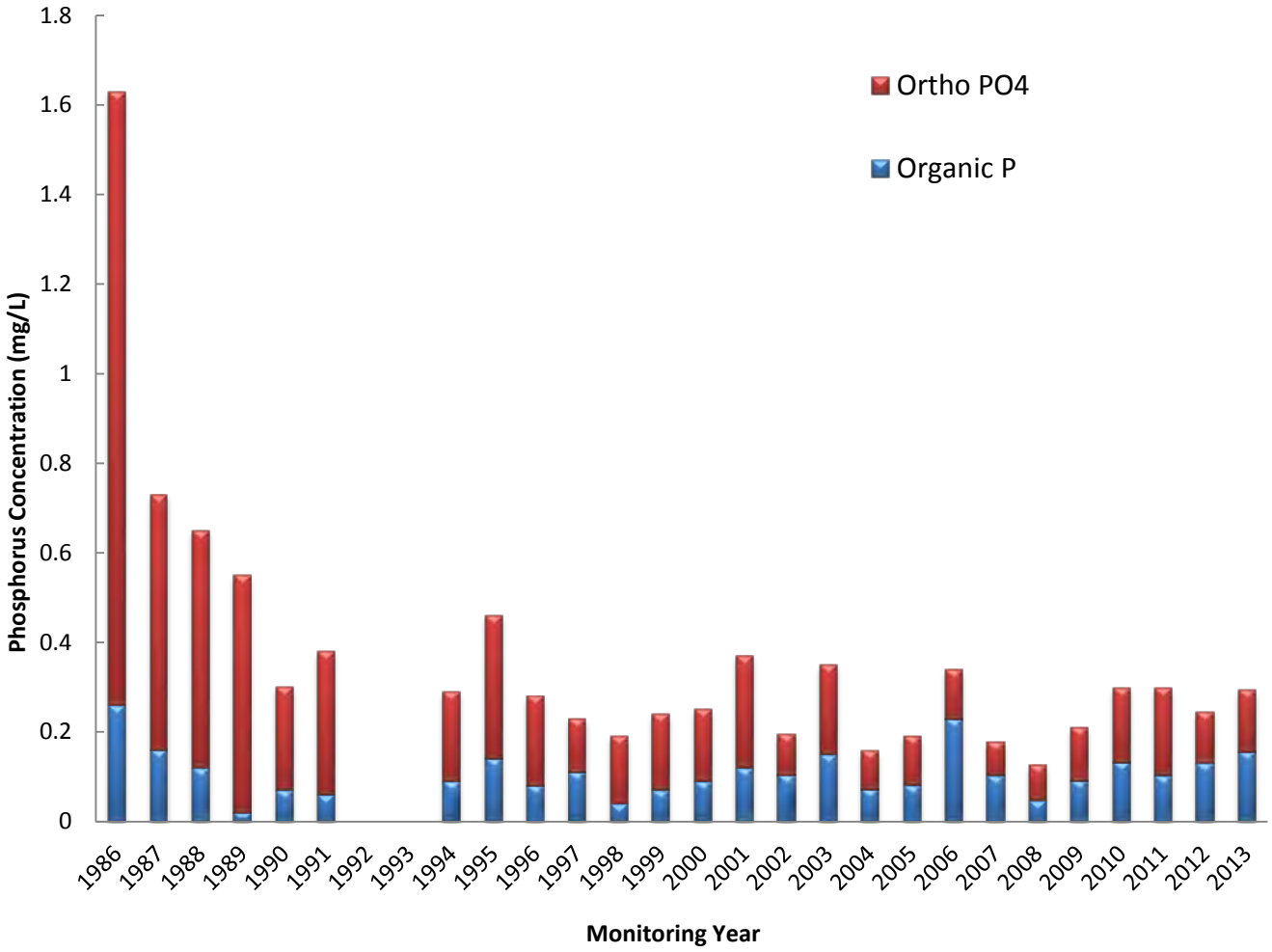


Figure 4.7 Average Phosphorus Concentrations Measured on the East Side of the Palmer Ranch from 1986 to 2013

Typically, increases in phosphorus can be attributed to higher rainfall amounts recorded during the wet season, although drier conditions and vegetation decay may lead to increases in organic phosphorous. This appears to be the case as the highest concentrations of total phosphorus in the South Creek Basin for 2013 were found during the January monitoring event.

As a nutrient, phosphorus is required by algae and other plants for the primary production of organic matter and, therefore, as specified in FAC Chapter 62-302, shall not be elevated to levels that will cause an imbalance in the natural flora and fauna. The results of the 2013 monitoring year indicate that two of the 16 samples collected on the East Side of Palmer Ranch exhibited a total phosphorus concentration that exceeded the FDEP screening level of 0.46 mg/L (FDER, 1990). Approximately 32 percent of all of the total phosphorus concentrations measured in Catfish Creek, North Creek and South Creek in 2013 were at or below the 0.09 mg/L level determined to be the median concentration for Florida streams (FDER, 1990).

Similar phosphorus concentrations are normally found in west central Florida because of the widespread deposits of naturally occurring phosphate (Sheldon, 1982). Interestingly, well driller's logs show that phosphates exist in shallow deposits on the Palmer Ranch (Patton and Associates, 1984). In the past years, a relatively high correlation was found between the total phosphorus concentrations and turbidity levels which suggest the controlling role of naturally occurring phosphate deposits on the phosphorus concentrations in the streams of the Palmer Ranch. In addition, Palmer Venture (1986) noted that the phosphate levels in the streams of the Palmer Ranch were significantly influenced by groundwater during periods when stream flow was augmented by groundwater exfiltration (i.e., low flow conditions). Consequently, phosphates originating from these naturally occurring deposits within, or upstream of, the Palmer Ranch should not be considered violations even though they exhibit the potential for contributing to high rates of primary production and a concomitant imbalance in the flora and fauna.

Revisions to FAC Chapter 62-302 relative two nutrients are expected to go into effect in 2014. These revisions provide a numeric stand to Total Phosphorus of 0.49 mg/L, which is slightly higher than the previous 0.46 mg/L screening level.

4.4.7 Orthophosphate

West Side (Catfish and North Creeks)

Overall, the Catfish Creek/Trunk Ditch and North Creek basins of the Palmer Ranch exhibited an average orthophosphate concentration of 0.079 mg/L with a range from 0.007 to 0.176 mg/L (**Appendix Table B-16**). The average orthophosphate concentrations for 2013 were within the historical data range for average orthophosphate concentrations (0.024 to 0.29 mg/L). In 2013, orthophosphate made up 56 percent of the total phosphate found in the water column of West Side streams, which is within the range for the period of record that ranged from 20 to 88 percent.

Orthophosphate concentrations during 2013 exhibited spatial trends similar to those observed for previous years with greater concentrations in the upper reach of Catfish Creek (CC-1 and CC-2) than the mid reach (CC-3 and CC-4). Seasonally, the orthophosphate concentrations during the September monitoring event were higher than those for the March event during 2013. Generally, higher orthophosphate concentrations are observed during the wet season and reflect the high rainfall experienced prior to monitoring. This temporal increase in orthophosphate concentrations recorded at the end of the wet season is typically attributed to increased runoff during the wet season.

East Side (South Creek)

Orthophosphate concentrations for South Creek during the 2013 monitoring year averaged 0.138 mg/L and ranged from 0.032 to 0.569 mg/L (**Appendix Table C-16**). Higher orthophosphate levels were reported for the mid 1980s and were attributed to runoff that originated from a deactivated dairy farm that discharged into the eastern tributary of South Creek. In 2013, orthophosphate represented approximately 47 percent of the total phosphorus, which is within the range for the period of record. Historically, the percentage of total phosphorus consisting of orthophosphate has ranged from 32 to 96 percent. Similarly low percentages were also found

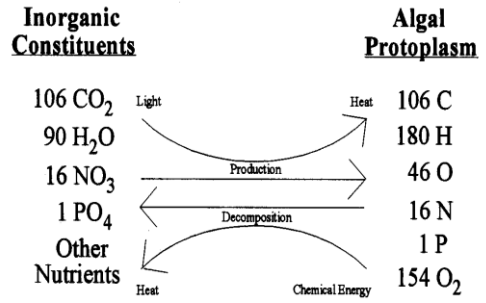
in 1997 (52 percent), 2002 (47 percent), 2004 (56 percent), 2006 (32 percent), 2009 (57 percent), 2010 (56 percent), and 2012 (47 percent) and probably reflect dry antecedent conditions.

The highest average orthophosphate concentrations observed during the 2013 monitoring year occurred in April. Typically, high orthophosphate concentrations are due to higher rainfall preceding the monitoring event resulting in increased runoff. The lowest concentration of orthophosphate observed in 2013 was at Station SC-1 in January 2013.

As a nutrient, orthophosphate is designated by FAC Chapter 62-302 as a general water quality parameter. This criterion specifies that the discharge of nutrients, such as orthophosphate, shall be limited to prevent an imbalance in the natural populations of aquatic flora and fauna. Although the observed levels are occasionally above the threshold considered to indicate eutrophic conditions as defined by FDEP (FDER, 1983), orthophosphate has been found to occur naturally on the Palmer Ranch. Consequently, other factors, such as nitrogen availability, are probably more growth limiting than orthophosphate. Therefore, the phosphate levels found during the 2013 monitoring year are not likely to have caused an imbalance in the aquatic flora and fauna.

4.4.8 Nutrient Ratios

Nitrogen and phosphate are required by aquatic plants in proportions of approximately 6.8:1 on a weight basis (or 16:1 N:P on a molar basis) (Odum, 1959 and GESAMP, 1987). Nitrogen and phosphorus are assimilated in this proportion by the primary producers (rooted aquatic plants and algae) and converted into protoplasm during the process of photosynthesis. Conversely, the unresistant (or digestible) organic forms of nitrogen and phosphate are oxidized back into their biogenic salts during the process of aerobic respiration, e.g., organic decomposition, heterotrophic activity. This relationship can be illustrated as:



The primary forms of these biogenic salts are nitrate and orthophosphate. However, nitrate may be substituted by some plants for other forms of nitrogen, such as ammonia. Also of importance, orthophosphate may be accumulated and stored as polyphosphates by some algae, thereby alleviating a potential future phosphate limiting condition.

Importantly, other limiting factors such as low light color, turbidity and low dissolved oxygen could play as important, if not more important, roles in limiting the rate of primary production and decomposition in the streams of the Palmer Ranch, respectively. For example, if the availability of inorganic nitrogen is high and the Ni:Pi ratio is low, e.g., 2:1, it would indicate that some factor other than inorganic nitrogen is the real limiting factor. Even so, determinations and the use of nutrient ratios in light of other important and potentially limiting factors are helpful in evaluating the results of long-term monitoring programs when nutrient loading and its consequences are major concerns, such as for the "Continuing Surface Water Quality Monitoring Program."

Total nitrogen to total phosphorus ratios (Nt:Pt) are provided in **Appendix Tables B-17** and **C-17** with ratios of inorganic nitrogen (ammonia, nitrite, and nitrate) to orthophosphate (Ni:Pi) being given in **Appendix Tables B-18** and **C-18**. The most meaningful ratio in assessing nutrient limiting conditions is based on the inorganic forms (biogenic salts as previously discussed) since these constituents are immediately available to the primary producers whereas even the unresistant organic forms must be chemically transformed into the inorganic forms prior to photosynthesis.

West Side (Catfish and North Creeks)

The Nt:Pt ratios determined from 2013 nutrient data in the Catfish and North Creeks exhibited an overall average of 13.8:1 (Appendix Table B-17). Since the Nt:Pt ratio is higher than 6.8:1(algal protoplasm, by weight) it indicates a condition in which phosphorus would limit plant growth before nitrogen (Meybeck, 1982).

The Ni:Pi ratios determined from March 2013 nutrient data are found to average approximately 1.65:1 (Appendix Table B-18), and the average ratio observed for the October event were 1.62:1. Generally, a low Ni:Pi ratio would be indicative of conditions in which fixed inorganic nitrogen would limit plant growth before orthophosphate. Nutrient data collected in Catfish Creek yielded average Ni:Pi ratios ranging spatially from 0.688:1 at Station CC-2 in the upper reach to 1.93:1 at Station CC-4 in the mid reach. These ratios suggest that surface waters at these stations may be limiting with respect to nitrogen. Further, these ratios indicate that the lower input of nitrogen to this station may be associated with decreased decomposition of organic matter in conjunction with decreased gross primary productivity.

Overall, the generally stable Ni:Pi ratios calculated from the 2013 data are attributed to the naturally low levels of nitrogen, while total phosphorus is comprised of approximately 47 percent inorganic phosphorus. The higher Nt:Pt ratios determined during the 2013 monitoring events are indicative of the abundance of aquatic vegetation in the creeks and the high percentage of organic nutrients present.

East Side (South Creek)

The Ni:Pi ratios determined during 2013 for South Creek were found to average 1.92:1 (Appendix Table C-18). These ratios are normally indicative of conditions in which fixed inorganic nitrogen would limit plant growth before orthophosphate. The Nt:Pt ratios for South Creek were found to average 14.5:1 indicating a different balance with respect to total nitrogen and total phosphorus (Appendix Table C-17). In a nutrient-balanced system, neither nitrogen nor phosphorus limit plant growth because both are present in the proper proportions for plant growth. The lower Ni:Pi ratios calculated from the 2013 data are attributed to the low levels of inorganic nitrogen, which comprised approximately 5% of the total nitrogen in the South Creek system during 2013.

During the 2013 monitoring event, the Nt:Pt ratios in South Creek were generally indicative of slightly less nitrogen with respect to phosphorus (i.e., some other factor such as low concentrations of dissolved oxygen may limit production before nitrogen sources). The highest Ni:Pi ratio average was 3.79:1 observed during the January event. The Ni:Pi ratios averaged 1.31:1, 0.236:1, and 2.37:1 during the April, July, and October events, respectively.

4.5 Oils and Greases

West Side (Catfish and North Creeks)

The concentration of oil and grease in the streams on the West Side averaged 4.10 mg/L during the 2013 monitoring year (**Appendix Table B-19**). None of the 12 oil and grease measurements for Catfish and North Creeks made during 2013 exceeded the State and County standard of 5.0 mg/L specified in FAC Chapter 62-302. The average concentrations of oils and greases reported in the streams of the West Side during the previous years of the monitoring program ranged from <0.1 mg/L to 2.98 mg/L (Palmer Venture, 1986; and CCI, 1986, 1988a, 1988b, 1991, 1992a, 1993, 1994, 1995b, 1996, 1997, 1998 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013). Most of the historic observations (391 of 402) were found to be less than the maximum allowable State criteria of 5.0 mg/L.

East Side (South Creek)

Overall, oil and grease content in South Creek averaged 1.76 mg/L and ranged from <0.992 to 3.36 mg/L (**Appendix C-19**). All oil and grease measurements for South Creek made during 2013 fell below the State maximum standard of 5.0 mg/L specified in FAC Chapter 62-302. The concentrations of oils and greases reported in South Creek during the previous years of the monitoring program ranged from <0.2 mg/L to 11 mg/L. Ninety-nine percent of the observations (i.e., 359 of 363) in the Palmer Ranch portion of South Creek were found to be lower than the maximum allowable State criteria of 5.0 mg/L.

4.6 Bacteriological Parameters

■ 4.6.1 Total Coliform

West Side (Catfish and North Creeks)

The streams of the West Side during the 2013 monitoring year had concentrations of total coliform bacteria ranging from 80 to 2,200 colonies/100 mL with an average of 972 colonies/100 mL (**Appendix Table B-20**). Of the 12 samples collected during the 2013 monitoring year, none exceeded the State and County water quality standards which allow up to 2,400 colonies/100 mL.

Typically, the highest numbers of total coliform bacteria colonies are observed after periods of rainfall, during the wet season. This held true in 2013, and the mean total coliform level recorded for the September monitoring event in Catfish and North Creeks was 1,617 colonies/100 mL compared to an average of 327 colonies/100 mL for the March event.

East Side (South Creek)

The streams of the East Side during the 2013 monitoring year had concentrations of total coliform bacteria ranging from 160 to >20,000 colonies/100 mL with an average of 2,706 colonies/100 mL (**Appendix Table C-20**). Four of the 16 total coliform bacteria levels measured during 2013 exceeded the State water quality criteria, which allows up to 2,400 colonies/100 mL.

The lower reach of South Creek during 2013 had noticeably lower average total coliform concentrations (1,155 colonies/100 mL) than the upper reach (4,256 colonies/100 mL). As in previous years, cattle and wild animals using the area around Station SC-3 were likely to represent the most significant source of bacteria in the area. Station SC-3, the most northern station in South Creek, reported the highest average total coliform bacteria concentration (7,450 colonies/mL) of all the monitoring stations during 2013.

As noted in previous years (CCI, 1988a, 1988b, 1991, 1992a, 1995, 1996, 1997, 1998 and VHB, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, and 2013), data shows that several sources of coliform bacteria exist on and upstream of the Palmer Ranch. A primary source is expected to be the naturally occurring coliform bacteria of the soils and vegetation on and upstream of the Ranch. During periods of land clearing coupled with significant runoff, this source is expected to be exacerbated. Such a condition probably occurred during the second and third monitoring years in the Catfish Creek/Trunk Ditch basin as the construction of Prestancia was initiated. Another source of coliform bacteria is represented by the warm-blooded animals inhabiting the watershed, including dogs, cats, cattle, birds, feral hogs, deer, and rodents.

4.6.2 Fecal Coliform

West Side (Catfish and North Creeks)

During the 2013 monitoring year, the streams on the West Side exhibited fecal coliform densities ranging from 20 to 1,500 colonies/100 mL and averaged 329 colonies/100 mL (**Appendix Table B-21**). One of the 12 samples collected during 2013 contained fecal coliform bacteria densities exceeding the 800 colonies/100 mL maximum allowed by State and County water quality criteria for Class III surface waters, which occurred at Station CC-5 during September 2013.

Spatially, the upper reach of the Catfish Creek/Trunk Ditch basin experienced slightly greater numbers of fecal coliform colonies than the mid reach during the 2013 monitoring year. The mean fecal coliform density for the March event (187 colonies/100 mL) was lower than for the September event (472 colonies/100 mL), and Stations CC-3, CC-4, and CC-5 in Catfish Creek and North Creek followed this seasonal trend.

East Side (South Creek)

During the 29th year of monitoring, the South Creek basin of the Palmer Ranch exhibited fecal coliform densities that ranged from <10 to 1,210 colonies/100 mL and averaged 251 colonies/100 mL (**Appendix Table C-21**). One of the 16 samples collected during 2013 exceeded the fecal coliform density of 800 colonies/100 mL allowed by the Class III State and County Standard.

Spatially, Station SC-1 had the highest average concentration of fecal coliform colonies during the 2013 monitoring year. Higher bacteria levels are typically observed in the northern portions of the creek and probably reflect the greater number of warm-blooded animals in the stream communities associated with the upstream areas of the creek, although unusually high fecal coliform concentrations were observed Station SC-1 during April 2013. Primary sources of fecal coliform bacteria are considered to be dogs, cats, birds, cattle, and other warm-blooded wild animals inhabiting the basin. The highest mean concentration (615 colonies/100 mL) was observed during the April monitoring event.

4.7 Trace Elements

West Side (Catfish and North Creeks)

During the September 2013 monitoring event, samples were collected for the analyses of trace elements (i.e., arsenic, copper, lead, and zinc). Arsenic concentrations during the 2013 monitoring year were between 1.13 and 309 µg/L (**Appendix Table B-22**). Concentrations of total copper measured on the west side of the Palmer Ranch during the 2013 monitoring period were between <0.346 and 8.5 µg/L. Total lead concentrations measured on the west side during 2013 were all below the <0.670 detection limit. The concentration of zinc determined for the six monitoring stations during 2013 ranged from 5.00 to 10.0 µg/L and averaged 7.77 µg/L.

East Side (South Creek)

Sampling for trace elements in South Creek was performed during the October 2013 monitoring event. The arsenic concentrations during the 2013 monitoring year were between 1.39 µg/L and 6.63 µg/L. (**Appendix Table C-22**). The concentrations of copper ranged from 0.470 µg/L to 2.42 µg/L. Total lead concentrations measured in the streams in the South Creek basin during 2013 were all below the <0.670 µg/L detection limit for this parameter. Concentrations of zinc samples collected in South Creek during 2013 ranged from 3.50 to 4.60 µg/L.

All arsenic concentrations measured during the 2013 monitoring year on Palmer Ranch were below the State standard of 50 µg/L[1], except at CC-2 (309 µg/L). Possible sources of arsenic include naturally occurring minerals and the use of arsenic-based pesticides on and upstream of the Palmer Ranch. None of the six copper concentrations sampled from Catfish Creek and North Creek (Stations CC-5 and NC-6) exceeded the State and County standard of 12.8 µg/L[1], and none of the copper samples from South Creek (Station CC-3) exceeded the State and County standard. Possible sources of copper in the surface waters of the Palmer Ranch include the use of copper containing herbicides, fertilizers, algaecides, and pesticides. None of the measured lead concentrations in streams on Palmer Ranch exceeded the State and County standard of 3.6 µg/L[1]. Possible anthropogenic sources of lead in the surface waters of the Palmer Ranch included automobile emissions, roads and parking areas, and runoff from light industrial land uses located upstream of the Palmer Ranch property. All of the zinc concentrations during the 2013 monitoring events at both Catfish/North Creek and South Creek streams were below the State and County standard of 115 µg/L based upon a hardness of 110 mg/L. Possible sources of zinc include the use of zinc containing fertilizers and runoff from roads on and upstream of the Palmer Ranch.

[1] *Ibid.*

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Appendix A

Exhibit "E"

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

(An Exhibit Containing Surface
Water Monitoring Program and
Consisting of Pages E-1 through E-5)

SURFACE WATER MONITORING PROGRAM

Locations

Water quality measurements and grab samples shall be performed in Catfish Creek, North Creek and South Creek. Sampling and measurements shall be made at a total of 10 monitoring stations (refer to FIGURE 5). Five stations are located in Catfish Creek (CC-1, CC-2, CC-3, CC-4 and CC-5); one station is located in North Creek (NC-6); and four stations are located in South Creek (SC-1, SC-2, SC-3 and SC-4)

Procedures

Monitoring shall be accomplished within a two-day period. At the time of grab sampling, simultaneous in situ measurements of dissolved oxygen, pH, temperature and specific conductance shall be made and flow rates shall be determined using velocity-area measurements. Additionally, water depths and pre- and post-event weather conditions shall be recorded. All sample collections and in situ measurements shall be made at approximate mid-depth and mid-stream at each of the ten stations.

Frequency

Due to the wealth of baseline monitoring data which currently exists, baseline monitoring of all South Creek sites shall be suspended until one month before development begins. One month prior to the commencement of sampling the Palmer Ranch will notify the Sarasota County Pollution Control Division the dates of sampling and stations to be sampled. At the time of sampling, water quality grab samples will be collected and in situ

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AL THIS DATE JUL 12 199
REN E. RUSHING, CLERK OF THE CIRCUIT COURT

measurements made at all monitoring stations along South Creek. Following this initial monitoring event, all subsequent monitoring shall be performed on a quarterly basis during the development phase. During development, all stations located downstream of an area under development shall be monitored. In addition, one sampling site upstream of a development area shall be maintained for baseline determination. Once an area is substantially developed as agreed to by the Sarasota County Pollution Control Division and Palmer Ranch, a modification of the monitoring program shall be subject to discussion at any time to change the frequency of water quality monitoring from quarterly to semi-annual or to discontinue the monitoring.

Monitoring of Catfish and North Creeks shall continue on a quarterly basis for a maximum of two years or until substantial development takes place. Once substantial development or a two-year period occurs as agreed to by the Sarasota County Pollution Control Division and Palmer Ranch, monitoring frequency for sites located in Catfish and North Creeks shall be subject to change from quarterly to a semi-annual depending on the monitoring results obtained up to that time. Semi-annual sampling, for both basins, shall be performed during a dry and wet season allowing for monitoring of low and high flow conditions.

Parameters

All water quality grab samples shall be analyzed for the following parameters:

- Biochemical Oxygen Demand, 5-day
- Nitrite
- Ortho-phosphate
- Total Suspended Solids
- Ammonia Nitrogen
- Fecal Coliform
- pH
- Conductivity
- Total Kjeldahl Nitrogen
- Nitrate
- Total Nitrogen
- Total Phosphorus
- Turbidity
- Oils and Greases
- Total Coliform
- Dissolved Oxygen

Additionally, analysis shall be done for the following parameters on an annual basis (the first analysis done for South Creek sites will be in conjunction with the initial monitoring event):

- o Copper
- o Arsenic
- o Lead
- o Zinc

No pesticide or mercury, chromium, cadmium and nickel analysis shall be performed because results obtained from the Palmer Ranch Continuous Water Quality Monitoring Program during April 1985 through June 1990 on sites along Catfish Creek indicate that these parameters have consistently been below detection limits and/or state and county standards. Therefore, it may be more important to monitor those parameters which have exhibited higher concentrations than those set by the state.

Methods

All laboratory analyses and in situ measurements shall be performed in accordance with procedures described in the 17th edition of Standard Methods (APHA, 1989) or the Methods for Chemical Analysis of water and Wastes (USEPA, 1993). Methods used for in situ measurements, sample collection, sample preservation and storage and sample analysis are provided in Table A. As changes in technology advance, the methods used in laboratory analysis may be modified to reflect these state-of-the-art procedures. The surface water monitoring program for Catfish Creek, North Creek and South Creek shall be performed on a continuous basis.

Additional Studies

In considering the water quality of lakes on the Palmer Ranch, the Aquatic Center of the University of Florida has expressed interest in conducting limnological research on the Palmer Ranch. One of the objectives of the research would be to develop state-of-the-art strategies in the control of hydrilla and water hyacinth that can be applied on a nation-wide basis.

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HEREBY CERTIFY THAT THE FOREGOING IS A
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EAL THIS DATE 11 12, 1-1-11
AREN E. RUSHING, CLERK OF THE CIRCUIT COURT
X-OFFICIO CLERK TO THE BOARD OF COUNTY

Since the borrow pit lake in Parcel C has an overabundance of hydrilla, this area has been selected for research. The borrow pit lake was conditioned in the MDO to undergo limnological study as a result of a previous commitment by the Palmer Ranch. Its characters are similar to other borrow pit lakes located on the Palmer Ranch, as well as other borrow pit lakes in Sarasota County. Management of the lake will comply with the newly adopted earth-moving ordinance (Ordinance No. 89-112) which became effective March 13, 1990. This ordinance has provisions to deal with borrow pit lakes uniformly throughout the County. This lake will be used for stormwater management purposes which will be enhanced by the creation of a littoral shelf. The creation of a littoral shelf would promote improved water quality as desirable vegetation would utilize nutrients and lower BOD and TSS levels. Additionally, the Palmer Ranch has made application for a permit from the Florida Game and Fresh Water Fish Commission for the introduction of Triploid Grass Carp. These measures, along with other biological or chemical controls that may be implemented as part of the University of Florida research project for control of hydrilla and lake rehabilitation, would indicate that a further limnological study is unwarranted. Consequently, it is recommended that the future limnological study of the borrow pit as conditioned in the MDO be deleted.

Further, the MDO required the monitoring of an off-site dairy farm to determine the source and significance of water quality problems contributed to surface water. As a result of the water quality data collected from Station SC-7, which is the site used to monitor this off-site contribution, pollutants have significantly decreased. This is no doubt a result of the elimination of the dairy farm which has been converted to residential development (Serenoa). Therefore, it is recommended that monitoring of the site be terminated.

Reporting

A data report shall be submitted to the Sarasota County Pollution Control Division following each sampling event. The report will include: (1) a map of the monitoring stations; (2) narrative and/or tabulation of methods used in collecting, handling, storing and analyzing all samples; (3) a tabulation of all measurement and results of analyses; and (4) the signature(s) of the individual(s) responsible for the authenticity, precision and accuracy of t he data presented. Brief summaries of the responsibility an credentials of the project team members shall be included. In addition, an annual report of the interpretation of the data shall be prepared following each year of monitoring. The annual report will include hydrological information derived from in situ measurements as well as interpretation of the chemical parameters measured over the year. Also included in the annual report shall be tabular representations of all the data collected over the previous year for all of the sites and graphical representation of some of the chemical trends discovered over the year of monitoring.

STATE OF FLORIDA)
COUNTY OF SARASOTA)
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE INSTRUMENT FILED
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE [redacted]
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

Appendix B

Catfish and North Creek Water Quality Data

Appendix Table B-1
Continuing Surface Water Quality Monitoring Program
Stream Stage (ft)[a]
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	1.4	1.9	4.0	1.2	2.0	2.1	0.6	1.9	0.6	4.0	1.2	6
September 26, 2013	1.4	3.5	3.5	1.2	2.3	2.4	0.4	2.1	0.4	3.5	1.3	6
Mean	1.4	2.7	3.8	1.2	2.2		0.5					
Minimum	1.4	1.9	3.5	1.2	2.0		0.4					
Maximum	1.4	3.5	4.0	1.2	2.3		0.6					
Standard Deviation	0.0	1.1	0.4	0.0	0.2		0.1					
N	2	2	2	2	2		2					

Stations	Mean	Min	Max	STD	N
CC-1, CC-2 (upper reach)	2.1	1.4	3.5	1.0	4
CC-3, CC-4 (mid reach)	2.5	1.2	4.0	1.5	4
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	2.2	1.2	4.0	1.1	10
All six stations	2.0	0.4	4.0	1.2	12

a Stream Stage measured at sampling site for each station.
STD - Standard deviation
N - Number of observations

Appendix Table B-2
Continuing Surface Water Quality Monitoring Program
Stream Flow (gpm)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	2	27	49	0	467	109	346	148	0	467	204	6
September 26, 2013	2,590	2,922	9,905	960	14,312	6,138	5,893	6,097	960	14,312	5,115	6
Mean	1,296	1,474	4,977	480	7,389		3,119					
Minimum	2	27	49	0	467		346					
Maximum	2,590	2,922	9,905	960	14,312		5,893					
Standard Deviation	1,830	2,047	6,969	679	9,790		3,922					
N	2	2	2	2	2		2					

Stations	Mean	Min	Max	STD	N
CC-1, CC-2 (upper reach)	1,385	2	2,922	1,588	4
CC-3, CC-4 (mid reach)	2,729	0	9,905	4,805	4
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	3,123	0	14,312	4,964	10
All six stations	3,123	0	14,312	4,643	12

STD - Standard deviation
N - Number of observations
gpm - Gallons per minute

Appendix Table B-3
Continuing Surface Water Quality Monitoring Program
Water Temperature (^{o}C)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	16.1	15.1	15.5	18.7	17.1	16.5	14.6	16.2	14.6	18.7	1.5	6
September 26, 2013	21.1	21.4	21.2	21.9	21.2	21.4	21.2	21.3	21.1	21.9	0.3	6
Mean	18.6	18.2	18.3	20.3	19.2		17.9					
Minimum	16.1	15.1	15.5	18.7	17.1		14.6					
Maximum	21.1	21.4	21.2	21.9	21.2		21.2					
Standard Deviation	3.5	4.4	4.0	2.3	2.9		4.7					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	18.4	15.1	21.4	3.3	4							
CC-3, CC-4 (mid reach)	19.3	15.5	21.9	2.9	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	18.9	15.1	21.9	2.7	10							
All six stations	18.8	14.6	21.9	2.9	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-4
Continuing Surface Water Quality Monitoring Program
Specific Conductance (µmhos/cm)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	519	449	725	869	1,070	726	1,098	788	449	1,098	273	6
September 26, 2013	261	274	424	632	465	411	766	470	261	766	199	6
Mean	390	362	575	751	768		932					
Minimum	261	274	424	632	465		766					
Maximum	519	449	725	869	1,070		1,098					
Standard Deviation	182	124	213	168	428		235					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	376	261	519	128	4							
CC-3, CC-4 (mid reach)	663	424	869	187	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	569	261	1,070	258	10							
All six stations	629	261	1,098	282	12							

STD - Standard deviation
N - Number of observations
* Violation of Water Quality Standards

Appendix Table B-5
Continuing Surface Water Quality Monitoring Program
Total Suspended Solids (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	13.2	2.60	7.00	2.80	5.00	6.12	5.60	6.03	2.60	13.2	3.89	6
September 26, 2013	3.40	5.20	13.8	8.80	13.4	8.92	2.20	7.80	2.20	13.8	5.02	6
Mean	8.30	3.90	10.4	5.80	9.20		3.90					
Minimum	3.40	2.60	7.00	2.80	5.00		2.20					
Maximum	13.2	5.20	13.8	8.80	13.4		5.60					
Standard Deviation	6.93	1.84	4.81	4.24	5.94		2.40					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	6.10	2.60	13.2	4.86	4							
CC-3, CC-4 (mid reach)	8.10	2.80	13.8	4.56	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	7.52	2.60	13.8	4.51	10							
All six stations	6.92	2.20	13.8	4.38	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-6
Continuing Surface Water Quality Monitoring Program
Turbidity (NTU)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	6.2	1.9	3.6	1.7	3.5	3.2	3.1	3.2	1.0	6.2	1.8	6
September 26, 2013	2.2	1.8	6.5	2.7	4.8	3.6	1.5	3.3	1.5	6.5	2.0	6
Mean	4.2	1.9	5.1	1.9	4.2		2.3					
Minimum	2.2	1.8	3.6	1.0	3.5		1.5					
Maximum	6.2	1.9	6.5	2.7	4.8		3.1					
Standard Deviation	2.8	0.1	2.1	1.2	0.9		1.1					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	3.0	1.8	6.2	2.1	4							
CC-3, CC-4 (mid reach)	3.5	1.0	6.5	2.3	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	3.4	1.0	6.5	1.9	10							
All six stations	3.2	1.0	6.5	1.8	12							

STD - Standard deviation
N - Number of observations
* - Violaiton of Water Quality Standards

Appendix Table B-7
Continuing Surface Water Quality Monitoring Program
5-Day Biochemical Oxygen Demand (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	CC-1	CC-2	CC-3	CC-4	CC-5	Mean	NC-6	Mean	Min	Max	STDev	N
March 29, 2013	2.63	2.63	4.24	1.24	2.00	2.55	0.599	2.22	0.599	4.24	1.27	6
September 26, 2013	1.04	1.04	1.53	3.20	0.866	1.17	<0.5	1.02	<0.50	1.53	0.447	6
Mean	1.84	1.84	2.89	1.31	1.43		0.425					
Minimum	1.04	1.04	1.53	1.24	0.87		<0.50					
Maximum	2.63	2.63	4.24	1.37	2.00		0.599					
Standard Deviation	1.12	1.12	1.92	0.092	0.802		0.247					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	1.84	1.04	2.63	0.918	4							
CC-3, CC-4 (mid reach)	2.10	1.24	4.24	1.43	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	1.86	0.866	4.24	1.05	10							
All six stations	1.62	<0.50	4.24	1.10	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-8
Continuing Surface Water Quality Monitoring Program
Dissolved Oxygen (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	CC-1	CC-2	CC-3	CC-4	CC-5	Mean	NC-6	Mean	Min	Max	STDev	N
March 29, 2013	4.4*	5.2	8.4	6.3	6.7	6.2	7.7	6.5	4.4	8.4	1.5	6
September 26, 2013	6.8	6.7	5.6	5.6	6.3	6.2	5.3	6.1	5.3	6.8	0.6	6
Mean	5.6	6.0	7.0	6.0	6.5		6.5					
Minimum	4.4	5.2	5.6	5.6	6.3		5.3					
Maximum	6.8	6.7	8.4	6.3	6.7		7.7					
Standard Deviation	1.7	1.1	2.0	0.5	0.3		1.7					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	5.8	4.4	6.8	1.2	4							
CC-3, CC-4 (mid reach)	6.5	5.6	8.4	1.3	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	6.2	4.4	8.4	1.1	10							
All six stations	6.3	4.4	8.4	1.1	12							

STD - Standard deviation
N - Number of observations
*Violation of Water Quality Standards

Appendix Table B-9
Continuing Surface Water Quality Monitoring Program
Water pH (-Log[H+])
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	CC-1	CC-2	CC-3	CC-4	CC-5	Mean	NC-6	Mean	Min	Max	STDev	N
March 29, 2013	7.2	7.7	8.1	8.4	7.8	7.8	7.5	7.8	7.2	8.4	0.4	6
September 26, 2013	7.8	7.9	7.7	7.8	7.7	7.8	7.5	7.7	7.5	7.9	0.1	6
Mean	7.5	7.8	7.9	8.1	7.8		7.5					
Minimum	7.2	7.7	7.7	7.8	7.7		7.5					
Maximum	7.8	7.9	8.1	8.4	7.8		7.5					
Standard Deviation	0.4	0.1	0.3	0.4	0.1		0.0					
N	2	2	2	2	2		2					

Stations	Mean	Min	Max	STD	N
CC-1, CC-2 (upper reach)	7.7	7.2	7.9	0.3	4
CC-3, CC-4 (mid reach)	8.0	7.7	8.4	0.3	4
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	7.8	7.2	8.4	0.3	10
All six stations	7.8	7.2	8.4	0.3	12

STD - Standard deviation
N - Number of observations

Appendix Table B-10
Continuing Surface Water Quality Monitoring Program
Total Nitrogen (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	CC-1	CC-2	CC-3	CC-4	CC-5	Mean	NC-6	Mean	Min	Max	STDev	N
March 29, 2013	1.03	0.879	1.02	0.948	0.959	0.967	1.32	1.03	0.879	1.32	0.154	6
September 26, 2013	1.11	1.12	1.41	0.960	1.43	1.21	1.08	1.19	0.960	1.43	0.191	6
Mean	1.07	1.00	1.22	0.954	1.19		1.20					
Minimum	1.03	0.879	1.02	0.948	0.959		1.08					
Maximum	1.11	1.12	1.41	0.960	1.43		1.32					
Standard Deviation	0.057	0.170	0.276	0.008	0.333		0.170					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	1.03	0.879	1.12	0.111	4							
CC-3, CC-4 (mid reach)	1.08	0.948	1.41	0.219	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	1.09	0.879	1.43	0.190	10							
All six stations	1.11	0.879	1.43	0.185	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-11
Continuing Surface Water Quality Monitoring Program
Nitrite Nitrogen (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	CC-1	CC-2	CC-3	CC-4	CC-5	Mean	NC-6	Mean	Min	Max	STDev	N
March 29, 2013	0.003	<0.003	<0.003	<0.003	<0.003	0.002	<0.003	0.002	<0.003	0.003	0.001	6
September 26, 2013	0.011	0.011	0.009	<0.003	0.008	0.008	0.018	0.010	<0.003	0.018	0.005	6
Mean	0.007	0.006	0.005	<0.003	0.005		0.010					
Minimum	0.003	<0.003	<0.003	<0.003	<0.003		<0.003					
Maximum	0.011	0.011	0.009	<0.003	0.008		0.018					
Standard Deviation	0.006	0.007	0.005	0.000	0.005		0.012					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	0.007	<0.003	0.011	0.005	4							
CC-3, CC-4 (mid reach)	0.003	<0.003	0.009	0.004	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	0.005	<0.003	0.011	0.004	10							
All six stations	0.006	<0.003	0.018	0.006	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-12
Continuing Surface Water Quality Monitoring Program
Nitrate Nitrogen (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	CC-1	CC-2	CC-3	CC-4	CC-5	Mean	NC-6	Mean	Min	Max	STDev	N
March 29, 2013	0.022	<0.004	<0.004	<0.004	<0.004	0.006	0.320	0.058	<0.004	0.320	0.128	6
September 26, 2013	0.156	0.144	0.146	0.029	0.121	0.119	0.023	0.103	0.023	0.156	0.061	6
Mean	0.089	0.073	0.074	0.016	0.062		0.172					
Minimum	0.022	<0.004	<0.004	<0.004	<0.004		0.023					
Maximum	0.156	0.144	0.146	0.029	0.121		0.320					
Standard Deviation	0.095	0.100	0.102	0.019	0.084		0.210					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	0.081	<0.004	0.156	0.080	4							
CC-3, CC-4 (mid reach)	0.045	<0.004	0.146	0.069	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	0.063	<0.004	0.156	0.069	10							
All six stations	0.081	<0.004	0.320	0.099	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-13
Continuing Surface Water Quality Monitoring Program
Ammoniacal Nitrogen (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	0.064	<0.008	<0.008	<0.008	<0.008	0.016	0.009	0.015	<0.008	0.064	0.024	6
September 26, 2013	0.039	0.031	0.111	0.056	0.123	0.072	0.045	0.068	0.031	0.123	0.039	6
Mean	0.052	0.018	0.058	0.030	0.064		0.027					
Minimum	0.039	<0.008	<0.008	<0.008	<0.008		0.009					
Maximum	0.064	0.031	0.111	0.056	0.123		0.045					
Standard Deviation	0.018	0.019	0.076	0.037	0.084		0.025					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	0.035	<0.008	0.064	0.025	4							
CC-3, CC-4 (mid reach)	0.044	<0.008	0.111	0.051	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	0.044	<0.008	0.123	0.045	10							
All six stations	0.041	<0.008	0.123	0.042	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-14
Continuing Surface Water Quality Monitoring Program
Organic Nitrogen (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	0.946	0.871	1.02	0.940	0.955	0.946	0.987	0.953	0.871	1.02	0.049	6
September 26, 2013	0.905	0.934	1.14	0.875	1.18	1.01	1.00	1.00	0.875	1.18	0.126	6
Mean	0.926	0.903	1.08	0.908	1.07		0.991					
Minimum	0.905	0.871	1.02	0.875	0.955		0.987					
Maximum	0.946	0.934	1.14	0.940	1.18		1.00					
Standard Deviation	0.029	0.045	0.087	0.046	0.157		0.006					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	0.914	0.871	0.946	0.033	4							
CC-3, CC-4 (mid reach)	0.993	0.875	1.14	0.113	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	0.976	0.871	1.18	0.105	10							
All six stations	0.978	0.871	1.18	0.095	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-15
Continuing Surface Water Quality Monitoring Program
Total Phosphorus (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	0.221	0.101	0.075	0.025	0.066	0.098	0.052	0.090	0.025	0.221	0.069	6
September 26, 2013	0.233	0.286	0.267	0.037	0.248	0.214	0.069	0.190	0.037	0.286	0.108	6
Mean	0.227	0.194	0.171	0.031	0.157		0.061					
Minimum	0.221	0.101	0.075	0.025	0.066		0.052					
Maximum	0.233	0.286	0.267	0.037	0.248		0.069					
Standard Deviation	0.008	0.131	0.136	0.008	0.129		0.012					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	0.210	0.101	0.286	0.078	4							
CC-3, CC-4 (mid reach)	0.101	0.025	0.267	0.113	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	0.156	0.025	0.286	0.104	10							
All six stations	0.140	0.025	0.286	0.101	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-16
Continuing Surface Water Quality Monitoring Program
Orthophosphate (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	0.067	0.024	0.025	0.007	0.019	0.028	0.051	0.032	0.007	0.067	0.022	6
September 26, 2013	0.167	0.175	0.176	0.031	0.141	0.138	0.064	0.126	0.031	0.176	0.063	6
Mean	0.117	0.100	0.101	0.019	0.080		0.058					
Minimum	0.067	0.024	0.025	0.007	0.019		0.051					
Maximum	0.167	0.175	0.176	0.031	0.141		0.064					
Standard Deviation	0.071	0.107	0.107	0.017	0.086		0.009					
N	2	2	2	2	2		2					

Stations	Mean	Min	Max	STD	N
CC-1, CC-2 (upper reach)	0.108	0.024	0.175	0.075	4
CC-3, CC-4 (mid reach)	0.060	0.007	0.176	0.078	4
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	0.083	0.007	0.176	0.072	10
All six stations	0.079	0.007	0.176	0.066	12

STD - Standard deviation
N - Number of observations

Appendix Table B-17
Continuing Surface Water Quality Monitoring Program
Total Nitrogen to Total Phosphorus Ratios (Nt:Pt)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	4.66	8.70	13.6	37.9	14.5	15.9	25.4	17.5	4.66	37.9	12.21	6
September 26, 2013	4.76	3.92	5.28	25.9	5.8	9.13	15.7	10.2	3.92	25.9	8.84	6
Mean	4.71	6.31	9.44	31.9	10.1		20.5					
Minimum	4.66	3.92	5.28	25.9	5.77		15.7					
Maximum	4.76	8.70	13.6	37.9	14.5		25.4					
Standard Deviation	0.07	3.38	5.88	8.47	6.20		6.88					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	5.51	3.92	8.70	2.16	4							
CC-3, CC-4 (mid reach)	20.7	5.28	37.9	14.3	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	12.5	3.92	37.9	11.3	10							
All six stations	13.8	3.92	37.9	10.8	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-18
Continuing Surface Water Quality Monitoring Program
Inorganic Nitrogen to Inorganic Phosphorus Ratios (Ni:Pi)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	1.33	0.31	0.30	1.07	0.39	0.68	6.48	1.65	0.30	6.48	2.41	6
September 26, 2013	1.23	1.06	1.51	2.79	1.79	1.68	1.34	1.62	1.06	2.79	0.62	6
Mean	1.28	0.69	0.91	1.93	1.09		3.91					
Minimum	1.23	0.31	0.30	1.07	0.39		1.34					
Maximum	1.33	1.06	1.51	2.79	1.79		6.48					
Standard Deviation	0.07	0.53	0.86	1.22	0.98		3.63					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	0.98	0.31	1.33	0.46	4							
CC-3, CC-4 (mid reach)	1.42	0.30	2.79	1.04	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	1.18	0.30	2.79	0.76	10							
All six stations	1.63	0.30	6.48	1.68	12							

STD - Standard deviation
N - Number of observations

Appendix Table B-19
Continuing Surface Water Quality Monitoring Program
Oil and Grease (mg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	4.47	4.24	4.68	3.92	4.94	4.31	3.58	4.31	3.58	4.94	0.500	6
September 26, 2013	3.29	4.57	4.57	4.43	4.00	3.89	2.48	3.89	2.48	4.57	0.846	6
Mean	3.88	4.41	4.63	4.18	4.47		3.03					
Minimum	3.29	4.24	4.57	3.92	4.00		2.48					
Maximum	4.47	4.57	4.68	4.43	4.94		3.58					
Standard Deviation	0.834	0.233	0.078	0.361	0.665		0.778					
N	2	2	2	2	2		2					

Stations	Mean	Min	Max	STD	N
CC-1, CC-2 (upper reach)	4.14	3.29	4.57	0.585	4
CC-3, CC-4 (mid reach)	4.40	3.92	4.68	0.336	4
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	4.31	3.29	4.94	0.472	10
All six stations	4.10	2.48	4.94	0.697	12

*Violation of Water Quality Standards
STD - Standard deviation
N - Number of observations

Appendix Table B-20
Continuing Surface Water Quality Monitoring Program
Total Coliform Bacteria (colonies/100 mL)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	700	420	80	160	300	332	300	327	80	700	218	6
September 26, 2013	1,900	2,200	1,100	1,400	1,500	1,620	1,600	1,617	1,100	2,200	387	6
Mean	1,300	1,310	590	780	900		950					
Minimum	700	420	80	160	300		300					
Maximum	1,900	2,200	1,100	1,400	1,500		1,600					
Standard Deviation	849	1,259	721	877	849		919					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	1,305	420	2,200	876	4							
CC-3, CC-4 (mid reach)	685	80	1,400	665	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	976	80	2,200	755	10							
All six stations	972	80	2,200	737	12							

STD - Standard deviation
N - Number of observations
* Violation of Water Quality Standards

Appendix Table B-21
Continuing Surface Water Quality Monitoring Program
Fecal Coliform Bacteria (colonies/100 mL)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Sampling Date	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
March 29, 2013	200	420	20	160	20	164	300	187	<10	420	157	6
September 26, 2013	100	220	310	400	1,500	506	300	472	100	1,500	514	6
Mean	150	320	165	280	760		300					
Minimum	100	220	20	160	20		300					
Maximum	200	420	310	400	1,500		300					
Standard Deviation	71	141	205	170	1,047		0					
N	2	2	2	2	2		2					
Stations	Mean	Min	Max	STD	N							
CC-1, CC-2 (upper reach)	235	100	420	134	4							
CC-3, CC-4 (mid reach)	223	20	400	167	4							
CC-1, CC-2, CC-3, CC-4, CC-5 (entire basin)	335	20	1,500	433	10							
All six stations	329	20	1,500	392	12							

STD - Standard deviation
N - Number of observations
* Violation of Water Quality Standards

Appendix Table B-22
Continuing Surface Water Quality Monitoring Program
Trace Metals (µg/L)
January - December 2013

	Catfish Creek/Trunk Ditch							All Stations				
Trace Metal	**CC-1**	**CC-2**	**CC-3**	**CC-4**	**CC-5**	**Mean**	**NC-6**	**Mean**	**Min**	**Max**	**STD**	**N**
Arsenic	2.84	309*	4.47	1.13	4.11	64.3	1.62	53.9	1.13	309	125	6
Copper	2.23	4.33	3.58	2.88	8.48	4.30	<0.346	3.61	<0.346	8.5	2.77	6
Lead	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	0.000	6
Zinc	9.60	10.0	7.70	5.00	7.40	7.94	6.90	7.77	5.00	10.0	1.84	6

Applicable surface water criteria: Maximum allowable concentrations of 50 µg/L for arsenic, 12.8 µg/L for copper, 3.6 µg/L for lead and 115 µg/L for zinc.

*Violation of Water Quality Standards
STD - Standard deviation
N - Number of observations

Appendix C

South Creek Water Quality Data

Appendix Table C-1
Continuing Surface Water Quality Monitoring Program
Stream Stage (ft)[a]
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	2.9	1.3	2.0	1.7	2.0	1.3	2.9	0.7	4
April 25, 2013	2.2	1.6	1.5	2.7	2.0	1.5	2.7	0.6	4
July 30, 2013	3.1	1.3	2.0	2.2	2.2	1.3	3.1	0.7	4
October 28, 2013	2.9	0.9	1.6	1.9	1.8	0.9	2.9	0.8	4
Mean	2.8	1.3	1.8	2.1					
Minimum	2.2	0.9	1.5	1.7					
Maximum	3.1	1.6	2.0	2.7					
Std. Deviation	0.4	0.3	0.3	0.4					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	2.0	1.5	2.7	0.4	8
SC-1, SC-2 (lower reach)	2.0	0.9	3.1	0.9	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	2.0	0.9	3.1	0.6	16

a Stream Stage measured at sampling site for each station. 0.0 = Station dry.
STD - Standard deviation
N - Number of observations

Appendix Table C-2
Continuing Surface Water Quality Monitoring Program
Stream Flow (gpm)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	0	2	0	13	4	0	13	6	4
April 25, 2013	0	197	0	0	49	0	197	99	4
July 30, 2013	1,571	5,430	1,077	1,481	2,390	1,077	5,430	2,038	4
October 28, 2013	139	1,889	0	579	652	0	1,889	861	4
Mean	427	1,880	269	518					
Minimum	0	2	0	0					
Maximum	1,571	5,430	1,077	1,481					
Std. Deviation	765	2,514	539	696					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	394	0	1,481	591	8
SC-1, SC-2 (lower reach)	1,154	0	5,430	1,887	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	774	0	5,430	1,407	16

STD - Standard deviation
N - Number of observations
gpm - Gallons per minute

Appendix Table C-3
Continuing Surface Water Quality Monitoring Program
Water Temperature (°C)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	17.3	16.8	17.4	17.0	17.1	16.8	17.4	0.3	4
April 25, 2013	23.6	23.1	23.3	22.4	23.1	22.4	23.6	0.5	4
July 30, 2013	25.4	25.1	23.5	25.1	24.8	23.5	25.4	0.9	4
October 28, 2013	17.5	17.7	16.7	17.6	17.4	16.7	17.7	0.5	4
Mean	21.0	20.7	20.2	20.5					
Minimum	17.3	16.8	16.7	17.0					
Maximum	25.4	25.1	23.5	25.1					
Std. Deviation	4.2	4.1	3.7	3.9					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	20.4	16.7	25.1	3.5	8
SC-1, SC-2 (lower reach)	20.8	16.8	25.4	3.8	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	20.6	16.7	25.4	3.5	16

STD - Standard deviation
N - Number of observations

Appendix Table C-4
Continuing Surface Water Quality Monitoring Program
Specific Conductance (µmhos/cm)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	1,319*	1,149	1,110	1,176	1,189	1,110	1,319	91	4
April 25, 2013	1,070	1,039	1,244	1,131	1,121	1,039	1,244	90	4
July 30, 2013	366	482	293	338	370	293	482	81	4
October 28, 2013	853	1,021	396	929	800	396	1,021	278	4
Mean	902	923	761	894					
Minimum	366	482	293	338					
Maximum	1,319	1,149	1,244	1,176					
Std. Deviation	405	299	486	386					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	827	293	1,244	412	8
SC-1, SC-2 (lower reach)	912	366	1,319	330	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	870	293	1,319	363	16

*Violation of State Water Quality Standard
STD - Standard deviation
N - Number of observations

Appendix Table C-5
Continuing Surface Water Quality Monitoring Program
Total Suspended Solids (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	14.6	9.80	70.0	8.40	25.7	8.40	70.0	29.7	4
April 25, 2013	71.5	4.20	17.2	7.60	25.1	4.20	71.5	31.4	4
July 30, 2013	2.40	3.40	2.60	2.33	2.68	2.33	3.40	0.492	4
October 28, 2013	23.6	11.2	12.8	3.60	12.8	3.60	23.6	8.24	4
Mean	28.0	7.15	25.7	5.48					
Minimum	2.40	3.40	2.60	2.33					
Maximum	71.5	11.2	70.0	8.40					
Std. Deviation	30.3	3.92	30.2	2.97					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	15.6	2.33	70.0	22.6	8
SC-1, SC-2 (lower reach)	17.6	2.40	71.5	22.9	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	16.6	2.33	71.5	22.0	16

STD - Standard deviation
N - Number of observations

Appendix Table C-6
Continuing Surface Water Quality Monitoring Program
Turbidity (NTU)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	9.7	3.4	20	4.5	9.4	3.4	20	7.6	4
April 25, 2013	19	2.7	13	3.9	9.7	2.7	19	7.7	4
July 30, 2013	3.4	3.9	2.7	1.6	2.9	1.6	3.9	1.0	4
October 28, 2013	12	5.6	6.0	2.5	6.5	2.5	12	4.0	4
Mean	11.0	3.9	10.4	3.1					
Minimum	3.4	2.7	2.7	1.6					
Maximum	19	5.6	20	4.5					
Std. Deviation	6.4	1.2	7.7	1.3					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	6.8	1.6	20	6.4	8
SC-1, SC-2 (lower reach)	7.5	2.7	19	5.7	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	7.1	1.6	20	5.9	16

STD - Standard deviation
N - Number of observations

Appendix Table C-7
Continuing Surface Water Quality Monitoring Program
5-Day Biochemical Oxygen Demand (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	2.74	1.32	>19.7	2.59	6.59	1.32	>19.7	8.76	4
April 25, 2013	5.06	1.18	6.18	2.12	3.64	1.18	6.18	2.37	4
July 30, 2013	2.55	1.31	1.57	1.04	1.62	1.04	2.55	0.658	4
October 28, 2013	3.25	2.35	5.44	0.781	2.96	0.781	5.44	1.95	4
Mean	3.40	1.54	8.22	1.63					
Minimum	1.42	1.18	1.57	0.781					
Maximum	5.06	2.35	>19.7	2.59					
Std. Deviation	1.15	0.544	7.91	0.86					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	4.93	0.781	>19.7	6.29	8
SC-1, SC-2 (lower reach)	2.47	1.18	5.06	1.30	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	3.70	0.781	>19.7	4.57	16

STD - Standard deviation
N - Number of observations

Appendix Table C-8
Continuing Surface Water Quality Monitoring Program
Dissolved Oxygen (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	3.7*	4.0*	3.2*	6.2	4.3	3.2	6.2	1.3	4
April 25, 2013	8.1	4.0*	9.1	4.4*	6.4	4.0	9.1	2.6	4
July 30, 2013	4.7*	5.1	5.4	3.9*	4.8	3.9	5.4	0.6	4
October 28, 2013	5.3	7.5	5.3	5.5	5.9	5.3	7.5	1.1	4
Mean	5.5	5.2	5.8	5.0					
Minimum	3.7	4.0	3.2	3.9					
Maximum	8.1	7.5	9.1	6.2					
Std. Deviation	1.9	1.7	2.5	1.0					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	5.4	3.2	9.1	1.8	8
SC-1, SC-2 (lower reach)	5.3	3.7	8.1	1.6	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	5.3	3.2	9.1	1.7	16

*Violation of State Water Quality Standard
STD - Standard deviation
N - Number of observations

Appendix Table C-9
Continuing Surface Water Quality Monitoring Program
Water pH (-Log[H+])
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	7.8	7.3	8.0	7.4	7.6	7.3	8.0	0.3	4
April 25, 2013	8.1	7.8	7.9	7.8	7.9	7.8	8.1	0.1	4
July 30, 2013	7.1	7.2	7.4	7.4	7.3	7.1	7.4	0.2	4
October 28, 2013	7.9	7.8	8.0	7.7	7.9	7.7	8.0	0.1	4
Mean	7.7	7.5	7.8	7.6					
Minimum	7.1	7.2	7.4	7.4					
Maximum	8.1	7.8	8.0	7.8					
Std. Deviation	0.4	0.3	0.3	0.2					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	7.7	7.4	8.0	0.3	8
SC-1, SC-2 (lower reach)	7.6	7.1	8.1	0.4	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	7.7	7.1	8.1	0.3	16

STD - Standard deviation
N - Number of observations

Appendix Table C-10
Continuing Surface Water Quality Monitoring Program
Total Nitrogen (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	1.61	1.66	6.91	1.64	2.96	1.61	6.91	2.64	4
April 25, 2013	1.88	1.70	3.86	1.89	2.33	1.70	3.86	1.02	4
July 30, 2013	1.21	1.28	1.26	1.12	1.22	1.12	1.28	0.071	4
October 28, 2013	1.49	1.43	1.72	1.68	1.58	1.43	1.72	0.142	4
Mean	1.55	1.52	3.44	1.58					
Minimum	1.21	1.28	1.26	1.12					
Maximum	1.88	1.70	6.91	1.89					
Std. Deviation	0.278	0.198	2.58	0.327					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	2.51	1.12	6.91	1.97	8
SC-1, SC-2 (lower reach)	1.53	1.21	1.88	0.224	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	2.02	1.12	6.91	1.44	16

STD - Standard deviation
N - Number of observations

Appendix Table C-11
Continuing Surface Water Quality Monitoring Program
Nitrite Nitrogen (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	0.006	0.015	<0.003	0.012	0.009	<0.003	0.015	0.006	4
April 25, 2013	<0.003	0.003	<0.003	0.004	0.003	<0.003	0.004	0.001	4
July 30, 2013	<0.003	0.004	<0.003	<0.003	0.002	<0.003	0.004	0.001	4
October 28, 2013	0.005	0.004	0.009	0.019	0.009	0.004	0.019	0.007	4
Mean	0.004	0.007	0.003	0.009					
Minimum	<0.003	0.003	<0.003	<0.003					
Maximum	0.006	0.015	0.009	0.019					
Std. Deviation	0.002	0.006	0.004	0.008					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	0.006	<0.003	0.019	0.007	8
SC-1, SC-2 (lower reach)	0.005	<0.003	0.015	0.004	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	0.006	<0.003	0.019	0.005	16

STD - Standard deviation
N - Number of observations

Appendix Table C-12
Continuing Surface Water Quality Monitoring Program
Nitrate Nitrogen (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	0.040	0.100	<0.004	0.119	0.065	<0.004	0.119	0.054	4
April 25, 2013	<0.004	0.073	0.006	0.041	0.031	<0.004	0.073	0.033	4
July 30, 2013	0.005	0.022	0.031	0.007	0.016	0.005	0.031	0.012	4
October 28, 2013	<0.004	0.015	<0.004	0.142	0.040	<0.004	0.142	0.068	4
Mean	0.01	0.053	0.010	0.077					
Minimum	<0.004	0.015	<0.004	0.007					
Maximum	0.040	0.100	0.031	0.142					
Std. Deviation	0.02	0.04	0.014	0.064					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	0.044	<0.004	0.142	0.056	8
SC-1, SC-2 (lower reach)	0.032	<0.004	0.100	0.036	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	0.038	<0.004	0.142	0.046	16

STD - Standard deviation
N - Number of observations

Appendix Table C-13
Continuing Surface Water Quality Monitoring Program
Ammoniacal Nitrogen (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	0.067	0.155	0.075	0.110	0.102	0.067	0.155	0.040	4
April 25, 2013	<0.008	<0.008	<0.008	0.095	0.027	<0.008	0.095	0.046	4
July 30, 2013	<0.008	0.062	0.012	0.024	0.026	<0.008	0.062	0.026	4
October 28, 2013	<0.008	0.025	<0.008	0.289	0.081	<0.008	0.289	0.139	4
Mean	0.020	0.062	0.024	0.130					
Minimum	<0.008	<0.008	<0.008	0.024					
Maximum	0.067	0.155	0.075	0.289					
Std. Deviation	0.032	0.067	0.034	0.113					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	0.077	<0.008	0.289	0.096	8
SC-1, SC-2 (lower reach)	0.041	<0.008	0.155	0.053	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	0.059	<0.008	0.289	0.077	16

STD - Standard deviation
N - Number of observations

Appendix Table C-14
Continuing Surface Water Quality Monitoring Program
Organic Nitrogen (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	1.49	1.39	6.84	1.40	2.78	1.39	6.84	2.70	4
April 25, 2013	1.88	1.62	3.85	1.75	2.27	1.62	3.85	1.06	4
July 30, 2013	1.20	1.19	1.22	1.09	1.17	1.09	1.22	0.06	4
October 28, 2013	1.48	1.39	1.71	1.23	1.45	1.23	1.71	0.20	4
Mean	1.51	1.39	3.40	1.37					
Minimum	1.20	1.19	1.22	1.09					
Maximum	1.88	1.62	6.84	1.75					
Std. Deviation	0.28	0.18	2.56	0.28					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	2.38	1.09	6.84	2.01	8
SC-1, SC-2 (lower reach)	1.45	1.19	1.88	0.22	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	1.92	1.09	6.84	1.46	16

STD - Standard deviation
N - Number of observations

Appendix Table C-15
Continuing Surface Water Quality Monitoring Program
Total Phosphorus (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	0.075	0.108	1.93	0.060	0.543	0.060	1.93	0.925	0
April 25, 2013	0.097	0.056	0.911	0.052	0.279	0.052	0.911	0.422	0
July 30, 2013	0.164	0.222	0.225	0.166	0.194	0.164	0.225	0.034	0
October 28, 2013	0.141	0.107	0.274	0.092	0.154	0.092	0.274	0.083	0
Mean	0.119	0.123	0.835	0.093					
Minimum	0.075	0.056	0.225	0.052					
Maximum	0.164	0.222	1.93	0.166					
Std. Deviation	0.041	0.070	0.794	0.052					
N	0	0	0	0					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	0.464	0.052	1.93	0.655	0
SC-1, SC-2 (lower reach)	0.121	0.056	0.222	0.053	0
SC-1, SC-2, SC-3, SC-4 (entire basin)	0.293	0.052	1.93	0.482	0

STD - Standard deviation
N - Number of observations

Appendix Table C-16
Continuing Surface Water Quality Monitoring Program
Orthophosphate (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	0.032	0.057	0.415	0.036	0.135	0.032	0.415	0.187	0
April 25, 2013	0.036	0.050	0.569	0.041	0.174	0.036	0.569	0.263	0
July 30, 2013	0.093	0.216	0.206	0.156	0.168	0.093	0.216	0.056	0
October 28, 2013	0.063	0.053	0.123	0.054	0.073	0.053	0.123	0.033	0
Mean	0.056	0.094	0.328	0.072					
Minimum	0.032	0.050	0.123	0.036					
Maximum	0.093	0.216	0.569	0.156					
Std. Deviation	0.028	0.081	0.202	0.057					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	0.200	0.036	0.569	0.194	8
SC-1, SC-2 (lower reach)	0.075	0.032	0.216	0.060	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	0.138	0.032	0.569	0.153	16

STD - Standard deviation
N - Number of observations

Appendix Table C-17
Continuing Surface Water Quality Monitoring Program
Total Nitrogen to Total Phosphorus Ratios (Nt:Pt)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	21.5	15.4	3.58	27.3	16.9	3.58	27.3	10.2	4
April 25, 2013	19.4	30.4	4.24	36.3	22.6	4.24	36.3	14.1	4
July 30, 2013	7.38	5.77	5.60	6.75	6.37	5.60	7.38	0.840	4
October 28, 2013	10.6	13.4	6.28	18.3	12.1	6.28	18.3	5.03	4
Mean	14.7	16.2	4.92	22.2					
Minimum	7.38	5.77	3.58	6.75					
Maximum	21.5	30.4	6.3	36.3					
Std. Deviation	6.79	10.3	1.23	12.7					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	13.5	3.58	36.3	12.4	8
SC-1, SC-2 (lower reach)	15.5	5.77	30.4	8.12	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	14.5	3.58	36.3	10.2	16

STD - Standard deviation
N - Number of observations

Appendix Table C-18
Continuing Surface Water Quality Monitoring Program
Inorganic Nitrogen to Inorganic Phosphorus Ratios (Ni:Pi)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	3.53	4.74	0.19	6.69	3.79	0.19	6.69	2.73	4
April 25, 2013	0.21	1.60	0.02	3.41	1.31	0.02	3.41	1.57	4
July 30, 2013	0.11	0.41	0.22	0.21	0.24	0.11	0.41	0.12	4
October 28, 2013	0.17	0.83	0.12	8.33	2.37	0.12	8.33	3.99	4
Mean	1.01	1.89	0.14	4.66					
Minimum	0.11	0.41	0.02	0.21					
Maximum	3.53	4.74	0.22	8.33					
Std. Deviation	1.68	1.96	0.09	3.61					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	2.40	0.02	8.33	3.38	8
SC-1, SC-2 (lower reach)	1.45	0.11	4.74	1.76	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	1.92	0.02	8.33	2.65	16

STD - Standard deviation
N - Number of observations

Appendix Table C-19
Continuing Surface Water Quality Monitoring Program
Oils and Grease (mg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	1.77	1.51	3.36	1.73	2.09	1.51	3.36	0.853	4
April 25, 2013	1.24	<0.992	<0.992	2.64	1.218	<0.992	2.64	1.011	4
July 30, 2013	1.33	1.70	1.76	1.50	1.57	1.33	1.76	0.196	4
October 28, 2013	2.00	2.25	2.89	1.56	2.18	1.56	2.89	0.555	4
Mean	1.59	1.49	2.13	1.86					
Minimum	1.24	<0.992	<0.992	1.50					
Maximum	2.00	2.25	3.36	2.64					
Std. Deviation	0.361	0.733	1.28	0.531					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	1.99	<0.992	3.36	0.917	8
SC-1, SC-2 (lower reach)	1.54	<0.992	2.25	0.537	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	1.76	<0.992	3.36	0.763	16

*Violation of Water Quality Standards
STD - Standard deviation
N - Number of observations

Appendix Table C-20
Continuing Surface Water Quality Monitoring Program
Total Coliform Bacteria (counts/100 mL)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	160	180	400	450	298	160	450	149	4
April 25, 2013	1,210	300	4,100*	800	1,603	300	4,100	1,706	4
July 30, 2013	2,400	1,100	5,300*	1,400	2,550	1,100	5,300	1,916	4
October 28, 2013	3,400*	490	>20,000*	1,600	6,373	490	>20,000	9,164	4
Mean	1,793	518	7,450	1,063					
Minimum	160	180	400	450					
Maximum	3,400	1,100	>20,000	1,600					
Std. Deviation	1,409	409	8,623	531					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	4,256	400	>20,000	6,606	8
SC-1, SC-2 (lower reach)	1,155	160	3,400	1,178	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	2,706	160	>20,000	4,856	16

*Violation of State water criteria.
STD - Standard deviation
N - Number of observations

Appendix Table C-21
Continuing Surface Water Quality Monitoring Program
Fecal Coliform Bacteria (count/100 mL)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
January 23, 2013	160	<10	<10	30	50	<10	160	74	4
April 25, 2013	1,210*	120	540	590	615	120	1,210	449	4
July 30, 2013	410	220	400	290	330	220	410	91	4
October 28, 2013	10	<10	<10	20	10	<10	20	7	4
Mean	448	88	238	233					
Minimum	10	<10	<10	20					
Maximum	1,210	220	540	590					
Std. Deviation	534	104	274	269					
N	4	4	4	4					

Stations	Mean	Min	Max	STD	N
SC-4, SC-3 (upper reach)	235	<10	590	252	8
SC-1, SC-2 (lower reach)	268	<10	1,210	405	8
SC-1, SC-2, SC-3, SC-4 (entire basin)	251	<10	1,210	326	16

*Violation of State water criteria.
STD - Standard deviation
N - Number of observations

Appendix Table C-22
Continuing Surface Water Quality Monitoring Program
Trace Metals (µg/L)
January - December 2013

	South Creek				All Stations				
Sampling Date	**SC-1**	**SC-2**	**SC-3**	**SC-4**	**Mean**	**Min**	**Max**	**STD**	**N**
Arsenic	3.69	6.63	1.39	1.59	3.33	1.39	6.63	2.44	4
Copper	2.21	0.470	2.42	0.740	1.46	0.470	2.42	1.00	4
Lead	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	0.000	4
Zinc	3.90	4.60	4.00	3.50	4.00	3.50	4.60	0.455	4

Applicable surface water criteria: Maximum allowable concentrations of 50 µg/L for arsenic, 12.8 µg/L for copper, 3.6 µg/L for lead, and 115 µg/L for zinc.

*Violation of Water Quality Standards
STD - Standard deviation
N - Number of observations

Appendix D

Quarterly Data Tables

Table D-1. Summary of Water Quality Data Collected in the South Creek Basin of Palmer Ranch on January 23, 2013 Sarasota County, Florida

Parameters	Stations				Water Quality Standards
	SC-1	SC-2	SC-3	SC-4	
Time	1302	1147	1411	1052	-----
Stream flow (cfs)	0	<0.01	0	0.03	-----
Water depth (meters)	2.9	1.3	2.0	1.7	-----
Temperature (ºC)	17.3	16.8	17.4	17.0	-----
pH (-log[H^+])	7.8	7.3	8.0	7.4	6.0 – 8.5
Dissolved oxygen (mg/L)	3.7*	4.0*	3.2*	6.2	≥5.0
Specific conductivity (µmhos/cm)	1,319*	1,149	1,110	1,176	≤1,275
Total coliform bacteria (No./100 mL)	160[A]	180[A]	400[A]	450	≤2,400
Fecal coliform bacteria (No./100 mL)	160[A]	<10	<10	30[A]	≤800
Nitrite nitrogen (mg/L)	0.006	0.015	<0.003	0.012	-----
Nitrate nitrogen (mg/L)	0.040	0.100	<0.004	0.119	-----
Ammonia nitrogen (mg/L)	0.067	0.155	0.075	0.110	-----
Total Kjeldahl nitrogen (mg/L)	1.56	1.54	6.91	1.51	-----
Total nitrogen (mg/L)	1.61	1.66	6.91	1.64	-----
Orthophosphate (mg/L)	0.032	0.057	0.415	0.036	-----
Total phosphorus (mg/L)	0.075	0.108	1.93	0.060	-----
Total suspended solids (mg/LJ)	14.6	9.80	70.0	8.40	-----
Turbidity (NTU)	9.7	3.4	20	4.5	≤29 NTU
Oil and grease (mg/L)	1.77	1.51	3.36	1.73	≤5
Biochemical oxygen demand (mg/L)	2.74	1.32	>19.7	2.59	-----

* Non-compliance with water quality standards specified by FAC 62-302 and Sarasota County Ordinance 96-020, as amended, for Class III fresh waters.
[A] Results based on colony counts outside the preferred range.

Table D-2. Summary of Water Quality Data Collected in the Catfish and North Creek Basins of Palmer Ranch on March 29, 2013 Sarasota County, Florida

Parameters	Stations						Water Quality Standards
	CC-1	CC-2	CC-3	CC-4	CC-5	NC-6	
Time	1444	1418	1250	1328	1117	1207	-----
Stream flow (cfs)	<0.01	0.06	0.11	0	1.04	0.77	-----
Water depth (meters)	1.4	1.9	4.0	1.2	2.0	0.6	-----
Temperature (ºC)	16.1	15.1	15.5	18.7	17.1	14.6	-----
pH (-log[H^+])	7.2	7.7	8.1	8.4	7.8	7.5	6.0 - 8.5
Dissolved oxygen (mg/L)	4.4*	5.2	8.4	6.3	6.7	7.7	≥5.0
Specific conductivity (µmhos/cm)	519	449	725	869	1,070	1,098	≤1,275
Total coliform bacteria (No./100 mL)	700[A]	420	80[A]	160[A]	300	300[A]	≤2,400
Fecal coliform bacteria (No./100 mL)	200[A]	420	20[A]	160[A]	20[A]	300[A]	≤800
Nitrite nitrogen (mg/L)	0.003	<0.003	<0.003	<0.003	<0.003	<0.003	-----
Nitrate nitrogen (mg/L)	0.022	<0.004	<0.004	<0.004	<0.004	0.320	-----
Ammonia nitrogen (mg/L)	0.064	<0.008	<0.008	<0.008	<0.008	0.009	-----
Total Kjeldahl nitrogen (mg/L)	1.01	0.875	1.02	0.944	0.959	0.996	-----
Total nitrogen (mg/L)	1.03	0.879	1.02	0.948	0.959	1.32	-----
Orthophosphate (mg/L)	0.067	0.024	0.025	0.007	0.019	0.051	-----
Total phosphorus (mg/L)	0.221	0.101	0.075	0.025	0.066	0.052	-----
Total suspended solids (mg/LJ)	13.2	2.60	7.00	2.80	5.00	5.60	-----
Turbidity (NTU)	6.2	1.9	3.6	1.00	3.5	3.1	≤29 NTU
Oil and grease (mg/L)	4.47	4.24	4.68	3.92	4.94	3.58	≤5
Biochemical oxygen demand (mg/L)	2.63	2.63	4.24	1.24	2.00	0.599	-----

* Non-compliance with water quality standards specified by FAC 62-302 and Sarasota County Ordinance 96-020, as amended, for Class III fresh waters.

[A] Results based on colony counts outside the preferred range.

Table D-3. Summary of Water Quality Data Collected in the South Creek Basin of Palmer Ranch on April 25, 2013 Sarasota County, Florida

Parameters	Stations				Water Quality Standards
	SC-1	SC-2	SC-3	SC-4	
Time	1342	1207	1436	1111	-----
Stream flow (cfs)	0	0.44	0	0	-----
Water depth (meters)	2.2	1.6	1.5	2.7	-----
Temperature (ºC)	23.6	23.1	23.3	22.4	-----
pH (-log[H^+])	8.1	7.8	7.9	7.8	6.0 – 8.5
Dissolved oxygen (mg/L)	8.1	4.0*	9.1	4.4*	≥5.0
Specific conductivity (µmhos/cm)	1,070	1,039	1,244	1,131	≤1,275
Total coliform bacteria (No./100 mL)	1,210[A]	300[A]	4,100*	800[A]	≤2,400
Fecal coliform bacteria (No./100 mL)	1,210*[A]	120[A]	540	590	≤800
Nitrite nitrogen (mg/L)	<0.003	0.003	<0.003	0.004	-----
Nitrate nitrogen (mg/L)	<0.004	0.073	0.006	0.041	-----
Ammonia nitrogen (mg/L)	<0.008	<0.008	<0.008	0.095	-----
Total Kjeldahl nitrogen (mg/L)	1.88	1.62	3.85	1.84	-----
Total nitrogen (mg/L)	1.88	1.70	3.86	1.89	-----
Orthophosphate (mg/L)	0.036	0.050	0.569	0.041	-----
Total phosphorus (mg/L)	0.097	0.056	0.911	0.052	-----
Total suspended solids (mg/LJ)	71.5	4.20	17.2	7.60	-----
Turbidity (NTU)	19.0	2.7	13.0	3.9	≤29 NTU
Oil and grease (mg/L)	1.24	<0.992	<0.992	2.64	≤5
Biochemical oxygen demand (mg/L)	5.06	1.18	6.18	2.12	-----

* Non-compliance with water quality standards specified by FAC 62-302 and Sarasota County Ordinance 96-020, as amended, for Class III fresh waters.

[A] Results based on colony counts outside the preferred range.

Table D-4. Summary of Water Quality Data Collected in the South Creek Basin of Palmer Ranch on July 30, 2013 Sarasota County, Florida

Parameters	Stations				Water Quality Standards
	SC-1	SC-2	SC-3	SC-4	
Time	1253	1129	1401	1007	-----
Stream flow (cfs)	3.5	12.1	2.4	3.3	-----
Water depth (meters)	3.1	1.3	2.0	2.2	-----
Temperature (ºC)	25.4	25.1	23.5	25.1	-----
pH (-log[H^+])	7.1	7.2	7.4	7.4	6.0 – 8.5
Dissolved oxygen (mg/L)	4.7*	5.1	5.4	3.9*	≥5.0
Specific conductivity (µmhos/cm)	366	482	293	338	≤1,275
Total coliform bacteria (No./100 mL)	2,400	1,100[A]	5,300*	1,400[A]	≤2,400
Fecal coliform bacteria (No./100 mL)	410	220	400[A]	290	≤800
Nitrite nitrogen (mg/L)	<0.003	0.004	<0.003	<0.003	-----
Nitrate nitrogen (mg/L)	0.005	0.022	0.031	0.007	-----
Ammonia nitrogen (mg/L)	<0.008	0.062	0.012	0.024	-----
Total Kjeldahl nitrogen (mg/L)	1.20	1.25	1.23	1.11	-----
Total nitrogen (mg/L)	1.21	1.28	1.26	1.12	-----
Orthophosphate (mg/L)	0.093	0.216	0.206	0.156	-----
Total phosphorus (mg/L)	0.164	0.222	0.225	0.166	-----
Total suspended solids (mg/LJ)	2.40	3.40	2.60	2.33	-----
Turbidity (NTU)	3.4	3.9	2.7	1.6	≤29 NTU
Oil and grease (mg/L)	1.33	1.70	1.76	1.50	≤5
Biochemical oxygen demand (mg/L)	2.55	1.31	1.57	1.04	-----

* Non-compliance with water quality standards specified by FAC 62-302 and Sarasota County Ordinance 96-020, as amended, for Class III fresh waters.

[A] Results based on colony counts outside the preferred range.

Table D-5. Summary of Water Quality Data Collected in the Catfish and North Creek Basins of Palmer Ranch on September 26, 2013 Sarasota County, Florida

Parameters	Stations						Water Quality Standards
	CC-1	CC-2	CC-3	CC-4	CC-5	NC-6	
Time	1246	1149	1015	1111	0911	0944	-----
Stream flow (cfs)	5.77	6.51	22.07	2.14	31.89	13.13	-----
Water depth (meters)	1.4	3.5	3.5	1.2	2.3	0.4	-----
Temperature (ºC)	21.1	21.4	21.2	21.9	21.2	21.2	-----
pH (-log[H^+])	7.8	7.9	7.7	7.8	7.72	7.5	6.0 - 8.5
Dissolved oxygen (mg/L)	6.8	6.7	5.6	5.6	6.3	5.3	≥5.0
Specific conductivity (µmhos/cm)	261	274	424	632	465	766	≤1,275
Total coliform bacteria (No./100 mL)	1,900[A]	2,200	1,100[A]	1,400[A]	1,500[A]	1,600[A]	≤2,400
Fecal coliform bacteria (No./100 mL)	100[A]	220	310	400[A]	1500*[A]	300[A]	≤800
Nitrite nitrogen (mg/L)	0.011	0.011	0.009	<0.003	0.008	0.018	-----
Nitrate nitrogen (mg/L)	0.156	0.144	0.146	0.029	0.121	0.023	-----
Ammonia nitrogen (mg/L)	0.039	0.031	0.111	0.056	0.123	0.045	-----
Total Kjeldahl nitrogen (mg/L)	0.944	0.965	1.25	0.931	1.30	1.04	-----
Total nitrogen (mg/L)	1.11	1.12	1.41	0.960	1.43	1.08	-----
Orthophosphate (mg/L)	0.167	0.175	0.176	0.031	0.141	0.064	-----
Total phosphorus (mg/L)	0.233	0.286	0.267	0.037	0.248	0.069	-----
Total suspended solids (mg/LJ)	3.40	5.20	13.8	8.80	13.4	2.20	-----
Turbidity (NTU)	2.2	1.8	6.5	2.7	4.8	1.5	≤29 NTU
Oil and grease (mg/L)	3.29	4.57	4.57	4.43	4.00	2.48	≤5
Biochemical oxygen demand (mg/L)	1.04	1.04	1.53	1.37	0.866	<0.5	-----
Arsenic as As (µg/L)	2.84	309*	4.47	1.13	4.11	1.62	<50
Copper as Cu (µg/L)	2.23	4.33	3.58	2.88	8.48	<0.346	<12.8
Lead as Pb (µg/L)	<0.670	<0.670	<0.670	<0.670	<0.670	<0.670	<3.6
Zinc as Zn (µg/L)	9.60	10.0	7.70	5.00	7.40	6.90	<115

* Non-compliance with water quality standards specified by FAC 62-302 and Sarasota County Ordinance 96-020, as amended, for Class III fresh waters.

[A] Results based on colony counts outside the preferred range.

Table D-6. Summary of Water Quality Data Collected in the South Creek Basin of Palmer Ranch on October 28, 2013 Sarasota County, Florida

Parameters	Stations				Water Quality Standards
	SC-1	SC-2	SC-3	SC-4	
Time	1241	1148	1411	1108	-----
Stream flow (cfs)	0.31	4.21	0	1.29	-----
Water depth (meters)	2.9	0.9	1.6	1.9	-----
Temperature (ºC)	17.5	17.7	16.7	17.6	-----
pH (-log[H^+])	7.9	7.8	8.0	7.7	6.0 – 8.5
Dissolved oxygen (mg/L)	5.3	7.5	5.3	5.5	≥5.0
Specific conductivity (µmhos/cm)	853	1021	396	929	≤1,275
Total coliform bacteria (No./100 mL)	3,400*	490	>20,000*	1,600[A]	≤2,400
Fecal coliform bacteria (No./100 mL)	10[A]	<10	<10	20[A]	≤800
Nitrite nitrogen (mg/L)	0.005	0.004	0.009	0.019	-----
Nitrate nitrogen (mg/L)	<0.004	0.015	<0.004	0.142	-----
Ammonia nitrogen (mg/L)	<0.008	0.025	<0.008	0.289	-----
Total Kjeldahl nitrogen (mg/L)	1.48	1.41	1.71	1.52	-----
Total nitrogen (mg/L)	1.49	1.43	1.72	1.68	-----
Orthophosphate (mg/L)	0.063	0.053	0.123	0.054	-----
Total phosphorus (mg/L)	0.141	0.107	0.274	0.092	-----
Total suspended solids (mg/LJ)	23.6	11.2	12.8	3.60	-----
Turbidity (NTU)	12	5.6	6.0	2.5	≤29 NTU
Oil and grease (mg/L)	2.00	2.25	2.89	1.56	≤5
Biochemical oxygen demand (mg/L)	3.25	2.35	5.44	0.781	-----
Arsenic as As (µg/L)	3.69	6.63	1.39	1.59	<50
Copper as Cu (µg/L)	2.21	0.470	2.42	0.740	<12.8
Lead as Pb (µg/L)	<0.670	<0.670	<0.670	<0.670	<3.6
Zinc as Zn (µg/L)	3.90	4.60	4.00	3.50	<115

* Non-compliance with water quality standards specified by FAC 62-302 and Sarasota County Ordinance 96-020, as amended, for Class III fresh waters.

[A] Results based on colony counts outside the preferred range.

Appendix E

Project Team

EMP Mobilization and Monitoring Haines City Water Use Permit
Project advisor for assisting the City of Haines City in obtaining a Water Use Permit (WUP) for the expansion of their wellfield. Permit assistance involved attending agency and project team meeting and responding to Southwest Florida Water Management District (SWFWMD) Request for Additional Information. The successfully negotiated WUP required the City to prepare an Environmental Management Plan (EMP) for the areas potentially affected by hydrologic drawdown. VHB prepared the draft EMP, negotiated it approval and finalized the document. The implementation of the multi-year EMP included: helping the City identify owners of property of potential EMP sites, installation of staff gages and piezometers, establishment of Wetland Assessment Procedure (WAP) monitoring transects, conducting baseline WAP monitoring and preparation of the annual report.

Tampa Bay Water, Brandon Urban Dispersed Wells, Hillsborough County, FL
Project Manager for the environmental monitoring of a series of dispersed water supply wells. The monitoring program was initiated immediately following permit issuance and involved establishment of WAP and quantitative monitoring stations (staff gages, piezometers) including permanent vegetative transects for a long-term ecological monitoring program to ascertain impacts of well pumping on wetlands. The objective of VHB's four-year assignment was to establish the ecological monitoring sites, conduct an initial year of baseline monitoring, and then continue monitoring to detect potential ecological and hydrological impacts associated with the newly initiated production at the wells. The monitoring project has been subsequently awarded to VHB for two additional four year terms. Cost: $813K for services ending in 2008

T. Mabry Carlton Jr. Memorial Reserve, Sarasota County, FL
Project Manager for an environmental monitoring and assessment program. Hydrologic, hydrogeologic and ecologic conditions of the T. Mabry Carlton Jr. Memorial Reserve Wellfield and surrounding area are being monitored to detect possible hydrogeologic and ecologic effects associated with groundwater withdrawals. Water level was monitored monthly by staff gauge, piezometer or well at 21 surficial, intermediate and Floridan aquifer wells, 11 ponds and 26 wetlands. Monthly maintenance and calibration were conducted on 12 telemetered rain gauges, 2 evaportranspiration stations, and 6 telemetered wetlands. Water quality data was collected and analyzed quarterly from 17 wells and surficial aquifer levels are monitored semi-annually at 46 wells. Quantitative wetland vegetation data were collected semi-annually from 27 herbaceous wetlands and annually at 6 forested wetlands. Color aerial photography was analyzed in GIS to determine changes in wetland zonation within 90 wetlands every other year. A Trimble GPS unit was used to field-verify the digitized wetland zonation in 20 wetlands every other year. Annual analysis and reporting included the data collected above, as well as continuous water level data from 17 monitoring and 12 production wells, and stream flow at three stations. Pumpage data and monthly water quality data from the production wells were also analyzed. A series of hydrologic and ecologic parameters were graphically analyzed using GIS. An analysis of the existing evapotranspiration equipment and data was conducted.

Gary M. Serviss, LEED AP

Principal Scientist

Mr. Gary Serviss has over 32 years of technical and project management experience in environmental assessments and permitting. He has extensive experience in wetlands evaluation/classification, mitigation design, wildlife evaluations, and habitat mapping. He has designed and coordinated numerous environmental investigations to serve as a basis for environmental permit applications and Development of Regional Impact Applications. He has served as an expert witness on environmental constraints, bald eagles and wetland impacts related to dredge and fill activities.

32 years of professional experience

Continued, p. 2

Tampa Bay Water, Pasco County, FL
The ecological condition of the wellfield and surrounding areas were monitored to detect possible ecological effects attributable to wellfield pumpage. Water level and wildlife information was collected monthly at 29 sites. Qualitative vegetative information was collected biannually from 20 sites. Quantitative data on species composition and percent cover was collected biannually for herbaceous vegetation along nine quantitative transects and within 16 plots protected from cattle grazing. In addition, data on changes in herbaceous vegetation zonation are collected annually along linear transects. Tree mortality, recruitment, growth and size structure data was collected annually within nine plots. Water chemistry data was collected annually for five lakes. Infrared aerial photography was analyzed twice a year for land use and hydrologic changes. Progress reports were submitted quarterly and a comprehensive report was provided annually.

Biological Monitoring of the Evers Reservoir and the Braden River, Manatee County, FL
Task Manager for a biological monitoring program for the tidal portion of the Braden River downstream of the Evers Reservoir dam. Quantitative natural substrate sampling for benthic macroinvertebrates was conducted during the wet and dry season using replicate petite ponar grab samples at eleven stations. Macroinvertebrate grab samples were field sieved, preserved, picked, sorted and organisms identified to the lowest practical taxonomic level. Sediment samples were collected at the benthic macroinvertebrate stations and analyzed for particle size distribution and total organic carbon. Juvenile fish sampling was conducted with a seine net during the winter and fall at six stations distribution within the various reaches of the river. All fish collected were identified and enumerated, with recreationally and commercially important species being measured for standard length. A data summary report was prepared which included community parameters for the benthic macroinvertebrates and comparison of results along the length of the river. Designed and implemented a five-year water quality study of the Evers Reservoir and Braden River in compliance with water use permit conditions. Collected water quality samples from 2 stations within the Evers Reservoir and 11 stations within the Braden River for several parameters. Water quality data were collected quarterly over a five-year period with the results summarized in quarterly data reports. In addition, annual summary reports were prepared for the previous four quarterly events summarizing the overall results for that annual reporting period. An interpretative report will be prepared summarizing the five-year program.

Tampa Bay Water, South Central Hillsborough Regional Wellfield, Hillsborough Co., FL
Project Manager for a three-year project to monitor the ecological condition of the wellfield and surrounding areas to detect possible ecological effects attributable to well-field pumpage. Water level and wildlife information was collected monthly at 27 sites. Qualitative vegetative information was collected bi-annually from the 27 sites. Infrared aerial photography was analyzed twice a year for land use and hydrologic changes. Prepared progress reports bi-annually and a comprehensive annual report.

Sarasota County Stormwater Management, Sarasota Co., FL
Project Manager to coordinate flow monitoring and rating curve development: Perform monthly flow measurements at 21 stream sites. In addition to the regular monthly inspections, two high flow events were also measured to capture a full range of flow events. Stage data collected hourly from the County's gaging stations was obtained, QA/ QC performed, and the data processed to develop standard USGS primary computations and discharge calculations.

Continued, p. 3

City of Sarasota Wastewater Treatment Plant,
Project Manager to assist the City in the design and approval of the surface water ambient monitoring program through FDEP. VHB prepared the Plan of Study and field sampling and laboratory Quality Assurance Project Plans and obtained approval from FDEP. For the present five year contract VHB conducts quarterly water quality monitoring and annual biological monitoring of macroinvertebrates and algae at five stations. Reports of results are prepared following each event. A subconsultant also provides toxicity testing for the WWTP and RO Plant. Cost: $42K per year

Sarasota Bay Natural Estuary Program, Sarasota County, FL
Project Manager for the Sarasota Bay Juvenile Fisheries Habitat Assessment Study. Obtained available digital mapping data for the study area including color aerial photography, Southwest Florida Water Management District (SWFWMD) Land Use/ Land Cover Maps and SWFWMD seagrass maps. Prepared a shoreline routing system by established bay segments and identified the shoreline type within three tiers (geomorphic, shore morphology and vegetative). Refined the tidal flats mapping units to break out salt barrens and oyster bars. Sampled juvenile fish using the Florida Marine Research Institute's Fisheries Independent Monitoring protocol at 40 natural and restored sites during February and June 2002. Over 310,000 fish were counted during a total of 160 sampling events which were conducted in eight habitat types. In addition, fish species were counted at 14 sites located on three artificial reef sites within Sarasota Bay. A total of over 59,000 individuals were counted during a total of 56 sampling events. The data were analyzed to determine any preferences of fish species and selected taxa (commercially and recreationally important species) for various habitat types and microhabitats within the Sarasota Bay study area. The preference of species and species-specific size classes for various material types or configurations of artificial reef material were also evaluated. The results were summarized and recommendations were provided relative to artificial reef construction and habitat restoration within a report.

Education

MS, Marine Biology, Florida Institute of Technology, 1982

BS, Biological Sciences, Florida Institute of Technology, 1979

Professional Registrations/ Certifications

Certified Wetland Delineator

Leadership in Energy and Environmental Design Accredited

Publications

Sauers, S. and G. Serviss. 1985. Ecological Status of Little Sarasota Bay with reference to Midnight Pass. County of Sarasota, Florida. 92 pp.

Alevizon, W., R. Richardson, P. Pitts, and G. Serviss. 1985. Coral Zonations and Patterns of Community Structure in Bahamian Reef Fishes. Bull. Mar. Sci. 36(2): 304-318.

Melton, R. B., and G. Serviss. 2000. Florida Power Corporation – Anclote Power Plant Entrainment Survival of Zooplankton. Environmental Science & Policy 3:S233-S248.

Adam K. Olenoski
LEED AP

Environmental Scientist

Brandon Urban Dispersed Wells Project, Hillsborough County, FL
Project scientist conducting bimonthly water level observations at staff gages and piezometers at 23 stations. Assists in the collection of wetland assessment procedure (WAP) and quantitative data. Installs and maintains surface water and groundwater level monitoring equipment and Wetland Assessment Procedure (WAP) transects. Responsible for site mobilization, data entry into Tampa Bay Water's database, and data QA/ QC.

North Carlton-Smith Wetland Mitigation Area, Hillsborough County, FL:
Field Scientist assisting with quantitative wetland mitigation area monitoring for nine created wetland systems totaling 101 acres. Data collection included herbaceous species within one meter square quadrats and tree and shrub species within belt transects.

MOSAIC Coastal and Stream Restoration Site, Hillsborough County, FL
Field Scientist performing vegetation monitoring for a 300-acre wetland/ stream mitigation, restoration, and enhancement site. Performs installation, maintenance, and data collection for data logging piezometers. Data entry, QA, and evaluation for water level data.

T. Mabry Carlton, Jr., Memorial Reserve Wellfield, Sarasota County, FL
Project scientist for the collection of monthly water level data from 46 wetlands and 27 wells as well as 6 manual rain gages. Assists in herbaceous vegetation monitoring of wellfield wetlands and forested wetlands. Installs and maintains surface water and groundwater level monitoring equipment. Also conducts water quality monitoring on a quarterly basis at 17 wells and annually uses a Trimble GPS unit to delineate wetland boundaries.

City of Haines City Environmental Monitoring Plan, Polk County, FL
Project Scientist assisting in the development of an Environmental Monitoring Plan for a water use permit modification to expand the existing wellfield. Performed installation, maintenance, and repair for seven piezometer wells using a jet system or gas auger and collected well construction data. Assisted in establishing Normal Pool and installing transects for WAP monitoring.

Whitaker Bayou and Bowlees Creek (Sarasota Bay), Sarasota , FL
Project Scientist responsible for monitoring program at five (5) stations to satisfy FDEP permit conditions which require ambient monitoring of wastewater discharge into Whitaker Bayou. Surface water samples for algal taxonomy were collected and field preserved. Macroinvertebrate and sediment samples were collected by using a petite ponar grab. Macroinvertebrate grab samples were field sieved, preserved, sorted and organisms identified to the lowest practical taxonomic level. Sediment samples were collected at the benthic macroinvertebrate stations and analyzed for particle size distribution and total organic carbon. A data summary report was prepared which included community parameters for the benthic macroinvertebrates and comparison of results between control and test sites.

Mr. Olenoski is an environmental scientist in VHB's Sarasota office. He has field experience in a variety of ecological and hydrological monitoring projects, which include sampling groundwater monitor wells, collecting water quality samples and conducting qualitative vegetation and wildlife surveys. He has experience evaluating hydrologic data to determine hydroperiod trends and experience in preparing GIS maps and features. He is trained in the FDEP Standards of Operation Procedure for surface waters, groundwater and wastewater.

10 years of professional experience

Evers Reservoir and Braden River, Manatee County, Florida
Project Scientist responsible for quarterly field collection of water quality samples and coordination with subcontract laboratory. Implemented this on-going water quality study of the Evers Reservoir and Braden River in compliance with water use permit conditions. Collected water quality samples from 2 stations within the Evers Reservoir and 11 stations within the Braden River for several parameters. Water quality data were collected quarterly with the results summarized in quarterly data reports.

Palmer Ranch Development, Ltd.
Project scientist conducting semi-annual water quality monitoring and sampling at 6 stations within Catfish Creek and North Creek. Prepares semi-annual data reports discussing water quality analyses and an annual interpretive report. Sarasota County, Florida.

Conducts quarterly water quality monitoring and sampling at 4 stations within South Creek (Eastside). Prepares quarterly reports discussing water quality analyses and an annual interpretive report. Sarasota County, Florida.

Education	Bachelor of Science in Wildlife and Fisheries Science Pennsylvania State University
Professional Registrations/ Certifications	Leadership in Energy and Environmental Design Accredited

Palmer Ranch

2014 Transportation Reanalysis



Prepared for:
Palmer Ranch Holdings, Ltd.
5589 Marquesas Circle, Suite 201
Sarasota, Florida 34233

Prepared by:
Stantec Consulting Services Inc.
5172 Station Way
Sarasota, Florida 34233

September 2014

Palmer Ranch
2014 Transportation Reanalysis

Table of Contents

PROFESSIONAL ENGINEER'S CERTIFICATION i

INTRODUCTION 1

STUDY METHODOLOGY 3

PALMER RANCH LAND USES 3

PALMER RANCH TRIP GENERATION 5

TRAVEL DEMAND MODEL REFINEMENT 6

SOCIOECONOMIC DATA INSIDE THE PALMER RANCH DRI 6

SOCIOECONOMIC DATA OUTSIDE THE PALMER RANCH DRI 8

ROADWAY NETWORK EDITS 9

STUDY AREA 11

SYSTEMS ANALYSIS 14

OUTSIDE THE PALMER RANCH DRI ANALYSIS 14

INSIDE THE PALMER RANCH DRI ANALYSIS 16

CONCLUSION 19

LIST OF TABLES

Table 1: Palmer Ranch Land Uses 4
Table 2: Palmer Ranch Trip Generation 5
Table 3: Palmer Ranch Daily Trip Generation Comparison 8
Table 4: 2019 Total Traffic Operating Conditions - Palmer Ranch Roadways 17
Table 5: Select Zone 2019 Total Traffic Operating Conditions – Palmer Ranch Roadways 18

LIST OF FIGURES

Figure 1: Project Location 2
Figure 2: Palmer Ranch Traffic Analysis Zones 7
Figure 3: Palmer Ranch Study Area Roads 13

LIST OF APPENDICES

APPENDIX A ..... METHODOLOGY CORRESPONDENCE

APPENDIX B ..... PROJECT LAND USES
ZONAL DATA

APPENDIX C ..... COMMITTED CAPITAL IMPROVEMENT PROJECTS

APPENDIX D ..... SELECT ZONE ANALYSIS
STUDY AREA CALCULATIONS

APPENDIX E ..... FSTUMS VOLUME PLOTS

APPENDIX F ..... 2019 BASELINE AADT CALCULATIONS

APPENDIX G ..... 2019 NON-PROJECT AADT CALCULATIONS

APPENDIX H ..... 2019 AADT WITHOUT PALMER RANCH LAND USES
AND WITH PALMER RANCH ROADS CALCULATIONS

APPENDIX I ..... 2019 NEW PALMER RANCH TRAFFIC CALCULATIONS

APPENDIX J ..... 2019 PEAK-HOUR NON-PROJECT CONDITIONS
AND DAILY VMT CALCULATIONS

APPENDIX K ..... 2019 PEAK-HOUR TOTAL TRAFFIC CONDITIONS
AND DAILY VMT CALCULATIONS

Professional Engineer's Certification

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: Palmer Ranch
2014 Transportation Reanalysis
215810158

LOCATION: Generally bound by I-75 to the east, Beneva Road and US 41 to the west, Clark Road to the north, and Preymore Street to the south, Sarasota County, Florida.

This document entitled Palmer Ranch 2014 Transportation Reanalysis was prepared by Stantec Consulting Services Inc. for the account of Palmer Ranch Holdings, Ltd. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Florida Licensed Engineer No. 68297

9/24/14
Date

Reviewed by:

Francisco B. Domingo, P.E.
Senior Associate

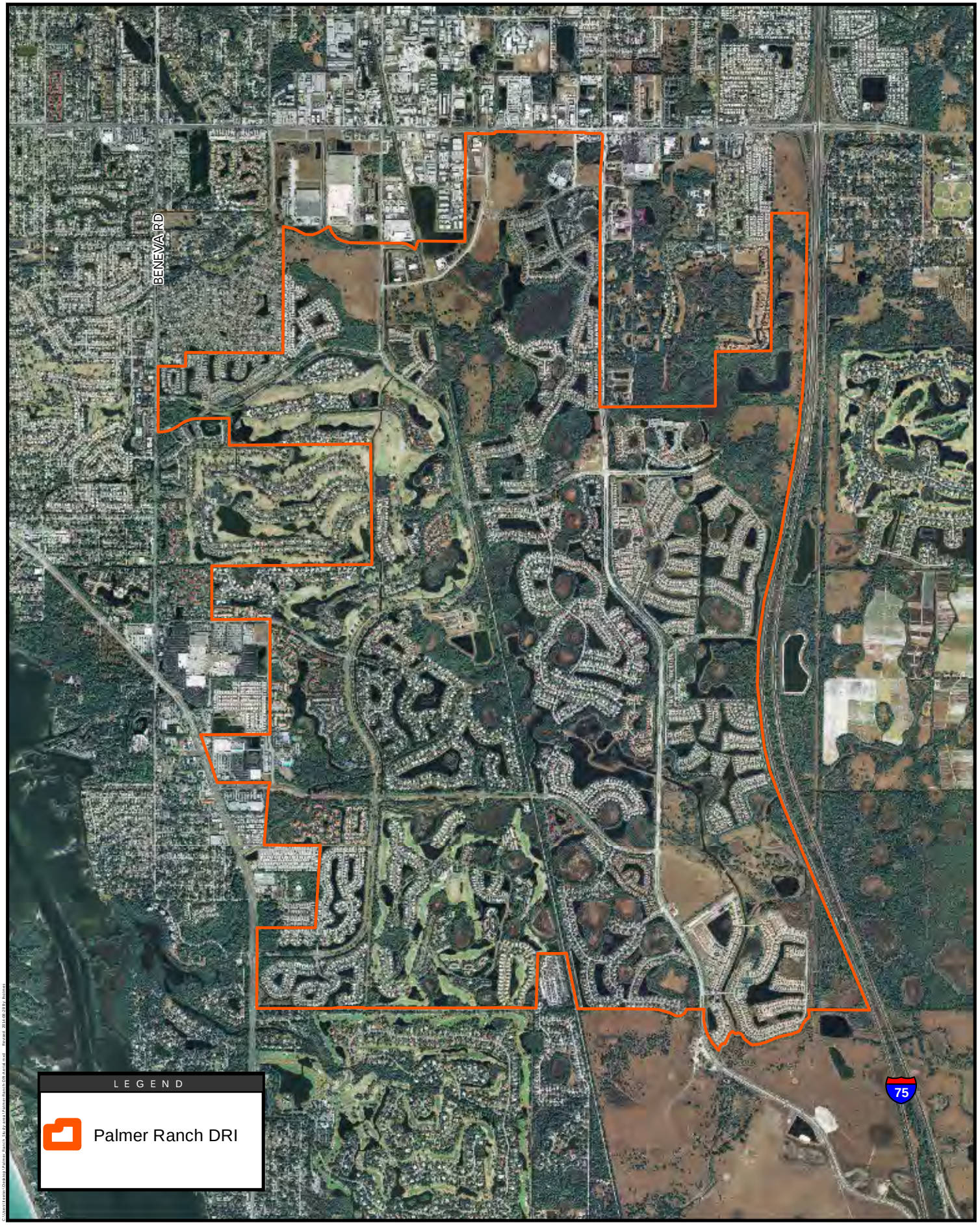
Introduction

Palmer Ranch is an existing mixed-use development in unincorporated Sarasota County, Florida. The location of the Palmer Ranch development of regional impact (DRI) is shown in Figure 1. A Master Development Order (Sarasota County Resolution No. 84-418) was approved for the project in 1984. A Settlement Stipulation and Agreement regarding transportation impacts of the project reached in 1987 among the developers of Palmer Ranch, Sarasota County, the Southwest Florida Regional Planning Council, and the Florida Department of Community Affairs (now the Department of Economic Opportunity) required that a comprehensive analysis of the traffic impacts of the Palmer Ranch be performed. Amended Master Development Orders were approved in 1991 and 1999 as Sarasota County Resolution Nos. 91-170 and 99-179.

A comprehensive analysis of the traffic impacts of Palmer Ranch was conducted in 1988. The study resulted in recommendations that were adopted by the Sarasota County Board of County Commissioners in 1989 as a part of Resolution No. 89-98. The Resolution required an update of the Transportation Reanalysis within five years. Subsequent Transportation Reanalysis reports were performed in 1994, 1999, 2004, and 2009. Sarasota County requires the preparation and submittal of a new Transportation Reanalysis by the end of 2014.

The purpose of the study is to assess the system-wide impacts created by the Palmer Ranch DRI. The Palmer Ranch DRI has constructed several roads that are a part of the County Thoroughfare Plan. In opening these new roads to the public, Palmer Ranch has reduced traffic on other existing county and state roadways. The prior transportation reanalyses documented the benefits created by the new roads as mitigating the impacts created by traffic from the Palmer Ranch DRI.

A comparative analysis was previously established as the accepted methodology to quantify the benefits of each individual roadway link constructed by the Palmer Ranch DRI. The 2014 Transportation Reanalysis is consistent with the previously conducted and approved system-wide analyses, which cumulatively balances vehicle miles of travel on deficient roadways with and without construction of major roadways and land uses within the Palmer Ranch DRI.



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PROJECT LOCATION

FIGURE 1

SEPTEMBER 2014

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tel 941.365.5500

0 500 1,000 Feet

N

Prepared by: L.M.H. 08/14

Study Methodology

The Transportation Reanalysis was conducted using the same methodology as previous studies. The study is based on the concept of balancing the benefits created from the construction of new roads within the Palmer Ranch DRI boundaries and the off-site impacts of Palmer Ranch traffic. Achieving the balance of benefits and impacts relieves Palmer Ranch of additional off-site construction.

The Master Development Order, as amended, includes a list of roads within Palmer Ranch that are to be built. The prior transportation reanalyses have been conducted to determine which of the roads need to be constructed within the upcoming five years in order to maintain a balance of benefits and impacts. This current Transportation Reanalysis evaluates the buildout of Palmer Ranch land uses and the Palmer Ranch roads included in the Master Development Order.

Prior Settlement Agreements have included the requirement that subsequent Transportation Reanalyses be conducted using the same type of methodology as has been used in the first five Transportation Reanalyses. Accordingly, this Transportation Reanalysis was conducted using the same methodology as prior studies.

A meeting was held on March 12, 2014, with Sarasota County staff to discuss the methodology details to be used in the 2014 Transportation Reanalysis. A formal methodology letter was submitted on March 14, 2014, and acceptance of the methodology was received on March 17, 2014. The methodology correspondence is included in Appendix A.

Palmer Ranch Land Uses

Palmer Ranch land uses were identified for inclusion in this study. Existing land uses as of December 31, 2013, and at buildout of the project were identified by the applicant. The Palmer Ranch DRI Master Development Order issued in 1984 and restated in 1991 and 1999 included a variety of generalized land uses. Specific distribution of those land uses are allocated within increments of development approval. Increments I through XVIII, XX, and XXI have received approval consistent with the Master Development Order and are under development or have been built out.

The expected buildout of land uses within the approved Increments are established in accordance with the specific site plans or plats for those Increments. For the remaining portions of the DRI, the land uses were estimated by the Applicant. Specific development plans have not been created for each parcel and changes to the exact land use mix can be expected over time. Land uses for some of the increments that have been built out are lower than the

approved levels (e.g., increments I, II, and III) which are the result of market conditions and site planning reflected through platting with lower densities than the initial approvals. Palmer Ranch Holdings has recorded restrictions which limit the development of these Increments to the actual built-out densities. Table 1 summarizes the existing and buildout land uses used for this analysis. A detailed list of development by increment and parcel is provided in Appendix B.

Table 1: Palmer Ranch Land Uses

Land Use	Existing (2013)	Buildout	Remaining
Single-Family Detached	3,723 du	5,535 du	1,812 du
Single-Family Attached	1,783 du	2,207 du	424 du
Condominium	1,586 du	1,586 du	0 du
Apartment	1,672 du	1,672 du	0 du
ACLF	550 du	550 du	0 du
Residential Total	**9,314 du**	**11,550 du**	**2,236 du**
Retail	**554,043 sq ft**	**941,995 sq ft**	**332,952 sq ft**
Office	**48,742 sq ft**	**188,733 sq ft**	**139,991 sq ft**
Industrial	**57,838 sq ft**	**82,838 sq ft**	**25,000 sq ft**
Church	**48,672 sq ft**	**48,672 sq ft**	**0 sq ft**

Palmer Ranch Trip Generation

The traffic volumes generated by the existing Palmer Ranch land uses and buildout land uses were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. The estimated external trips generated by the existing land uses are 81,960 daily trip ends and 7,271 PM peak-hour two-way trip ends. The estimated external trips generated by the buildout land uses are 112,314 daily trip ends and 9,987 PM peak-hour two-way trip ends. The trip generation results are summarized in Table 2.

Table 2: Palmer Ranch Trip Generation

ITE Land Use Category	Variable	Existing (2013)						Buildout (2019)					
		Size	Daily Trip Gen	PM Peak-Hour Trip Gen				Size	Daily Trip Gen	PM Peak-Hour Trip Gen			
				Total	Enter Split	Enter	Exit			Total	Enter Split	Enter	Exit
General Light Industrial - 110	Per KSF	57.838	330	56	12%	7	49	82.838	517	80	12%	10	70
Single-Family Detached Housing - 210	Per Unit	3,723	29,275	2,725	63%	1717	1008	5,535	42,165	3,893	63%	2,453	1,440
Apartment - 220	Per Unit	1,672	10,256	937	65%	609	328	1,672	10,256	937	65%	609	328
Residential Condo/Townhouse - 230	Per Unit	3,369	13,718	1,075	67%	720	355	3,793	15,208	1,185	67%	794	391
Senior Adult Housing Attached - 252	Per Unit	550	1,660	134	54%	72	62	550	1,660	134	54%	72	62
Church - 560	Per KSF	48.672	443	22	48%	11	11	48.672	443	22	48%	11	11
General Office Building - 710	Per KSF	38.000	419	57	17%	10	47	177.991	2,035	278	17%	47	231
United States Post Office - 732	Per KSF	10.742	1,162	121	51%	62	59	10.742	1,162	121	51%	62	59
Shopping Center - 820	Per KSF	372.009	15,951	1,445	48%	694	751	749.961	25,160	2,311	48%	1,109	1,202
Specialty Retail Center - 826	Per KSF	5.691	252	15	44%	7	8	5.691	252	15	44%	7	8
Automobile Sales - 841	Per KSF	50.756	1,639	121	40%	48	73	50.756	1,639	121	40%	48	73
Tire Store - 848	Per KSF	6.830	170	28	43%	12	16	6.830	170	28	43%	12	16
Home Improvement Superstore - 862	Per KSF	109.079	3,353	254	49%	124	130	109.079	3,353	254	49%	124	130
Drive-in Bank - 912	Per KSF	4.221	625	103	50%	52	51	4.221	625	103	50%	52	51
Fast-Food Restaurant with Drive Through Window - 934	Per KSF	5.457	2,707	178	52%	93	85	15.457	7,669	505	52%	263	242
		Totals:	**81,960**	**7,271**		**4,238**	**3,033**		**112,314**	**9,987**		**5,673**	**4,314**

Travel Demand Model Refinement

The adopted Sarasota, Manatee, Charlotte travel demand model was used to model the 2013 existing and 2019 buildout conditions with and without Palmer Ranch. The following five model scenarios were created:

Scenario 1: 2013 existing traffic

Scenario 2: 2019 future traffic with existing Palmer Ranch roads and land uses

Scenario 3: 2019 future traffic without Palmer Ranch roads and without Palmer Ranch land uses

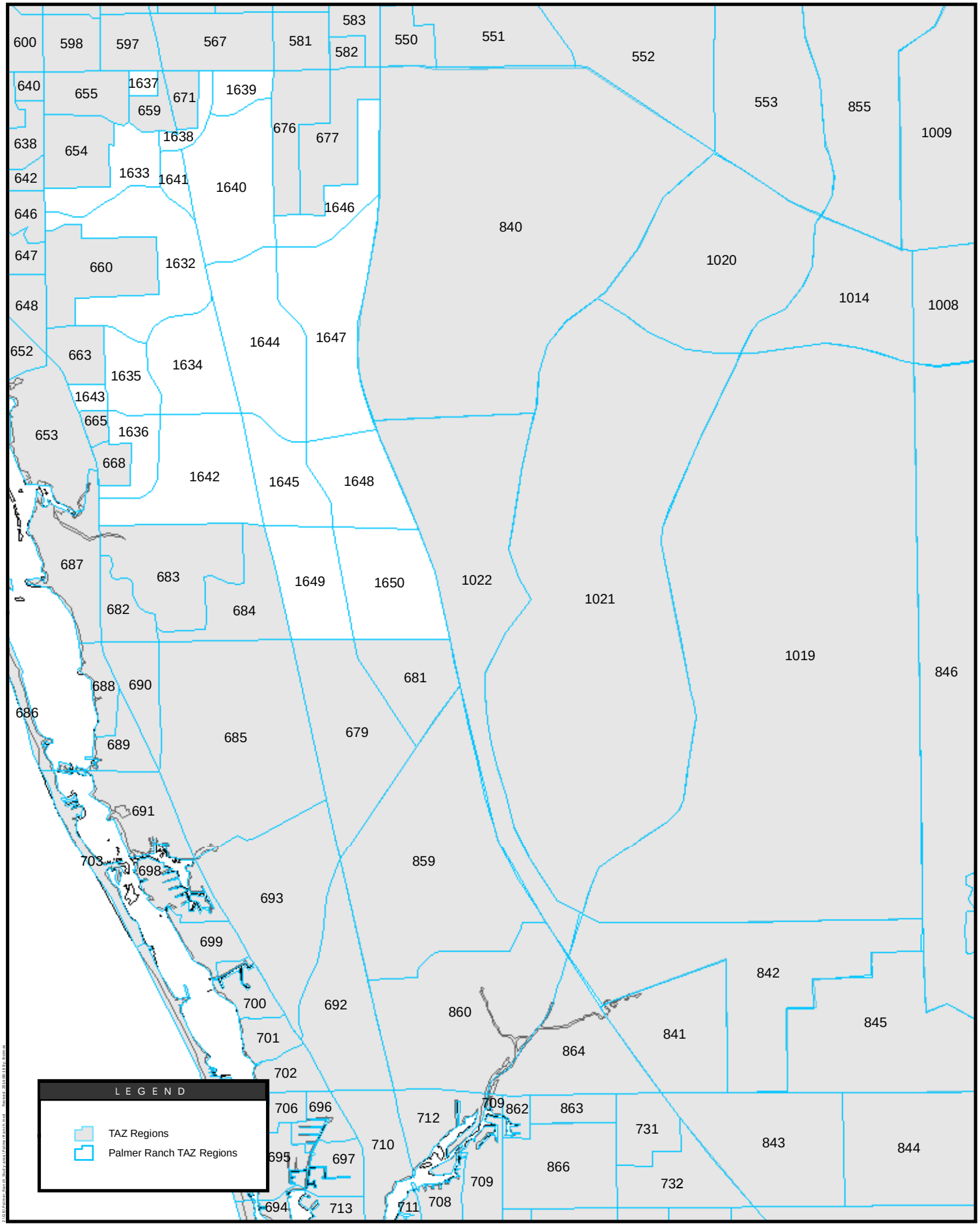
Scenario 4: 2019 future traffic with Palmer Ranch roads and without Palmer Ranch land uses

Scenario 5: 2019 future traffic with Palmer Ranch roads and with Palmer Ranch land uses

SOCIOECONOMIC DATA INSIDE THE PALMER RANCH DRI

For the socioeconomic data within the Palmer Ranch DRI boundary, the data was modified to replicate existing land uses and the projected future buildout land uses. The travel demand model assigns 17 traffic analysis zones (TAZs) to Palmer Ranch. In addition, two more TAZs, TAZ 679 and 681, represent the South 900 as well as additional land extending south to SR 681. The Palmer Ranch TAZs were reassigned sequentially to facilitate running a select zone analysis. TAZs 679 and 681 were shifted to the south and two new TAZs were inserted to represent development in the South 900. Below is a summary of the existing Palmer Ranch TAZs and the new TAZs that were used for the select zone analysis. The final configuration and numbering of the Palmer Ranch TAZs is shown in Figure 2.

New Zone	Original Zone(s)	New Zone	Original Zone(s)
1632	661	1642	670
1633	656, 657	1643	664
1634	667	1644	674
1635	666	1645	675
1636	669	1646	680
1637	658	1647	839
1638	662	1648	678
1639	673	1649	new
1640	672	1650	new
1641	662		



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PALMER RANCH
TRAFFIC ANALYSIS ZONES
FIGURE 2
SEPTEMBER 2014

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Prepared by: L.M.H. 08/14

The existing and buildout development socioeconomic data input into the Palmer Ranch DRI TAZs is attached in Appendix B. The nonresidential employee numbers were based on the equivalent ITE daily trip generation for the square footage. For Land Use 820 (Shopping Center) and 862 (Home Improvement Superstore), where ITE does not produce a daily trip estimate based on employees, a standard planning assumption of 2 employees per 1,000 square feet was used. For Land Use 934 (Fast-Food Restaurant with Drive Through Window), where ITE does not produce a daily trip estimate based on employees, a standard planning assumption of 5 employees per 1,000 square feet was used. The employment assumptions were taken from the Fiscal Impact Analysis Model (FIAM) created for the Florida Department of Economic Opportunity by Fishkind & Associates.

The traffic predicted by the model was compared to the trip estimates from the ITE *Trip Generation Manual – the 9th Edition (2012)*. Adjustments were made to the socioeconomic data so that the resulting difference for each scenario was within the ten percent threshold of acceptable deviation for this project. The comparison of trips is shown in Table 3 and indicates that the resulting difference for each scenario is within the ten percent threshold of acceptable deviation for this project. The trip generation calculations from each TAZ are attached in Appendix B.

Table 3: Palmer Ranch Daily Trip Generation Comparison

Scenario	ITE Estimate	FSUTMS Estimate	Percent Difference
2013 Existing	81,960	81,690	0.33%
2019 with Existing Palmer Ranch	81,960	81,501	0.56%
2019 with Palmer Ranch Buildout	112,314	111,792	0.46%

SOCIOECONOMIC DATA OUTSIDE THE PALMER RANCH DRI

To establish 2013 and 2019 data socioeconomic data outside the Palmer Ranch DRI boundary, straight-line interpolation between the adopted 2007 and 2035 socioeconomic data sets was performed. New EETRIPS, INTEXT, SPECGEN, and ZONEDATA files with interpolated 2013 and 2019 data were created. The socioeconomic data for the TAZs surrounding the Palmer Ranch DRI were reviewed to ensure they accurately represented existing land use types and densities as well as future development potential. The following edits were made to the socioeconomic data sets.

TAZ 679 – No development currently exists or existed in 2007. Removed 77 single-family dwelling units, 40 multifamily dwelling units and corresponding population from the 2007 base-year data set and 2035 data set.

TAZ 681 – No single-family dwelling units are shown in the 2035 data set, but a population of 338 is shown; removed population from the 2035 data set.

TAZ 731 – The Laurel Road Medical Campus was approved in 2007 for 120 hotel rooms, 230,000 square feet of medical office, and 40,000 square feet of specialty retail. It was assumed that the project will be built-out by 2019. Using employee-to-square-footage ratios found in the ITE *Trip Generation Manual*, 120 hotel rooms, 932 service employees, and 79 commercial employees were added to the 2019 data set.

TAZ 842 – The Portofino development was approved in 2013 for 378,400 square feet of retail, 25,000 square feet of office, and a 140-bed assisted living facility. It was assumed that the project will be 75% complete by 2019. Using employee-to-square-footage and employee-to-bed ratios found in the ITE *Trip Generation Manual*, 568 commercial employees and 140 service employees were added to the 2019 data set.

TAZ 863 – 105 commercial employees were added to the 2013 and 2019 data sets to represent the existing Publix. Employment numbers were based on the Publix news release in the Sarasota Herald Tribune.

TAZ 864 – Added 20 multifamily dwelling units, 50 commercial employees, and 42 service employees to the 2019 data set to represent the 20 acres of commercial highway interchange and 20 acres of multifamily that may be developed in the next five years.

TAZ 1020 – Added 100 single-family dwelling units to the 2019 data set, which offsets some of the development inaccurately located in TAZ 1022 and places it in a more realistic location.

TAZ 1022 – Removed the 742 single-family dwelling units, one multifamily dwelling unit, and 263 employees from the 2007 data set. All development was also removed from the 2013 and 2019 data sets. It should be noted that all the multifamily dwelling units and employment were not part of the 2035 data set.

ROADWAY NETWORK EDITS

The 2014 Existing plus Committed (E+C) roadway network was used as a starting point for developing the 2013 existing and 2019 future roadway networks. The following edits were made to the 2014 E+C roadway network to replicate 2013 network.

<u>2013 Network Changes</u>

- Removed the two-lane Fort Hamer Bridge.
- Changed McIntosh Road from Proctor Road to Sawyer Loop from four to two lanes.
- Changed Bee Ridge Road from Mauna Loa Boulevard to Bee Ridge Road Ext from four to two lanes.

- Changed University Parkway from I-75 to Lakewood Ranch Boulevard from four to six lanes.
- Changed University Parkway from Legacy Boulevard to Lorraine Road from two to four lanes.
- Added missing links on Professional Parkway and Legacy Boulevard.
- Changed I-75 NB at SR 681 from two to three lanes and the SR 681 northbound on-ramp from two to one lane.
- Added the Jacaranda Boulevard extension from Laurel Road to Border Road.
- Changed US 41 Business from US 41 Bypass to Venice Avenue from two to four lanes.
- Changed US 41 Bypass from US 41 Business to Bird Bay Drive from four to six lanes.
- Changed Honore Avenue between University Parkway and Longmeadow and between Proctor Road and Clark Road from four to two lanes.
- Changed Honore Avenue south of Central Sarasota Parkway from four to two lanes, edited the alignment to represent actual alignment, and converted the Honore Avenue/SR 681 interchange to an intersection.
- Changed Cattlemen Road from four to two lanes between Proctor Road and Bahia Vista Street.
- Added Desoto Road between Honore Avenue and Cattlemen Road.
- Changed the four-lane sections of Capri Isles Boulevard to two lanes.

The same changes listed in the 2013 network changes were made in the 2019 network. In addition, roadway improvements funded for construction were included in the 2019 network. The improvements with committed public funding are listed below and the applicable pages from the Capital Improvement Plan are attached in Appendix C.

2019 Network Changes

- Added the two-lane Fort Hamer Bridge.
- Changed SR 64 from Carlton Arms Boulevard to I-75 from four to six lanes.
- Changed US 301 from CR 675 to Moccasin Wallow Road from two to four lanes.
- Changed Bee Ridge Road from Mauna Loa Boulevard to Bee Ridge Road Ext from two to four lanes.
- Added Honore Avenue Phase VII, a new two-lane divided road from SR 681 to Laurel Road.
- Added Bay Street extension, a new two-lane road from the end of Bay Street to Honore Avenue.
- Changed US 41 Bypass from Bird Bay Drive to Center Road from four to six lanes.
- Changed US 41 from Enterprise Drive to Sumter Boulevard from four to six lanes.
- Changed I-75 from Lee County Line to Tuckers Grade from four to six lanes.
- Changed I-75 from Harborview Road to Kings Highway from four to six lanes.

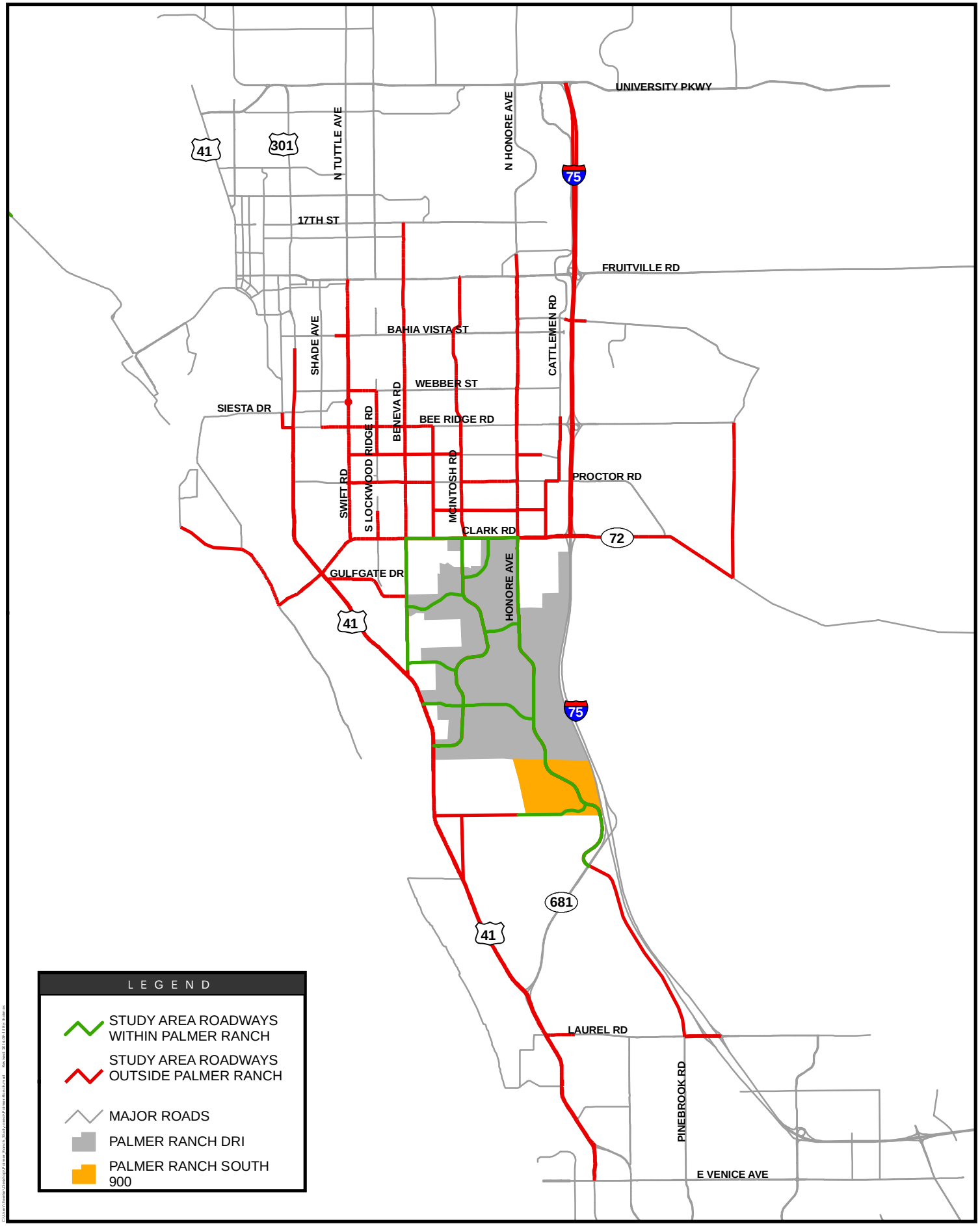
Study Area

The study area was determined by running a select zone analysis for the 2019 buildout conditions of the Palmer Ranch DRI (Scenario 5). Project traffic was distributed and assigned to all roadway segments listed in Sarasota County's *2013 Generalized Level of Service Analysis Tables*. Those roadway segments on which project traffic is expected to consume five percent or more of the peak-hour level-of-service standard were evaluated as part of the study area. The select zone analysis and study area calculations are attached in Appendix D.

Buildout of the Palmer Ranch DRI is expected to consume five percent or more of the peak-hour level-of-service standard on 168 roadway segments. The study area roadway segments are shown in Figure 3. All regulated roadways within the Palmer Ranch DRI boundary and the following regulated roadway segments outside the Palmer Ranch DRI are included in the study area.

- **Ashton Road** from Sawyer Road to Gantt Road
- **Bahia Vista Street** from Euclid Avenue to Tuttle Avenue
- **Bay Street** from US 41 to Pine Ranch East Road
- **Beach Road** from Ocean Boulevard to Midnight Pass Road
- **Bee Ridge Road Extension** from Bee Ridge Road to Clark Road
- **Bee Ridge Road** from Shade Avenue to Sawyer Road
- **Bay Road/Osprey Avenue** from Siesta Drive to US 41
- **Beneva Road** from 17th Street to US 41
- **Cattlemen Road** from Cattleridge Boulevard to Proctor Road
- **Gantt Road** from Proctor Road to Clark Road
- **Gulf Gate Drive** from US 41 to Beneva Road
- **Honore Avenue** from Richardson Road to Clark Road and SR 681 to Laurel Road
- **I-75** from University Parkway to Clark Road
- **Laurel Road** from US 41 to Legacy Trail and Pinebrook Road to I-75
- **Lockwood Ridge Road** from Webber Street to Wilkinson Road and Ashton Road to Clark Road
- **McIntosh Road** from Fruitville Road to Clark Road
- **Midnight Pass Road** from Beach Road to Stickney Point Drive
- **Old Venice Road** from Bay Street to US 41
- **Palmer Boulevard** from Packinghouse Road to Apex Road

- **Proctor Road** from Swift Road to Sawyer Road, McIntosh Road to Honore Avenue, and Gantt Road to Cattlemen Road
- **Sawyer Road** from Bee Ridge Road to Clark Road
- **SR 72** from Midnight Pass Road to Bee Ridge Road Extension
- **Swift Road** from Bee Ridge Road to Clark Road
- **Tuttle Avenue** from Fruitville Road to Bee Ridge Road
- **US 41** from Waldemere Street to Venice Avenue
- **Webber Street** from Tuttle Avenue to Lockwood Ridge Road
- **Wilkinson Road** from Swift Road to McIntosh Road and from Honore Avenue to Center Gate Boulevard



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PALMER RANCH
STUDY AREA ROADS
FIGURE 3
SEPTEMBER 2014

0 0.3 0.6 1.2 1.8 2.4 Miles

N

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Prepared by: L.M.H. 08/14

Systems Analysis

This systems analysis was performed in accordance with the requirements of Resolution No. 89-98. The systems analysis is a comparative review of the impacts created by Palmer Ranch traffic compared to the benefits created by the construction of County roads through the Palmer Ranch DRI by Palmer Ranch.

Traffic volumes used in the systems analysis were developed based on existing volumes and daily volume projections from the adopted Sarasota, Manatee, Charlotte travel demand model. The final analysis volumes utilized to identify the required mitigation of Palmer Ranch traffic impacts were representative of the 100th highest hourly conditions. The five scenarios created for the systems analysis were:

Scenario 1: 2013 existing traffic

Scenario 2: 2019 future traffic with existing Palmer Ranch roads and land uses

Scenario 3: 2019 future traffic without Palmer Ranch roads and without Palmer Ranch land uses

Scenario 4: 2019 future traffic with Palmer Ranch roads and without Palmer Ranch land uses

Scenario 5: 2019 future traffic with Palmer Ranch roads and with Palmer Ranch land uses

Volume plots from the aforementioned five travel demand scenarios are attached in Appendix E and the model files are attached on the accompanying DVD.

OUTSIDE THE PALMER RANCH DRI ANALYSIS

To calculate the baseline AADT traffic volumes for the future year of 2019, the difference between the model volumes produced by Scenario 1 (2013 existing traffic) and Scenario 2 (2019 future traffic with existing Palmer Ranch roads and land uses) were used to establish a growth rate for each segment within the study area. In order to assure adequate growth, a minimum growth rate of 0.5% annually was applied to each segment. 2019 AADT volumes were obtained by applying the growth rate to the existing 2013 AADT reported in Sarasota County's *2013 Generalized Level of Service Analysis Tables*. The formula to calculate the 2019 baseline AADT volumes is shown below and the 2019 baseline AADT volume calculations are attached in Appendix F.

$$2019\ baseline\ AADT = 2013\ \text{County AADT}\left(\frac{Scenario\ 2}{Scenario\ 1}\right)$$

Once the 2019 baseline AADT volumes were established, the 2019 non-project AADT volumes were calculated. The difference between the model volumes produced by Scenario 2 (2019 future traffic with existing Palmer Ranch roads and land uses) and Scenario 3 (2019 future traffic

without Palmer Ranch roads and without Palmer Ranch land uses) represents the impact of the existing Palmer Ranch roads and land uses. The change in traffic volume was converted from peak-season weekday average daily traffic (PSWADT) to AADT using the model output conversion factor (MOCF) of 0.90 for Sarasota County and was added to the 2019 baseline AADT volumes to establish the 2019 non-project AADT volumes. The formula to calculate the 2019 non-project AADT volumes is shown below and the 2019 non-project AADT volume calculations are attached in Appendix G.

$$2019\ non\ project\ AADT = 2019\ \text{baseline AADT} + 0.90(Scenario\ 3 - Scenario\ 2)$$

With the 2019 non-project AADT volumes established, the benefit of the Palmer Ranch road network could be quantified. The difference between the model volumes produced by Scenario 3 (2019 future traffic without Palmer Ranch roads and without Palmer Ranch land uses) and Scenario 4 (2019 future traffic with Palmer Ranch roads and without Palmer Ranch land uses) establish the benefit of the Palmer Ranch roadway infrastructure. The change in traffic volume was converted from PSWADT to AADT using an MOCF of 0.90 and added to the 2019 non-project AADT volumes to establish the 2019 AADT volume without the Palmer Ranch land uses and with the Palmer Ranch roads. The formula to calculate the 2019 AADT volume without the Palmer Ranch land uses and with the Palmer Ranch roads is shown below and the 2019 AADT volume without the Palmer Ranch land uses and with the Palmer Ranch roads calculations are attached in Appendix H.

$$2019\ AADT\ w/o\ Palmer\ Ranch\ land\ uses = 2019\ \text{non project AADT} + 0.90(Scenario\ 4 - Scenario\ 3)$$

Lastly, the 2019 new Palmer Ranch traffic volumes were estimated. The difference between the model volumes produced by Scenario 4 (2019 future traffic with Palmer Ranch roads and without Palmer Ranch land uses) and Scenario 5 (2019 future traffic with Palmer Ranch roads and with Palmer Ranch land uses) were used to calculate the AADT and peak-hour volumes created by the buildout Palmer Ranch land uses. The PSWADT was converted to AADT using an MOCF of 0.90 and the peak-hour volumes were calculated by multiplying the AADT by a peak-to-daily factor of 0.0889. The peak-to-daily factor was based on the ITE trip generation for the peak hour (9,987) divided by the ITE daily trip generation (112,314). The formula to calculate the 2019 new Palmer Ranch traffic volumes is shown below and the 2019 new Palmer Ranch traffic volume calculations are attached in Appendix I.

$$2019\ buildout\ Palmer\ Ranch\ traffic\ = 0.90(Scenario\ 5 - Scenario\ 4)(\frac{9{,}987}{112{,}314})$$

The peak-hour operating conditions were then evaluated with and without Palmer Ranch. The volumes were evaluated to determine if the 100th highest hourly volumes exceeded Sarasota County's adopted level-of-service standard volume for each roadway segment within the study

area. For study roadway segments on which the future volumes are expected to exceed Sarasota County's adopted level-of-service standard volume, the amount of travel, as measured by vehicle miles of travel per day, was calculated. Finally, the amounts of travel for segments exceeding Sarasota County's adopted level-of-service standard volume were compared with and without the Palmer Ranch.

For the without-Palmer-Ranch conditions, the 2019 non-project AADT was converted to peak-hour volumes using the K Factors published by Sarasota County. For the without-Palmer-Ranch conditions, a total of **1,645,445 vehicle miles of travel per day** was calculated for the roadway segments within the study area which exceed Sarasota County's adopted level-of-service standard volume during the peak-hour. The 2019 peak-hour non-project conditions and vehicle miles of travel per day calculations are attached in Appendix J.

For the with-Palmer-Ranch conditions, the 2019 AADT without Palmer Ranch land uses and with the Palmer Ranch roads was converted to peak-hour volumes using the K Factors published by Sarasota County. Once the peak-hour volumes were established, the buildout Palmer Ranch peak-hour volumes were added to them to establish the total peak-hour volumes. For the with-Palmer-Ranch conditions, a total of **1,486,208 vehicle miles of travel per day** was calculated for the roadway segments within the study area which exceed Sarasota County's adopted level-of-service standard volume during the peak-hour. The 2019 peak-hour total traffic conditions and vehicle miles of travel per day calculations are attached in Appendix K.

The systems analysis indicates that the buildout Palmer Ranch land uses and roadways combine to provide a net benefit to the system. The Palmer Ranch land uses and roadways provide a 10% reduction in the vehicle miles of travel per day for roadway segments which exceed Sarasota County's adopted level-of-service standard volume during the peak-hour outside the DRI.

INSIDE THE PALMER RANCH DRI ANALYSIS

The regulated roadways contained within the Palmer Ranch DRI were also evaluated to ensure that the buildout Palmer Ranch land uses will not create any level-of-service standard deficiencies. The 2019 baseline AADT was converted to peak-hour volumes using the K Factors published by Sarasota County. Since the 2019 baseline AADT volumes contain traffic volumes from the existing Palmer Ranch land uses, only the new Palmer Ranch traffic was added to the 2019 baseline peak-hour volumes.

The new peak-hour Palmer Ranch traffic was calculated by multiplying the 2019 buildout Palmer Ranch peak-hour traffic volumes (Scenario 5 – Scenario4) by 27%. The 27% represents the unbuilt portion of peak-hour trips associated with the remaining buildout land uses as estimated by ITE (one minus 7,271 existing peak-hour trips divided by 9,987 buildout peak-hour trips). The 2019

total traffic conditions for regulated roadways within the Palmer Ranch DRI are shown in Table 4 and indicate that all roadway segments are anticipated to operate within Sarasota County's adopted level-of-service standards.

As a secondary check of the operating conditions of the regulated roadways within the Palmer Ranch DRI, the select zone volumes used to establish the study area were added to the 2019 baseline peak-hour volumes. These volumes do not take into account the change in travel patterns for non-Palmer Ranch traffic like the Palmer Ranch traffic volumes shown in Table 4. Only the new peak-hour Palmer Ranch traffic, associated with the unbuilt portions of the DRI, were added to the 2019 baseline peak-hour volumes. The select zone 2019 total traffic conditions for regulated roadways within the Palmer Ranch DRI are shown in Table 5 and indicate that all roadway segments are anticipated to operate within Sarasota County's adopted level-of-service standards.

Table 4: 2019 Total Traffic Operating Conditions - Palmer Ranch Roadways

Roadway	From	To	No. of Lanes	Service Volume	2019 Baseline AADT	K Factor	2019 Baseline PHV	New PR PHV	2019 Total PHV	Exceeds LOS?
Bay Street	Pine Ranch East	Honore	2	1,220	0	0.111	0	39	39	No
Central Sarasota Parkway	U.S. 41	Potter Park Dr	4	3,080	8,117	0.109	885	137	1,022	No
Central Sarasota Parkway	Potter Park Dr	McIntosh	2	1,240	9,524	0.109	1,038	110	1,148	No
Central Sarasota Parkway	McIntosh	Honore	2	1,720	10,638	0.109	1,160	154	1,314	No
Honore Avenue	Clark	Northridge	4	3,540	16,842	0.104	1,752	273	2,025	No
Honore Avenue	Northridge	Palmer Ranch Pkwy	4	3,540	17,022	0.104	1,770	316	2,086	No
Honore Avenue	Palmer Ranch Pkwy	Central Sarasota Pkwy	4	3,540	9,490	0.109	1,034	238	1,272	No
Honore Avenue	Central Sarasota Pkwy	Aviano Ln	4	3,000	1,684	0.111	187	67	254	No
Honore Avenue	Aviano Ln	Bay St	2	1,840	1,684	0.111	187	-4	183	No
Honore Avenue	Bay St	SR 681	2	1,840	1,684	0.111	187	-42	145	No
McIntosh Road	Clark	East Sawyer Loop	2	1,600	11,046	0.109	1,204	205	1,409	No
McIntosh Road	East Sawyer Loop	Palmer Ranch Pkwy W	2	1,600	11,617	0.109	1,266	187	1,453	No
McIntosh Road	Palmer Ranch Pkwy W	Palmer Ranch Pkwy E	2	1,620	11,328	0.109	1,235	236	1,471	No
McIntosh Road	Palmer Ranch Pkwy E	Sarasota Square	2	1,620	10,759	0.109	1,173	136	1,309	No
McIntosh Road	Sarasota Square	Central Sarasota	2	1,520	8,190	0.109	893	95	988	No
McIntosh Road	Central Sarasota	US 41	2	1,700	8,214	0.109	895	116	1,011	No
Palmer Ranch Pkwy	Beneva	McIntosh	2	1,480	4,297	0.110	473	90	563	No
Palmer Ranch Pkwy E	McIntosh	Honore	2	1,420	7,298	0.109	795	167	962	No
Sarasota Square Boulevard	Beneva	Potter Park Drive	4	2,540	13,785	0.104	1,434	247	1,681	No
Sarasota Square Boulevard	Potter Park Drive	McIntosh	4	2,540	9,606	0.109	1,047	212	1,259	No

Table 5: Select Zone 2019 Total Traffic Operating Conditions - Palmer Ranch Roadways

Roadway	From	To	No. of Lanes	Service Volume	2019 Baseline AADT	K Factor	2019 Baseline PHV	New PR PHV	2019 Total PHV	Exceeds LOS?
Bay Street	Pine Ranch East	Honore	2	1,220	0	0.111	0	49	49	No
Central Sarasota Parkway	U.S. 41	Potter Park Dr	4	3,080	8,117	0.109	885	226	1,111	No
Central Sarasota Parkway	Potter Park Dr	McIntosh	2	1,240	9,524	0.109	1,038	195	1,233	No
Central Sarasota Parkway	McIntosh	Honore	2	1,720	10,638	0.109	1,160	228	1,388	No
Honore Avenue	Clark	Northridge	4	3,540	16,842	0.104	1,752	492	2,244	No
Honore Avenue	Northridge	Palmer Ranch Pkwy	4	3,540	17,022	0.104	1,770	503	2,273	No
Honore Avenue	Palmer Ranch Pkwy	Central Sarasota Pkwy	4	3,540	9,490	0.109	1,034	339	1,373	No
Honore Avenue	Central Sarasota Pkwy	Aviano Ln	4	3,000	1,684	0.111	187	242	429	No
Honore Avenue	Aviano Ln	Bay St	2	1,840	1,684	0.111	187	201	388	No
Honore Avenue	Bay St	SR 681	2	1,840	1,684	0.111	187	108	295	No
McIntosh Road	Clark	East Sawyer Loop	2	1,600	11,046	0.109	1,204	239	1,443	No
McIntosh Road	East Sawyer Loop	Palmer Ranch Pkwy W	2	1,600	11,617	0.109	1,266	253	1,519	No
McIntosh Road	Palmer Ranch Pkwy W	Palmer Ranch Pkwy E	2	1,620	11,328	0.109	1,235	258	1,493	No
McIntosh Road	Palmer Ranch Pkwy E	Sarasota Square	2	1,620	10,759	0.109	1,173	242	1,415	No
McIntosh Road	Sarasota Square	Central Sarasota	2	1,520	8,190	0.109	893	201	1,094	No
McIntosh Road	Central Sarasota	US 41	2	1,700	8,214	0.109	895	174	1,069	No
Palmer Ranch Pkwy	Beneva	McIntosh	2	1,480	4,297	0.110	473	135	608	No
Palmer Ranch Pkwy E	McIntosh	Honore	2	1,420	7,298	0.109	795	236	1,031	No
Sarasota Square Boulevard	Beneva	Potter Park Drive	4	2,540	13,785	0.104	1,434	291	1,725	No
Sarasota Square Boulevard	Potter Park Drive	McIntosh	4	2,540	9,606	0.109	1,047	288	1,335	No

Palmer Ranch has one stipulated roadway improvement that remains to be constructed: the widening of McIntosh Road from Sawyer Loop Road to US 41 to a four-lane divided roadway. Based on the 2019 buildout conditions, McIntosh Road operates at acceptable level-of-service standards as a two-lane road between Sawyer Loop Road and US 41. Therefore, the four-lane improvement is not needed for capacity.

Conclusion

The Palmer Ranch DRI is a mixed-use development in Sarasota County that was approved for development in 1984 with a Master Development Order. Resolution No. 89-98 requires a comprehensive systems analysis every five years to document that the transportation impacts of the Palmer Ranch DRI are matched by the benefits created for the transportation system by the construction of roadways through the Palmer Ranch DRI.

The systems analysis indicates that the roads included in the Master Development Order provide a benefit larger than the impact of the approved Palmer Ranch land uses at buildout. The Palmer Ranch land uses and roadways provide a 10% reduction in the vehicle miles of travel per day for roadway segments within the study area which exceed Sarasota County's adopted level-of-service standard volume during the peak-hour. Within the Palmer Ranch DRI boundaries, all roadway segments are anticipated to operate within Sarasota County's adopted level-of-service standards. No roadway improvements are required to balance the traffic impacts expected from the buildout of the Palmer Ranch land uses.

APPENDIX A

METHODOLOGY CORRESPONDENCE

Crim, Matt

From: Kwamena Sankah <KSankah@scgov.net>
Sent: Monday, August 18, 2014 3:08 PM
To: Crim, Matt
Cc: Domingo, Frank
Subject: RE: Palmer Ranch Reanalysis

Hello Matt,

I have reviewed the documents submitted and it is fine with me. Please document the model modification in the report as outlined in this email.

Thank you.

Regards,

Kwamena Sankah, P.E.,
Technical Specialist II,
Sarasota County, Transportation Planning
1001 Sarasota Center Blvd,
Sarasota, Florida 34240
Tele: 941 861-0511
Fax: 941 861-0770
ksankah@scgov.net

From: Crim, Matt [mailto:Matt.Crim@stantec.com]
Sent: Monday, July 28, 2014 9:22 AM
To: Kwamena Sankah
Cc: Domingo, Frank
Subject: Palmer Ranch Reanalysis

Kwamena,

Attached are Excel versions of the EETRIPS, INTEXT, SPECGEN, and ZONEDATA files in which I used straight line interpolation between the 2007 and 2035 data sets to create 2013 and 2019 data sets for your review.

The Sarasota, Manatee, Charlotte travel demand model assigns 17 TAZs to Palmer Ranch. In addition, two more TAZs, TAZ 679 and 681 represent the South 900 as well as additional land extending south to SR 681. I reassigned the Palmer Ranch TAZs sequentially so I can run the select zone analysis. I shifted TAZs 679 and 681 to the south and inserted two new TAZs to represent development in the South 900. I have attached two figures showing the new Palmer Ranch TAZ setup and the original Palmer Ranch TAZs. In addition, the new and original TAZs are listed below.

New Zone	Original Zone(s)
1632	661
1633	656, 657

1634	667
1635	666
1636	669
1637	658
1638	662
1639	673
1640	672
1641	662
1642	670
1643	664
1644	674
1645	675
1646	680
1647	839
1648	678
1649	new
1650	new

The new TAZ development reflects the existing Palmer Ranch development and proposed development within the next five years. In addition to putting the Palmer Ranch development into new TAZs, the socioeconomic data for the TAZs surrounding the Palmer Ranch DRI were reviewed to ensure they accurately represented existing land use types and densities as well as future development potential. The following edits were made to the socioeconomic data sets (these edits are highlighted in the ZONEDATA_13c_19c.xlsx file).

TAZ 679 – No development currently exists or existed in 2007. Removed 77 single-family dwelling units, 40 multi-family dwelling units and corresponding population from the 2007 base year data set and 2035 data set.

TAZ 681 – No single-family dwelling units are shown in the 2035 data set, but a population of 338 is shown; removed population from the 2035 data set.

TAZ 731 – The Laurel Road Medical Campus was approved in 2007 for 120 hotel rooms, 230,000 square feet of medical office, and 40,000 square feet of specialty retail. It was assumed that the project will be built-out by 2019. Using employee to square footage ratios found in the ITE *Trip Generation Manual*, 120 hotel rooms, 932 service employees and 79 commercial employees were added to the 2019 data set.

TAZ 842 – The Portofino development was approved in 2013 for 378,400 square feet of retail, 25,000 square feet of office, and a140 bed assisted living facility. It was assumed that the project will be 75% complete by 2019. Using employee to square footage and employee to bed ratios found in the ITE *Trip Generation Manual*, 568 commercial employees and 140 service employees were added to the 2019 data set.

TAZ 863 – 105 commercial employees were added to the 2013 and 2019 data sets to represent the existing Publix. Employment numbers were based on the Publix news release in the Sarasota Herald Tribune.

TAZ 864 – Added 20 multi-family dwelling units, 50 commercial employees and 42 service employees to the 2019 data set to represent the 20 acres of commercial highway interchange and 20 acres of multi-family that may be developed in the next five years.

TAZ 1020 – Added 100 single-family dwelling units to the 2019 data set which offsets some of the development inaccurately located in TAZ 1022 and places it in a more realistic location.

TAZ 1022 – Removed the 742 single-family dwelling units, one multi-family dwelling unit and 263 employees from the 2007 data set. All development was also removed from the 2013 and 2019 data sets. IT should be noted that all the multi-family dwelling units and employment were not part of the 2035 data set.

In addition to reviewing and editing the socioeconomic data, the roadway network was reviewed and edited to reflect existing and proposed conditions. The 2014 Existing plus Committed (E+C) roadway network was used as a

starting point for developing the 2013 existing and 2019 future roadway networks. The following edits were made to the 2014 E+C roadway to replicate 2013 network.

2013 Network Changes

- Removed the two-lane Fort Hamer Bridge.
- Changed McIntosh Rd from Proctor Road to Sawyer Loop from four lanes to two lanes.
- Changed Bee Ridge Rd from Mauna Loa Blvd to Bee Ridge Rd Ext from four lanes to two lanes.
- Changed University Pkwy from I-75 to Lakewood Ranch Blvd from four to six lanes.
- Changed University Pkwy from Legacy Blvd to Lorraine Rd from two to four lanes.
- Added missing links on Professional Pkwy and Legacy Blvd.
- Changed I-75 NB at SR 681 from two to three lanes and the SR 681 northbound on-ramp from two to one lane.
- Added the Jacaranda Blvd extension from Laurel Rd to Border Rd.
- Changed US 41 Business from US 41 Bypass to Venice Ave from two to four lanes.
- Changed US 41 Bypass from US 41 Business to Bird Bay Dr from four to six lanes.
- Changes Honore Ave south of Central Sarasota Pkwy from four to two lanes, edited the alignment to represent actual alignment, and converted the Honore Ave/SR 681 interchange to an intersection.
- Changed the four lane sections of Capri Isles Blvd to two lanes.

The same changes listed in the 2013 network changes were made in the 2019 network. In addition, roadway improvements funded for construction were included in the 2019 network. The improvements with committed public funding are listed below and the applicable pages from the Capital Improvement Plan are attached.

2019 Network Changes

- Added the two-lane Fort Hamer Bridge.
- Changed SR 64 from Carlton Arms Blvd to I-75 from four to six lanes.
- Changes US 301 from CR 675 to Moccasin Wallow Rd from two to four lanes.
- Changed Bee Ridge Rd from Mauna Loa Blvd to Bee Ridge Rd Ext from two lanes to four lanes.
- Added Honore Ave Phase VII, a new two-lane divided road from SR 681 to Laurel Rd.
- Added Bay St extension, a new two-lane road from the end of Bay St to Honore Ave.
- Changed US 41 Bypass from Bird Bay Dr to Center Rd from four to six lanes.
- Changed US 41 from Enterprise Dr to Sumter Blvd from four to six lanes.
- Changes I-75 from Lee County Line to Tuckers Grade.
- Changed I-75 from Harborview Rd to Kings Hwy from four to six lanes.

I know this is a lot of information to go through, but hopefully all this up front coordination will make the review of the final document easier. Please feel free to give me a call or shoot me an email if you have any questions or concerns. I will be out of the office Wednesday July 30 to Monday August 4. I will touch base with you when I get back next week.

Thanks,

Matthew Crim, P.E., PTOE
Transportation Engineer
Stantec
Phone: (832) 523-9111

SARASOTA COUNTY
"Dedicated to Quality Service"

March 17, 2014

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, Florida 34240

Re: Palmer Ranch Development of Regional Impact
2014 Transportation Reanalysis Methodology

Dear Mr. Crim,

Transportation Planning has reviewed the proposed analysis methodology for the subject project. The methodology is generally acceptable. The following items shall be addressed before completing the final report:

1. Please document any changes in the data input by clearly stating the justification.
2. Please provide data input spreadsheet for the 2013 and 2019 socio-economic data sets derived from the Sarasota Manatee Charlotte (SMC) counties Florida Standard Urban Transportation Model Structure (FSUTMS) for review.
3. Please provide the growth rate analysis spreadsheet for review.
4. Please use a conservative positive growth rate when the calculated number is negative.

If you have any questions regarding these comments, please contact me by email at ksankah@scgov.net or by phone at (941)-861-0511.

Sincerely,

Kwamena Sankah, P.E.
Technical Specialist II, Transportation Planning

cc: Francisco Domingo, P.E., Senior Project Manager, Stantec Consulting Services Inc.
Todd Dary, Planner, Planning and Development Services
Justin Powell, Palmer Ranch Holdings
Paula R. Wiggins, P.E., MBA, Manager, Transportation Planning

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

March 14, 2014

File: 215810158 - 200

Paula Wiggins, P.E.
Manager, Transportation Planning
Sarasota County Mobility
1001 Sarasota Center Boulevard
Sarasota, Florida 34240

Via email: pwiggins@scgov.net

Reference: Palmer Ranch DRI
2014 Transportation Reanalysis Methodology

Dear Ms. Wiggins:

This letter serves to summarize the 2014 Transportation Reanalysis methodology for the Palmer Ranch DRI for your approval. The Palmer Ranch Master Development Order and related Settlement Agreements require an analysis be performed every five years for the transportation conditions associated with the roads and land uses built and planned for Palmer Ranch. The last such analysis was completed in 2009. The 2014 Transportation Reanalysis will be conducted using the same procedures as the first five transportation reanalyses. The following is a summary of the proposed methodology.

General

- The 2014 Transportation Reanalysis will be conducted using the same basic methodology used in the 2009 Transportation Reanalysis, with appropriate updates to traffic volumes, model data, references, and land use data.
- The analysis will evaluate a future year of 2019, consistent with the five-year horizon.

Existing and Future Land Uses

- Stantec will document the existing constructed development within Palmer Ranch as of December 31, 2013
- Stantec will document the remaining land uses expected to be build-out within the approved Increments and remaining portions of the Palmer Ranch DRI. In addition, the contiguous property to the south of Palmer Ranch DRI along Honore Avenue, currently outside the DRI boundary, will be assumed to be part of the DRI.

- Outside the of the Palmer Ranch DRI boundary, Stantec will establish 2013 and 2019 socio-economic data by interpolating between the adopted 2007 and 2035 socio-economic data sets from the adopted Sarasota, Manatee, Charlotte travel demand model. Sign-off on interpolated socio-economic data will be obtained prior to conducting the analysis.

Analysis Procedures

- An analysis will be prepared and documented in a summary report with supporting documentation for the project.
- Stantec will use the level-of-service and AADT volumes from Sarasota County's 2013 Generalized Level-of-Service Analysis Spreadsheet.
- The roadway network used in the analysis will consist of existing roadways plus roadways under construction or funded for construction within the next fiscal year.
- Trip generation estimates for the existing and future Palmer Ranch Land Uses will be based on the Institute of Transportation Engineers (ITE), *Trip Generation – 9th Edition (2012)*. Estimates will be prepared for both the daily the PM peak-hour trip generation. The model generated trip generation from the Palmer Ranch DRI traffic analysis zones will be adjusted to match within 10 percent of the ITE trip generation rates.
- The currently adopted Sarasota, Manatee, Charlotte travel demand model will be used to model the 2013 existing and 2019 build-out conditions with and without Palmer Ranch. The following five model scenarios will be created:
    - 2013 existing traffic
    - 2019 future traffic with existing Palmer Ranch roads and land uses
    - 2019 future traffic without Palmer Ranch roads and without Palmer Ranch land uses
    - 2019 future traffic with Palmer Ranch roads and without Palmer Ranch land uses
    - 2019 future traffic with Palmer Ranch roads and land uses
- Stantec will establish 2013 and 2019 socio-economic data outside the Palmer Ranch DRI boundary by interpolating between the adopted 2007 and 2035 socio-economic data sets. For socio-economic data within the Palmer Ranch DRI boundary, Stantec will modify the socio-economic data to replicate existing land uses and projected future land uses.

Reference: Palmer Ranch DRI
2014 Transportation Reanalysis Methodology

- The study area will include all roadways on which Palmer Ranch DRI build-out traffic contributes five percent or more of the maximum adopted service volume threshold. This will be done using a Select Zone Analysis.
- Future volumes will be calculated by increasing the reported 2013 AADT volumes based on the growth rates for each road segment using the growth rate calculated by the 2013 and 2019 FSUTMS data sets.
- For the level-of-service analysis, the daily model volumes will be converted to 100th highest-hour volumes using a model output correction factors and peak to daily factors (K factors) published by FDOT.
- Impacts and benefits of Palmer Ranch roads and land uses will be tabulated and compared for vehicles miles of travel on study area roadway segments for which volumes exceed their maximum adopted service volume threshold

If the above methodology is acceptable, please send written confirmation so we can proceed with the study. Should you have any questions, please feel free to contact me.

Sincerely,

Stantec Consulting Services Inc.

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Ph: 832-523-9111
matt.crim@stantec.com

cc: Justin Powell, Palmer Ranch
Kwamena Sankah, P.E., Sarasota C0unty
Frank Domingo, P.E., Stantec Consulting Services Inc.

APPENDIX B

PROJECT LAND USES

ZONAL DATA

Palmer Ranch 2014 Transportation Reanalysis Land Uses

Increment	Parcel	Land Use Type	Existing as of 12/31/13		Buildout Scale		Remaining	
I	J	Single-Family Detached	282	du	282	du		du
		Single-Family Attached	189	du	189	du		du
		Condominium	98	du	98	du		du
		ACLF	86	du	86	du		du
II	D, F, G	Single-Family Detached	347	du	347	du		du
	G	Single-Family Attached	18	du	18	du		du
III	L/N	Single-Family Detached	378	du	378	du		du
		Single-Family Attached	106	du	106	du		du
	Kc	Condominium	310	du	310	du		du
	Ka, Kb	Apartment	752	du	752	du		du
	Ke	ACLF	36	du	36	du		du
	Kd	Church	48,672	sq ft	48,672	sq ft		sq ft
	Q1	Retail	109,079	sq ft	109,079	sq ft		sq ft
IV	A2/A6	Single-Family Detached		du	180	du	180	du
	A7	Single-Family Attached		du	240	du	240	du
	A1, A3, A4,	Industrial	57,838	sq ft	82,838	sq ft	25,000	sq ft
	A5, A8, A9	Office	10,742	sq ft	110,742	sq ft	100,000	sq ft
		Retail	71,144	sq ft	171,144	sq ft	100,000	sq ft
V	Q, R	Single-Family Detached	382	du	382	du		du
		Single-Family Attached	324	du	324	du		du
		Condominium	816	du	816	du		du
		Apartment	348	du	348	du		du
	Kk	Retail	282,009	sq ft	282,009	sq ft		sq ft
		Office	38,000	sq ft	57,991	sq ft	19,991	sq ft
VI	O	Single-Family Detached	758	du	758	du		du
		Condominium	170	du	170	du		du
VII	B4	Single-Family Detached	220	du	220	du		du
	B3	Apartment	324	du	324	du		du
VIII	B7b	Single-Family Detached	118	du	118	du		du
	B7a	ACLF	68	du	68	du		du
IX	S2	Apartment	248	du	248	du		du
X	B5, B5a, B6	Single-Family Detached	254	du	254	du		du
XI	S1	Single-Family Detached	274	du	274	du		du
XII	B1, B2a	Retail	20,000	sq ft	87,952	sq ft	67,952	sq ft
XIII	U1, U2	ACLF	360	du	360	du		du
XIV	B2b	Retail	70,000	sq ft	125,000	sq ft	55,000	sq ft
XV	P1, P2, P5, P6	Single-Family Detached	427	du	427	du		du
		Single-Family Attached	750	du	750	du		du
		Retail	1,811	sq ft	1,811	sq ft		sq ft
XVI	P3	Single-Family Detached		du	78	du	78	du
	B8, P3	Retail		sq ft	165,000	sq ft	165,000	sq ft
		Office		sq ft	20,000	sq ft	20,000	sq ft
XVII	C	Condominium	192	du	192	du		du
XVIII	T1, T4	Single-Family Detached	283	du	283	du		du
		Single-Family Attached	396	du	396	du		du
XIX	B9	Single-Family Attached		du	110	du	110	du
	U5	Single-Family Attached		du	74	du	74	du
XX	P4, U3, U4	Single-Family Detached		du	267	du	267	du
XXI	T2, T3	Single-Family Detached		du	224	du	224	du
S900	S900-W1	Single-Family Detached		du	493	du	493	du
	S900-W2	Single-Family Detached		du	170	du	170	du
	S900-E	Single-Family Detached		du	400	du	400	du
TOTALS:		Single-Family Detached	3,723	du	5,535	du	1,812	du
		Single-Family Attached	1,783	du	2,207	du	424	du
		Condominium	1,586	du	1,586	du	0	du
		Apartment	1,672	du	1,672	du	0	du
		ACLF	550	du	550	du	0	du
		Residential Total	**9,314**	**du**	**11,550**	**du**	**2,236**	**du**
		Retail	**554,043**	**sq ft**	**941,995**	**sq ft**	**332,952**	**sq ft**
		Office	**48,742**	**sq ft**	**188,733**	**sq ft**	**139,991**	**sq ft**
		Industrial	**57,838**	**sq ft**	**82,838**	**sq ft**	**25,000**	**sq ft**
		Church	**48,672**	**sq ft**	**48,672**	**sq ft**	**0**	**sq ft**

Palmer Ranch 2014 Transportation Reanalysis Zonal Data

TAZ	Inc.	Parcel	ITE Land Use	Existing (2013)						Buildout (2019)						
				Size	SE Data Input					Size	SE Data Input					
					SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp		SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp
1632	I	J	210	282 du	282					282 du	282				
			230	287 du		287				287 du		287			
			252	86 du		86				86 du		86			
			Total		282	373	0	0	0		282	373	0	0	0
1633	II	D, F, G	210	347 du	347					347 du	347				
	IV	A2/A6	210	0 du	0					180 du	180				
	II	G	230	18 du		18				18 du		18			
			Total		347	18	0	0	0		527	18	0	0	0
1634	III	L/N	210	378 du	378					378 du	378				
			230	106 du		106				106 du		106			
			Total		378	106	0	0	0		378	106	0	0	0
1635	III	K	220	752 du		752				752 du		752			
			230	310 du		310				310 du		310			
			252	36 du		36				36 du		36			
			560	48.672 ksf					32	48.672 ksf					32
			Total		0	1,098	0	0	32		0	1,098	0	0	32
1636	V	Q	210	202 du	202					202 du	202				
			220	348 du		348				348 du		348			
			230	200 du		200				200 du		200			
	III	Q1	862	109.079 ksf				218		109.079 ksf				218	
			Total		202	548	0	218	0		202	548	0	218	0
1637	IV	A1	826	3.880 ksf				8		3.880 ksf				8	
			848	6.830 ksf				6		6.830 ksf				6	
			912	4.221 ksf					20	4.221 ksf					20
			934	5.457 ksf					27	15.457 ksf					77
			Total		0	0	0	14	47		0	0	0	14	97
1638	IV	A3, A4	110	57.838 ksf			109			82.838 ksf			171		
			710	0.000 ksf					0	100.000 ksf					332
			732	10.742 ksf					46	10.742 ksf					46
			841	50.756 ksf				78		50.756 ksf				78	
			Total		0	0	109	78	46		0	0	171	78	378
1639	IV	A5	820	0.000 ksf				0		60.000 ksf				120	
	XII	B1, B2a	820	20.000 ksf				40		87.952 ksf				176	
	XIV	B2b	820	70.000 ksf				140		125.000 ksf				250	
			Total		0	0	0	180	0		0	0	0	546	0
1640	VII	B4	210	220 du	220					220 du	220				
	VIII	B7b	210	118 du	118					118 du	118				
	X	B5, B5a, B6	210	254 du	254					254 du	254				
	VII	B3	220	324 du		324				324 du		324			
	IV	A7	230	0 du		0				240 du		240			
	XIX	B9	230	0 du		0				110 du		110			
	VIII	B7a	252	68 du		68				68 du		68			
	XVI	B8	820	0.000 ksf				0		85.000 ksf				170	
			Total		592	392	0	0	0		592	742	0	170	0
1641	XVII	C	230	192 du		192				192 du		192			
	IV	A8, A9	820	0.000 ksf				0		30.000 ksf				60	
			Total		0	192	0	0	0		0	192	0	60	0
1642	V	R	210	180 du	180					180 du	180				
			230	940 du		940				940 du		940			
			Total		180	940	0	0	0		180	940	0	0	0
1643	V	Kk	710	38.000 ksf					126	57.991 ksf					193
			820	282.009 ksf				564		282.009 ksf				564	
			Total		0	0	0	564	126		0	0	0	564	193
1644	VI	O	210	758 du	758					758 du	758				
			230	170 du		170				170 du		170			
			Total		758	170	0	0	0		758	170	0	0	0
1645	XI	S1	210	274 du	274					274 du	274				
	IX	S2	220	248 du		248				248 du		248			
			Total		274	248	0	0	0		274	248	0	0	0
1646	XX	P4, U3, U4	210	0 du	0					267 du	267				
	XIX	U5	230	0 du		0				74 du		74			
	XIII	U1, U2	252	360 du		360				360 du		360			
			Total		0	360	0	0	0		267	434	0	0	0
1647	XV	P1,P2,P5,P6	210	427 du	427					427 du	427				
	XVI	P3	210	0 du	0					78 du	78				
	XV	P1,P2,P5,P6	230	750 du		750				750 du		750			
	XVI	P3	710	0.000 ksf					0	20.000 ksf					66
	XVI	P3	820	0.000 ksf				0		80.000 ksf				160	
	XV	P1,P2,P5,P6	826	1.811 ksf				4		1.811 ksf				4	
			Total		427	750	0	4	0		505	750	0	164	66
1648	XVIII	T1, T4	210	283 du	283					283 du	283				
	XXI	T2, T3	210	0 du	0					224 du	224				
	XVIII	T1, T4	230	396 du		396				396 du		396			
			Total		283	396	0	0	0		507	396	0	0	0
1649	S900	S900-W1,W2	210	0 du	0	0	0	0	0	663 du	663	0	0	0	0
1650	S900	S900-E	210	0 du	0	0	0	0	0	400 du	400	0	0	0	0

Palmer Ranch 2014 Transportation Reanalysis Zonal Data Modifications

2013 Existing

TAZ	SE Data Input					ITE Daily Trip Gen	FSUTMS PSWADT	MOCF	FSUTMS AADT	Diff.	Modified SE Data Input					ITE Daily Trip Gen	FSUTMS PSWADT	MOCF	FSUTMS AADT	Diff.
	SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp						SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp					
1632	282	373	0	0	0	3,646	3,160	0.9	2,844	1.28	362	478	0	0	0	3,646	4,041	0.9	3,637	1.00
1633	347	18	0	0	0	2,802	1,855	0.9	1,670	1.68	582	30	0	0	0	2,802	3,092	0.9	2,783	1.01
1634	378	106	0	0	0	3,404	2,884	0.9	2,596	1.31	496	139	0	0	0	3,404	3,776	0.9	3,398	1.00
1635	0	1,098	0	0	32	6,427	4,973	0.9	4,476	1.44	0	1,577	0	0	46	6,427	7,148	0.9	6,433	1.00
1636	202	548	0	218	0	7,890	6,178	0.9	5,560	1.42	287	778	0	310	0	7,890	8,727	0.9	7,854	1.00
1637	0	0	0	14	47	3,674	459	0.9	413	8.90	0	0	0	125	421	3,674	4,142	0.9	3,728	0.99
1638	0	0	109	78	46	3,131	1,440	0.9	1,296	2.42	0	0	263	188	111	3,131	3,264	0.9	2,938	1.07
1639	0	0	0	180	0	3,859	2,131	0.9	1,918	2.01	0	0	0	362	0	3,859	4,281	0.9	3,853	1.00
1640	592	392	0	0	0	6,847	5,662	0.9	5,096	1.34	795	527	0	0	0	6,847	7,605	0.9	6,845	1.00
1641	0	192	0	0	0	782	831	0.9	748	1.05	0	201	0	0	0	782	876	0.9	788	0.99
1642	180	940	0	0	0	5,243	4,836	0.9	4,352	1.20	217	1,132	0	0	0	5,243	5,821	0.9	5,239	1.00
1643	0	0	0	564	126	12,511	7,501	0.9	6,751	1.85	0	0	0	1,045	234	12,511	13,843	0.9	12,459	1.00
1644	758	170	0	0	0	6,652	6,718	0.9	6,046	1.10	834	187	0	0	0	6,652	7,394	0.9	6,655	1.00
1645	274	248	0	0	0	3,676	3,177	0.9	2,859	1.29	352	319	0	0	0	3,676	4,079	0.9	3,671	1.00
1646	0	360	0	0	0	1,087	2,069	0.9	1,862	0.58	0	210	0	0	0	1,087	1,207	0.9	1,086	1.00
1647	427	750	0	4	0	6,492	6,433	0.9	5,790	1.12	479	841	0	4	0	6,492	7,205	0.9	6,485	1.00
1648	283	396	0	0	0	3,837	3,971	0.9	3,574	1.07	304	425	0	0	0	3,837	4,266	0.9	3,839	1.00
1649	0	0	0	0	0	0	0	0.9	0	0.00	0	0	0	0	0	0	0	0.9	0	0.00
1650	0	0	0	0	0	0	0	0.9	0	0.00	0	0	0	0	0	0	0	0.9	0	0.00
						81,960	**64,278**	**0.9**	**57,850**	**1.42**						**81,960**	**90,767**	**0.9**	**81,690**	**1.00**

Palmer Ranch 2014 Transportation Reanalysis Zonal Data Modifications

2019 with Existing Palmer Ranch

TAZ	SE Data Input					ITE Daily Trip Gen	FSUTMS PSWADT	MOCF	FSUTMS AADT	Diff.	Modified SE Data Input					ITE Daily Trip Gen	FSUTMS PSWADT	MOCF	FSUTMS AADT	Diff.
	SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp						SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp					
1632	282	373	0	0	0	3,646	3,160	0.9	2,844	1.28	362	478	0	0	0	3,646	4,039	0.9	3,635	1.00
1633	347	18	0	0	0	2,802	1,855	0.9	1,670	1.68	582	30	0	0	0	2,802	3,092	0.9	2,783	1.01
1634	378	106	0	0	0	3,404	2,884	0.9	2,596	1.31	496	139	0	0	0	3,404	3,775	0.9	3,398	1.00
1635	0	1,098	0	0	32	6,427	4,973	0.9	4,476	1.44	0	1,577	0	0	46	6,427	7,146	0.9	6,431	1.00
1636	202	548	0	218	0	7,890	6,178	0.9	5,560	1.42	287	778	0	310	0	7,890	8,704	0.9	7,834	1.01
1637	0	0	0	14	47	3,674	459	0.9	413	8.90	0	0	0	125	421	3,674	4,123	0.9	3,711	0.99
1638	0	0	109	78	46	3,131	1,440	0.9	1,296	2.42	0	0	263	188	111	3,131	3,240	0.9	2,916	1.07
1639	0	0	0	180	0	3,859	2,131	0.9	1,918	2.01	0	0	0	362	0	3,859	4,241	0.9	3,817	1.01
1640	592	392	0	0	0	6,847	5,662	0.9	5,096	1.34	795	527	0	0	0	6,847	7,603	0.9	6,843	1.00
1641	0	192	0	0	0	782	831	0.9	748	1.05	0	201	0	0	0	782	875	0.9	788	0.99
1642	180	940	0	0	0	5,243	4,836	0.9	4,352	1.20	217	1,132	0	0	0	5,243	5,821	0.9	5,239	1.00
1643	0	0	0	564	126	12,511	7,501	0.9	6,751	1.85	0	0	0	1,045	234	12,511	13,735	0.9	12,362	1.01
1644	758	170	0	0	0	6,652	6,718	0.9	6,046	1.10	834	187	0	0	0	6,652	7,397	0.9	6,657	1.00
1645	274	248	0	0	0	3,676	3,177	0.9	2,859	1.29	352	319	0	0	0	3,676	4,079	0.9	3,671	1.00
1646	0	360	0	0	0	1,087	2,069	0.9	1,862	0.58	0	210	0	0	0	1,087	1,209	0.9	1,088	1.00
1647	427	750	0	4	0	6,492	6,433	0.9	5,790	1.12	479	841	0	4	0	6,492	7,210	0.9	6,489	1.00
1648	283	396	0	0	0	3,837	3,971	0.9	3,574	1.07	304	425	0	0	0	3,837	4,268	0.9	3,841	1.00
1649	0	0	0	0	0	0	0	0.9	0	0.00	0	0	0	0	0	0	0	0.9	0	0.00
1650	0	0	0	0	0	0	0	0.9	0	0.00	0	0	0	0	0	0	0	0.9	0	0.00
						81,960	**64,278**	**0.9**	**57,850**	**1.42**						**81,960**	**90,557**	**0.9**	**81,501**	**1.01**

Palmer Ranch 2014 Transportation Reanalysis Zonal Data Modifications

2019 with Palmer Ranch Buildout

TAZ	SE Data Input					ITE Daily Trip Gen	FSUTMS PSWADT	MOCF	FSUTMS AADT	Diff.	Modified SE Data Input					ITE Daily Trip Gen	FSUTMS PSWADT	MOCF	FSUTMS AADT	Diff.
	SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp						SFDU	MFDU	Ind Emp	Comm Emp	Serv Emp					
1632	282	373	0	0	0	3,559	3,162	0.9	2,846	1.25	353	466	0	0	0	3,559	3,953	0.9	3,558	1.00
1633	527	18	0	0	0	4,086	2,775	0.9	2,498	1.64	862	29	0	0	0	4,086	4,534	0.9	4,081	1.00
1634	378	106	0	0	0	3,305	2,886	0.9	2,597	1.27	481	135	0	0	0	3,305	3,672	0.9	3,305	1.00
1635	0	1,098	0	0	32	6,408	4,979	0.9	4,481	1.43	0	1,570	0	0	46	6,408	7,105	0.9	6,395	1.00
1636	202	548	0	218	0	7,829	6,171	0.9	5,554	1.41	285	772	0	308	0	7,829	8,339	0.9	7,505	1.04
1637	0	0	0	14	97	8,636	776	0.9	698	12.37	0	0	0	173	1,204	8,636	9,598	0.9	8,638	1.00
1638	0	0	171	78	378	4,461	3,645	0.9	3,281	1.36	0	0	232	106	514	4,461	4,950	0.9	4,455	1.00
1639	0	0	0	546	0	9,158	6,399	0.9	5,759	1.59	0	0	0	868	0	9,158	10,142	0.9	9,128	1.00
1640	592	742	0	170	0	10,957	9,184	0.9	8,266	1.33	785	984	0	225	0	10,957	12,126	0.9	10,913	1.00
1641	0	192	0	60	0	1,776	1,537	0.9	1,383	1.28	0	247	0	77	0	1,776	1,981	0.9	1,783	1.00
1642	180	940	0	0	0	5,140	4,841	0.9	4,357	1.18	212	1,109	0	0	0	5,140	5,706	0.9	5,135	1.00
1643	0	0	0	564	193	10,124	7,872	0.9	7,085	1.43	0	0	0	806	276	10,124	11,231	0.9	10,108	1.00
1644	758	170	0	0	0	6,456	6,731	0.9	6,058	1.07	808	181	0	0	0	6,456	7,179	0.9	6,461	1.00
1645	274	248	0	0	0	3,608	3,180	0.9	2,862	1.26	345	313	0	0	0	3,608	4,006	0.9	3,605	1.00
1646	267	434	0	0	0	3,418	4,556	0.9	4,100	0.83	223	362	0	0	0	3,418	3,729	0.9	3,356	1.02
1647	505	750	0	164	66	9,847	9,057	0.9	8,151	1.21	610	906	0	198	80	9,847	10,897	0.9	9,807	1.00
1648	507	396	0	0	0	5,450	5,537	0.9	4,983	1.09	555	433	0	0	0	5,450	6,059	0.9	5,453	1.00
1649	663	0	0	0	0	5,051	5,490	0.9	4,941	1.02	678	0	0	0	0	5,051	5,616	0.9	5,054	1.00
1650	400	0	0	0	0	3,047	3,317	0.9	2,985	1.02	408	0	0	0	0	3,047	3,390	0.9	3,051	1.00
						112,314	**92,095**	**0.9**	**82,886**	**1.36**						**112,314**	**124,213**	**0.9**	**111,792**	**1.00**

APPENDIX C

COMMITTED CAPITAL IMPROVEMENT PROJECTS

MANATEE COUNTY GOVERNMENT
Fiscal Year 2014- 2018 Recommended Capital Improvement Program

Transportation	Project# 6035560	Fort Hamer / Upper Manatee River Road - Bridge

Status: Existing Initial Year: 2010 District M Location: UPPER MANATEE RIVER ROAD FROM RIVER CROSSING TO FORT HAMER ROAD

Comprehensive Plan Information Project Mgr: **Kent Bontrager**

CIE Project: **Yes** LOS/Concurrency: **No** Plan Reference: Project Need: **Growth**

Scope

Design, permitting, land acquisition, and construction of a two lane bridge facility and connector roadways.

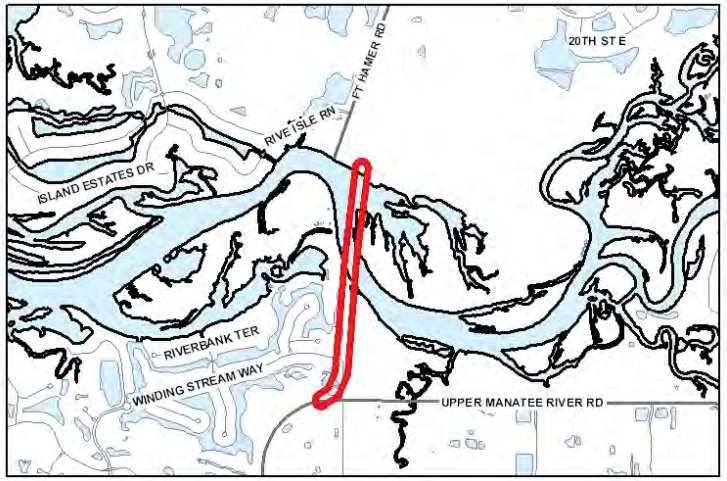
Rationale

To accomodate future growth and traffic capacity needs in the eastern area of the county. Will also enhance emergency services response, both north and south, depending upon resource availability. The project, when complete, will provide a parallel reliever roadway for I-75. The bridge will also enhance the ability of area residents to evacuate (north and south depending on storm track).

Funding Strategy

2004 Transportation Bonds
Impact Fees

Project Map



Schedule of Activities / Programmed Funding

Activity	From	To	Expended to Date	Prior Year Approp.	FY2014	FY2015	FY2016	FY2017	FY2018	Future	Appropriated to Date
Design:	04/01/10	07/31/13	98,971	7,436,500	0	0	0	0	0	0	7,436,500
Land:	07/01/10	07/31/13	1,366,527	2,349,715	0	0	0	0	0	0	2,349,715
Construction:	08/01/13	03/31/16	2,381,432	499,517	14,715,000	4,905,000	0	0	0	0	20,119,517
Equipment:			0	0	0	0	0	0	0	0	0
Project Mgt.:	10/01/02	03/31/16	180,948	131,692	0	0	0	0	0	0	131,692
Totals:			4,027,878	10,417,424	14,715,000	4,905,000	0	0	0	0	30,037,424

Operating Budget Impacts

	FY2015	FY2016	FY2017	FY2018
Personal:				
Non-Personal:				
Operating Capital:				
Operating Total:	0	0	0	0
No.of Positions:	0	0	0	0

Means of Financing

Funding Sources	Amount
All Prior Funding	10,417,424
Impact Fees	19,620,000
Total Funding:	30,037,424

Florida Department of TRANSPORTATION

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Office of Work Program and Budget Lisa Saliba - Director

Five Year Work Program

Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Manatee County Item Number:416120-1

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE STATE HIGHWAYDistrict 01 - Manatee County
Description: SR 64 FR W OF CARLTON ARMS BLVD TO I-75
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 416120-1
Length: 2.538 View Map of Item

Construction Contract Information

Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used
02/15/2012	04/16/2012	591	784	132.66%
Vendor Name: BETTER ROADS INC.				
02/15/2012	04/16/2012	591	784	132.66%
Vendor Name: BETTER ROADS INC.				
02/15/2012	04/16/2012	591	784	132.66%
Vendor Name: BETTER ROADS INC.				

Project Detail

Fiscal Year:	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Highways/Railroad & Utilities						
Amount:	$115,931					
Highways/Construction						
Amount:	$5,000					
Item Total:	**$120,931**					

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Five Year Work Program

Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Manatee County Item Number:427995-1

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Project Summary

Transportation System: INTRASTATE STATE HIGHWAY District 01 - Manatee County
Description: SR43 (US301) FROM CR 675 TO MOCCASIN WALLOW RD
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 427995-1
Length: 1.212 View Map of Item

Project Detail

Fiscal Year:	2015	2016	2017	2018	2019	2020
Highways/Preliminary Engineering						
Amount:	$25,000					
Highways/Right of Way						
Amount:	$939,983					
Highways/Railroad & Utilities						
Amount:	$728,000					
Highways/Construction						
Amount:	$7,535,125					
Highways/Environmental						
Amount:	$300,000					
Item Total:	**$9,528,108**					

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Bee Ridge Road East

CIP project #75830

Design Details

Consultant
TBE Group Inc.

Design Cost
for Roadway and Utility
$1,937,868

Construction Details

Contractor
Westra Construction

Cost
$22,019,093.83

Project Schedule

Design Start
Aug.10, 2011

Design Finish
Oct. 31, 2013

Construction Start
July 7, 2014

Construction Completion
Summer 2016

Project Team

Roadway Design PM
Robert Fakhri

Utility PM
Jaimol Charles

Construction PM
Alex Boudreau

County Operations Manager
Thai Tran

Design PM
Jeff Roberts
TBE Group Inc.

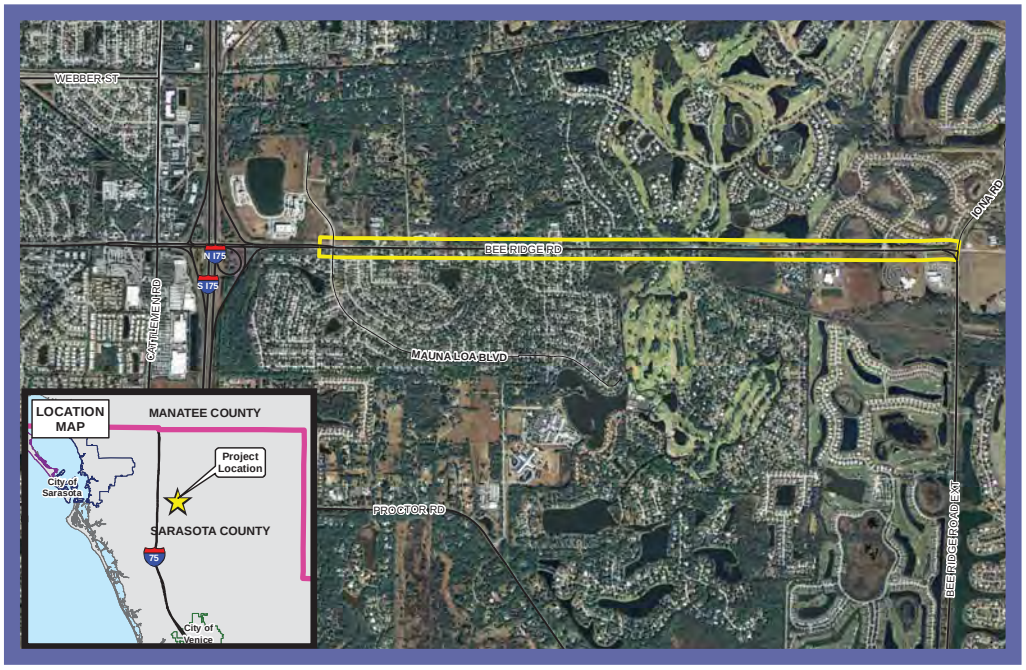
Contractor PM
TBD

Project Description

The purpose of the Bee Ridge Road East Project is to reconstruct the segment from Mauna Loa Boulevard to Bent Tree Boulevard, a distance of 1.68 miles, from two lanes to four lanes with bike lanes, sidewalks, lighting, bus turn-outs, new water and sewer lines and LID stormwater areas along with other improvements. Bee Ridge Road from Bent Tree Boulevard to Iona Road, a distance of 0.93 miles, will be reconstructed as a two-lane roadway with bike lanes, sidewalks and lighting.

Project Progress/Status

The design and right-of-way acquisition phases for this project are complete. The construction contract was awarded by the Sarasota County Commission on May 20, 2014. A Groundbreaking Ceremony has been scheduled for July 11, 2014. Construction is to start July 7, 2014.



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Honore Avenue Phase 7

CIP project #95798 (Honore Avenue/Pinebrook Extension)

Design Details

Consultants
Atkins North America and CDM Smith

Design Cost
$410,325.12

Construction Details

Contractor
Russell Engineering, Inc.

Cost
$11,699,059.17

Project Schedule

Design Start
Jan. 28, 2010

Design Finish
Jan. 28, 2011

Construction Start
early Summer 2014

Construction Completion
Spring 2016

Project Team

Design PM
Vinod Sancheti

Construction PM
Robbin Levar

County Operations Manager
Thai Tran

Design
Nick Benedico
Richard Uptegraff

Contractor PM
Eric Juhl
Russell Engineering, Inc.

Project Description

The purpose of the Honore Phase 7 Pinebrook Extension Project is to provide improved traffic circulation and increased capacity on the County's north/south roads.

The Honore Avenue – Pinebrook Extension includes Honore Avenue Phase VI and Phase VII. Honore Avenue Phase VI is the northernmost 1.16 mile segment from S.R.681 south and includes design and construction of two lanes within a four lane right-of-way. County acquired the right-of-way for the four lane roadway through Contract No. 2009-347. Honore Avenue Phase VII includes the design and construction of two lanes in four lanes of right-of-way from the southern terminus of Phase VI connecting south to Laurel Road.

Project Progress/Status

The construction contract award was approved by the Sarasota County Commission on April 9, 2014. A pre-construction meeting was held on May 13, 2014. The contractor is now clearing and grubbing.



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Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Sarasota County Item Number:198017-4

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY District 01 - Sarasota County
Description: US 41(VENICE BYPASS) FROM GULF COAST BLVD TO BIRD BAY
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 198017-4
Length: 1.136 View Map of Item

Project Detail

Fiscal Year:	2015	2016	2017	2018	2019	2020
Highways/Right of Way						
Amount:	$5,933,875	$92,329				
Highways/Railroad & Utilities						
Amount:	$1,200,000					
Highways/Construction						
Amount:	$14,710,787					
Item Total:	**$21,844,662**	**$92,329**				

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Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Sarasota County Item Number:198017-6

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Project Summary

Transportation System: INTRASTATE STATE HIGHWAY District 01 - Sarasota County
Description: US 41 -VENICE BYPASS FROM CENTERROAD TO GULF COAST BLVD
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 198017-6
Length: 1.187 View Map of Item

Project Detail

Fiscal Year:	2015	2016	2017	2018	2019	2020
Highways/Right of Way						
Amount:		$3,330,008	$7,560,667	$5,710,352		
Highways/Construction						
Amount:					$11,129,787	
Item Total:		**$3,330,008**	**$7,560,667**	**$5,710,352**	**$11,129,787**	

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Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Sarasota County Item Number:422710-5

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY District 01 - Sarasota County
Description: US 41 (SR 45) FROM SALFORD BLVD TO SUMTER BLVD
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 422710-5
Length: 0.996 View Map of Item

Project Detail

Fiscal Year:	2015	2016	2017	2018	2019	2020
Highways/Construction						
Amount:			$10,429,007			

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Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Charlotte County Item Number:422710-2

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY District 01 - Charlotte County
Description: US 41 (SR 45) FROM ENTERPRISE DRIVE TO SARASOTA COUNTY LINE
Type of Work: ADD LANES & REHABILITATE PVMNT View Scheduled Activities
Item Number: 422710-2
Length: 3.621 View Map of Item

Project Detail

Fiscal Year:	2015	2016	2017	2018	2019	2020
Highways/Preliminary Engineering						
Amount:	$125,000					
Highways/Right of Way						
Amount:	$508,202					
Highways/Railroad & Utilities						
Amount:	$6,871,714					
Highways/Construction						
Amount:	$29,512,046					
Item Total:	**$37,016,962**					

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Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Charlotte County Item Number:413042-2

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE INTERSTATEDistrict 01 - Charlotte County
Description: I-75 (SR 93) FROM LEE C/L TO S TUCKERS GRADE
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 413042-2 SIS
Length: 8.102 View Map of Item

Construction Contract Information

Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used
		0	0	0.00%

Vendor Name: AJAX PAVING INDUSTRIES OF FLORI

Project Detail

Fiscal Year:	2015	2016	2017	2018	2019	2020
Highways/Construction						
Amount:	$208,998					
Highways/Contract Incentives						
Amount:		$900,000				
Item Total:	$208,998	$900,000				

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Selection Criteria	
District 01 (Updated: 7/24/2014-00:27:05) Category:Highways	2015-2020 AD Charlotte County Item Number:413043-2

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE INTERSTATE District 01 - Charlotte County
Description: I-75 (SR93) FROM S OF HARBORVIEW ROAD TO NORTH OF KINGS HWY
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 413043-2 SIS
Length: 4.711 View Map of Item

Project Detail

Fiscal Year:	2015	2016	2017	2018	2019	2020
Highways/Preliminary Engineering						
Amount:	$1,308					
Highways/Railroad & Utilities						
Amount:	$1,000,000					
Highways/Construction						
Amount:	$32,934,850					
Highways/Environmental						
Amount:	$100,000					
Item Total:	$34,036,158					

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APPENDIX D

SELECT ZONE ANALYSIS

STUDY AREA CALCULATIONS

xx.x Percent Project Distribution
Two Lanes
Four Lanes
Six Lanes
Eight Lanes
Centroid Connector
Palmer Ranch TAZs
Other TAZs

Project Traffic Distribution
2019 Future with Palmer Ranch Roads and Land Uses
Sheet 1 of 3

cube

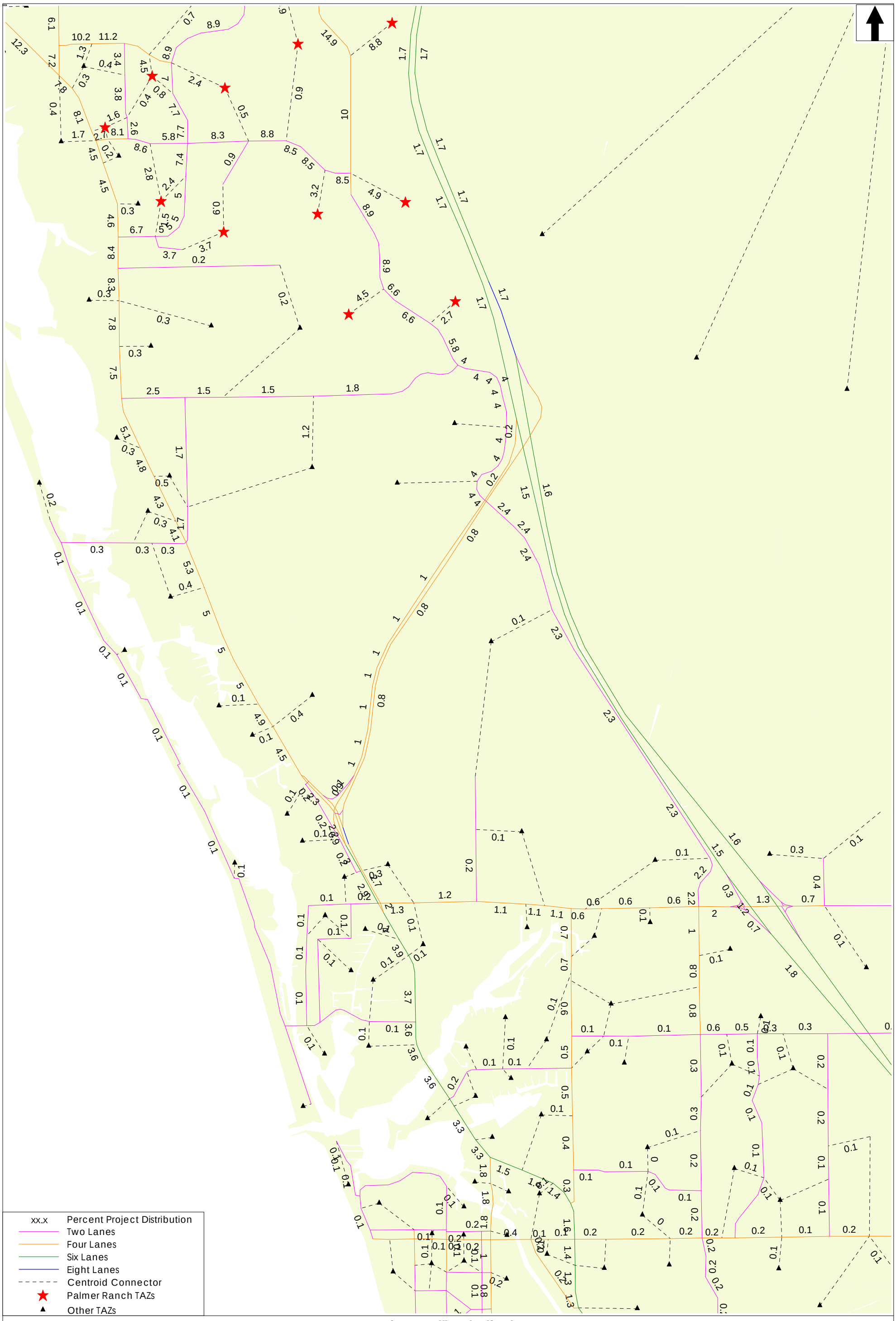
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xx.x Percent Project Distribution
Two Lanes
Four Lanes
Six Lanes
Eight Lanes
Centroid Connector
Palmer Ranch TAZs
Other TAZs

Project Traffic Distribution
2019 Future with Palmer Ranch Roads and Land Uses
Sheet 2 of 3

cube

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Project Traffic Distribution
2019 Future with Palmer Ranch Roads and Land Uses
Sheet 3 of 3

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Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
17th Street	U.S. 301	N East Ave	4	1,640	0.3%	22	30	1.8%	No
17th Street	N East Ave	N Lime Ave	4	2,480	0.3%	22	30	1.2%	No
17th Street	N Lime Ave	Tuttle	4	2,960	0.2%	15	20	0.7%	No
17th Street	Tuttle	Lockwood Ridge	4	2,480	0.3%	22	30	1.2%	No
17th Street	Lockwood Ridge	Beneva	4	2,960	1.2%	87	120	4.1%	No
17th Street	Beneva	Prudence	4	1,640	0.1%	7	10	0.6%	No
17th Street	Prudence	Longmeadow	4	2,540	0.1%	7	10	0.4%	No
17th Street	Longmeadow	Fire Station No. 17	4	2,540	0.1%	7	10	0.4%	No
17th Street	Fire Station No. 17	Honore	4	3,180	0.1%	7	10	0.3%	No
27th Street/Dr MLK Jr Way	U.S. 301	Newtown Blvd	2	1,040	0.1%	7	10	1.0%	No
27th Street/Dr MLK Jr Way	Newtown Blvd	Tuttle	2	1,420	0.2%	15	20	1.4%	No
27th Street/Dr MLK Jr Way	Tuttle	Lockwood Ridge	2	1,040	0.1%	7	10	1.0%	No
Albee Farm Road	Laurel	Edmondson	4	3,180	0.7%	51	70	2.2%	No
Albee Farm Road	Edmondson	Colonia	4	2,540	0.5%	36	50	2.0%	No
Albee Farm Road	Colonia	Lucaya	4	3,180	0.5%	36	50	1.6%	No
Albee Farm Road	Lucaya	U.S. 41	4	1,640	0.3%	22	30	1.8%	No
Albee Road	Casey Key	U.S. 41	2	1,300	0.1%	7	10	0.8%	No
Ashton Road	Sawyer	McIntosh	2	800	0.9%	65	90	11.3%	Yes
Ashton Road	McIntosh	Honore	2	1,220	0.8%	58	80	6.6%	Yes
Ashton Road	Honore	Gantt	2	800	1.1%	80	110	13.8%	Yes
Auburn Road	Border	Venice	2	1,400	0.2%	15	20	1.4%	No
Avenida del Circo	Airport Ave	U.S. 41	2	660	0.0%	0	0	0.0%	No
Baffin Road	Shamrock	U.S. 41	2	1,300	0.0%	0	0	0.0%	No
Bahia Vista Street	U.S. 41	Shade	2	1,040	0.4%	29	40	3.8%	No
Bahia Vista Street	Shade	Euclid	2	1,040	0.2%	15	20	1.9%	No
Bahia Vista Street	Euclid	Tuttle	2	1,040	0.9%	65	90	8.7%	Yes
Bahia Vista Street	Tuttle	Kaufman	4	2,240	0.4%	29	40	1.8%	No
Bahia Vista Street	Kaufman	Beneva	4	1,640	0.5%	36	50	3.0%	No
Bahia Vista Street	Beneva	McIntosh	4	2,420	0.5%	36	50	2.1%	No
Bahia Vista Street	McIntosh	Honore	4	3,360	0.7%	51	70	2.1%	No
Bahia Vista Street	Honore	Cattlemen	4	2,240	0.3%	22	30	1.3%	No
Bay Street	U.S. 41	Old Venice	2	800	2.5%	182	250	31.3%	Yes
Bay Street	Old Venice	Pine Ranch East	2	1,220	1.5%	109	150	12.3%	Yes
Bay Street	Pine Ranch East	Honore	2	1,220	1.8%	131	180	14.8%	Yes
Beach Road	Ocean	Midnight Pass	2	1,300	1.1%	80	110	8.5%	Yes
Bee Ridge Road	I-75	Mauna Loa	4	2,540	1.0%	73	100	3.9%	No
Bee Ridge Road	Mauna Loa	Sarasota Golf Club	4	2,540	1.0%	73	100	3.9%	No
Bee Ridge Road	Sarasota Golf Club	Bent Tree	4	2,540	0.5%	36	50	2.0%	No
Bee Ridge Road	Bent Tree	Bee Ridge Ext.	4	2,540	0.0%	0	0	0.0%	No
Bee Ridge Road (Ext.)	Bee Ridge	Clark	2	880	0.6%	44	60	6.8%	Yes
Bee Ridge Road (SR 758)	U.S. 41	Shade	6	4,400	1.7%	124	170	3.9%	No
Bee Ridge Road (SR 758)	Shade	Tuttle/Swift	6	4,400	2.7%	196	270	6.1%	Yes
Bee Ridge Road (SR 758)	Tuttle/Swift	Murdock	6	4,400	3.4%	247	340	7.7%	Yes
Bee Ridge Road (SR 758)	Murdock	Lockwood Ridge	6	4,400	3.5%	254	350	8.0%	Yes
Bee Ridge Road (SR 758)	Lockwood Ridge	Beneva	6	4,400	3.5%	254	350	8.0%	Yes
Bee Ridge Road (SR 758)	Beneva	Sawyer	6	4,400	3.7%	269	370	8.4%	Yes
Bee Ridge Road (SR 758)	Sawyer	McIntosh	6	4,400	1.4%	102	140	3.2%	No
Bee Ridge Road (SR 758)	McIntosh	Honore	4	3,420	0.4%	29	40	1.2%	No
Bee Ridge Road (SR 758)	Honore	Center Gate	4	3,020	1.1%	80	110	3.6%	No
Bee Ridge Road (SR 758)	Center Gate	Maxfield	4	3,020	0.8%	58	80	2.6%	No
Bee Ridge Road (SR 758)	Maxfield	Cattlemen	4	3,020	0.3%	22	30	1.0%	No
Bee Ridge Road (SR 758)	Cattlemen	I-75	6	4,400	1.1%	80	110	2.5%	No
Bay Rd/Osprey Ave (SR 758)	Siesta Dr	U.S. 41	2	1,160	1.0%	73	100	8.6%	Yes
Beneva Road	17th	12th	4	2,540	1.3%	95	130	5.1%	Yes
Beneva Road	12th	Sarasota Commons	4	2,540	1.6%	116	160	6.3%	Yes
Beneva Road	Sarasota Commons	Circus	4	2,540	1.8%	131	180	7.1%	Yes
Beneva Road	Circus	Fruitville	4	2,540	1.9%	138	190	7.5%	Yes
Beneva Road	Fruitville	Bahia Vista	4	3,180	2.5%	182	250	7.9%	Yes
Beneva Road	Bahia Vista	Riviera Dr	4	2,540	2.9%	211	290	11.4%	Yes
Beneva Road	Riviera Dr	Webber	4	2,540	3.0%	218	300	11.8%	Yes
Beneva Road	Webber	Bee Ridge	4	3,000	3.9%	284	389	13.0%	Yes
Beneva Road	Bee Ridge	Wilkinson	4	2,540	4.3%	313	429	16.9%	Yes
Beneva Road	Wilkinson	Proctor	4	2,540	4.8%	349	479	18.9%	Yes

Road segment within Palmer Ranch DRI

Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
Beneva Road	Proctor	Clark	4	3,180	5.7%	414	569	17.9%	Yes
Beneva Road	Clark	Kingston	4	3,180	5.5%	400	549	17.3%	Yes
Beneva Road	Kingston	Gulf Gate	4	2,540	5.8%	422	579	22.8%	Yes
Beneva Road	Gulf Gate	Palmer Ranch Pkwy	4	2,540	6.0%	436	599	23.6%	Yes
Beneva Road	Palmer Ranch Pkwy	Torrey Pines	4	2,540	5.6%	407	559	22.0%	Yes
Beneva Road	Torrey Pines	Lake Point Woods	4	2,540	5.6%	407	559	22.0%	Yes
Beneva Road	Lake Point Woods	Sarasota Square	4	2,540	6.1%	444	609	24.0%	Yes
Beneva Road	Sarasota Square	K-Mart	4	2,540	7.2%	524	719	28.3%	Yes
Beneva Road	K-Mart	U.S. 41	4	2,540	7.2%	524	719	28.3%	Yes
Blackburn Pt. Road	Casey Key	U.S. 41	2	1,220	0.3%	22	30	2.5%	No
Border Road	Auburn	Jacaranda	2	1,220	0.1%	7	10	0.8%	No
Border Road	Jacaranda	Jackson	2	1,400	0.1%	7	10	0.7%	No
Border Road	Jackson	South Moon Dr	2	1,300	0.0%	0	0	0.0%	No
N Cattlemen Road	University Pkwy	Target Signal	4	1,640	0.3%	22	30	1.8%	No
N Cattlemen Road	Target Signal	Roundabout 1	4	1,640	0.3%	22	30	1.8%	No
N Cattlemen Road	Roundabout 1	Roundabout 2	4	1,640	0.3%	22	30	1.8%	No
N Cattlemen Road	Roundabout 2	Desoto	4	1,640	0.3%	22	30	1.8%	No
N Cattlemen Road	Desoto	Richardson	4	3,480	0.3%	22	30	0.9%	No
N Cattlemen Road	Richardson	Fruitville	4	2,480	0.4%	29	40	1.6%	No
Capri Isles Boulevard	Venice	Border	2	1,400	0.1%	7	10	0.7%	No
Casey Key Road	Blackburn Pt. Rd	Albee Rd	2	1,360	0.1%	7	10	0.7%	No
Casey Key Road	Albee	End	2	1,200	0.2%	15	20	1.7%	No
Cattlemen Road	Fruitville	N. Packinghouse	2	1,040	0.3%	22	30	2.9%	No
Cattlemen Road	Packinghouse	Palmer	2	1,420	0.3%	22	30	2.1%	No
Cattlemen Road	Palmer	Bahia Vista	2	1,220	0.6%	44	60	4.9%	No
Cattlemen Road	Bahia Vista	Colonial Oaks	4	3,180	1.0%	73	100	3.1%	No
Cattlemen Road	Colonial Oaks	Webber	4	2,540	1.1%	80	110	4.3%	No
Cattlemen Road	Webber	Countrywood	4	1,640	0.7%	51	70	4.3%	No
Cattlemen Road	Countrywood	Cattleridge Blvd	4	2,540	1.1%	80	110	4.3%	No
Cattlemen Road	Cattleridge Blvd	Bee Ridge	4	1,640	1.5%	109	150	9.1%	Yes
Cattlemen Road	Bee Ridge	Center Pointe	4	1,640	2.0%	145	200	12.2%	Yes
Cattlemen Road	Center Pointe	Wilkinson	4	2,540	2.8%	204	280	11.0%	Yes
Cattlemen Road	Wilkinson	Proctor	4	2,540	2.6%	189	260	10.2%	Yes
Center Road	U.S. 41	U.S. 41 By Pass	2	1,040	0.0%	0	0	0.0%	No
Center Road	U.S. 41 By Pass	Pinebrook	4	2,480	0.5%	36	50	2.0%	No
Center Road	Pinebrook	Horse & Chaise Blvd	4	3,140	0.5%	36	50	1.6%	No
Center Road	Horse & Chaise Blvd	Shamrock	4	2,480	0.5%	36	50	2.0%	No
Center Road	Shamrock	Jacaranda	4	3,480	0.5%	36	50	1.4%	No
Center Road	Jacaranda	Venice E Blvd	4	3,000	0.5%	36	50	1.7%	No
Center Road	Venice E Blvd	Rockley Blvd	4	3,360	0.3%	22	30	0.9%	No
Center Road	Rockley Blvd	River Rd	4	3,540	0.1%	7	10	0.3%	No
Central Sarasota Parkway	U.S. 41	Potter Park Dr	4	3,080	8.3%	603	829	26.9%	Yes
Central Sarasota Parkway	Potter Park Dr	McIntosh	2	1,240	7.2%	524	719	58.0%	Yes
Central Sarasota Parkway	McIntosh	Honore	2	1,720	8.4%	611	839	48.8%	Yes
Clark Road (SR 72)	Swift	Lockwood Ridge	6	4,400	2.6%	189	260	5.9%	Yes
Clark Road (SR 72)	Lockwood Ridge	Beneva	6	4,400	4.2%	305	419	9.5%	Yes
Clark Road (SR 72)	Beneva	Sawyer	6	4,400	7.2%	524	719	16.3%	Yes
Clark Road (SR 72)	Sawyer	McIntosh	6	4,400	11.6%	843	1158	26.3%	Yes
Clark Road (SR 72)	McIntosh	Honore	6	4,920	11.5%	836	1149	23.4%	Yes
Clark Road (SR 72)	Honore	Gantt	6	4,400	13.5%	982	1348	30.6%	Yes
Clark Road (SR 72)	Gantt	Catamaran	6	4,400	11.8%	858	1178	26.8%	Yes
Clark Road (SR 72)	Catamaran	I-75	6	4,400	11.6%	843	1158	26.3%	Yes
Clark Road (SR 72)	I-75	Proctor	2	1,980	1.7%	124	170	8.6%	Yes
Clark Road (SR 72)	Proctor	Bee Ridge Ext.	2	1,980	1.2%	87	120	6.1%	Yes
Clark Road (SR 72)	Bee Ridge Ext.	Co Line	2	880	0.3%	22	30	3.4%	No
Colonia Lane	U.S. 41	Albee Farm Rd	2	1,300	0.1%	7	10	0.8%	No
De Leon Drive	Ortiz	U.S. 41	2	1,300	0.0%	0	0	0.0%	No
Dearborn Street	Old Englewood Rd	S.R. 776	2	1,220	0.0%	0	0	0.0%	No
Dearborn Street	S.R. 776	Pine Street	4	3,180	0.1%	7	10	0.3%	No
Desoto Road	University Pkway	U.S. 301	2	1,560	0.0%	0	0	0.0%	No
Desoto Road	U.S. 301	Shade	2	1,560	0.2%	15	20	1.3%	No
Desoto Road	Shade	Tuttle	2	1,560	0.1%	7	10	0.6%	No
Desoto Road	Tuttle	Lockwood Ridge	2	1,040	0.0%	0	0	0.0%	No

Road segment within Palmer Ranch DRI

Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
Desoto Road/Longwood Run	Lockwood Ridge	University Pkwy	2	1,740	0.0%	0	0	0.0%	No
Desoto Road	Honore	N Cattlemen Rd	2	800	0.0%	0	0	0.0%	No
Old Englewood Road	S.R. 776	Bay Vista Blvd	2	1,840	0.1%	7	10	0.5%	No
Old Englewood Road	Bay Vista	Dearborn	2	1,840	0.0%	0	0	0.0%	No
Edmondson Road	Albee Farm Rd	Pinebrook	2	1,300	0.1%	7	10	0.8%	No
Edmondson Road	Pinebrook Rd	Capri Isles Blvd	2	1,300	0.6%	44	60	4.6%	No
Edmondson Road	Capri Isles Blvd	Auburn Rd	2	1,120	0.3%	22	30	2.7%	No
Englewood Road (SR 776)	U.S. 41	Jacaranda Blvd	6	4,700	0.8%	58	80	1.7%	No
Englewood Road (SR 776)	Jacaranda Blvd	Rutgers Rd	6	4,400	0.9%	65	90	2.0%	No
Englewood Road (SR 776)	Rutgers Rd	Manasota Bch. Rd	6	5,160	0.7%	51	70	1.4%	No
Englewood Road (SR 776)	Manasota Bch.	Overbrook Rd	6	5,160	0.6%	44	60	1.2%	No
Englewood Road (SR 776)	Overbrook Rd	Englwd. I. Pkwy	4	3,020	0.6%	44	60	2.0%	No
Englewood Road (SR 776)	Englewood Isle Pkwy	Dearborn	4	3,820	0.4%	29	40	1.0%	No
Fruitville (SR 780)	U.S. 301	East Ave	6	4,380	0.9%	65	90	2.1%	No
Fruitville (SR 780)	East Ave	School	6	4,400	0.7%	51	70	1.6%	No
Fruitville (SR 780)	School	Lime	6	4,400	0.7%	51	70	1.6%	No
Fruitville (SR 780)	Lime	Shade	6	4,400	0.9%	65	90	2.0%	No
Fruitville (SR 780)	Shade	Tuttle	6	4,400	0.8%	58	80	1.8%	No
Fruitville (SR 780)	Tuttle	Lockwood Ridge	6	4,400	0.1%	7	10	0.2%	No
Fruitville (SR 780)	Lockwood Ridge	Beneva	6	4,400	0.5%	36	50	1.1%	No
Fruitville (SR 780)	Beneva	McIntosh	6	4,920	0.1%	7	10	0.2%	No
Fruitville (SR 780)	McIntosh	Honore	6	4,920	0.5%	36	50	1.0%	No
Fruitville (SR 780)	Honore	Arthur Andersen Pkwy	6	4,400	0.4%	29	40	0.9%	No
Fruitville (SR 780)	Arthur Andersen Pkwy	Cattlemen	6	4,400	0.2%	15	20	0.5%	No
Fruitville (SR 780)	Cattlemen	I-75	6	4,400	0.3%	22	30	0.7%	No
Fruitville	I-75	Coburn S	4	3,000	0.9%	65	90	3.0%	No
Fruitville	Coburn S	East Road	4	3,000	0.5%	36	50	1.7%	No
Fruitville	East Road	Tatum	4	3,000	0.4%	29	40	1.3%	No
Fruitville	Tatum	Sarasota Center Blvd	4	3,000	0.4%	29	40	1.3%	No
Fruitville	Sarasota Center Blvd	Dog Kennel Rd	2	1,840	0.2%	15	20	1.1%	No
Fruitville	Dog Kennel Rd	Verna Road	2	880	0.1%	7	10	1.1%	No
Gantt Road	Proctor	Ashton	2	800	2.1%	153	210	26.3%	Yes
Gantt Road	Ashton	Clark	2	800	1.1%	80	110	13.8%	Yes
Gulf Gate Drive	U.S. 41	Gateway Ave	4	1,640	2.2%	160	220	13.4%	Yes
Gulf Gate Drive	Gateway	Markridge	2	1,120	2.3%	167	230	20.5%	Yes
Gulf Gate Drive	Markridge	Bispham	2	800	2.9%	211	290	36.3%	Yes
Gulf Gate Drive	Bispham	Curtiss	2	800	3.1%	225	310	38.8%	Yes
Gulf Gate Drive	Curtiss	Beneva	2	800	3.2%	233	320	40.0%	Yes
Gulf Mexico Dr.(SR 789)	Co Line	New Pass Bridge	2	1,960	0.2%	15	20	1.0%	No
Higel Avenue (SR 758)	Siesta	Midnight Pass Rd	2	1,960	0.1%	7	10	0.5%	No
Higel Ave/Treasure Boat	Midnight Pass Rd	Ocean	2	1,120	0.1%	7	10	0.9%	No
Honore Avenue	University	Desoto	2	1,240	0.3%	22	30	2.4%	No
Honore Avenue	Desoto	Longmeadow	2	1,240	0.3%	22	30	2.4%	No
Honore Avenue	Longmeadow	Taywood	2	1,300	0.3%	22	30	2.3%	No
Honore Avenue	Taywood	17th	2	1,120	0.5%	36	50	4.5%	No
Honore Avenue	17th	Richardson	2	1,120	0.5%	36	50	4.5%	No
Honore Avenue	Richardson	Fruitville	2	800	0.5%	36	50	6.3%	Yes
Honore Avenue	Fruitville	Antoinette	2	800	0.9%	65	90	11.3%	Yes
Honore Avenue	Antoinette	Sawgrass	2	800	1.0%	73	100	12.5%	Yes
Honore Avenue	Sawgrass	Palmer	2	800	1.0%	73	100	12.5%	Yes
Honore Avenue	Palmer	Bahia Vista	2	800	1.2%	87	120	15.0%	Yes
Honore Avenue	Bahia Vista	Colonial Oaks	2	1,220	1.6%	116	160	13.1%	Yes
Honore Avenue	Colonia Oaks	Webber	2	800	2.2%	160	220	27.5%	Yes
Honore Avenue	Webber	Brookmeade	2	800	2.7%	196	270	33.8%	Yes
Honore Avenue	Brookmeade	Bee Ridge	2	800	2.7%	196	270	33.8%	Yes
Honore Avenue	Bee Ridge	Wilkinson	2	1,240	3.9%	284	389	31.4%	Yes
Honore Avenue	Wilkinson	Proctor	2	1,240	4.0%	291	399	32.2%	Yes
Honore Avenue	Proctor	Ashton	2	800	5.5%	400	549	68.6%	Yes
Honore Avenue	Ashton	Clark	2	800	7.2%	524	719	89.9%	Yes
Honore Avenue	Clark	Northridge	4	3,540	18.1%	1316	1808	51.1%	Yes
Honore Avenue	Northridge	Palmer Ranch Pkwy	4	3,540	18.5%	1345	1848	52.2%	Yes
Honore Avenue	Palmer Ranch Pkwy	Central Sarasota Pkwy	4	3,540	12.5%	909	1248	35.3%	Yes
Honore Avenue	Central Sarasota Pkwy	Aviano Ln	4	3,000	8.9%	647	889	29.6%	Yes

Road segment within Palmer Ranch DRI

Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
Honore Avenue	Aviano Ln	Bay St	2	1,840	7.4%	538	739	40.2%	Yes
Honore Avenue	Bay St	SR 681	2	1,840	4.0%	291	399	21.7%	Yes
Honore Avenue	SR 681	Laurel	2	1,840	2.3%	167	230	12.5%	Yes
Indiana Avenue (SR 776)	Dearborn	Virginia Ct	4	3,020	0.3%	22	30	1.0%	No
Indiana Avenue (SR 776)	Virginia Ct	Co Line (Bay Heights)	4	3,220	0.3%	22	30	0.9%	No
Iona Road	Palmer Blvd	Bee Ridge	2	1,300	0.3%	22	30	2.3%	No
I-75 (SR 93)	University	Fruitville	6	8,370	5.1%	371	509	6.1%	Yes
I-75 (SR 93)	Fruitville	Bee Ridge	6	8,370	6.2%	451	619	7.4%	Yes
I-75 (SR 93)	Bee Ridge	Clark (SR 72)	6	8,370	6.7%	487	669	8.0%	Yes
I-75 (SR 93)	Clark	SR 681	6	8,370	3.4%	247	340	4.1%	No
I-75 (SR 93)	SR 681	Laurel	6	8,370	3.1%	225	310	3.7%	No
I-75 (SR 93)	Laurel	Jacaranda	6	8,370	3.7%	269	370	4.4%	No
I-75 (SR 93)	Jacaranda	River Rd	6	8,370	3.0%	218	300	3.6%	No
I-75 (SR 93)	River Rd	Sumter Blvd	4	5,540	2.2%	160	220	4.0%	No
I-75 (SR 93)	Sumter Blvd	Toledo Blade	4	5,540	1.6%	116	160	2.9%	No
I-75 (SR 93)	Toledo Blade	County Line	4	5,540	1.2%	87	120	2.2%	No
Jacaranda Boulevard	Laurel	Border	2	1,720	0.0%	0	0	0.0%	No
Jacaranda Boulevard	Border	I-75	2	1,620	0.1%	7	10	0.6%	No
Jacaranda Boulevard	I-75	Executive/Commercial	4	2,540	0.7%	51	70	2.8%	No
Jacaranda Boulevard	Executive/Commercial	Venice	4	2,540	0.5%	36	50	2.0%	No
Jacaranda Boulevard	Venice	Center	4	3,360	0.4%	29	40	1.2%	No
Jacaranda Boulevard	Center	Indian Hills Blvd	4	1,640	0.2%	15	20	1.2%	No
Jacaranda Boulevard	Indian Hills Blvd	Sklar Dr	4	2,240	0.2%	15	20	0.9%	No
Jacaranda Boulevard	Sklar Dr	Woodmere Park	4	2,420	0.2%	15	20	0.8%	No
Jacaranda Boulevard	Woodmere Park	U.S. 41	4	1,640	0.1%	7	10	0.6%	No
Jacaranda Boulevard	U.S. 41	S.R. 776	4	3,000	0.1%	7	10	0.3%	No
Jackson Road	Border	Venice	2	880	0.0%	0	0	0.0%	No
Jackson Road	Venice	Hughey Kimal Drive	2	880	0.0%	0	0	0.0%	No
Jackson Road	Hughey Kimal Drive	Center Road	2	880	0.0%	0	0	0.0%	No
Knights Trail Rd	Laurel Rd	Rustic Rd	2	1,720	0.4%	29	40	2.3%	No
Lakewood Ranch Boulevard	University Pkwy	Professional Pkwy	4	2,540	0.3%	22	30	1.2%	No
Lakewood Ranch Boulevard	Professional Pkwy	Communication Pkwy	4	3,180	0.3%	22	30	0.9%	No
Laurel Road	U.S. 41	Legacy Tr	4	2,540	1.3%	95	130	5.1%	Yes
Laurel Road	Legacy Tr	Mission Valley	4	2,540	1.2%	87	120	4.7%	No
Laurel Road	Mission Valley	Albee Farm Rd	4	3,180	1.1%	80	110	3.5%	No
Laurel Road	Albee Farm Rd	Pinebrook	4	3,180	0.6%	44	60	1.9%	No
Laurel Road	Pinebrook	I-75	4	2,540	2.0%	145	200	7.9%	Yes
Laurel Road	I-75	Knights Trail	4	2,540	0.7%	51	70	2.8%	No
Laurel Road	Knights Trail	Citadella Dr	2	1,840	0.2%	15	20	1.1%	No
Lockwood Ridge Road	University	61st	4	1,640	0.8%	58	80	4.9%	No
Lockwood Ridge Road	61st	Desoto	4	2,540	0.8%	58	80	3.1%	No
Lockwood Ridge Road	Desoto	Gocio	4	3,360	0.9%	65	90	2.7%	No
Lockwood Ridge Road	Gocio	27th/MLK	4	2,540	1.0%	73	100	3.9%	No
Lockwood Ridge Road	27th/MLK	17th	4	2,540	1.1%	80	110	4.3%	No
Lockwood Ridge Road	17th	12th	2	1,040	0.3%	22	30	2.9%	No
Lockwood Ridge Road	12th	Fruitville	2	1,420	0.3%	22	30	2.1%	No
Lockwood Ridge Road	Webber	Bee Ridge	2	1,420	1.4%	102	140	9.9%	Yes
Lockwood Ridge Road	Bee Ridge	Wilkinson	2	800	1.4%	102	140	17.5%	Yes
Lockwood Ridge Road	Ashton	Clark	2	1,040	0.6%	44	60	5.8%	Yes
Lockwood Ridge Road	Clark	Markridge	2	1,560	0.4%	29	40	2.6%	No
Manasota Beach Road	S.R. 776	Manasota Key Rd.	2	1,800	0.1%	7	10	0.6%	No
Manasota Key Road	Manasota Bch. Rd.	Co. Line	2	1,400	0.0%	0	0	0.0%	No
McIntosh Road	Fruitville	King Richard Dr	2	1,420	0.8%	58	80	5.6%	Yes
McIntosh Road	King Richard Dr	Bahia Vista	2	1,040	1.0%	73	100	9.6%	Yes
McIntosh Road	Bahia Vista	Linwood	4	2,480	2.1%	153	210	8.5%	Yes
McIntosh Road	Linwood	Webber	2	1,040	2.1%	153	210	20.2%	Yes
McIntosh Road	Webber	Bee Ridge	2	1,120	3.0%	218	300	26.8%	Yes
McIntosh Road	Bee Ridge	Wilkinson	4	2,480	5.0%	364	499	20.1%	Yes
McIntosh Road	Wilkinson	Proctor	4	2,480	6.1%	444	609	24.6%	Yes
McIntosh Road	Proctor	Ashton	2	1,040	7.0%	509	699	67.2%	Yes
McIntosh Road	Ashton	Clark	2	1,040	9.1%	662	909	87.4%	Yes
McIntosh Road	Clark	East Sawyer Loop	2	1,600	8.8%	640	879	54.9%	Yes
McIntosh Road	East Sawyer Loop	Palmer Ranch Pkwy W	2	1,600	9.3%	676	929	58.1%	Yes

Road segment within Palmer Ranch DRI

Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
McIntosh Road	Palmer Ranch Pkwy W	Palmer Ranch Pkwy E	2	1,620	9.5%	691	949	58.6%	Yes
McIntosh Road	Palmer Ranch Pkwy E	Sarasota Square	2	1,620	8.9%	647	889	54.9%	Yes
McIntosh Road	Sarasota Square	Central Sarasota	2	1,520	7.4%	538	739	48.6%	Yes
McIntosh Road	Central Sarasota	US 41	2	1,700	6.4%	465	639	37.6%	Yes
Midnight Pass Road (SR 758)	Higel	Beach	2	1,960	0.2%	15	20	1.0%	No
Midnight Pass Road (SR 758)	Beach	Stickney Pt.	2	1,840	1.7%	124	170	9.2%	Yes
Midnight Pass Road	Stickney Pt.	South of Stickney Pt.	2	1,800	0.7%	51	70	3.9%	No
Myrtle Street	Old Bradenton	U.S. 301	2	1,220	0.1%	7	10	0.8%	No
Myrtle Street	U.S. 301	Tuttle Av	2	1,300	0.1%	7	10	0.8%	No
Ocean Boulevard	Higel	Beach	2	1,360	0.2%	15	20	1.5%	No
Myakka Road	Fruitville Rd	Myakka Park	2	880	0.0%	0	0	0.0%	No
Old Venice Road	Bay	U.S. 41	2	1,700	1.7%	124	170	10.0%	Yes
Ortiz Boulevard	DeLeon	U.S. 41	2	1,220	0.0%	0	0	0.0%	No
Palmer Boulevard	Honore	Cattlemen	2	1,300	0.2%	15	20	1.5%	No
Palmer Boulevard	Cattlemen	Packinghouse	2	800	0.1%	7	10	1.3%	No
Palmer Boulevard	Packinghouse	Porter	2	800	0.7%	51	70	8.8%	Yes
Palmer Boulevard	Porter	Apex	2	800	0.7%	51	70	8.8%	Yes
Palmer Boulevard	Apex	Debrecen	2	1,400	0.1%	7	10	0.7%	No
Palmer Boulevard	Debrecen	Iona	2	1,220	0.3%	22	30	2.5%	No
Palmer Ranch Pkwy	Beneva	McIntosh	2	1,480	5.0%	364	499	33.7%	Yes
Palmer Ranch Pkwy E	McIntosh	Honore	2	1,420	8.7%	633	869	61.2%	Yes
Park Boulevard	Bayshore	Venice	2	1,060	0.0%	0	0	0.0%	No
Park Boulevard	Venice	Gulf	2	1,060	0.0%	0	0	0.0%	No
Pine Street	Dearborn	Medical Blvd	2	1,620	0.1%	7	10	0.6%	No
Pine Street	Medical Blvd	Co Line	2	1,240	0.1%	7	10	0.8%	No
Pinebrook Road	Laurel	Edmondson	4	2,420	0.9%	65	90	3.7%	No
Pinebrook Road	Edmondson	Venice	2	1,360	0.3%	22	30	2.2%	No
Pinebrook Road	Venice	Center	2	1,280	0.2%	15	20	1.6%	No
Proctor Road	U.S. 41	Riverwood	4	2,540	0.8%	58	80	3.1%	No
Proctor Road	Riverwood	Swift	4	3,000	1.0%	73	100	3.3%	No
Proctor Road	Swift	Beneva	4	3,180	2.7%	196	270	8.5%	Yes
Proctor Road	Beneva	Sawyer	4	2,540	3.0%	218	300	11.8%	Yes
Proctor Road	Sawyer	McIntosh	4	2,540	1.2%	87	120	4.7%	No
Proctor Road	McIntosh	Honore	2	1,620	2.9%	211	290	17.9%	Yes
Proctor Road	Honore	Gantt	4	2,540	1.0%	73	100	3.9%	No
Proctor Road	Gantt	Cattlemen	4	1,640	2.9%	211	290	17.7%	Yes
Proctor Road	Cattlemen	I-75	2	1,720	0.3%	22	30	1.7%	No
Proctor Road	I-75	Hand Rd	2	880	0.0%	0	0	0.0%	No
Proctor Road	Hand Rd	Clark	2	880	0.0%	0	0	0.0%	No
Richardson Road	Honore	N Cattlemen Road	2	1,220	0.2%	15	20	1.6%	No
Ringling Causeway (SR 789)	New Pass Bridge	City Island Rd	2	1,800	0.3%	22	30	1.7%	No
Ringling Causeway (SR 789)	City Island Rd	St. Armands Circle	2	1,800	0.3%	22	30	1.7%	No
Ringling Causeway (SR 789)	St. Armands Circle	Bird Key Dr	4	2,780	0.7%	51	70	2.5%	No
Ringling Causeway (SR 789)	Bird Key Dr	U.S. 41	4	3,580	0.7%	51	70	2.0%	No
River Road (north)	I-75	Venice Ave.	2	1,620	0.8%	58	80	4.9%	No
River Road (north)	Venice Ave.	Center	2	1,840	0.8%	58	80	4.3%	No
River Road (north)	Center	West Villages Pkwy	2	1,720	0.7%	51	70	4.1%	No
River Road (north)	West Villages Pkwy	U.S. 41	2	1,840	0.6%	44	60	3.3%	No
River Road (south)	U.S. 41	East River Road	2	1,840	0.3%	22	30	1.6%	No
River Road (south)	East River Road	Winchester	2	1,840	0.3%	22	30	1.6%	No
River Road (south)	Winchester	Pine St	2	1,840	0.1%	7	10	0.5%	No
Rockley Boulevard	U.S. 41	Gulf Cart Crossing	4	2,420	0.2%	15	20	0.8%	No
Rockley Boulevard	Gulf Cart Crossing	Center Road	4	2,540	0.3%	22	30	1.2%	No
Sarasota Square Boulevard	Beneva	Potter Park Drive	4	2,540	10.7%	778	1069	42.1%	Yes
Sarasota Square Boulevard	Potter Park Drive	McIntosh	4	2,540	10.6%	771	1059	41.7%	Yes
Sawyer Road	Bee Ridge	Helene	2	1,220	2.5%	182	250	20.5%	Yes
Sawyer Road	Helene	Wilkinson	2	1,220	2.8%	204	280	23.0%	Yes
Sawyer Road	Wilkinson	Proctor	2	800	3.3%	240	330	41.3%	Yes
Sawyer Road	Proctor	Clark	2	1,220	4.8%	349	479	39.3%	Yes
Shamrock Boulevard	U.S. 41	Banyan	2	800	0.1%	7	10	1.3%	No
Shamrock Boulevard	Banyan	Center	2	1,400	0.0%	0	0	0.0%	No
Shamrock Drive	Baffin	Oriole Rd	2	1,400	0.0%	0	0	0.0%	No
Shamrock Drive	Oriole Rd	U.S. 41	2	1,400	0.0%	0	0	0.0%	No

Road segment within Palmer Ranch DRI

Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
Siesta Drive (SR 758)	Higel	N. Bridge	2	1,960	0.0%	0	0	0.0%	No
Siesta Drive (SR 758)	N. Bridge	Osprey	2	1,960	0.0%	0	0	0.0%	No
Siesta Drive	U.S. 41	Shade	2	1,040	0.3%	22	30	2.9%	No
Siesta Drive	Shade	Tuttle	2	1,120	0.1%	7	10	0.9%	No
South Venice Boulevard	Lemon Bay Drive	U.S. 41	2	1,300	0.0%	0	0	0.0%	No
Stickney Pt. Road (SR 72)	Midnight Pass	U.S. 41	4	3,420	2.7%	196	270	7.9%	Yes
Stickney Pt. Road (SR 72)	U.S. 41	Gulf Gate Mall	6	4,400	2.7%	196	270	6.1%	Yes
Stickney Pt. Road (SR 72)	Gulf Gate Mall	Gateway	6	4,400	2.7%	196	270	6.1%	Yes
Stickney Pt. Road (SR 72)	Gateway	Swift	6	4,400	2.9%	211	290	6.6%	Yes
Swift Road	Bee Ridge	Wilkinson	4	2,540	2.5%	182	250	9.8%	Yes
Swift Road	Wilkinson	Proctor	4	2,540	2.2%	160	220	8.7%	Yes
Swift Road	Proctor	Ashton	4	2,540	1.7%	124	170	6.7%	Yes
Swift Road	Ashton	Constitution	4	2,540	1.8%	131	180	7.1%	Yes
Swift Road	Constitution	Clark	4	2,540	2.2%	160	220	8.7%	Yes
S.R. 681(Venice Connector)	U.S. 41	Honore	4	6,280	1.8%	131	180	2.9%	No
S.R. 681(Venice Connector)	Honoe	I-75	4	6,280	0.3%	22	30	0.5%	No
Tuttle Avenue	University Pkwy	Desoto	2	1,040	0.2%	15	20	1.9%	No
Tuttle Avenue	Desoto	27th	2	1,640	0.4%	29	40	2.4%	No
Tuttle Avenue	27th	17th	4	2,540	0.6%	44	60	2.4%	No
Tuttle Avenue	17th	12th	4	2,540	0.6%	44	60	2.4%	No
Tuttle Avenue	12th	8th St	4	2,540	0.9%	65	90	3.5%	No
Tuttle Avenue	8th St	Fruitville	4	2,540	0.9%	65	90	3.5%	No
Tuttle Avenue	Fruitville	Ringling	4	1,640	1.8%	131	180	11.0%	Yes
Tuttle Avenue	Ringling	Browning St	4	3,000	2.3%	167	230	7.7%	Yes
Tuttle Avenue	Browning St	Bahia Vista	4	2,540	3.6%	262	360	14.2%	Yes
Tuttle Avenue	Bahia Vista	Hyde	4	2,540	4.1%	298	409	16.1%	Yes
Tuttle Avenue	Hyde	Webber	4	2,540	4.3%	313	429	16.9%	Yes
Tuttle Avenue	Webber	South Gate Circle	4	3,000	3.0%	218	300	10.0%	Yes
Tuttle Avenue	South Gate Circle	TJ Maxx Ent.	4	3,000	3.0%	218	300	10.0%	Yes
Tuttle Avenue	TJ Maxx Ent.	Bee Ridge	4	3,000	3.1%	225	310	10.3%	Yes
University Parkway	U.S.41	Airport Entrance	4	2,540	0.0%	0	0	0.0%	No
University Parkway	Airport Entrance	Old Bradenton Rd	4	2,540	0.0%	0	0	0.0%	No
University Parkway	Old Bradenton Rd	Desoto	4	2,540	0.0%	0	0	0.0%	No
University Parkway	Desoto	West University Pkwy	4	3,000	0.0%	0	0	0.0%	No
University Parkway	West University Pkwy	U.S. 301	4	2,540	0.2%	15	20	0.8%	No
University Parkway	U.S. 301	Tuttle Av	6	4,820	0.4%	29	40	0.8%	No
University Parkway	Tuttle Av	Lockwood Ridge	6	3,740	0.4%	29	40	1.1%	No
University Parkway	Lockwood Ridge	Conservatory	6	4,360	0.1%	7	10	0.2%	No
University Parkway	Conservatory	Whitfield	6	4,360	0.1%	7	10	0.2%	No
University Parkway	Whitfield	Longwood Run Blvd	6	3,740	0.1%	7	10	0.3%	No
University Parkway	Longwood Run Blvd	Medici	6	3,740	0.2%	15	20	0.5%	No
University Parkway	Medici	Honore	6	3,740	0.2%	15	20	0.5%	No
University Parkway	Honore	Cooper Creek	6	3,740	0.2%	15	20	0.5%	No
University Parkway	Cooper Creek	I-75	6	3,740	0.5%	36	50	1.3%	No
U.S. 301 (SR 683)	University	Desoto	6	4,700	0.4%	29	40	0.9%	No
U.S. 301 (SR 683)	Desoto	47th	6	4,400	0.3%	22	30	0.7%	No
U.S. 301 (SR 683)	47th	Northgate	6	4,400	0.3%	22	30	0.7%	No
U.S. 301 (SR 683)	Northgate	Myrtle	6	4,400	0.4%	29	40	0.9%	No
U.S. 301 (SR 683)	Myrtle	27th	6	4,400	0.5%	36	50	1.1%	No
U.S. 301 (SR 683)	27th	17th	6	4,400	0.6%	44	60	1.4%	No
U.S. 301 (SR 683)	17th	12th	6	4,400	0.4%	29	40	0.9%	No
U.S. 301 (SR 683)	12th	Fruitville (SR 780)	4	3,220	0.4%	29	40	1.2%	No
U.S. 301 (SR 683)	Fruitville	Main	4	3,020	0.2%	15	20	0.7%	No
U.S. 301 (SR 683)	Main	Ringling	4	3,020	0.3%	22	30	1.0%	No
U.S. 301 (SR 683)	Ringling	U.S. 41	4	3,020	0.4%	29	40	1.3%	No
U.S.41 By-Pass (SR 45A)	U.S. 41	Bird Bay	6	4,400	1.5%	109	150	3.4%	No
U.S.41 By-Pass (SR 45A)	Bird Bay	TJ Maxx Ent.	6	4,400	1.4%	102	140	3.2%	No
U.S.41 By-Pass (SR 45A)	TJ Maxx Ent.	Albee Farm Rd	4	3,020	1.4%	102	140	4.6%	No
U.S.41 By-Pass (SR 45A)	Albee Farm Rd	Venice Ave	4	3,820	1.6%	116	160	4.2%	No
U.S.41 By-Pass (SR 45A)	Venice Ave	Center Rd	4	3,820	1.5%	109	150	3.9%	No
U.S.41 By-Pass (SR 45A)	Center Rd	S. U.S. 41	6	4,400	0.9%	65	90	2.0%	No
U.S.41 (SR 45)	Co Line	Spaatz	4	3,020	0.3%	22	30	1.0%	No
U.S.41 (SR 45)	Spaatz	University	4	3,020	0.3%	22	30	1.0%	No

Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
U.S.41 (SR 45)	University	Myrtle	4	3,420	0.3%	22	30	0.9%	No
U.S.41 (SR 45)	Myrtle	27th	4	3,020	0.4%	29	40	1.3%	No
U.S.41 (SR 45)	27th	10th	4	3,420	0.3%	22	30	0.9%	No
U.S.41 (SR 45)	10th	Blvd of Arts	4	3,020	0.2%	15	20	0.7%	No
U.S.41 (SR 45)	Blvd of Arts	Fruitville Rd	4	3,020	0.3%	22	30	1.0%	No
U.S.41 (SR 45)	Fruitville Rd	Ringling	4	3,020	0.4%	29	40	1.3%	No
U.S.41 (SR 45)	Ringling	Orange	4	3,240	0.9%	65	90	2.8%	No
U.S.41 (SR 45)	Orange	Osprey	6	4,400	0.9%	65	90	2.0%	No
U.S.41 (SR 45)	Osprey	US 301	4	3,020	0.9%	65	90	3.0%	No
U.S.41 (SR 45)	U.S. 301	Bay Street	6	4,380	1.4%	102	140	3.2%	No
U.S.41 (SR 45)	Bay Street	Bahia Vista	6	4,380	1.6%	116	160	3.7%	No
U.S.41 (SR 45)	Bahia Vista	Waldemere	6	4,400	1.8%	131	180	4.1%	No
U.S.41 (SR 45)	Waldemere	Hillview	6	4,400	2.9%	211	290	6.6%	Yes
U.S.41 (SR 45)	Hillview	Webber	6	4,700	3.4%	247	340	7.2%	Yes
U.S.41 (SR 45)	Webber	Siesta Dr	6	4,400	3.1%	225	310	7.0%	Yes
U.S.41 (SR 45)	Siesta Dr	Bee Ridge	6	4,400	3.3%	240	330	7.5%	Yes
U.S.41 (SR 45)	Bee Ridge	Glengary	6	4,400	3.4%	247	340	7.7%	Yes
U.S.41 (SR 45)	Glengary	Worrington	6	4,400	3.7%	269	370	8.4%	Yes
U.S.41 (SR 45)	Worrington	Field	6	4,400	4.5%	327	449	10.2%	Yes
U.S.41 (SR 45)	Field	Proctor	6	4,400	4.5%	327	449	10.2%	Yes
U.S.41 (SR 45)	Proctor	Philippi	6	4,400	4.6%	334	459	10.4%	Yes
U.S.41 (SR 45)	Philippi	Constitution	6	4,700	4.8%	349	479	10.2%	Yes
U.S.41 (SR 45)	Constitution	Beechwood	6	4,400	5.0%	364	499	11.3%	Yes
U.S.41 (SR 45)	Beechwood	Stickney Point	6	4,400	5.9%	429	589	13.4%	Yes
U.S.41 (SR 45)	Stickney Point	Gulf Gate	6	4,400	9.4%	683	939	21.3%	Yes
U.S.41 (SR 45)	Gulf Gate	Beneva	4	3,820	11.3%	822	1129	29.6%	Yes
U.S.41 (SR 45)	Beneva	Club Dr	4	3,020	8.0%	582	799	26.5%	Yes
U.S.41 (SR 45)	Club Dr	Central Sarasota Pkwy	4	3,020	6.8%	494	679	22.5%	Yes
U.S.41 (SR 45)	Central Sarasota Pkwy	McIntosh	4	3,950	4.6%	334	459	11.6%	Yes
U.S.41 (SR 45)	McIntosh	Mac Ewen	4	3,950	8.4%	611	839	21.2%	Yes
U.S.41 (SR 45)	Mac Ewen	Bay St	4	3,950	7.7%	560	769	19.5%	Yes
U.S.41 (SR 45)	Bay St	Bay Acres Ave	4	3,950	5.1%	371	509	12.9%	Yes
U.S.41 (SR 45)	Bay Acres Ave	Blackburn Pt. Rd.	4	3,950	4.5%	327	449	11.4%	Yes
U.S.41 (SR 45)	Blackburn Pt. Rd.	SR 681	4	3,950	4.8%	349	479	12.1%	Yes
U.S.41 (SR 45)	SR 681	Roberts Rd	6	6,580	5.7%	414	569	8.6%	Yes
U.S.41 (SR 45)	Roberts Rd	Laurel	6	6,580	5.6%	407	559	8.5%	Yes
U.S.41 (SR 45)	Laurel	Albee	6	4,920	3.9%	284	389	7.9%	Yes
U.S.41 (SR 45)	Albee	Colonia	6	4,700	3.6%	262	360	7.7%	Yes
U.S.41 (SR 45)	Colonia	U.S. 41 By-Pass	6	4,400	3.4%	247	340	7.7%	Yes
U.S.41 (SR 45)	U.S. 41 By-Pass	Venice	4	3,220	1.7%	124	170	5.3%	Yes
U.S.41 (SR 45)	Venice	Miami	4	3,020	1.0%	73	100	3.3%	No
U.S.41 (SR 45)	Miami	Milan	4	3,020	1.0%	73	100	3.3%	No
U.S.41 (SR 45)	Milan	Turin	4	3,020	0.8%	58	80	2.6%	No
U.S.41 (SR 45)	Turin	Palermo	4	3,020	0.8%	58	80	2.6%	No
U.S.41 (SR 45)	Palermo	San Marco	4	3,020	0.7%	51	70	2.3%	No
U.S.41 (SR 45)	San Marco	Avenido Del Circo	4	3,240	0.5%	36	50	1.5%	No
U.S.41 (SR 45)	Avenido Del Circo	U.S. 41 By-Pass	4	3,580	0.4%	29	40	1.1%	No
U.S.41 (SR 45)	U.S. 41 By-Pass	Shamrock	6	4,400	1.2%	87	120	2.7%	No
U.S.41 (SR 45)	Shamrock	Venetian Plaza	6	4,400	1.1%	80	110	2.5%	No
U.S.41 (SR 45)	Venetian Plaza	Seminole	6	4,700	1.0%	73	100	2.1%	No
U.S.41 (SR 45)	Seminole	Alligator	6	4,400	0.9%	65	90	2.0%	No
U.S.41 (SR 45)	Alligator	S.R. 776	6	4,400	0.8%	58	80	1.8%	No
U.S.41 (SR 45)	S.R. 776	Jacaranda	4	3,240	0.0%	0	0	0.0%	No
U.S.41 (SR 45)	Jacaranda	Woodmere Park	4	4,390	0.0%	0	0	0.0%	No
U.S.41 (SR 45)	Woodmere Park	Rockley Blvd	4	4,390	0.1%	7	10	0.2%	No
U.S.41 (SR 45)	Rockley Blvd	River Road	4	4,390	0.2%	15	20	0.5%	No
U.S.41 (SR 45)	River Road	N. Port Cty Line	4	4,390	0.4%	29	40	0.9%	No
Venice Avenue	Bus. U.S. 41	Grove	4	2,520	0.4%	29	40	1.6%	No
Venice Avenue	Grove	U.S. 41 By Pass	4	2,240	0.1%	7	10	0.4%	No
Venice Avenue	U.S. 41 By Pass	Cherry St	4	3,140	0.2%	15	20	0.6%	No
Venice Avenue	Cherry St	Pinebrook	4	2,480	0.2%	15	20	0.8%	No
Venice Avenue	Pinebrook	Capri Isles Blvd	4	2,480	0.2%	15	20	0.8%	No
Venice Avenue	Capri Isles Blvd	Auburn	4	3,000	0.2%	15	20	0.7%	No

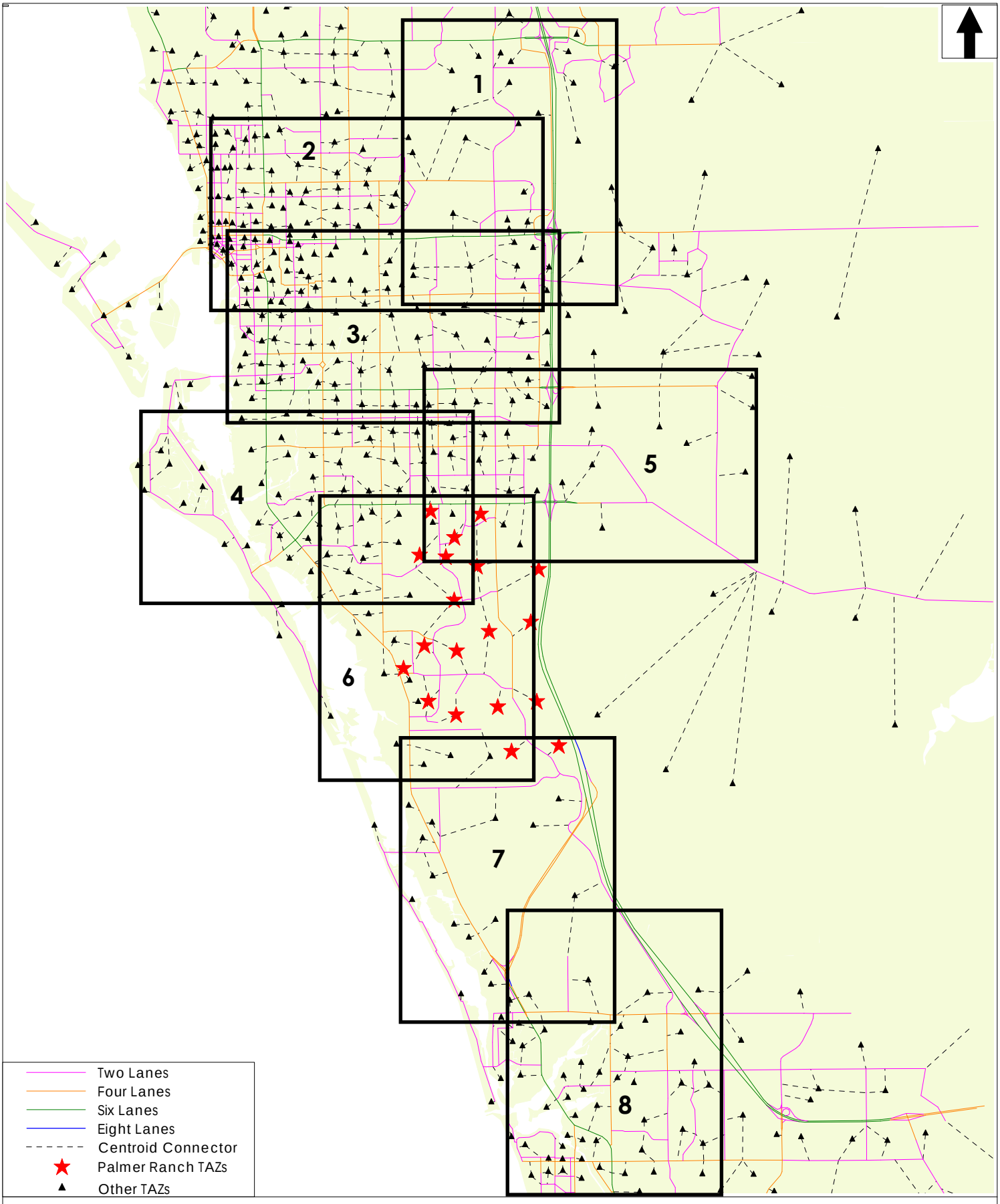
Study Area Calculations

Roadway	From	To	No. of Lanes	Service Volume	Percent Project Traffic	PM Peak-Hour Project Traffic			Significant Impact? (>5%)
						Existing Trips	Buildout Trips	% Impact	
Venice Avenue	Auburn	Jacaranda	4	3,360	0.2%	15	20	0.6%	No
Venice Avenue	Jacaranda	Jackson	2	1,840	0.2%	15	20	1.1%	No
Venice Avenue	Jackson	River Rd	2	880	0.1%	7	10	1.1%	No
Venice East Boulevard	Center Rd	Gulf Breeze Blvd	4	2,700	0.2%	15	20	0.7%	No
Venice East Boulevard	Gulf Breeze Blvd	U.S. 41	4	2,700	0.1%	7	10	0.4%	No
Verna Road	Co Line	Fruitville	2	880	0.0%	0	0	0.0%	No
Webber Street	U.S. 41	Shade	4	2,480	0.5%	36	50	2.0%	No
Webber Street	Shade	Tuttle	4	2,480	0.4%	29	40	1.6%	No
Webber Street	Tuttle	Lockwood Ridge	4	2,480	2.4%	175	240	9.7%	**Yes**
Webber Street	Lockwood Ridge	Beneva	4	2,480	1.2%	87	120	4.8%	No
Webber Street	Beneva	RR	4	2,480	0.5%	36	50	2.0%	No
Webber Street	RR	McIntosh	4	2,480	0.5%	36	50	2.0%	No
Webber Street	McIntosh	Honore	2	1,800	0.7%	51	70	3.9%	No
Webber Street	Honore	Cattlemen	2	1,800	0.3%	22	30	1.7%	No
Wilkinson Road	Swift	Beneva	2	1,220	0.8%	58	80	6.6%	**Yes**
Wilkinson Road	Beneva	MacEachen	2	800	0.8%	58	80	10.0%	**Yes**
Wilkinson Road	MacEachen	Sawyer	2	800	1.1%	80	110	13.8%	**Yes**
Wilkinson Road	Sawyer	McIntosh	2	800	0.8%	58	80	10.0%	**Yes**
Wilkinson Road	McIntosh	Honore	2	1,300	0.4%	29	40	3.1%	No
Wilkinson Road	Honore	Center Gate	2	800	0.7%	51	70	8.8%	**Yes**
Wilkinson Road	Center Gate	Cattlemen	2	1,400	0.2%	15	20	1.4%	No
Winchester Boulevard	River Rd	Charlote Co. Line	2	1,400	0.2%	15	20	1.4%	No

APPENDIX E

FSTUMS VOLUME PLOTS

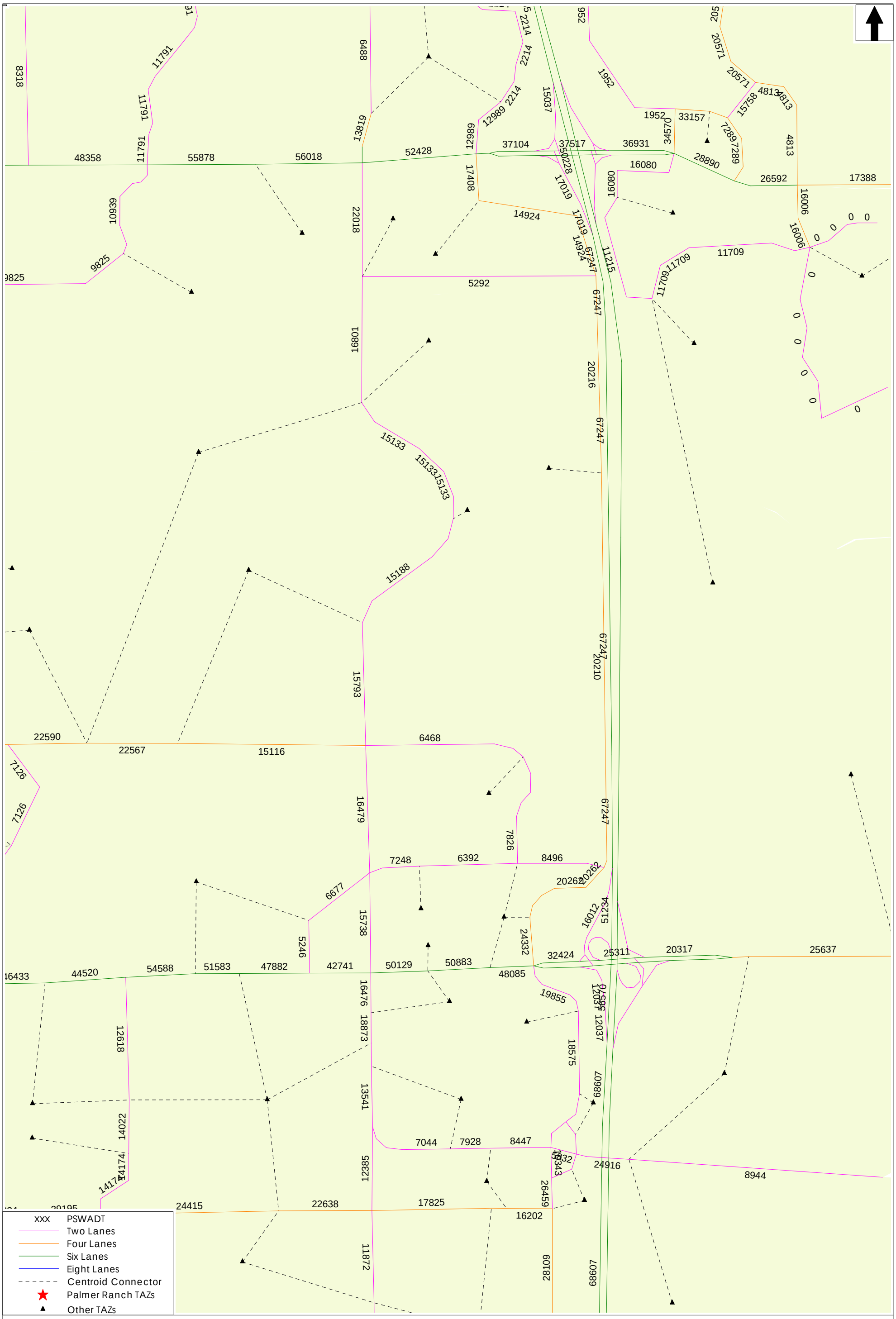
2013 EXISTING TRAFFIC



Plot Index Sheet
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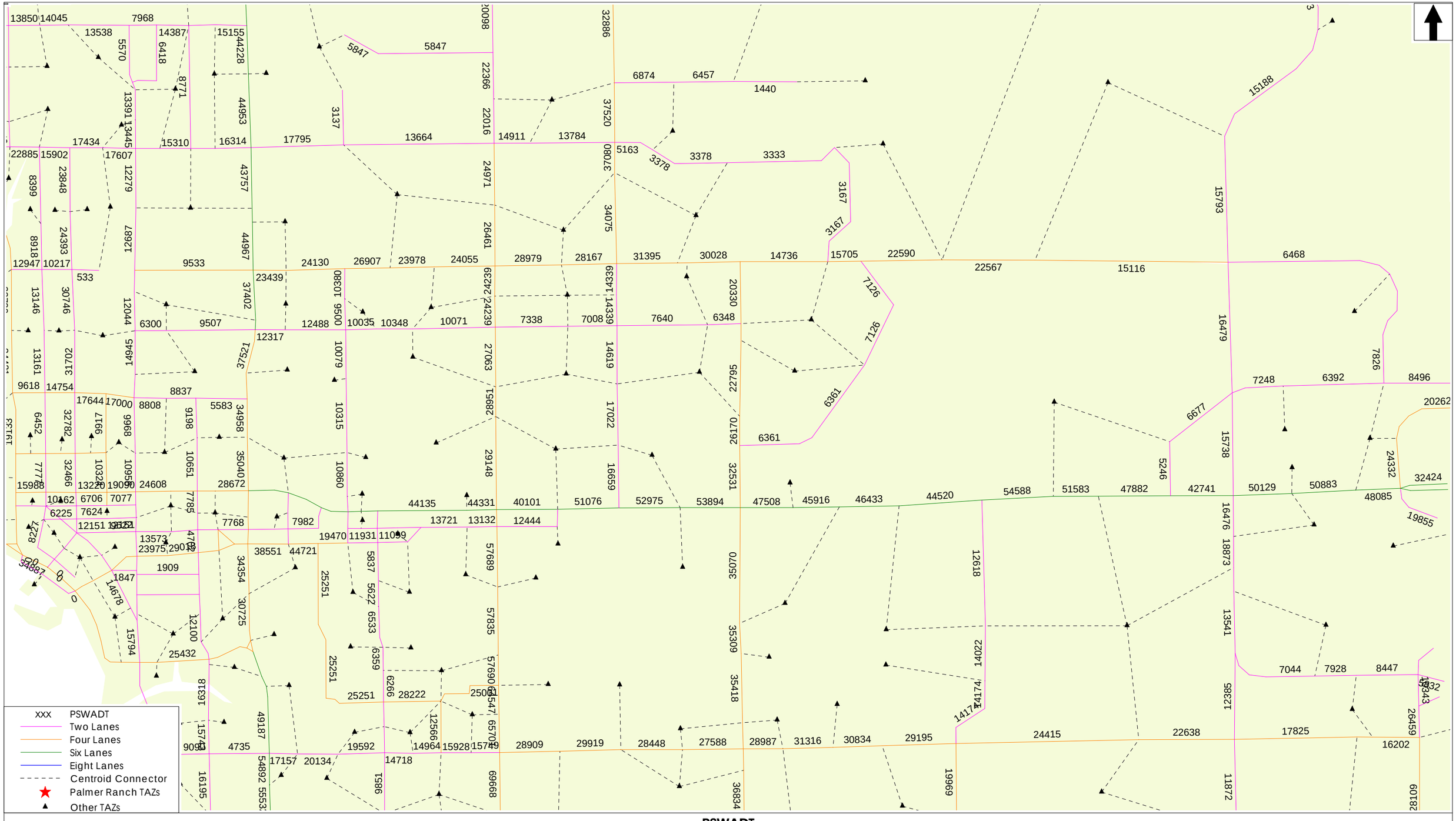
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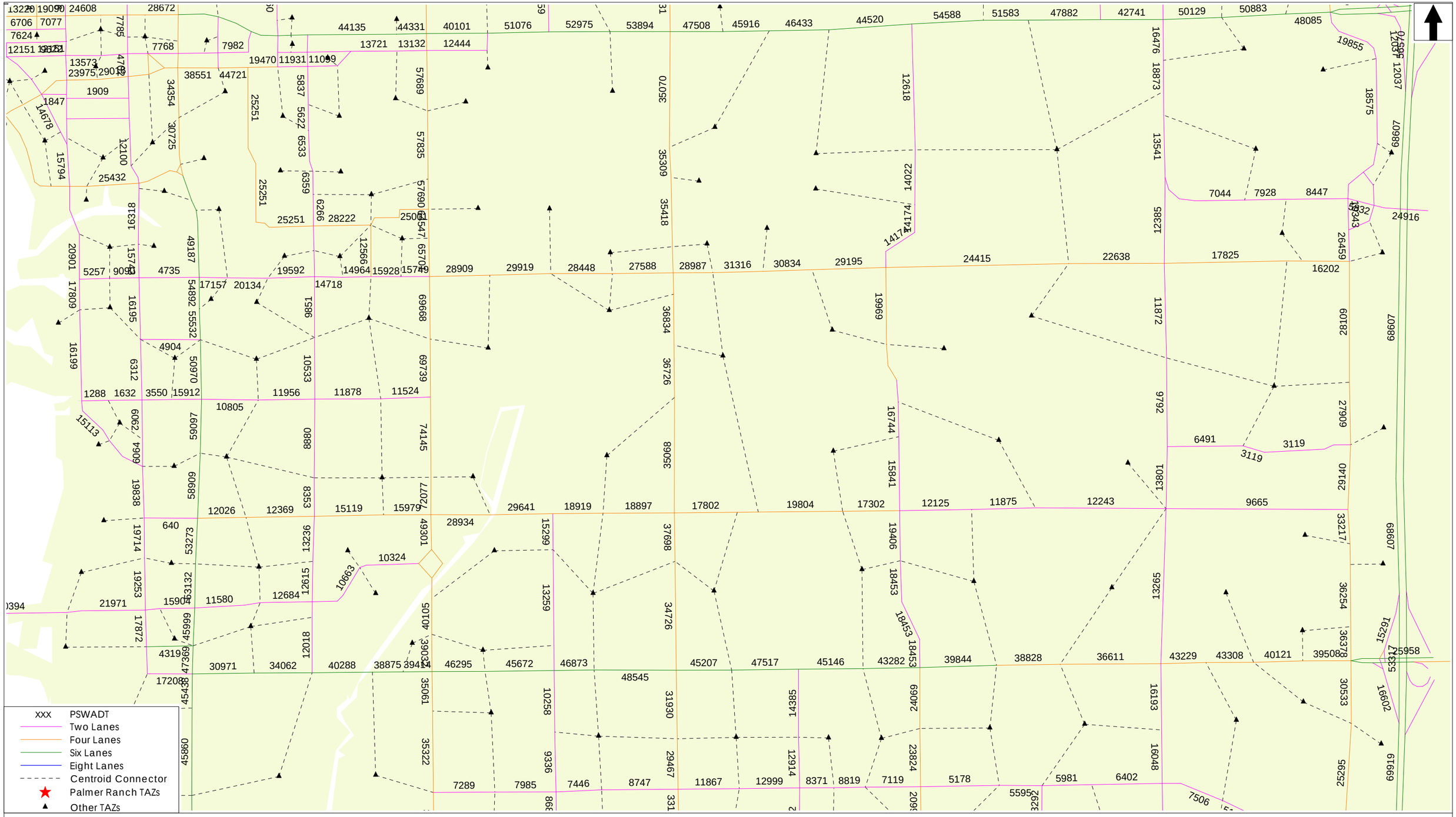
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Sheet 1 of 8

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Sheet 2 of 8

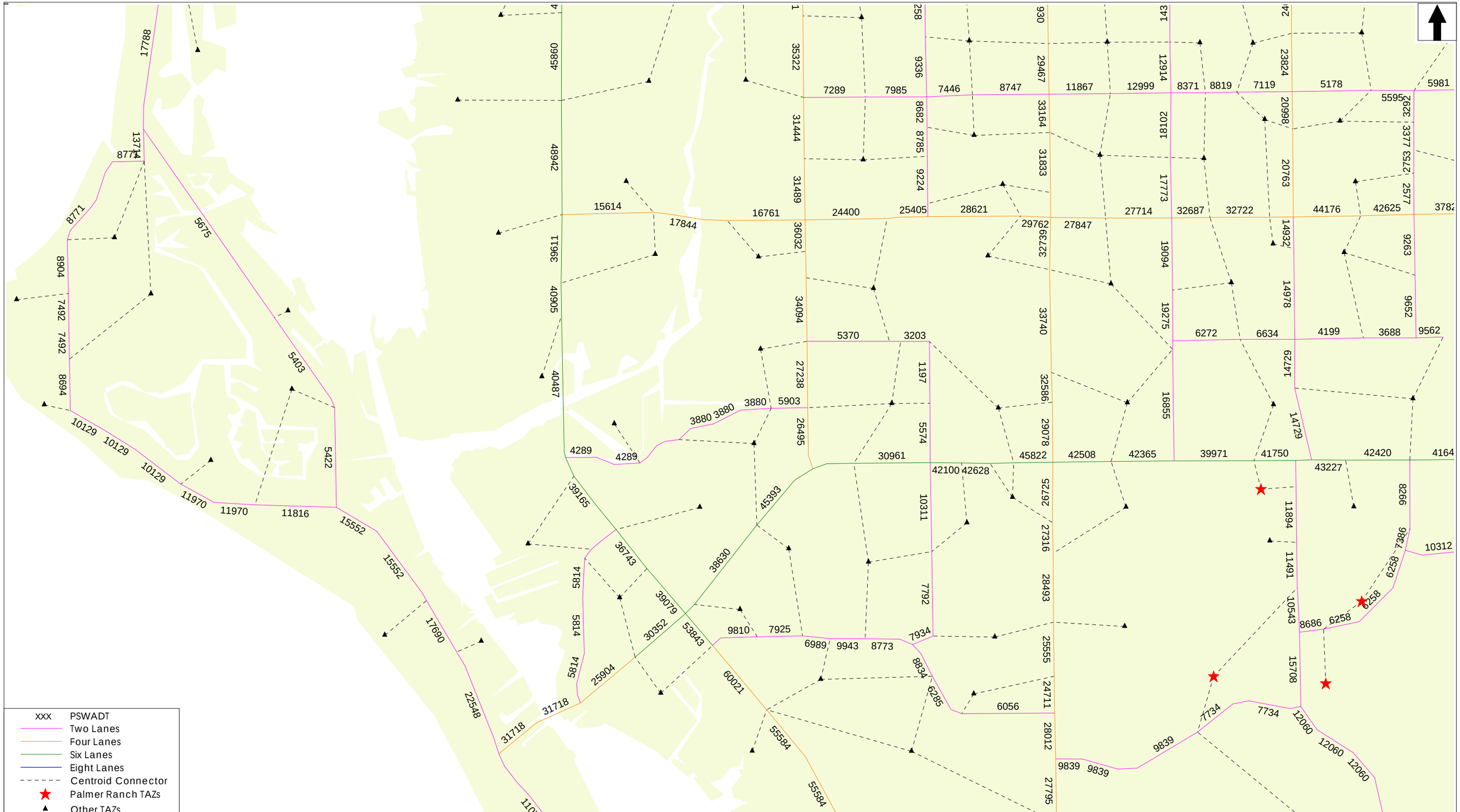
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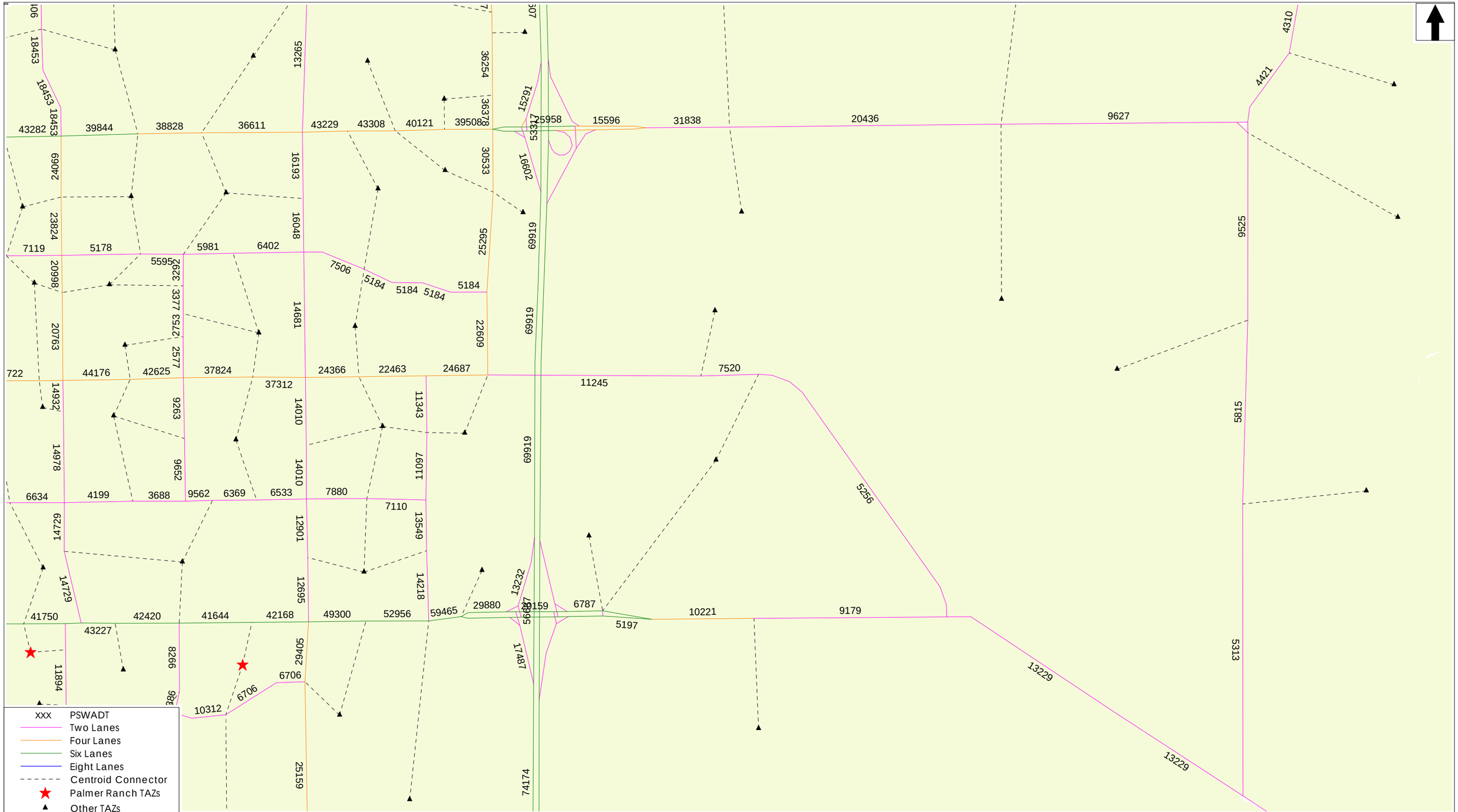
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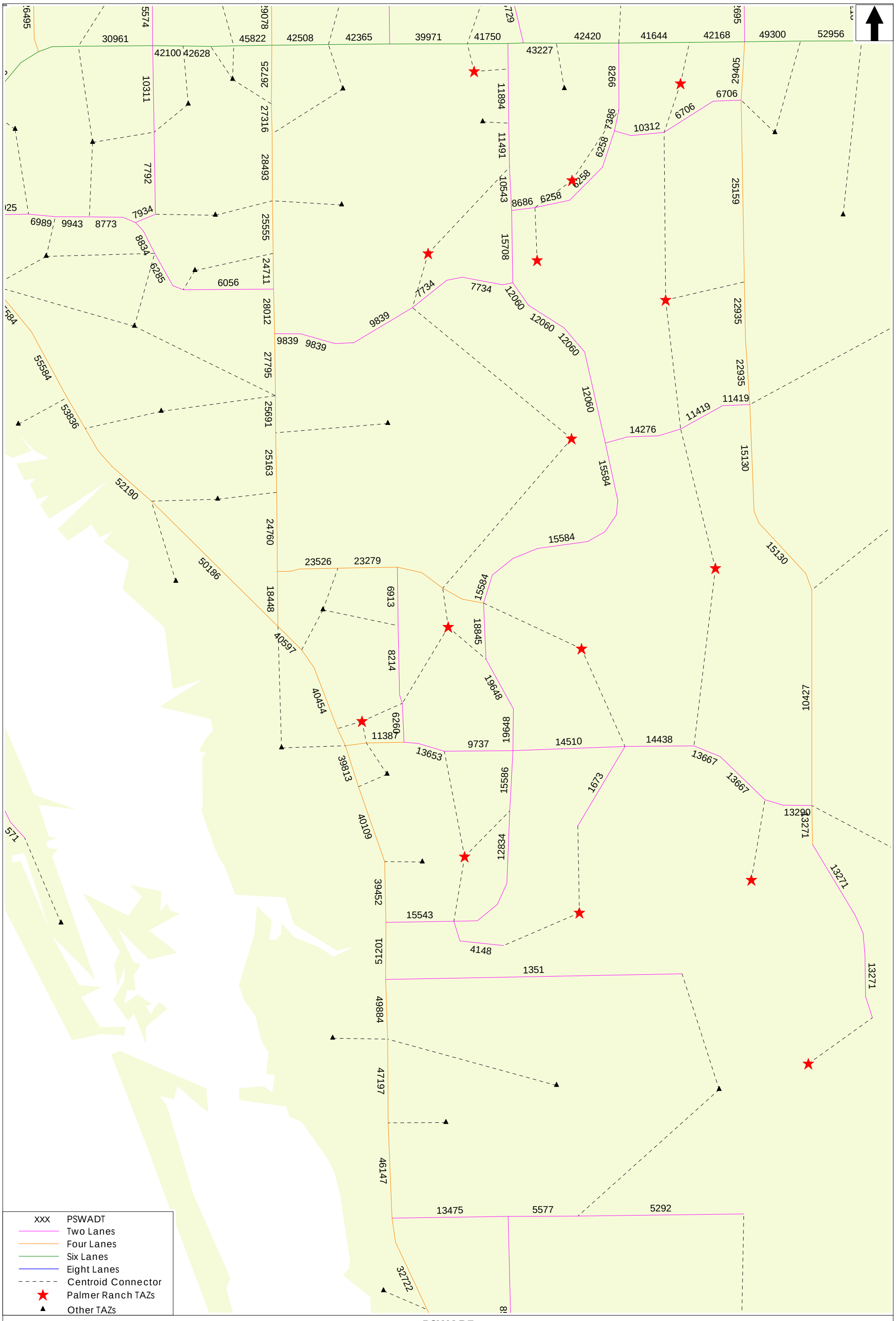
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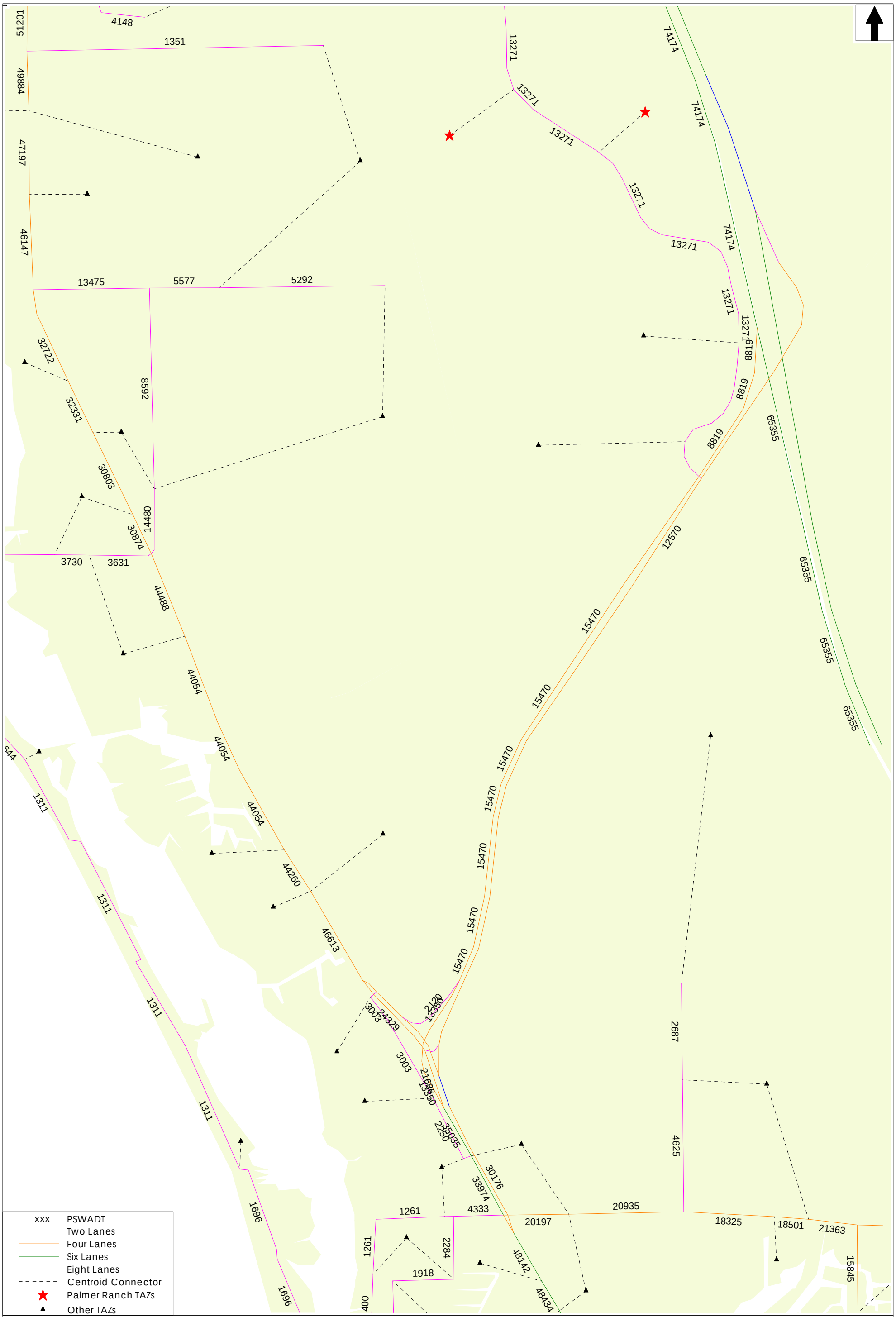

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PSWADT
2013 Existing
Sheet 6 of 8

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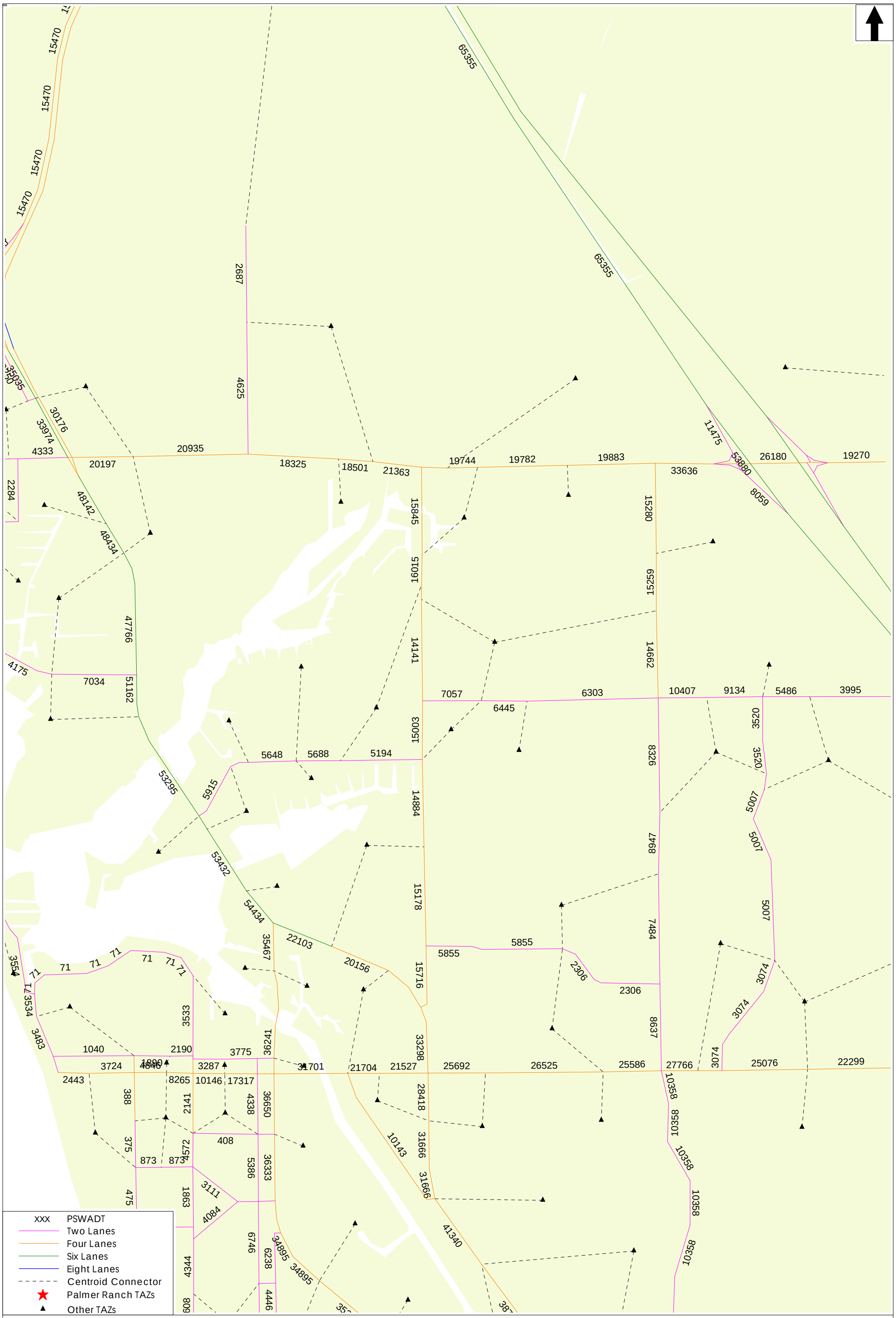


xxx PSWADT
Two Lanes
Four Lanes
Six Lanes
Eight Lanes
Centroid Connector
Palmer Ranch TAZs
Other TAZs

PSWADT
2013 Existing
Sheet 7 of 8

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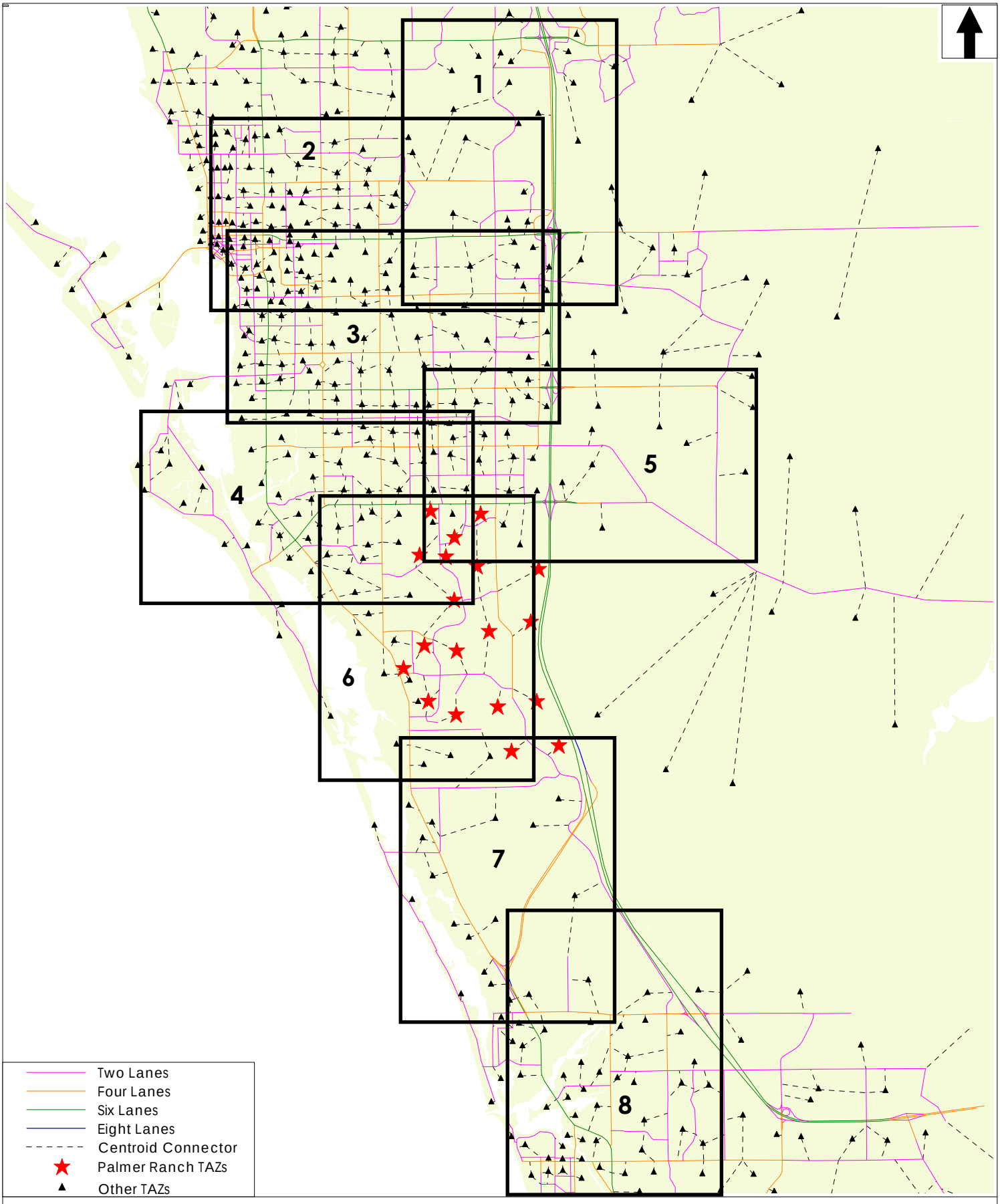


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2013 Existing
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2019 FUTURE TRAFFIC WITH EXISTING PALMER RANCH ROADS AND LAND USES

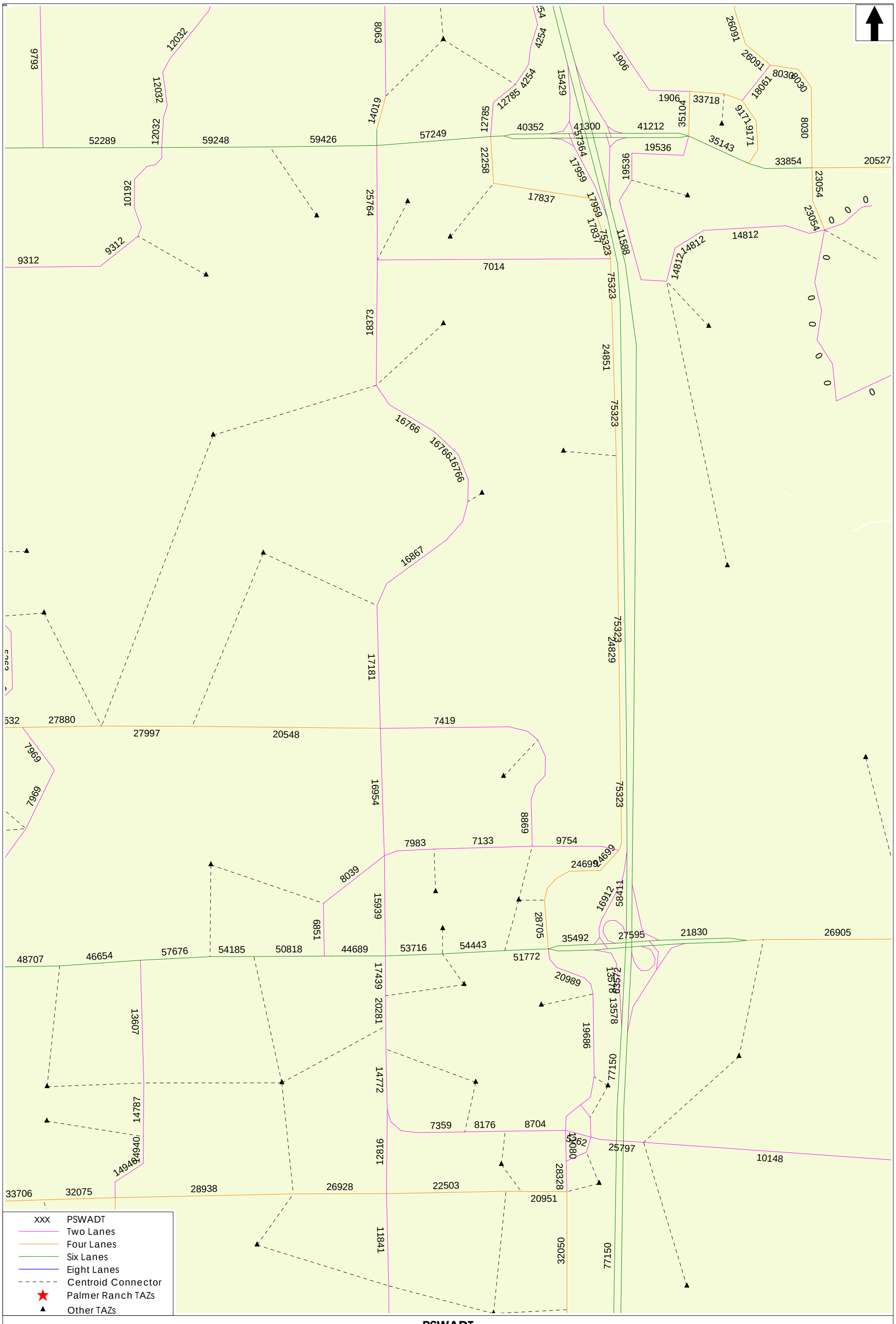


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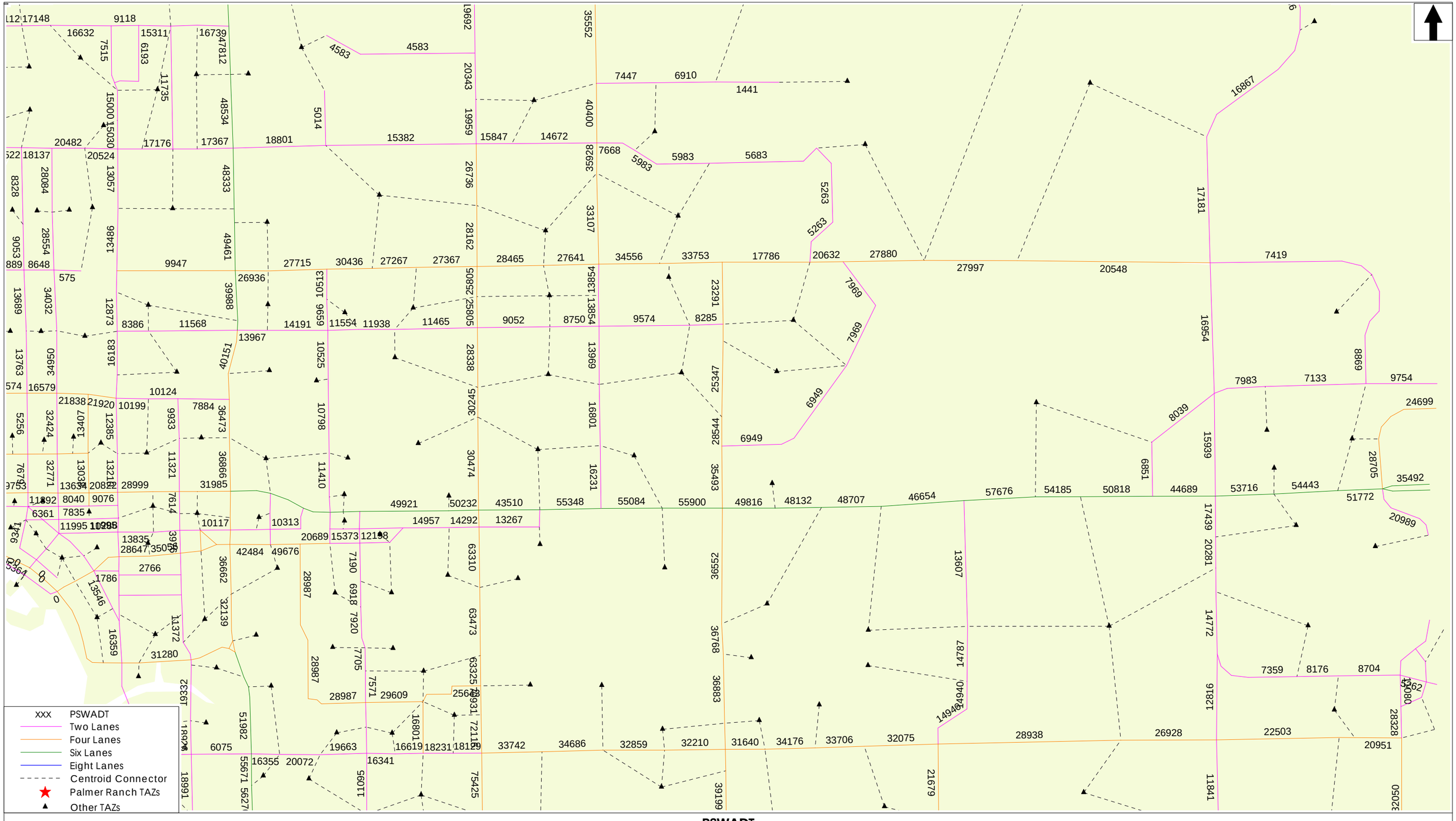
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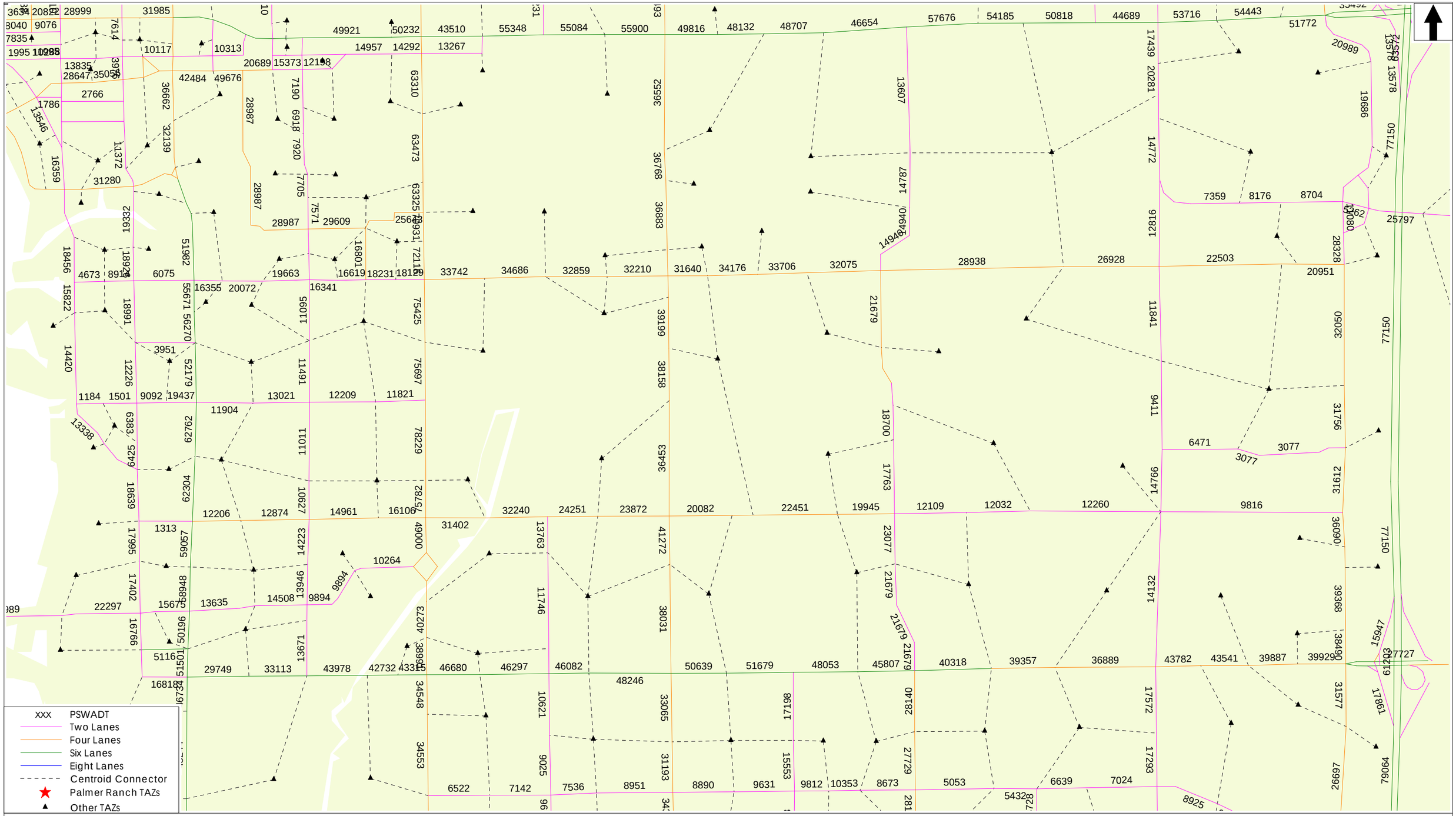
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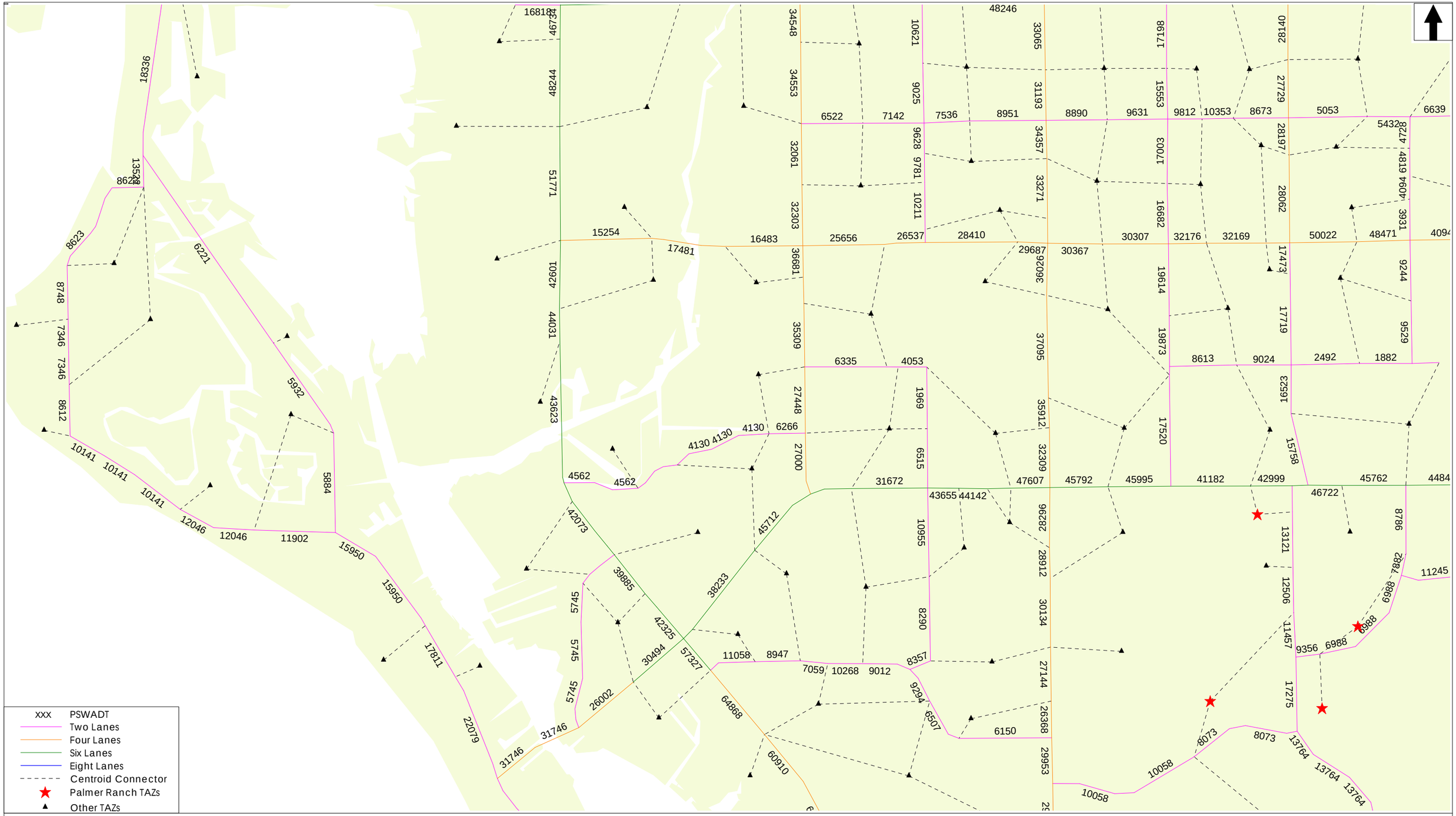
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Sheet 3 of 8

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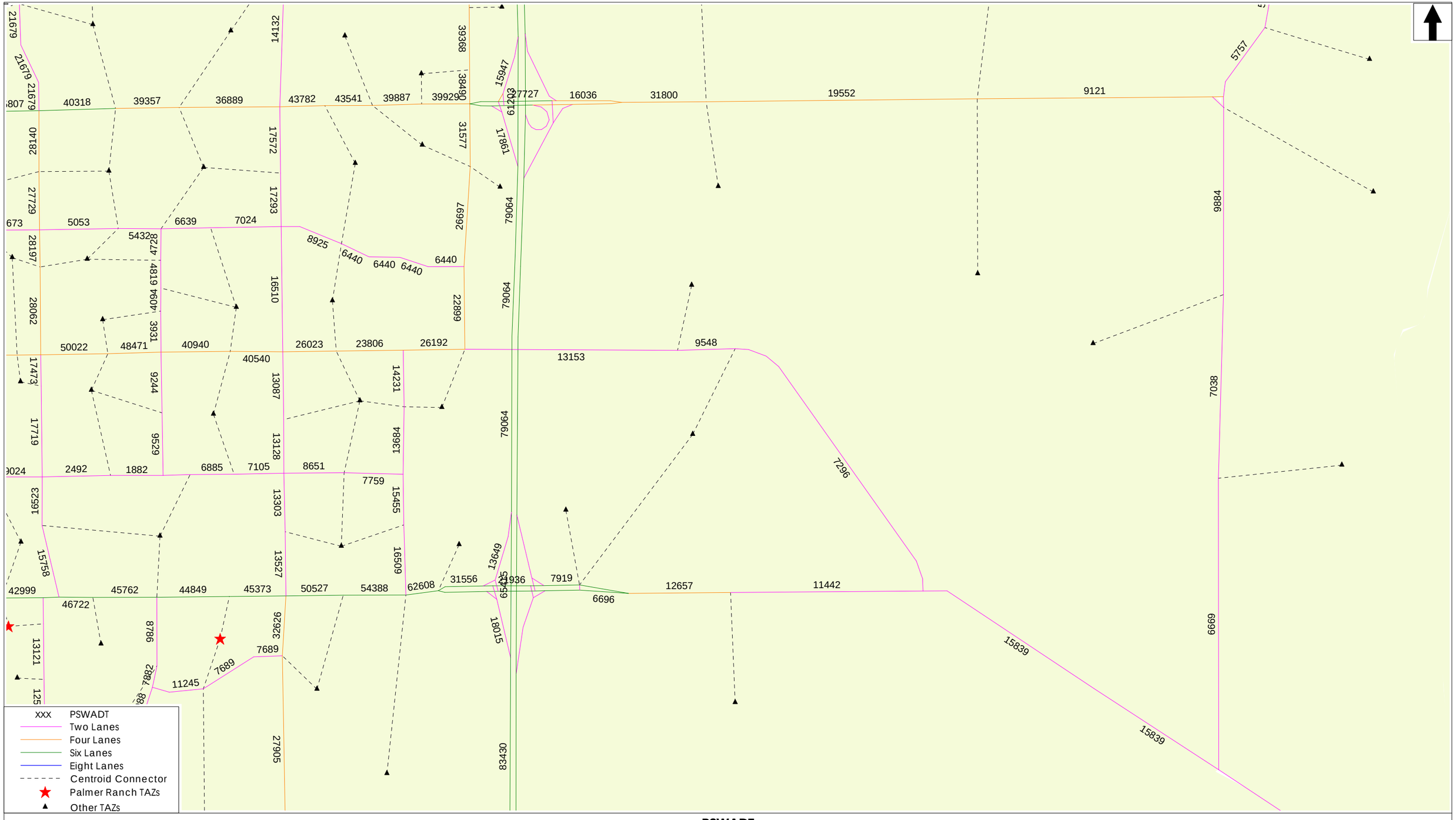


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Two Lanes
Four Lanes
Six Lanes
Eight Lanes
Centroid Connector
Palmer Ranch TAZs
Other TAZs

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Sheet 4 of 8

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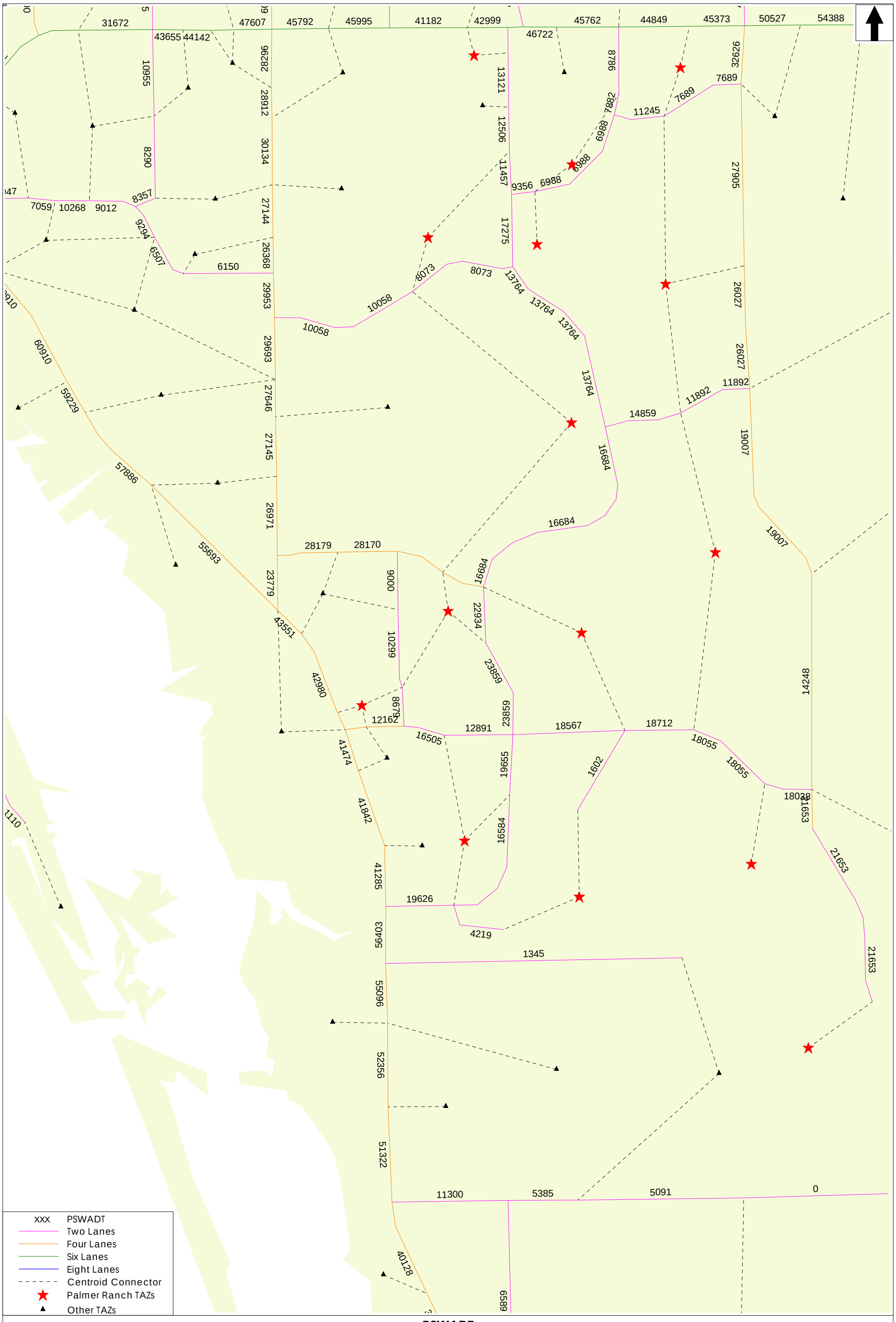
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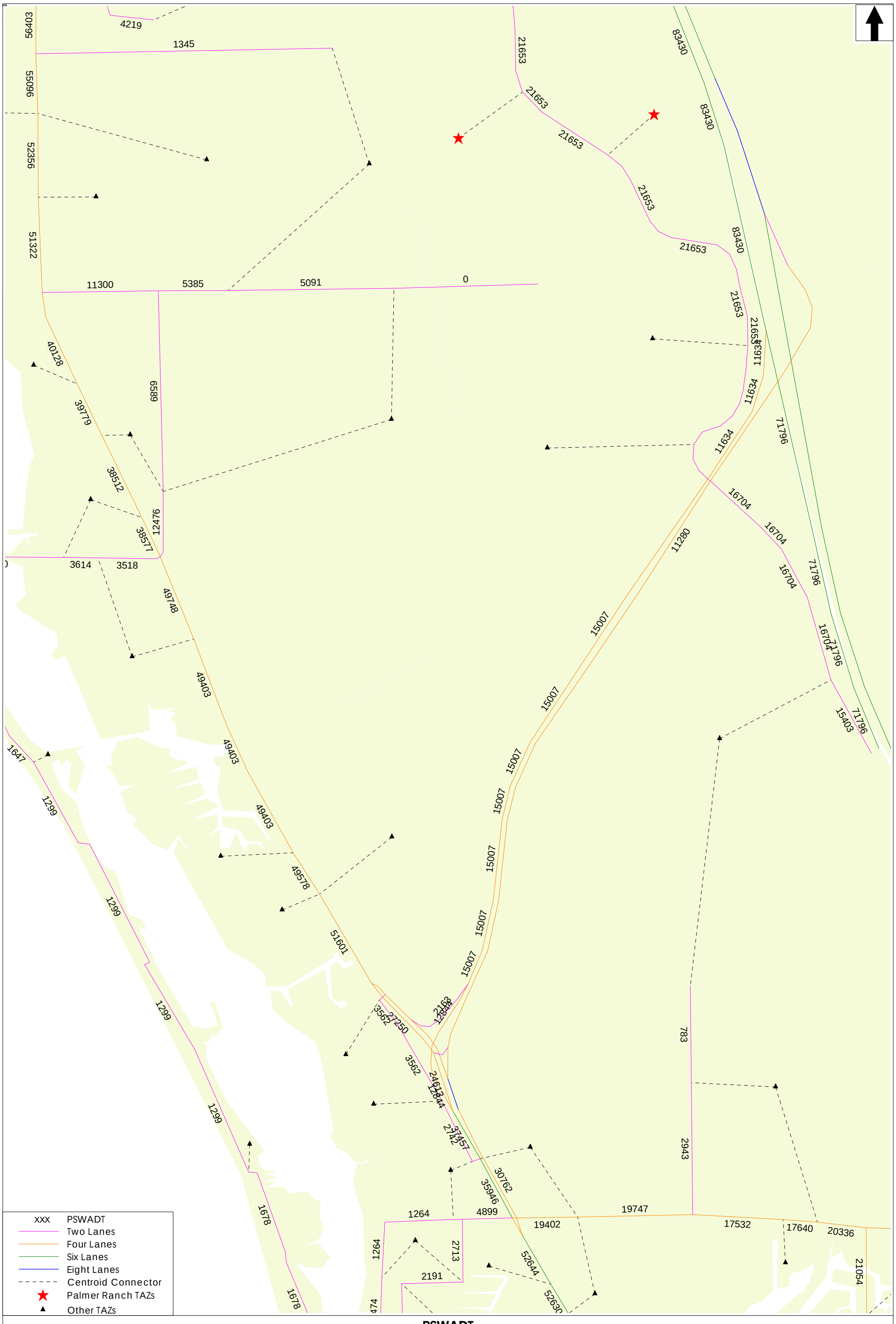
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Sheet 6 of 6

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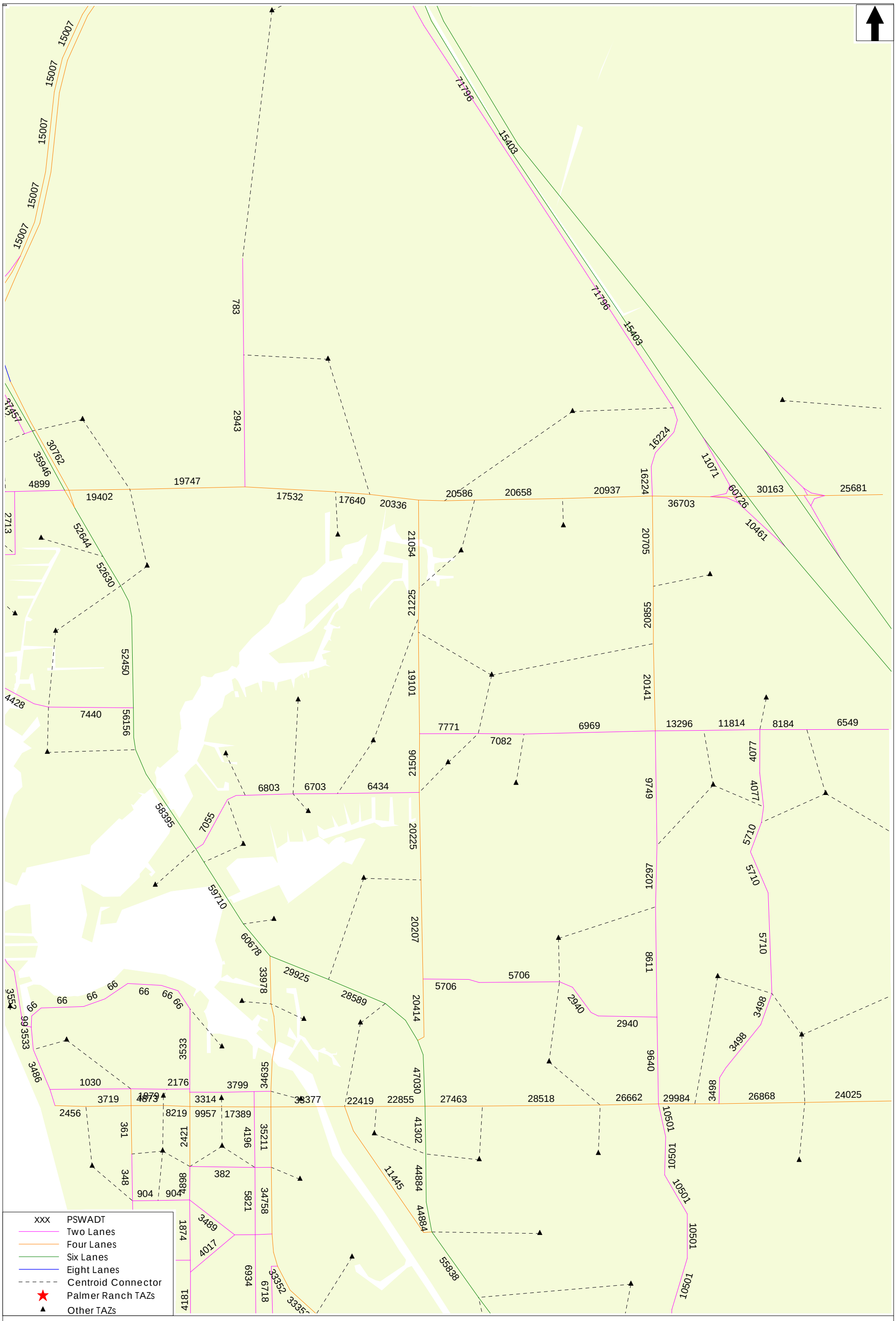
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Sheet 7 of 8

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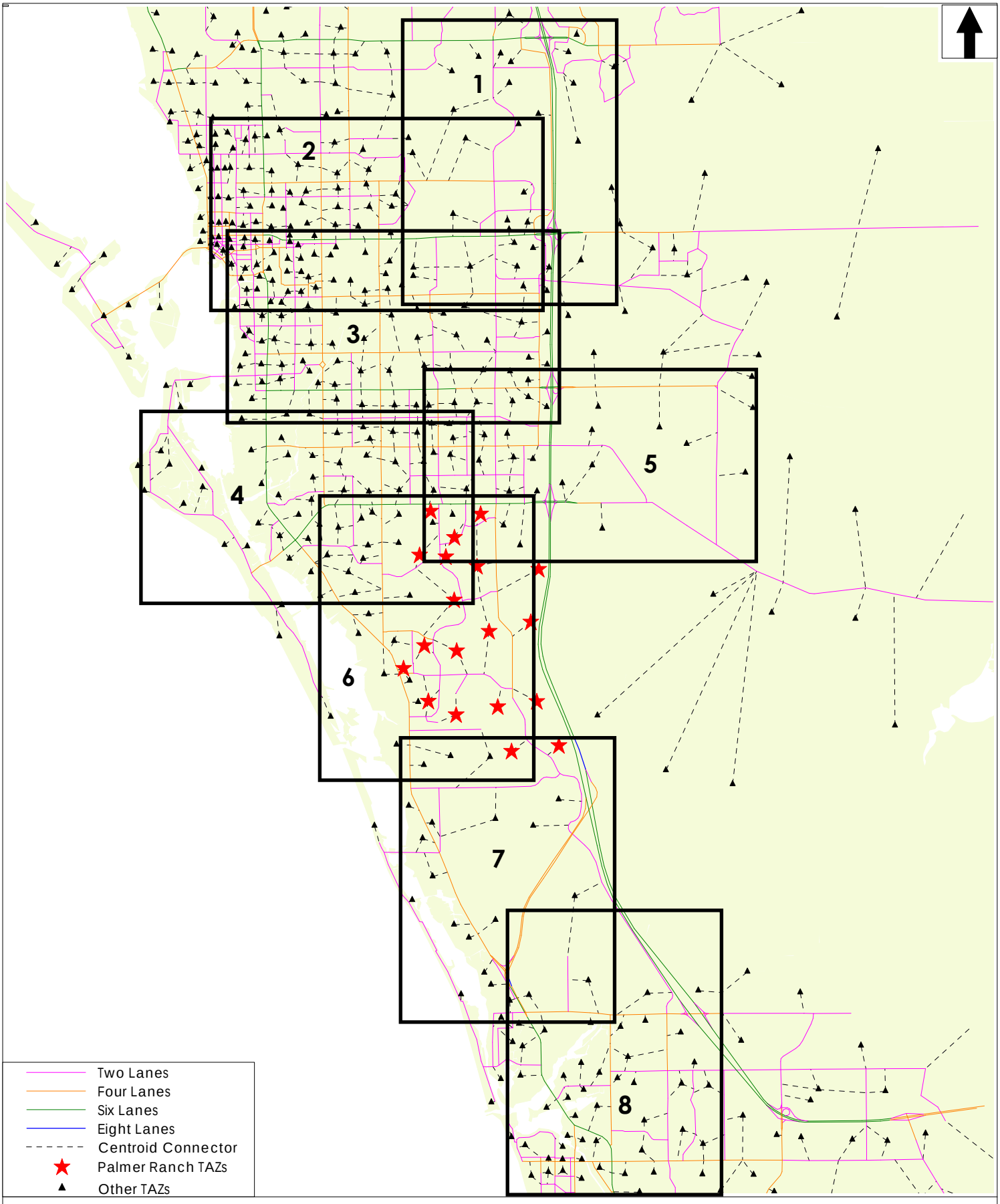
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Sheet 8 of 8

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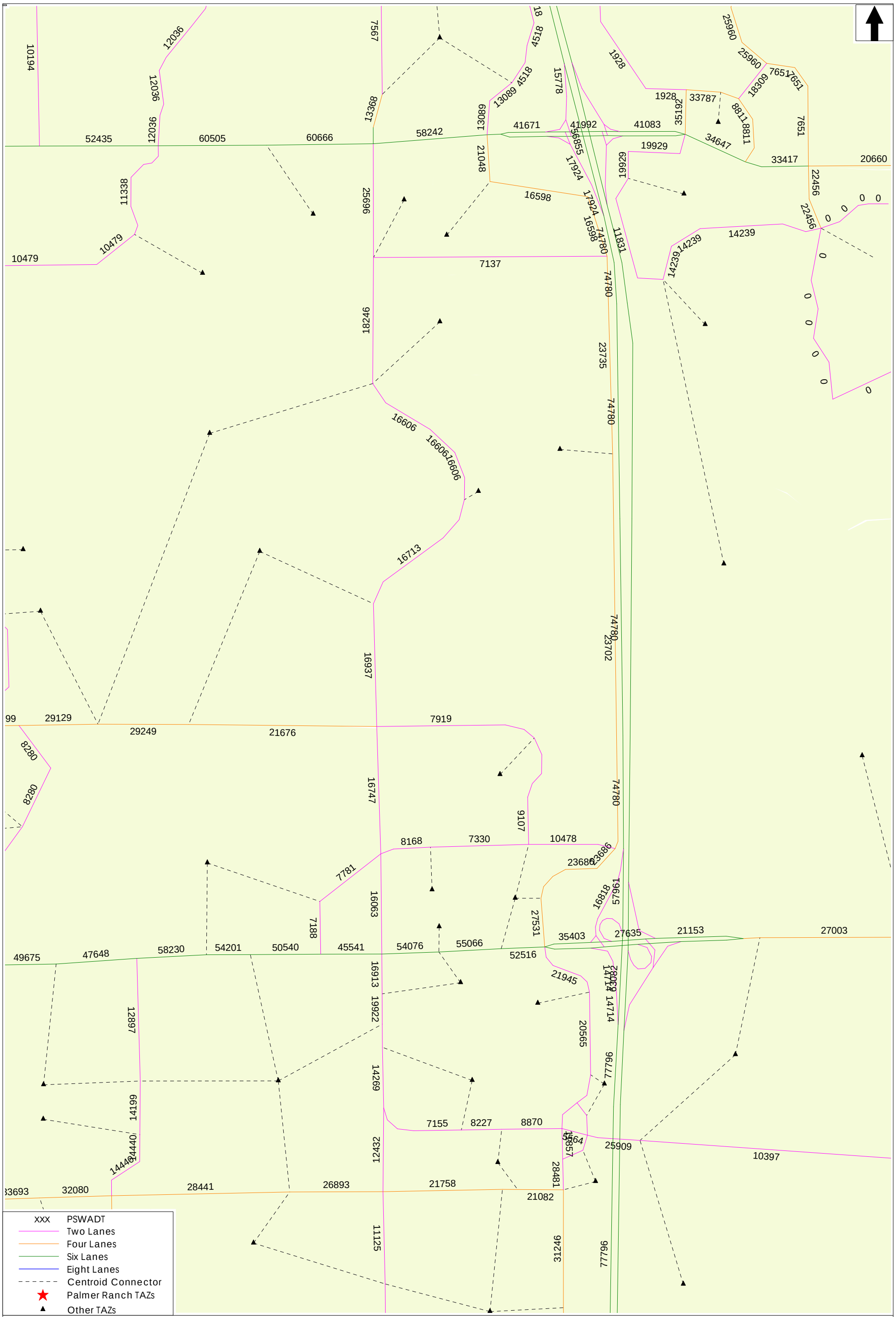


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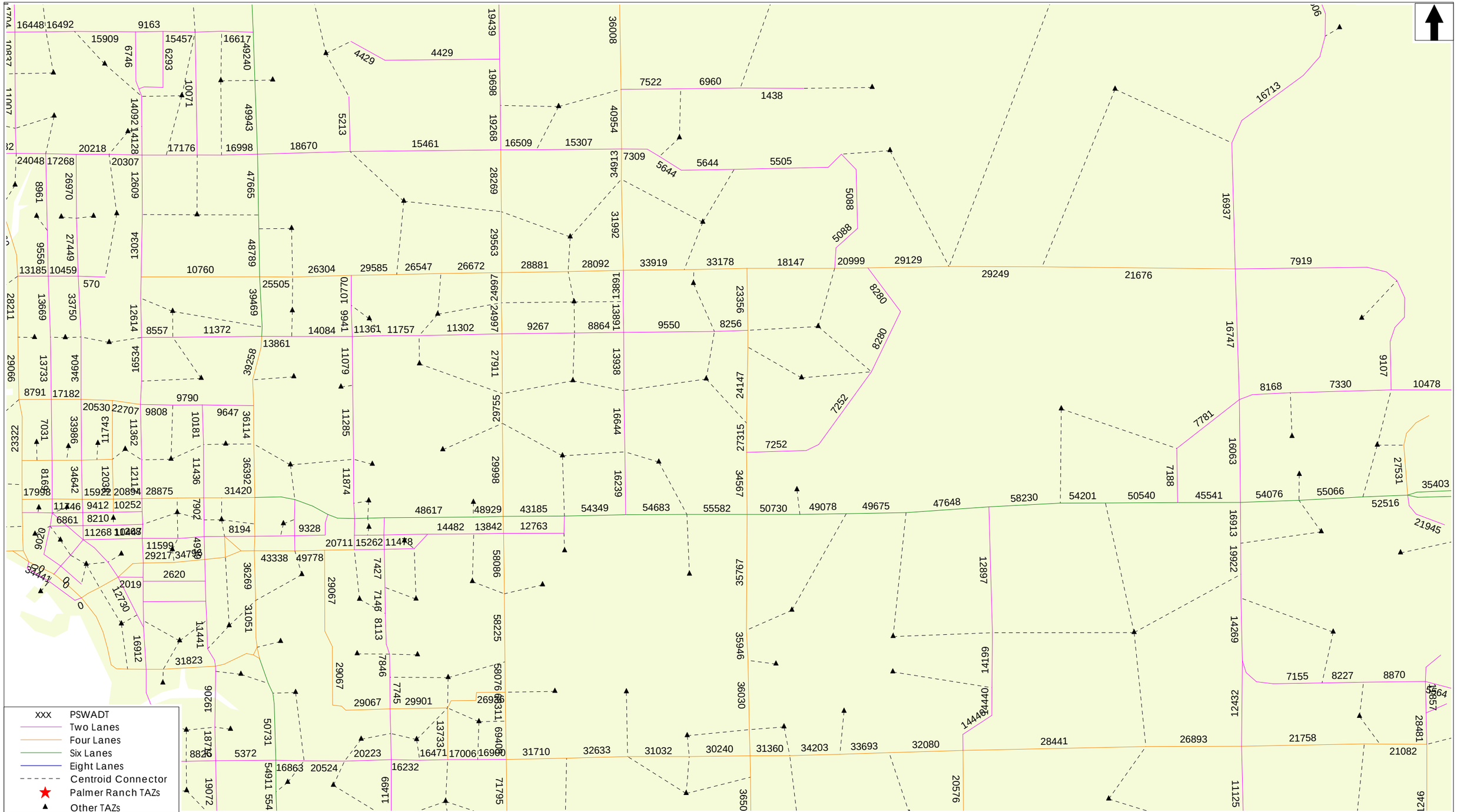
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Sheet 1 of 8

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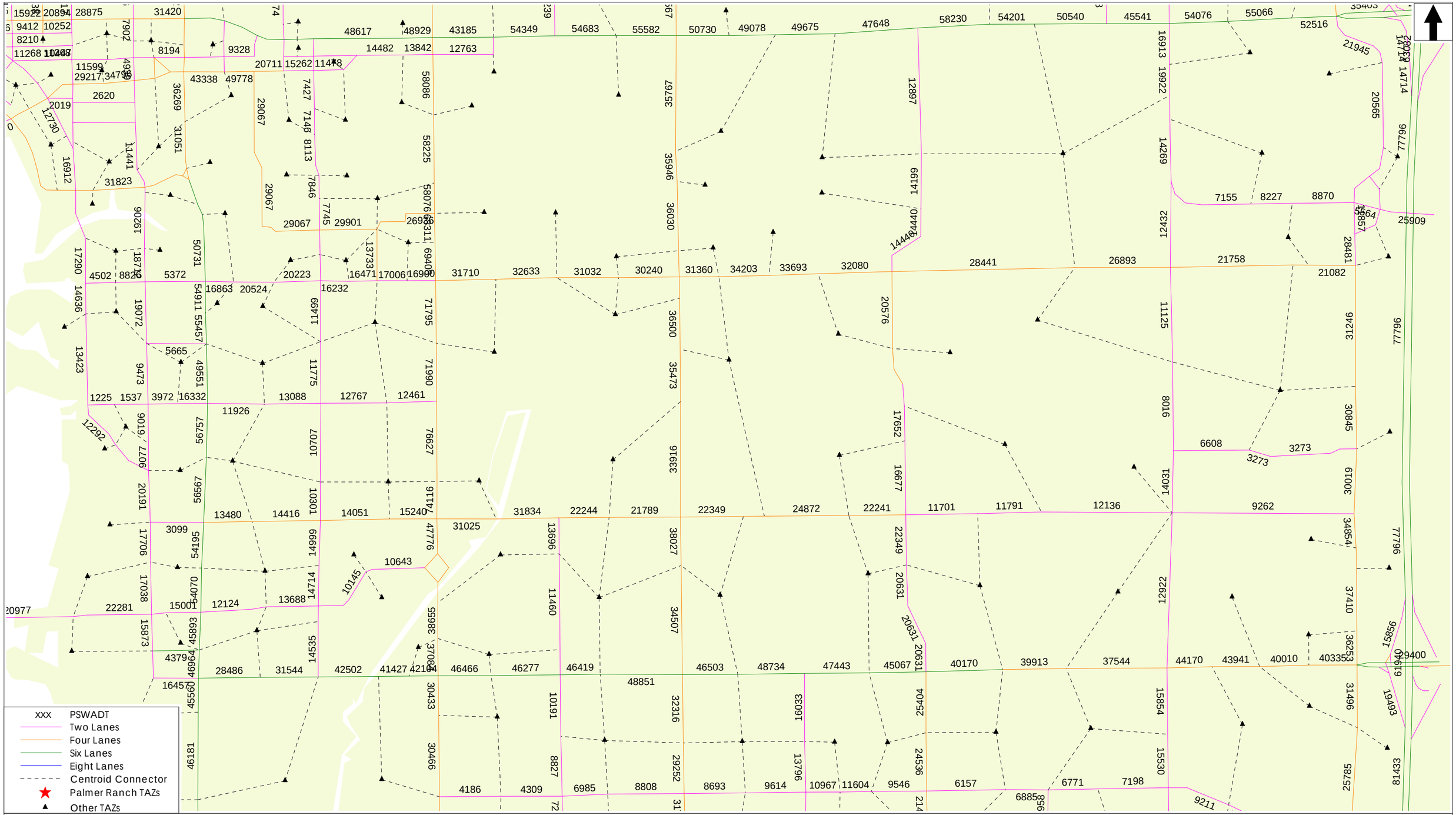
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Sheet 2 of 8

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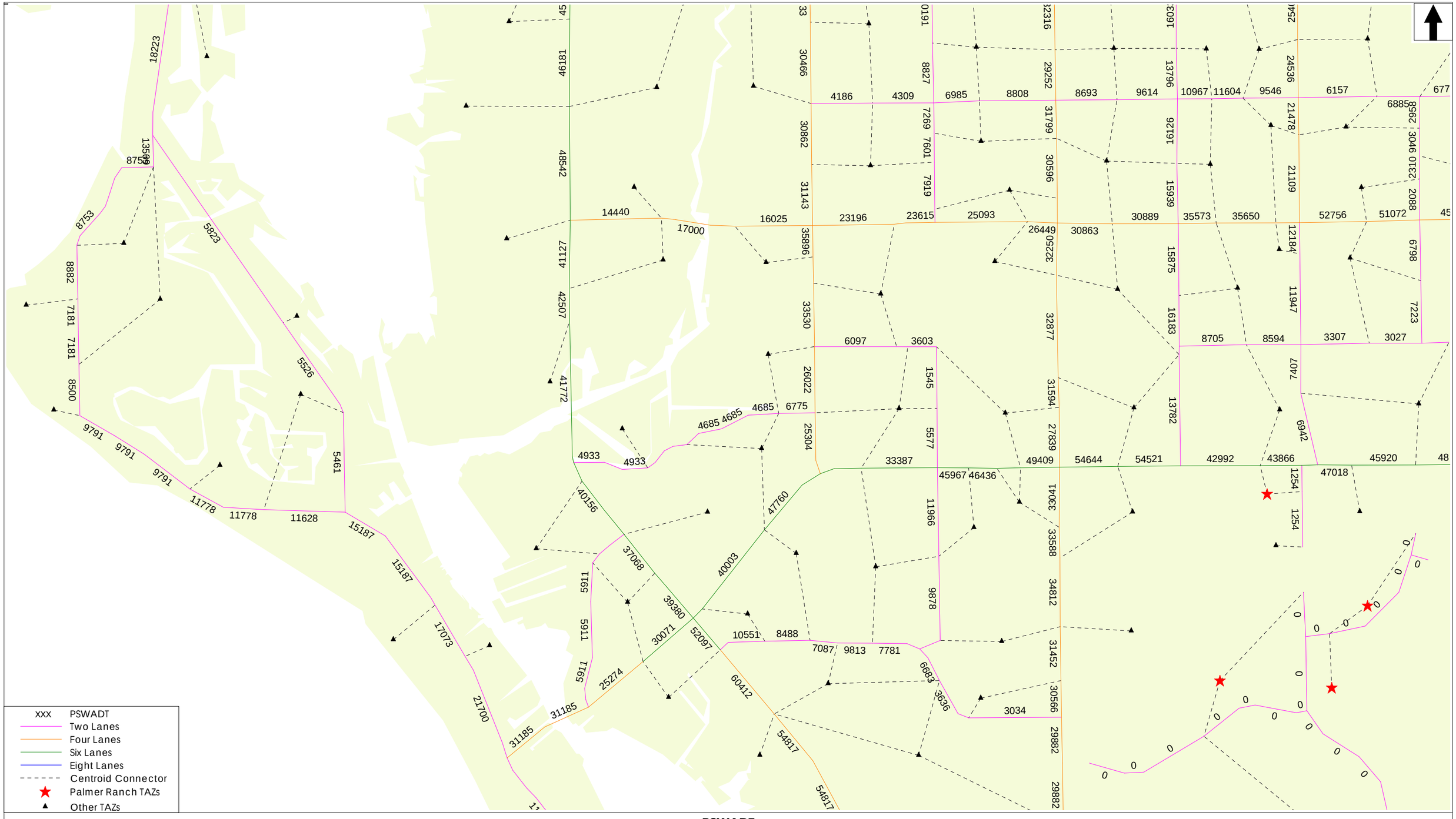
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Sheet 3 of 8

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	Four Lanes
	Six Lanes
	Eight Lanes
	Centroid Connector
★	Palmer Ranch TAZs
▲	Other TAZs

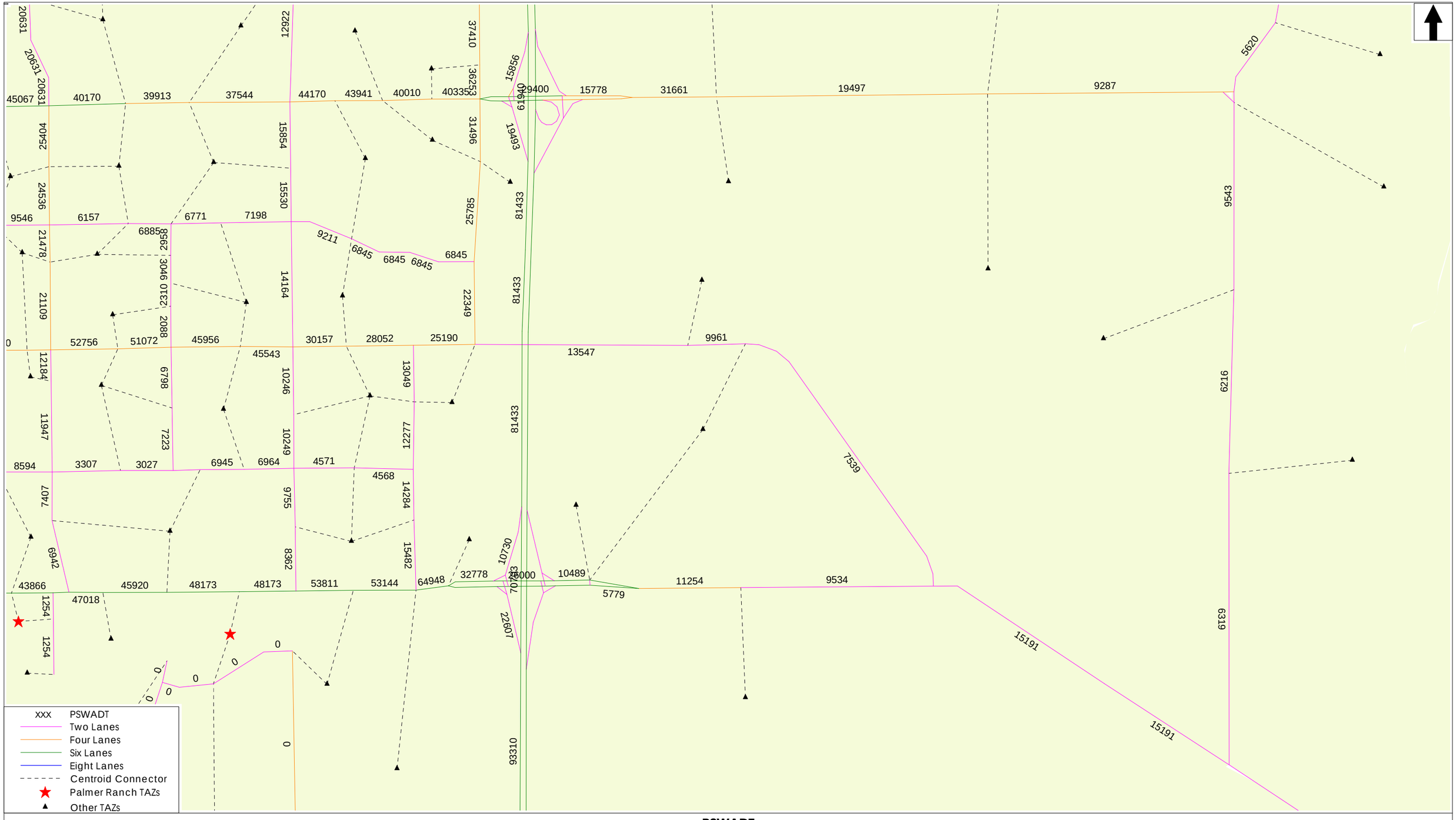
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Sheet 4 of 8

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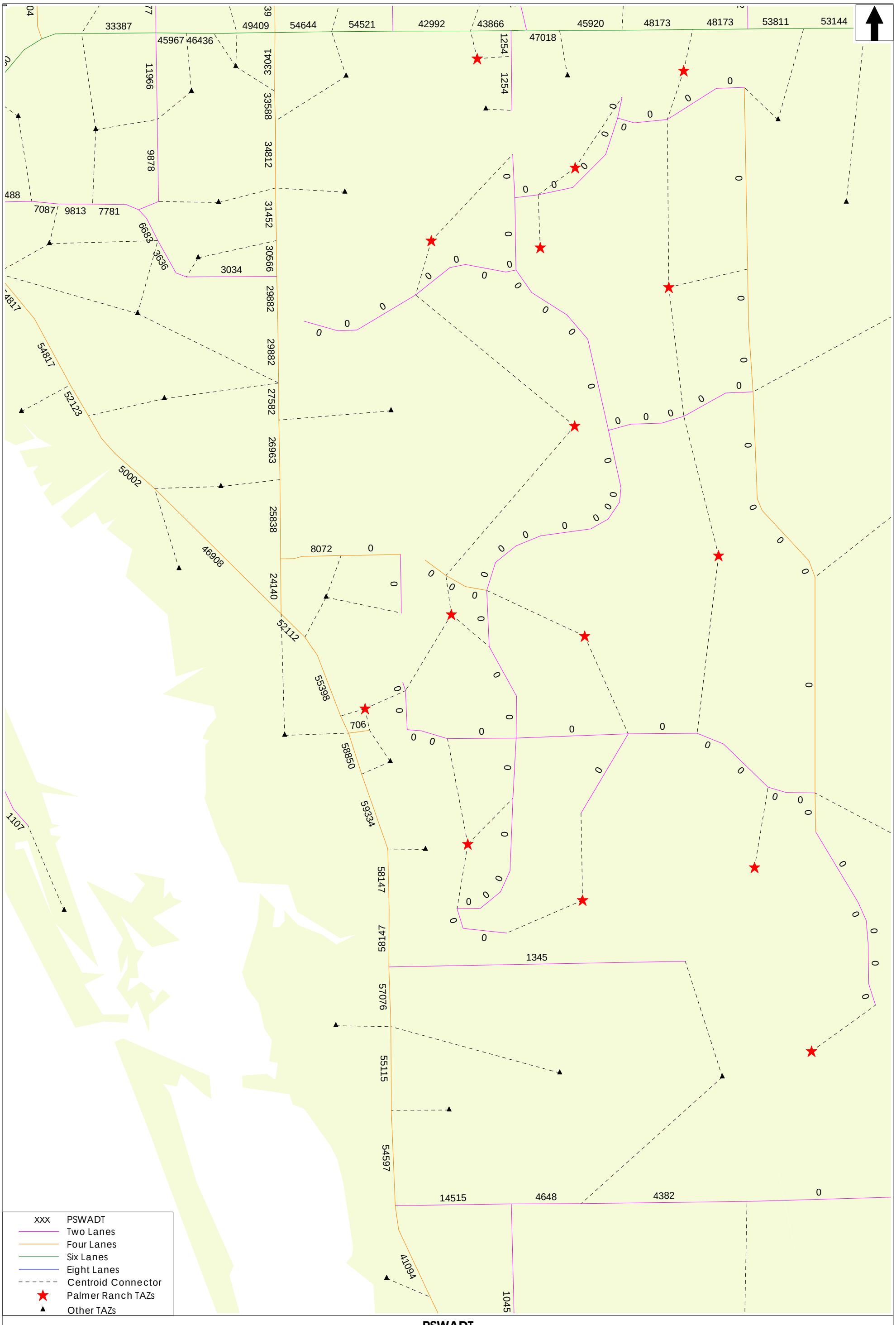
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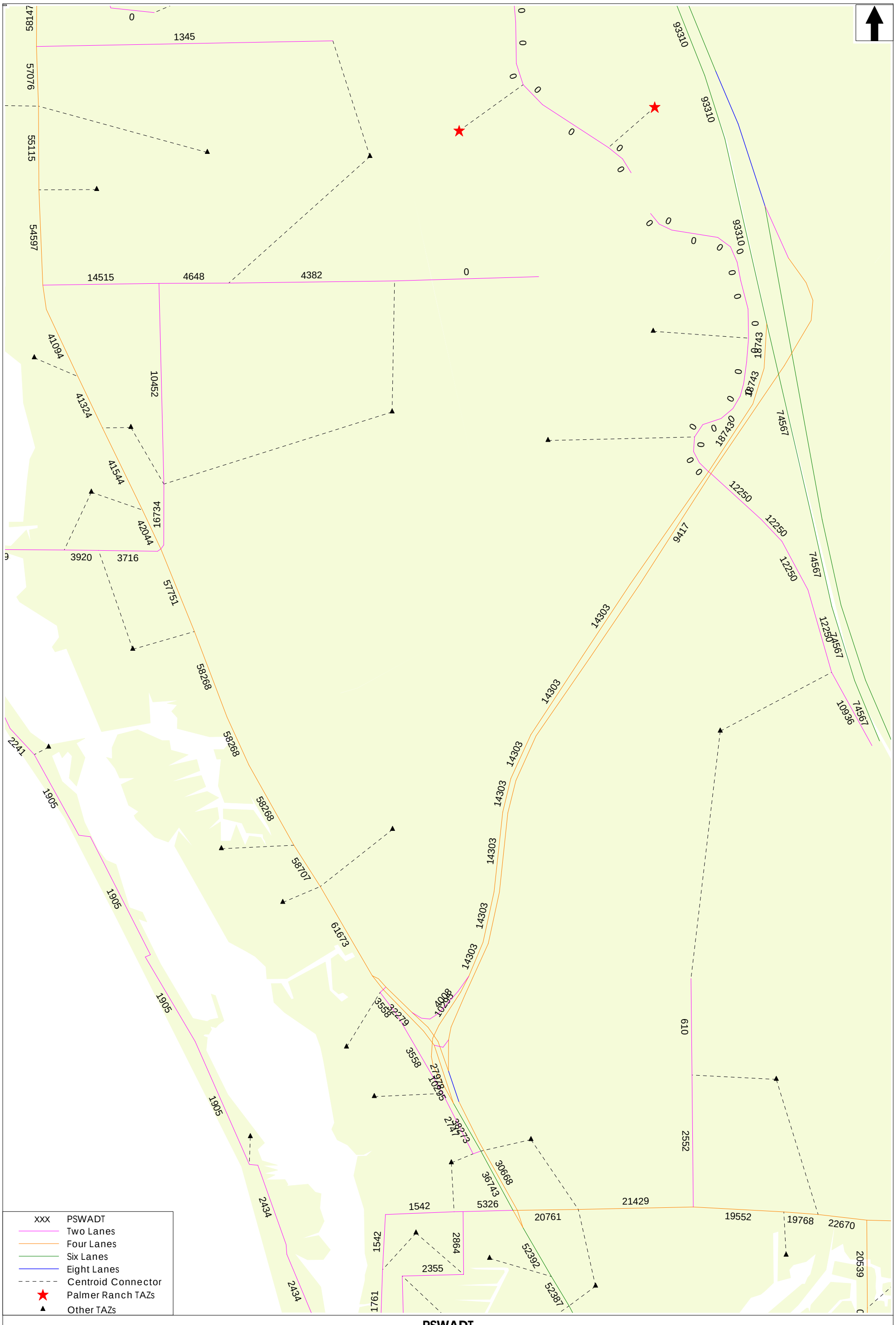
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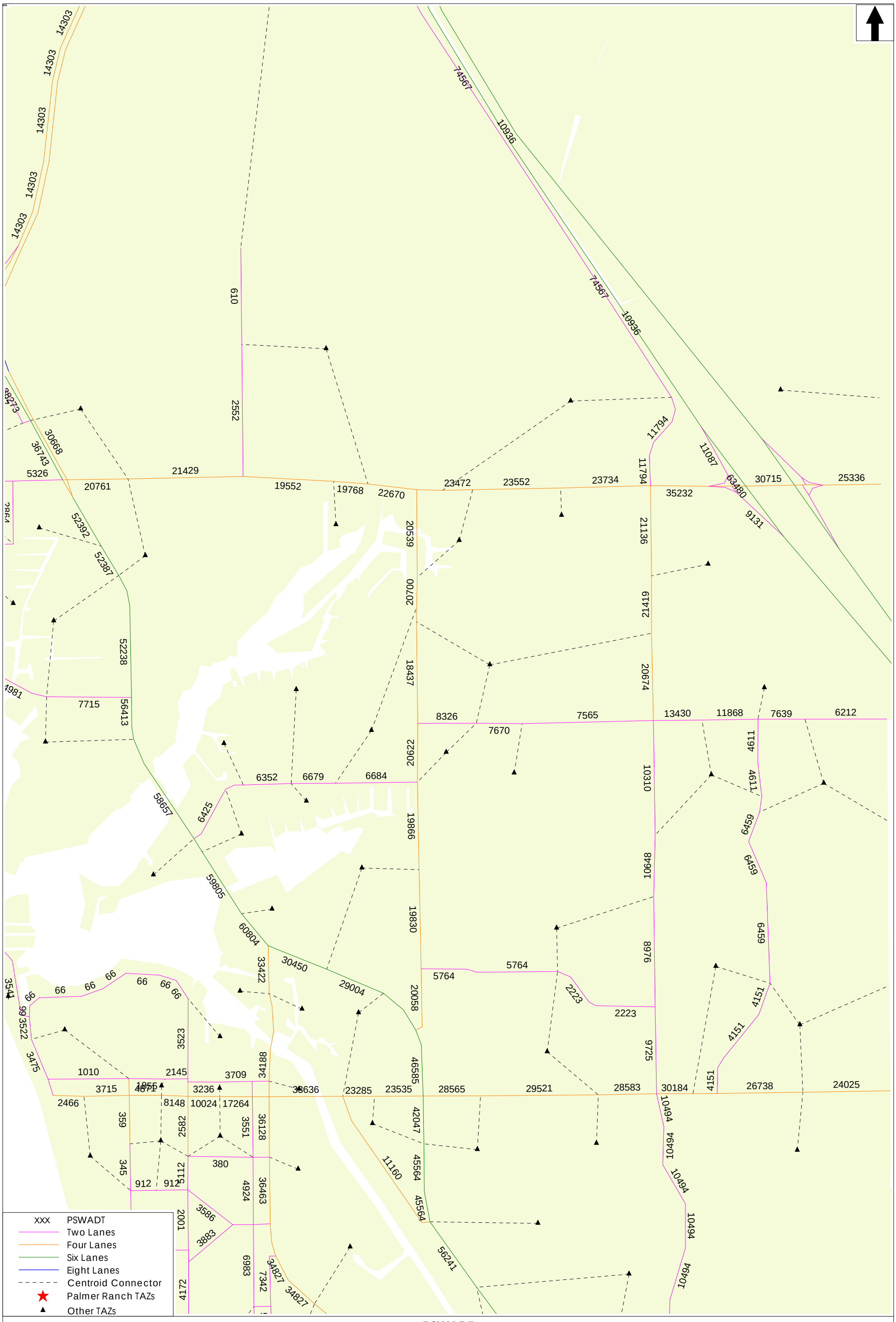
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Sheet 7 of 8

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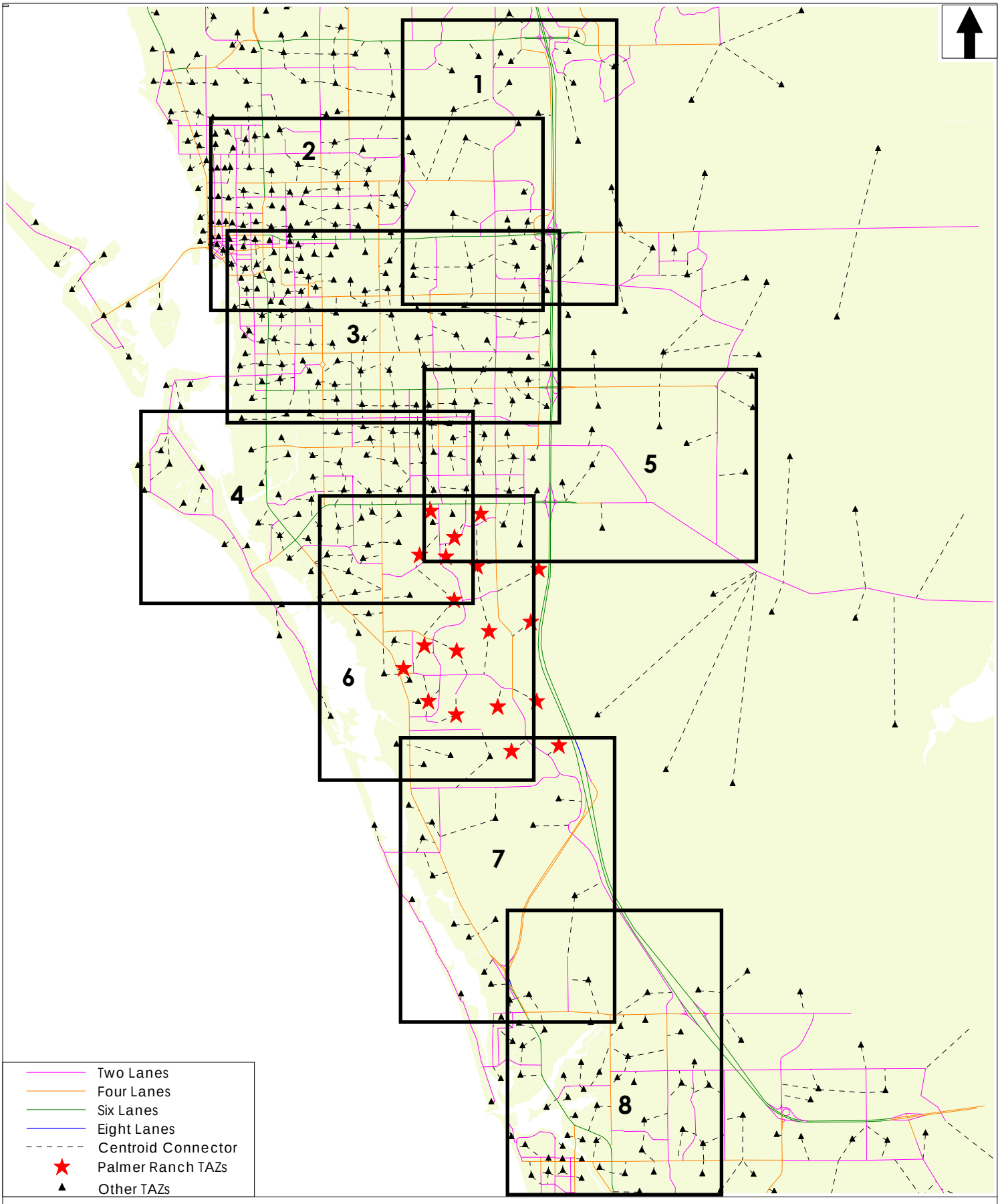
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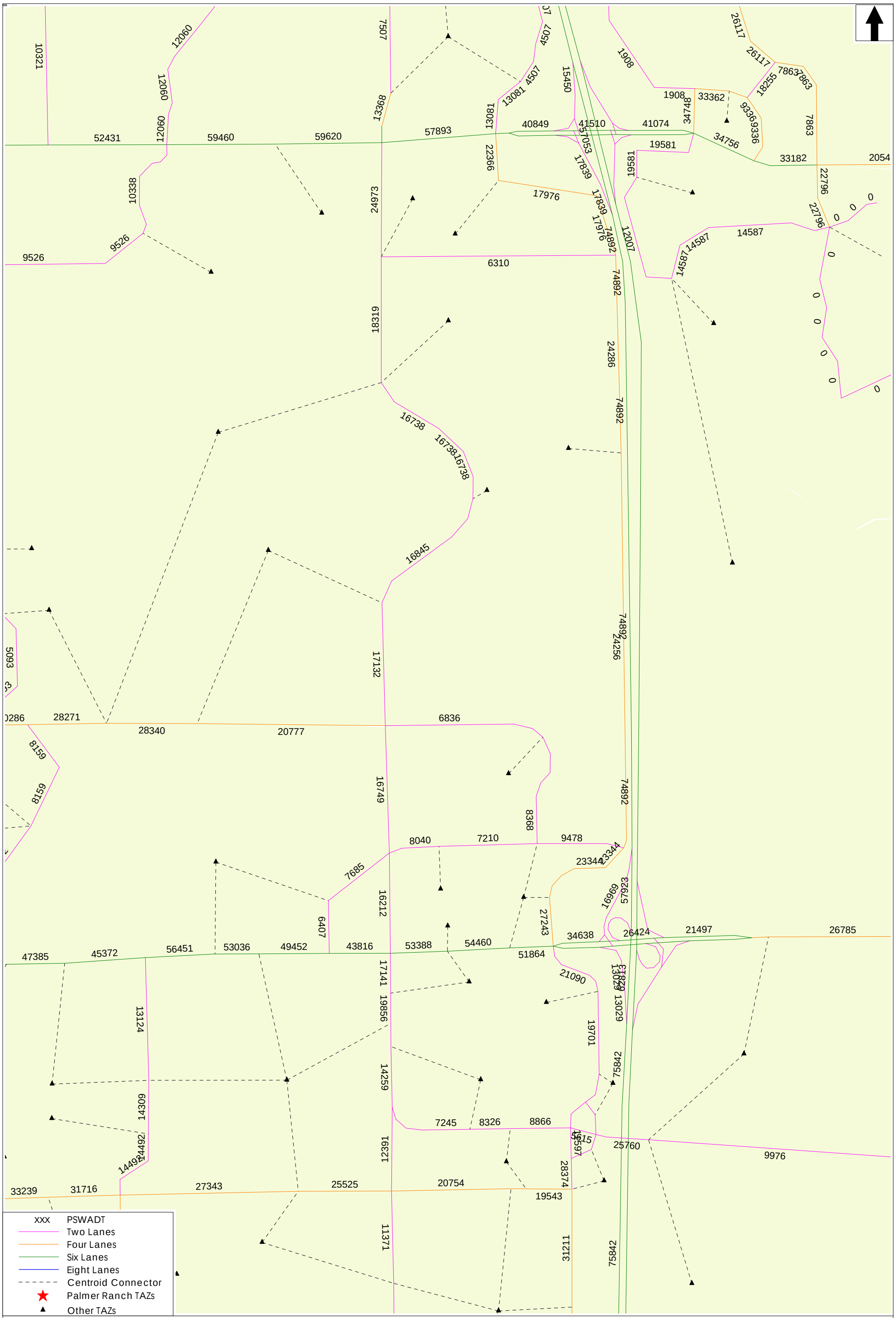


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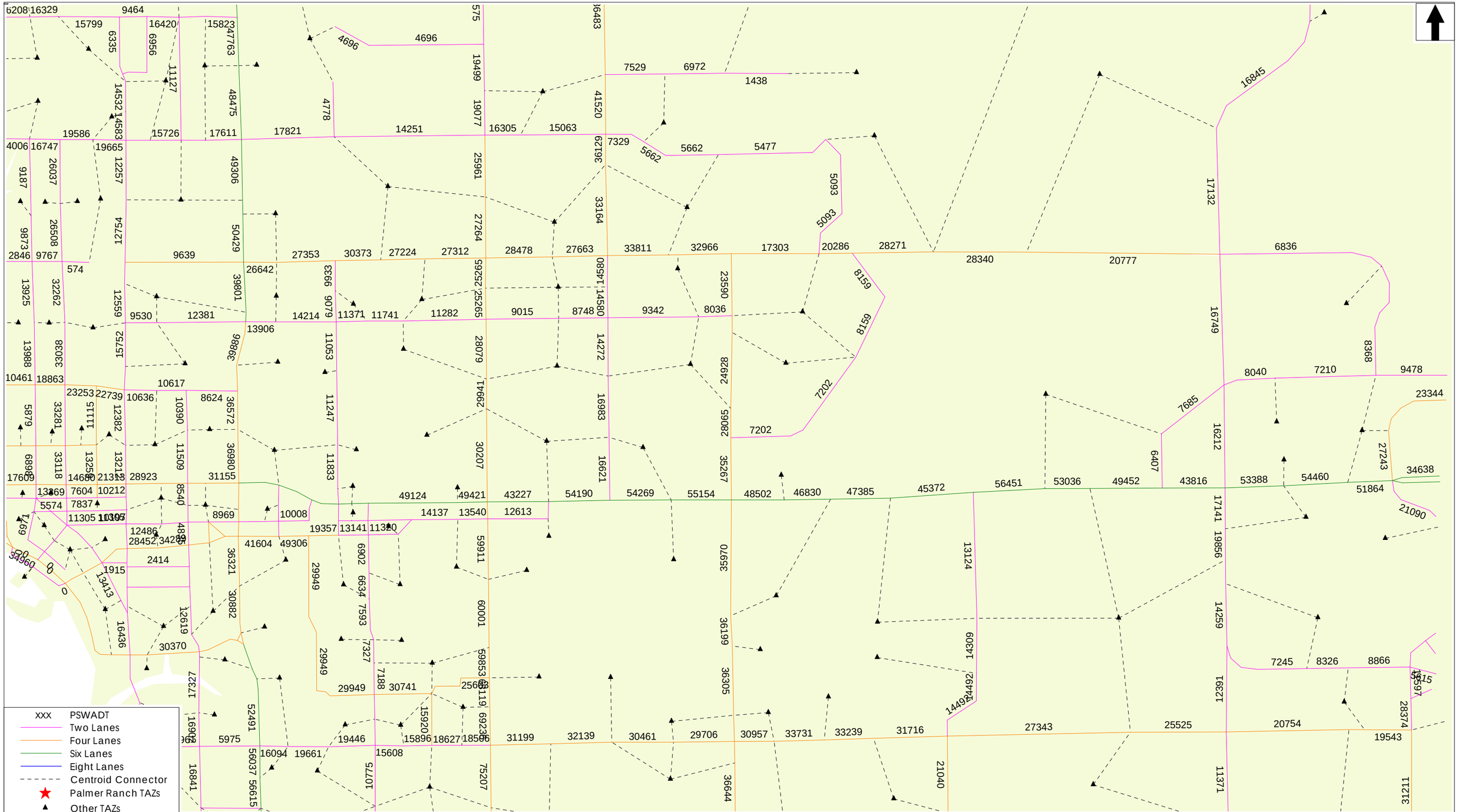
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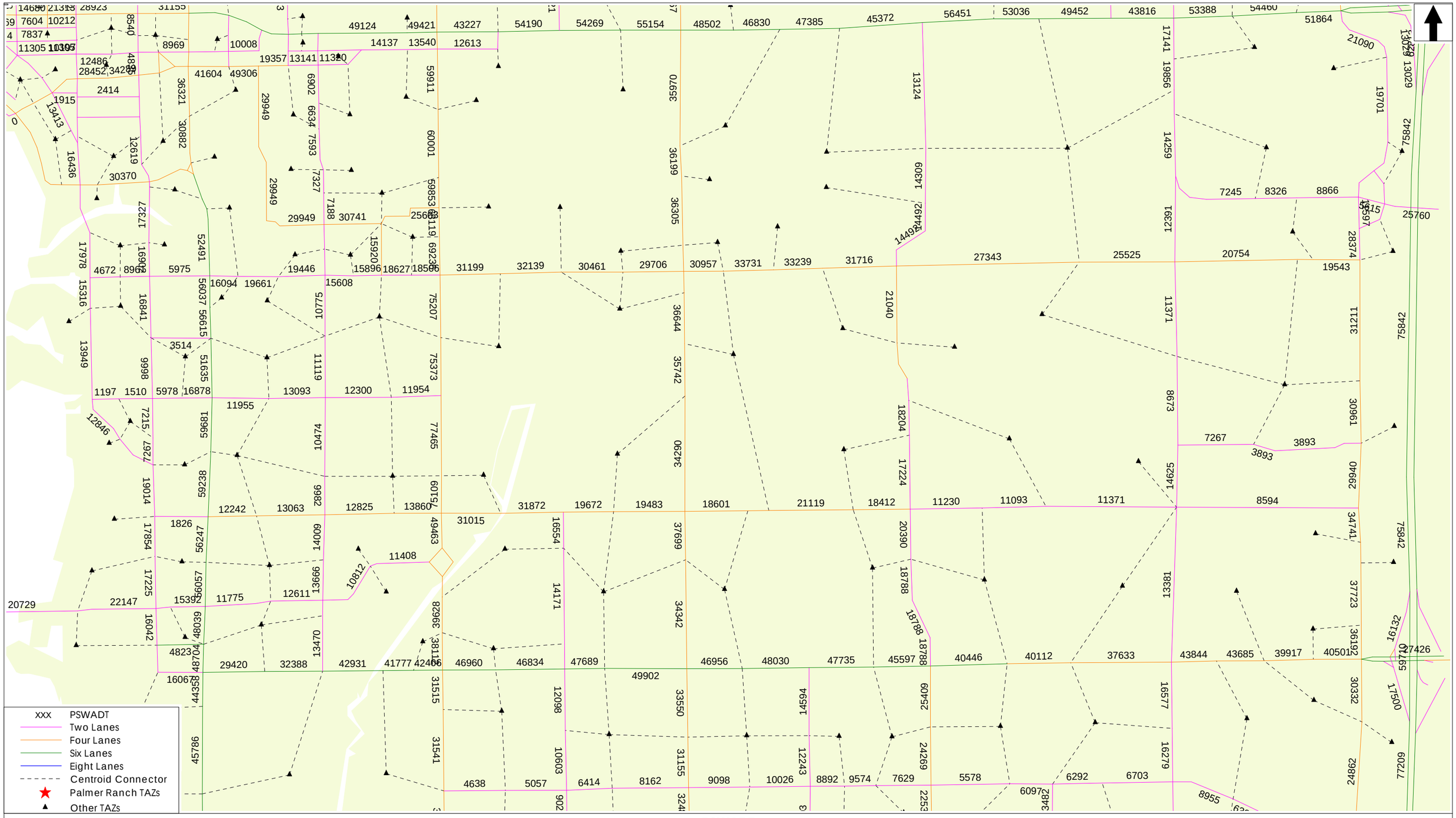
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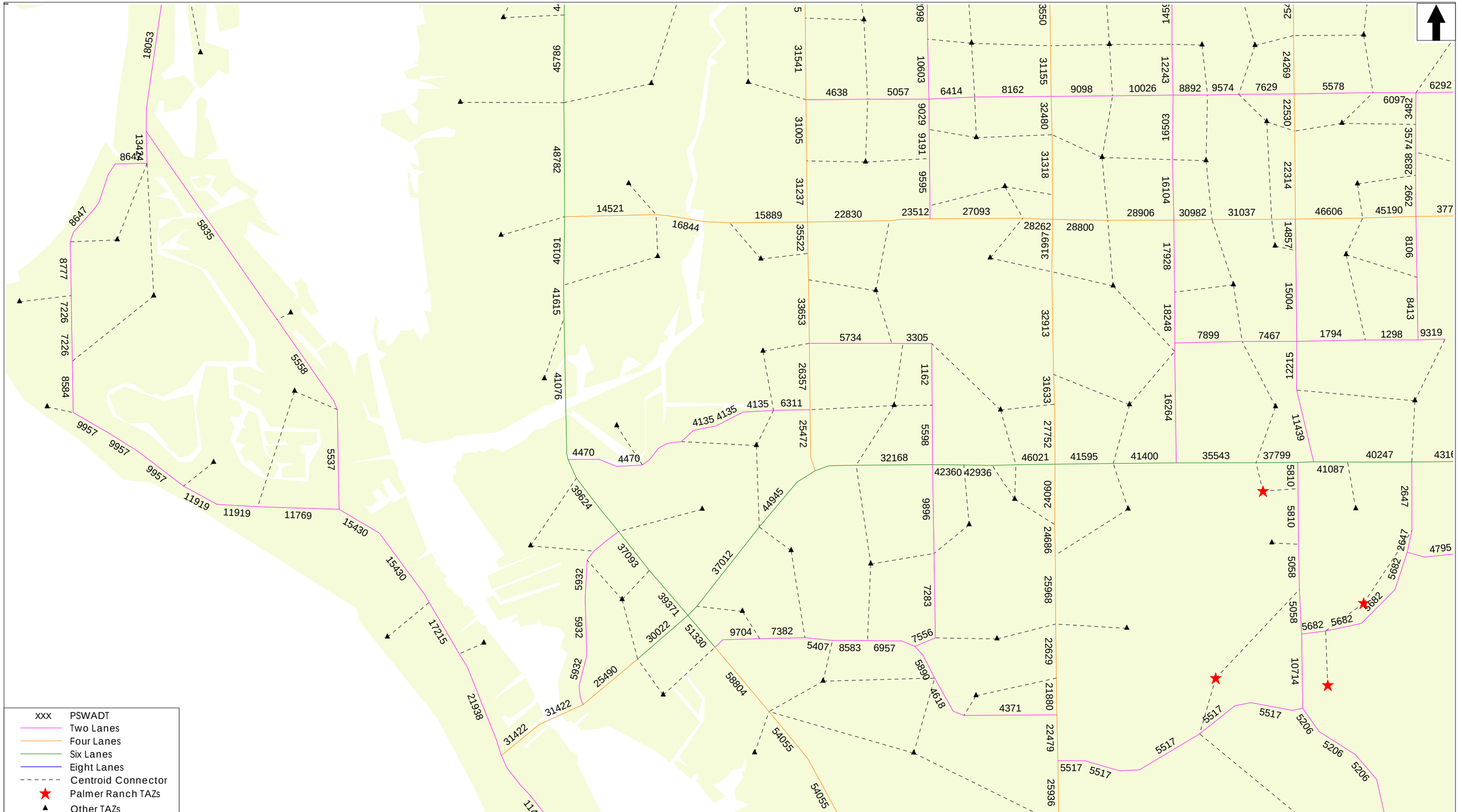


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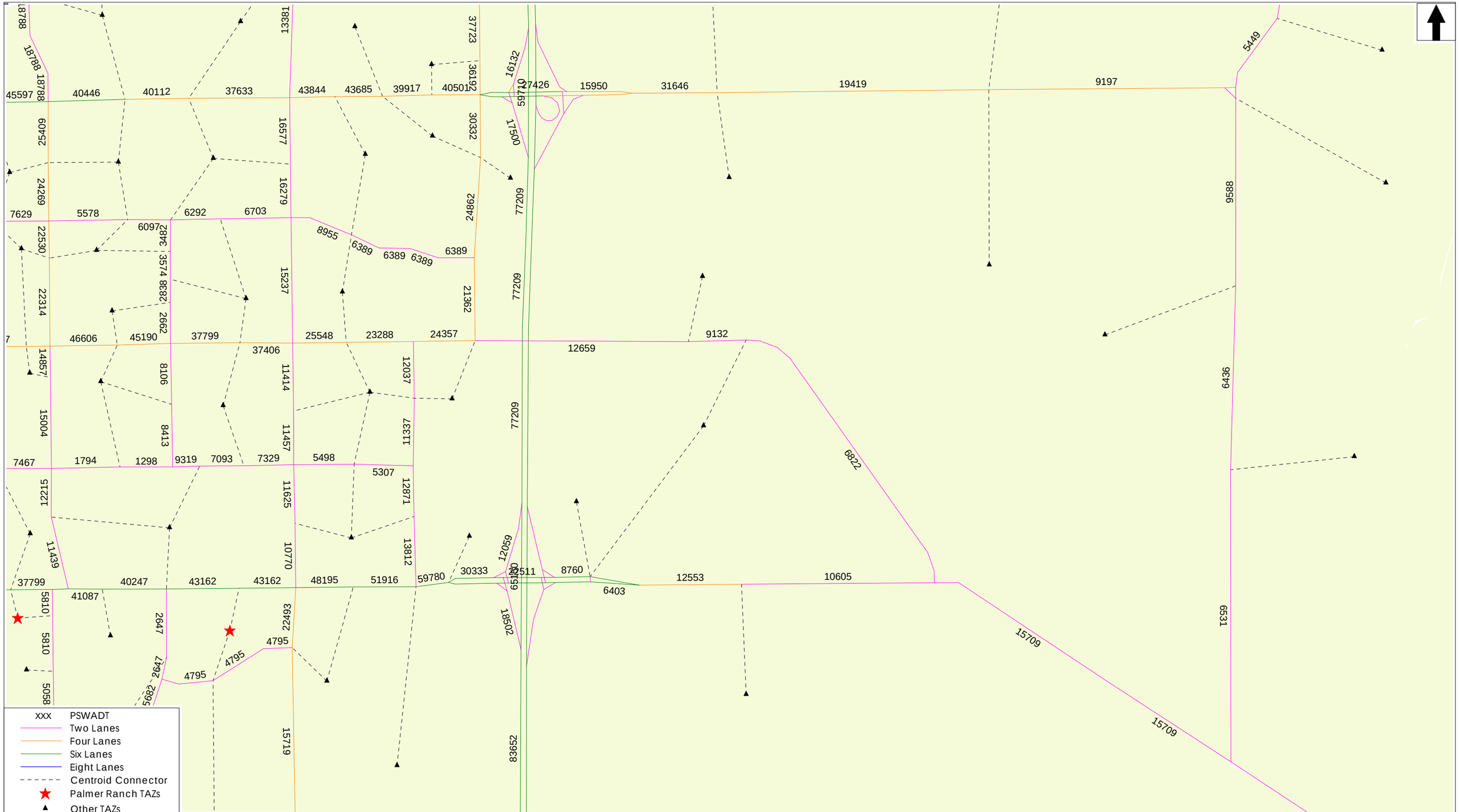
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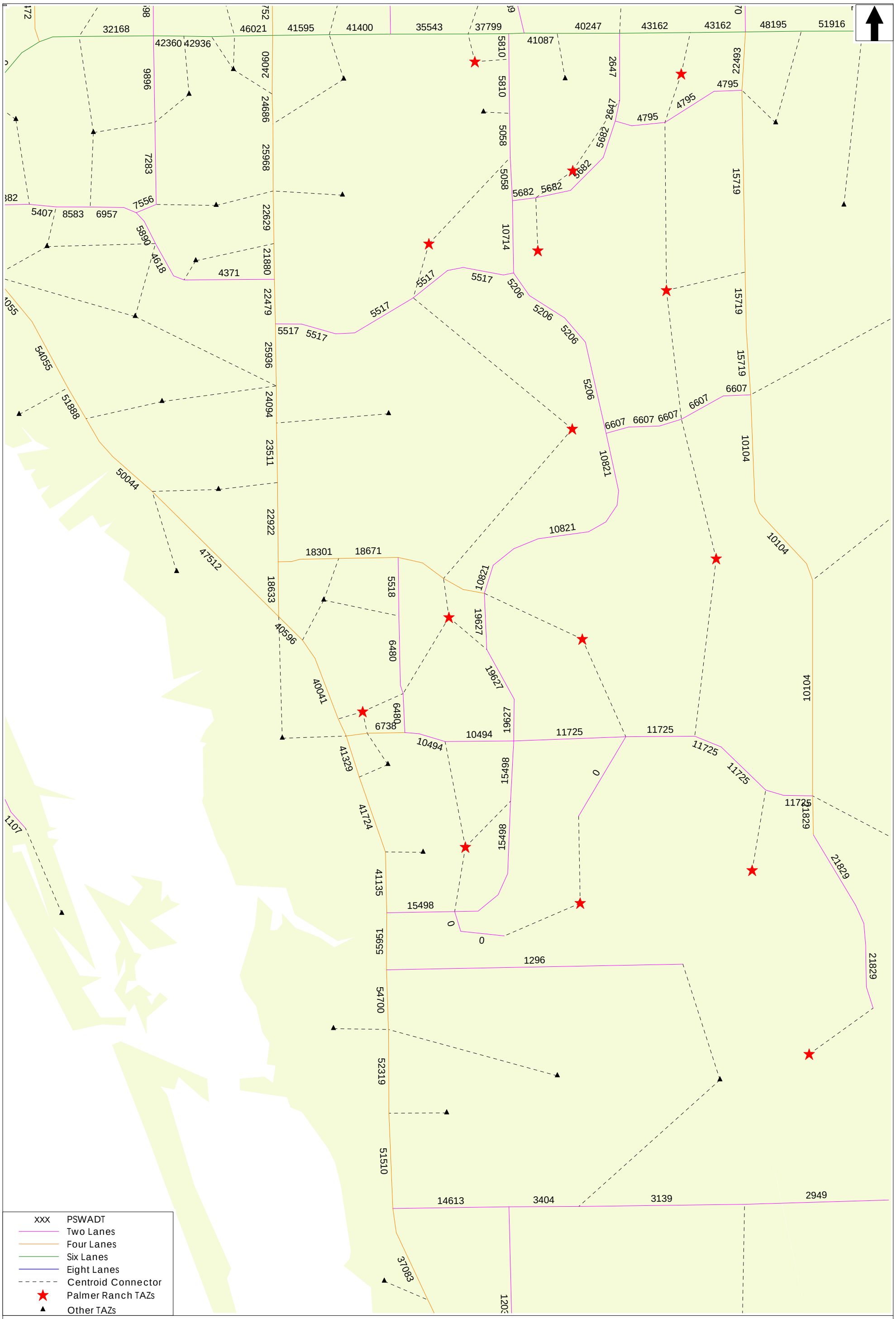
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Sheet 4 of 8

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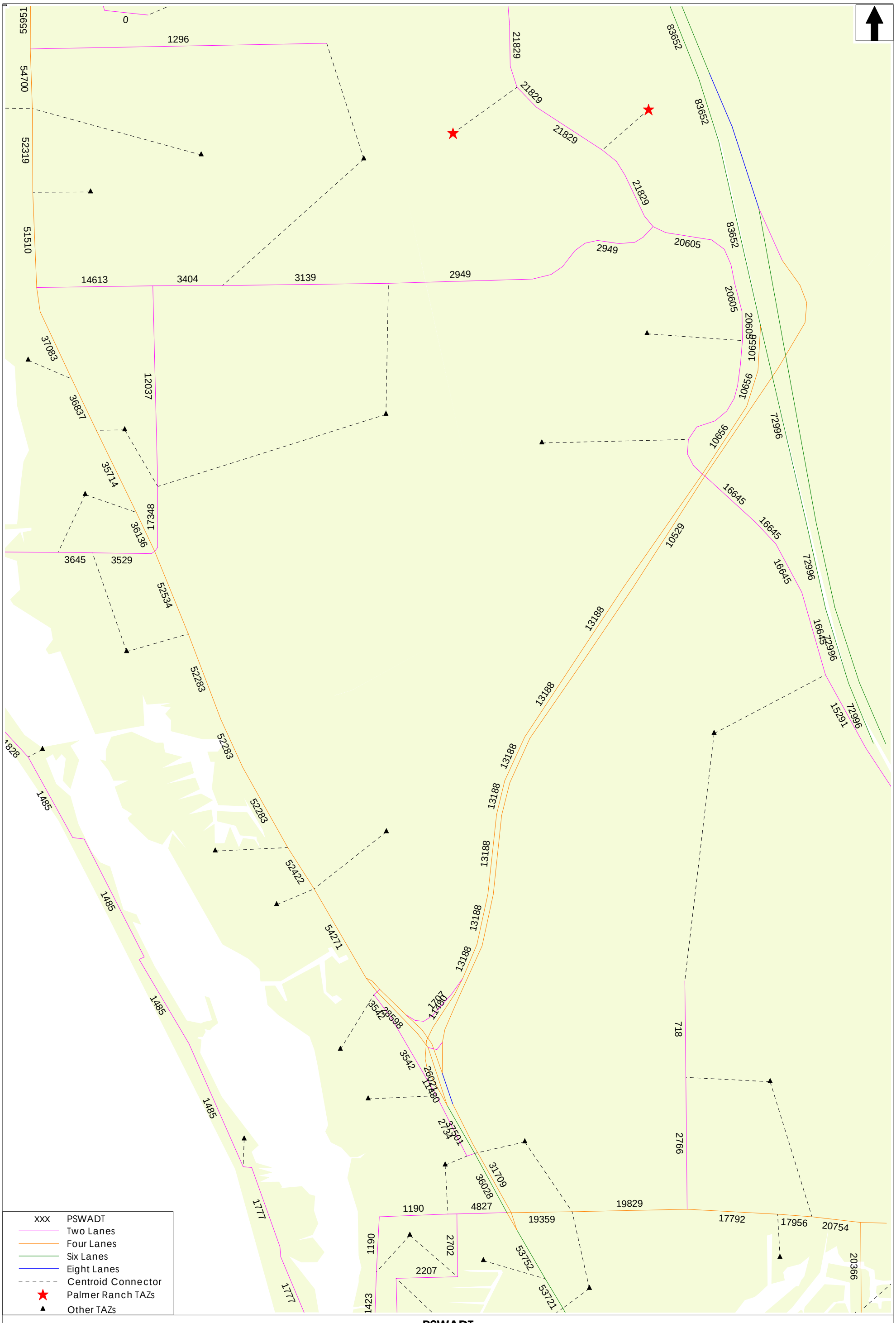
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Sheet 6 of 8

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Eight Lanes
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Palmer Ranch TAZs
Other TAZs

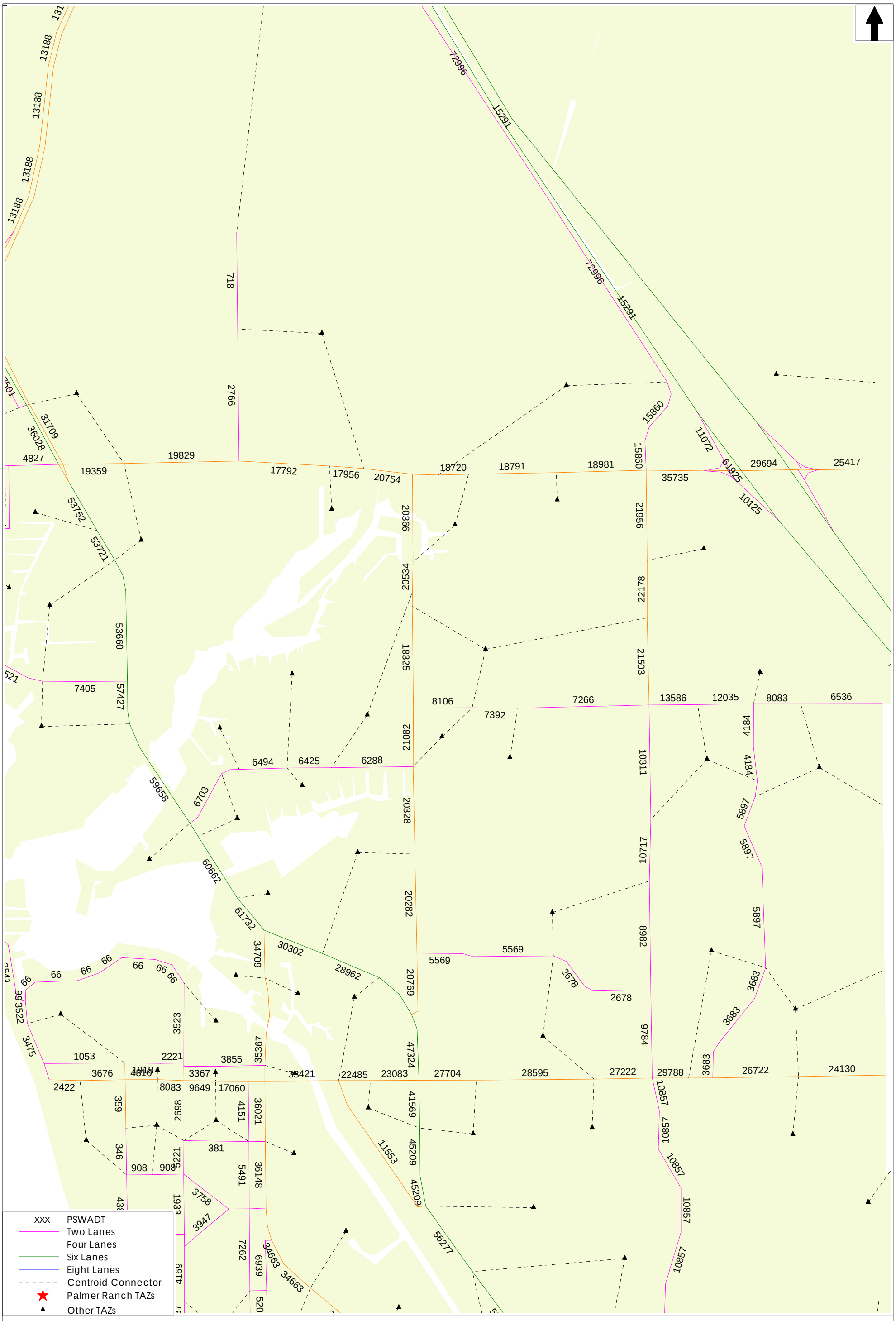
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2019 Future Traffic with Palmer Ranch Roads and without Palmer Ranch Land Uses

Sheet 7 of 8

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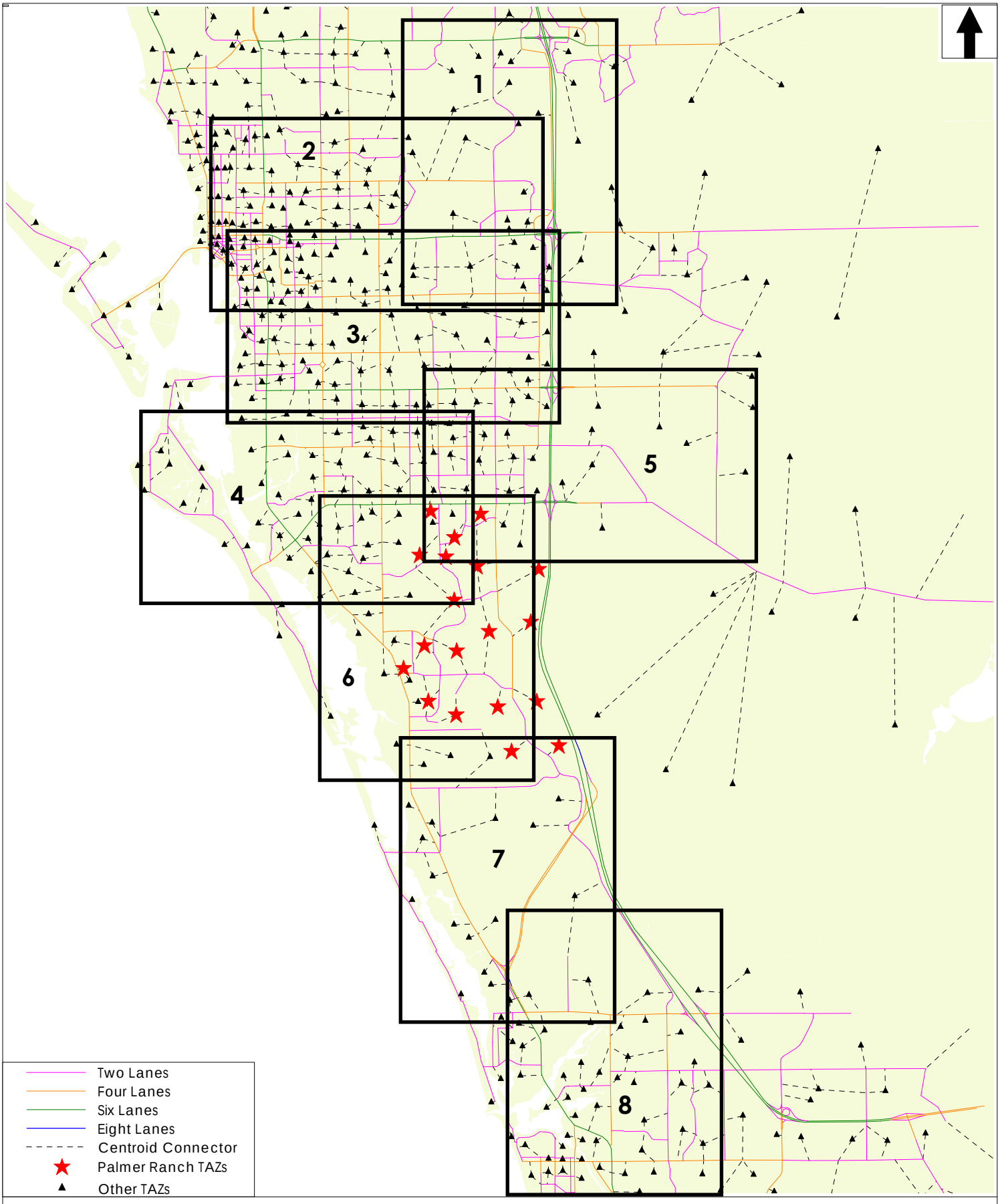
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2019 FUTURE TRAFFIC WITH PALMER RANCH ROADS AND WITH PALMER RANCH LAND USES

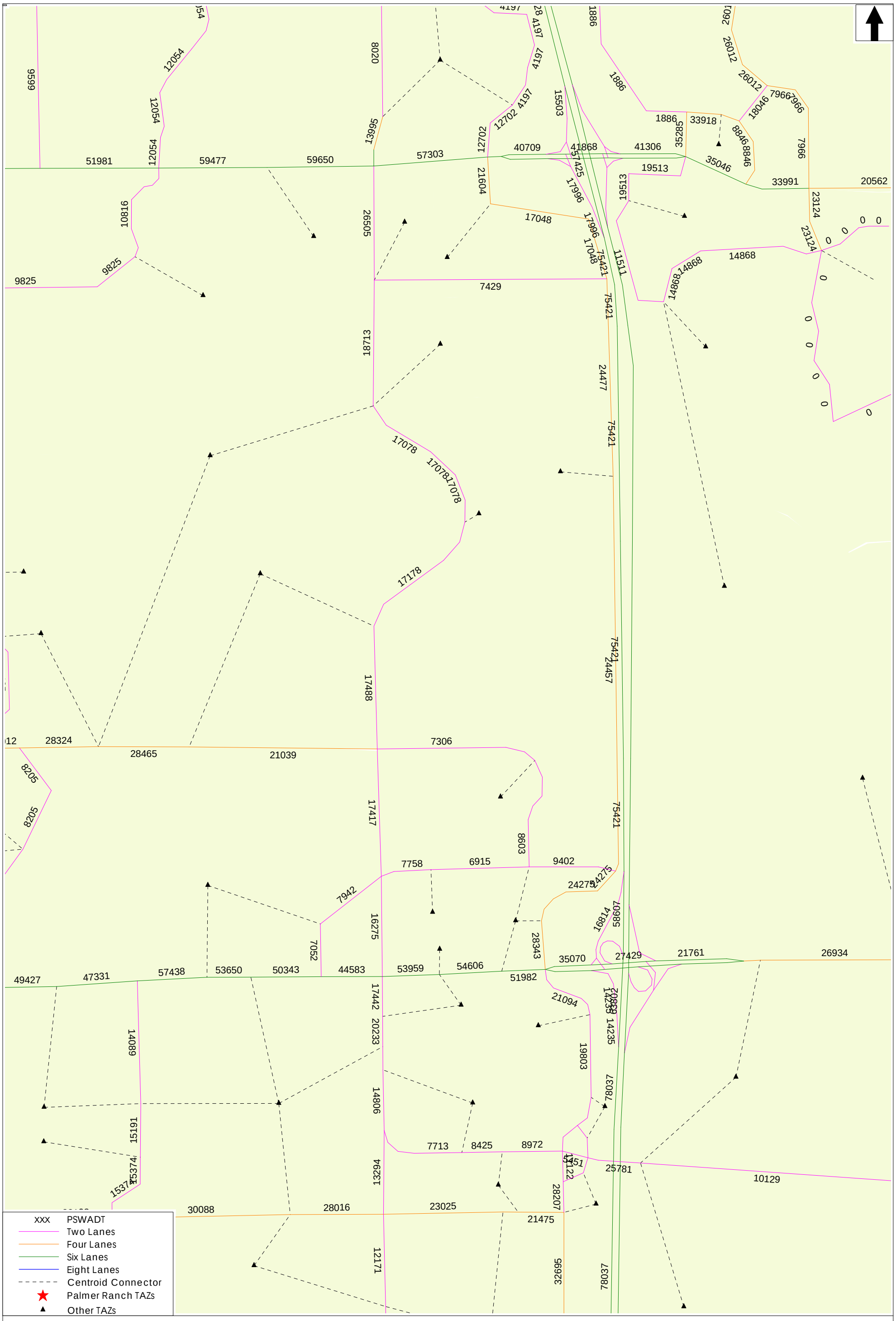


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2019 Future with Palmer Ranch Roads and Land Uses

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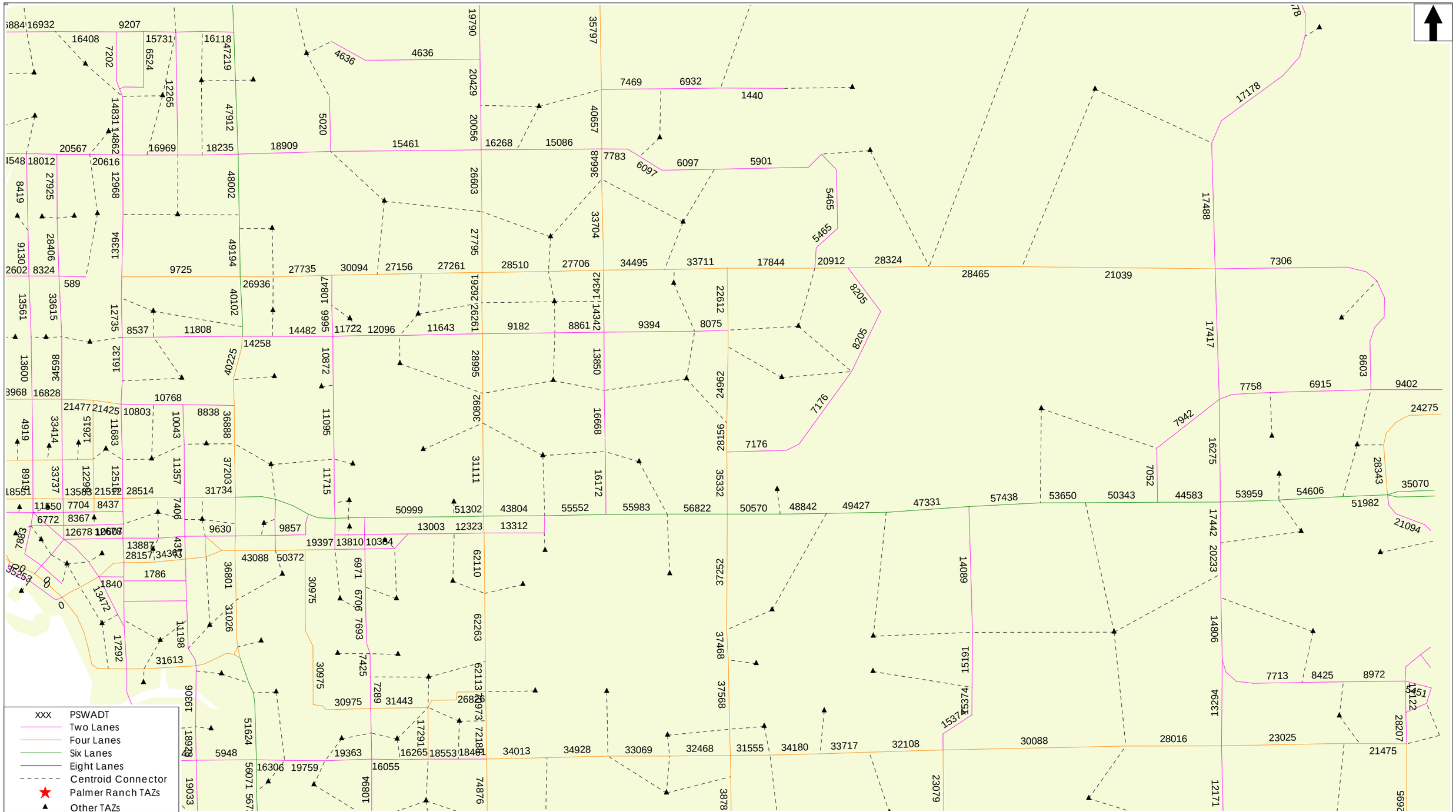
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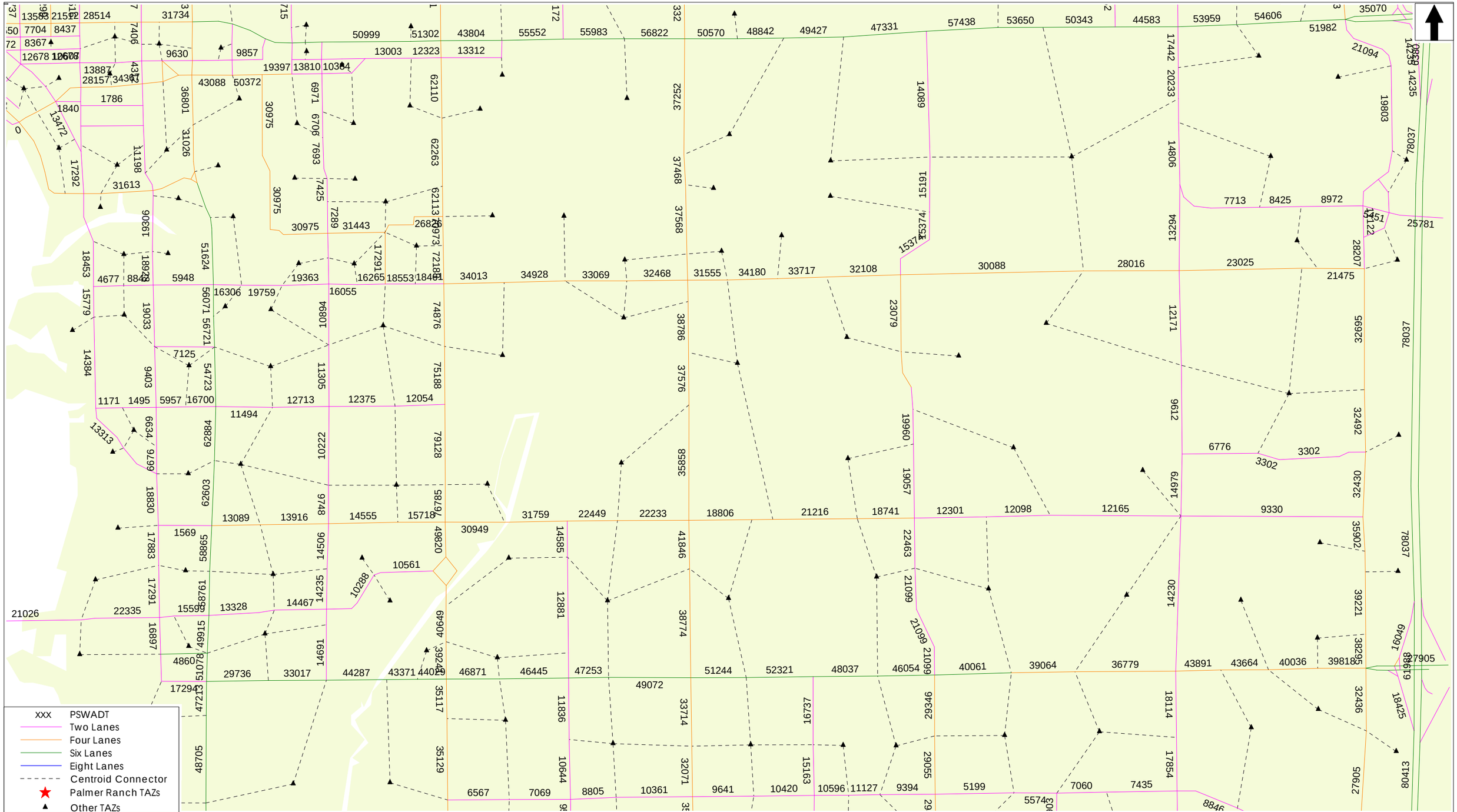
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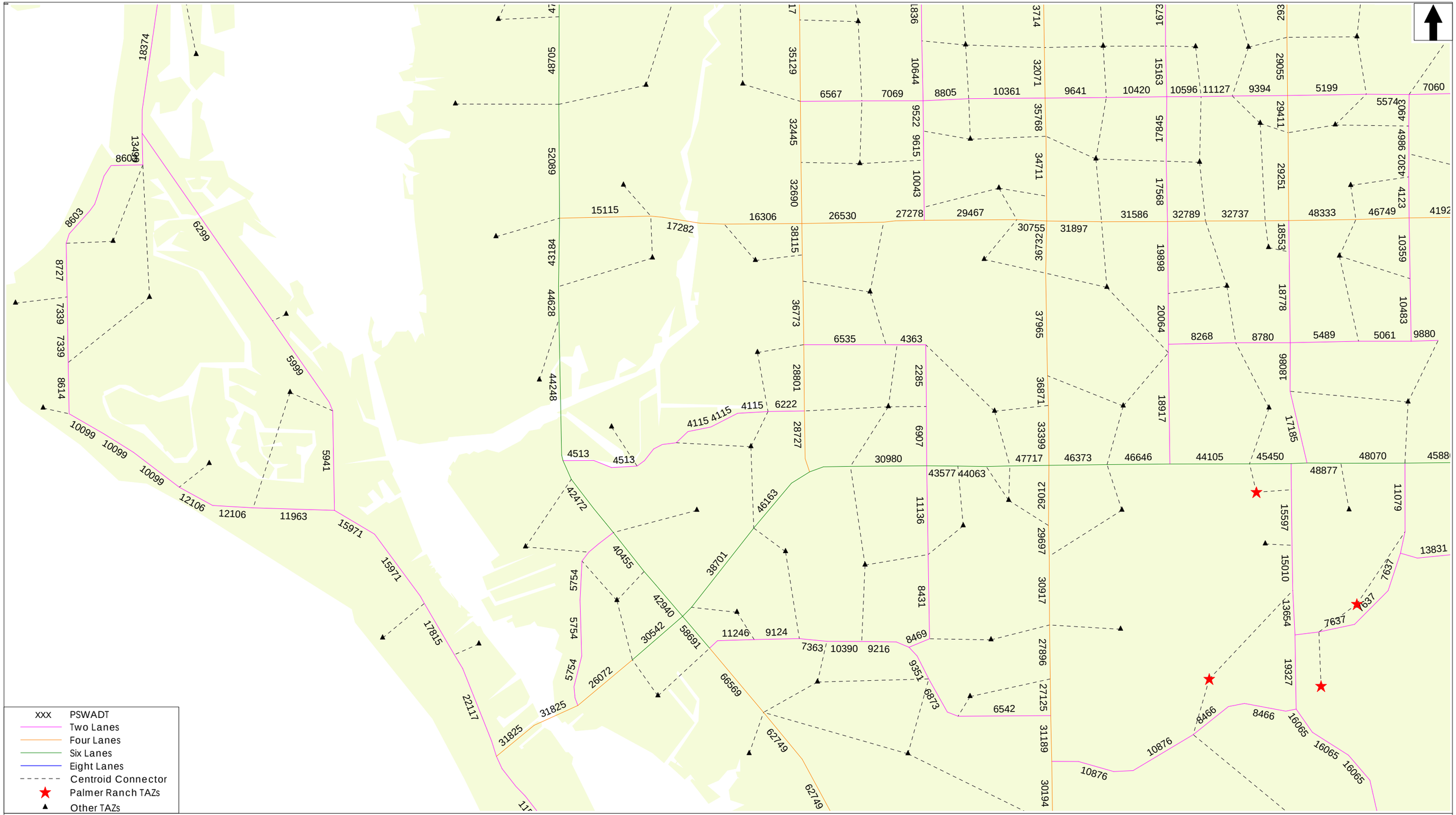
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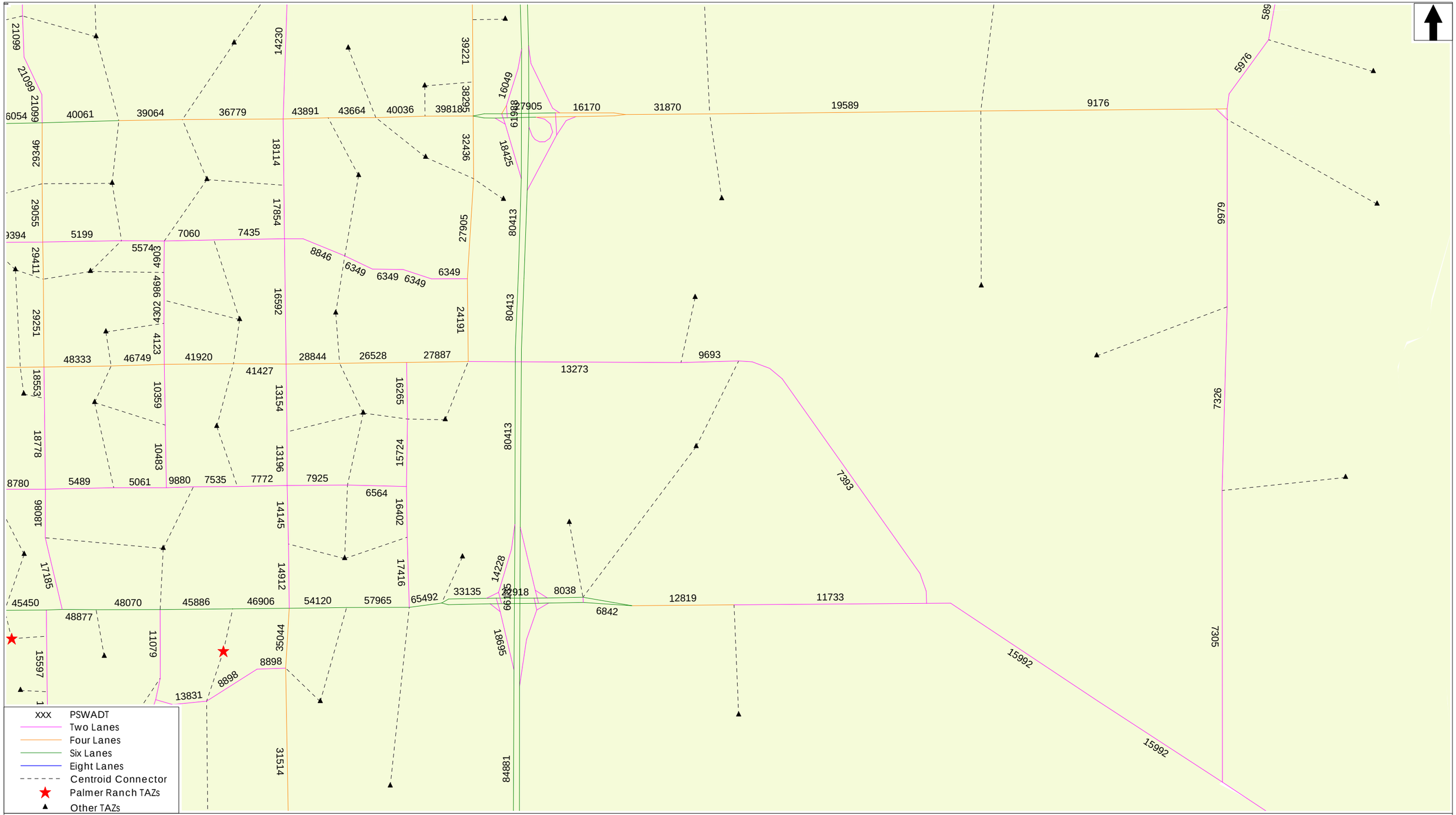
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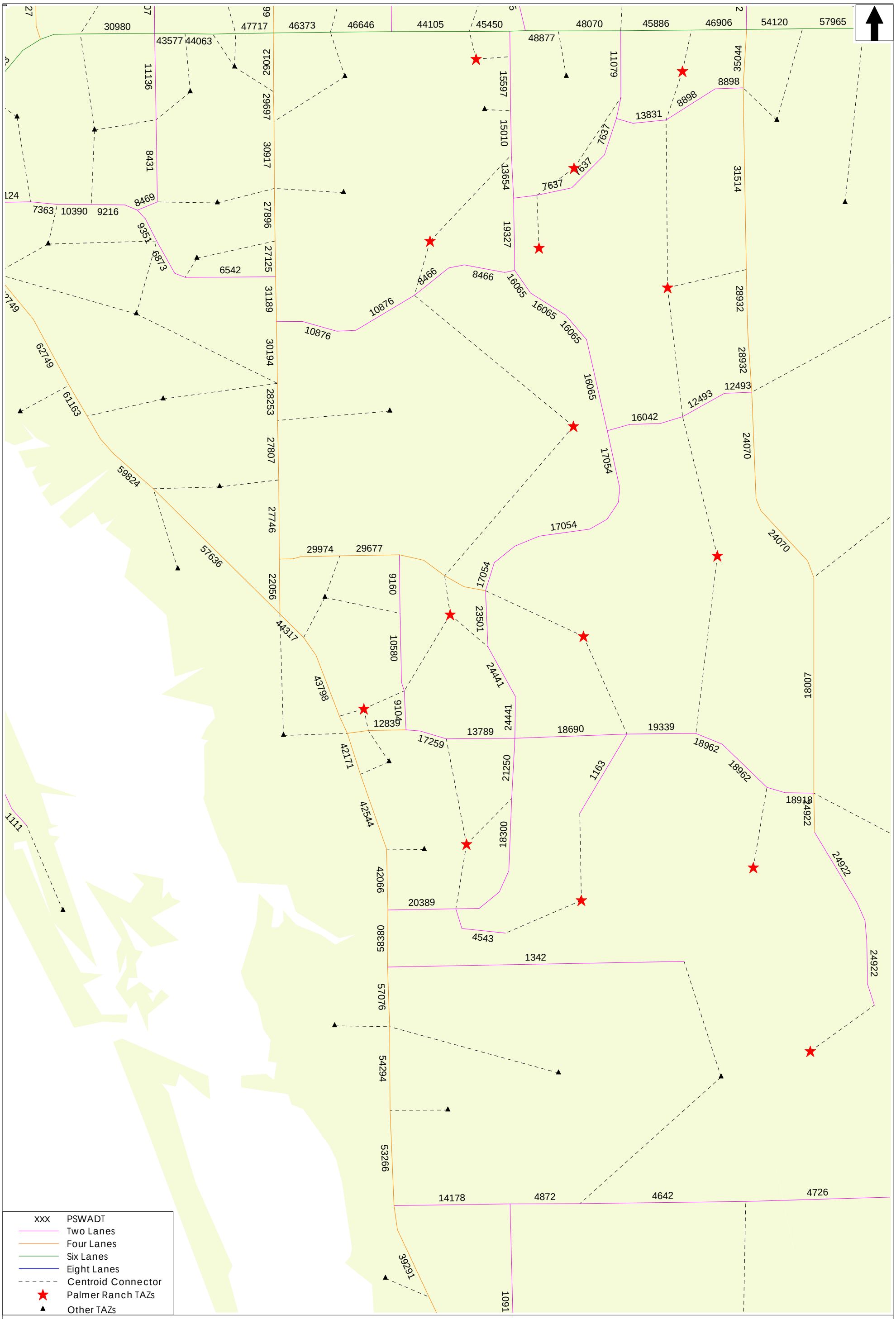
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Sheet 5 of 8

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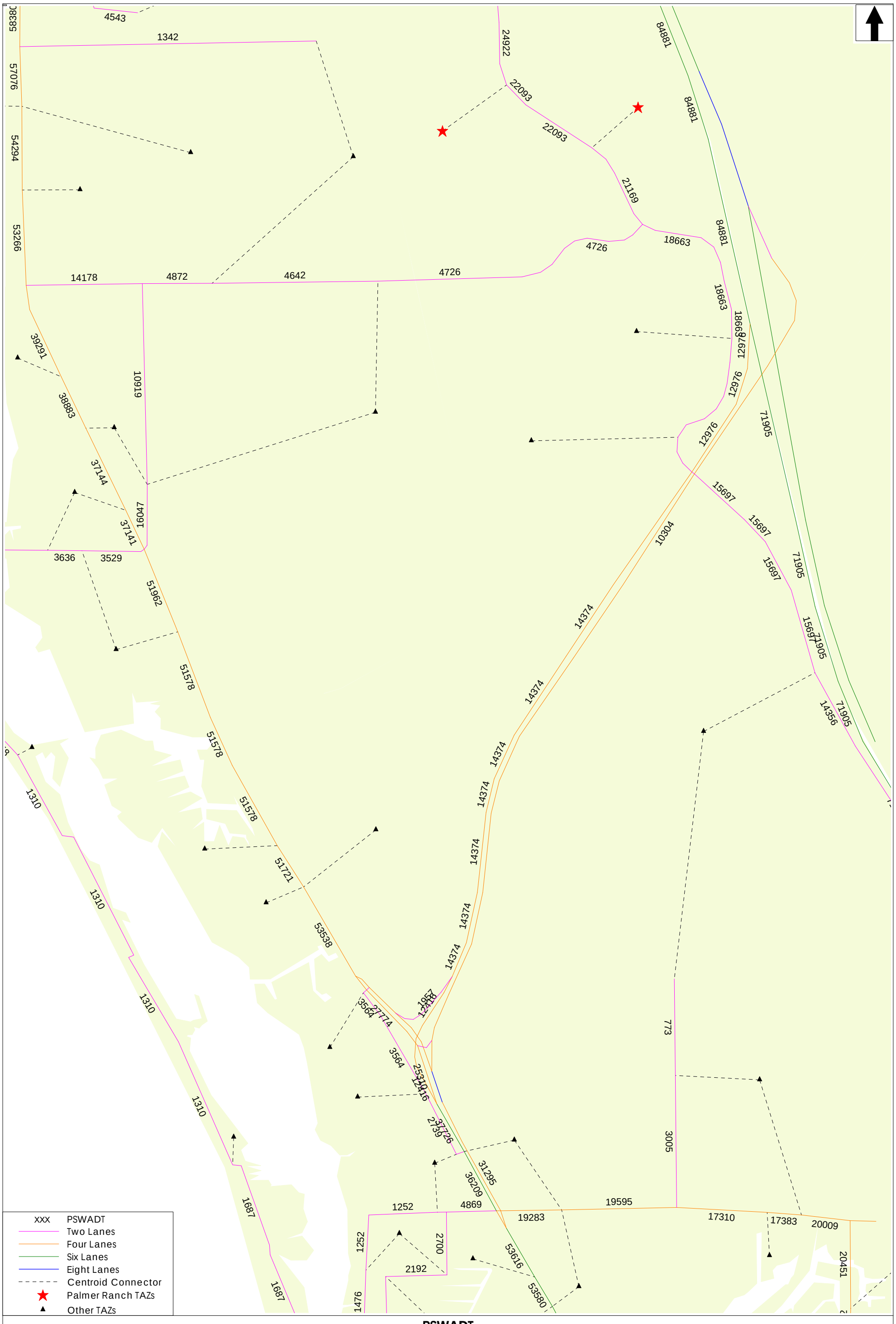
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Sheet 6 of 8

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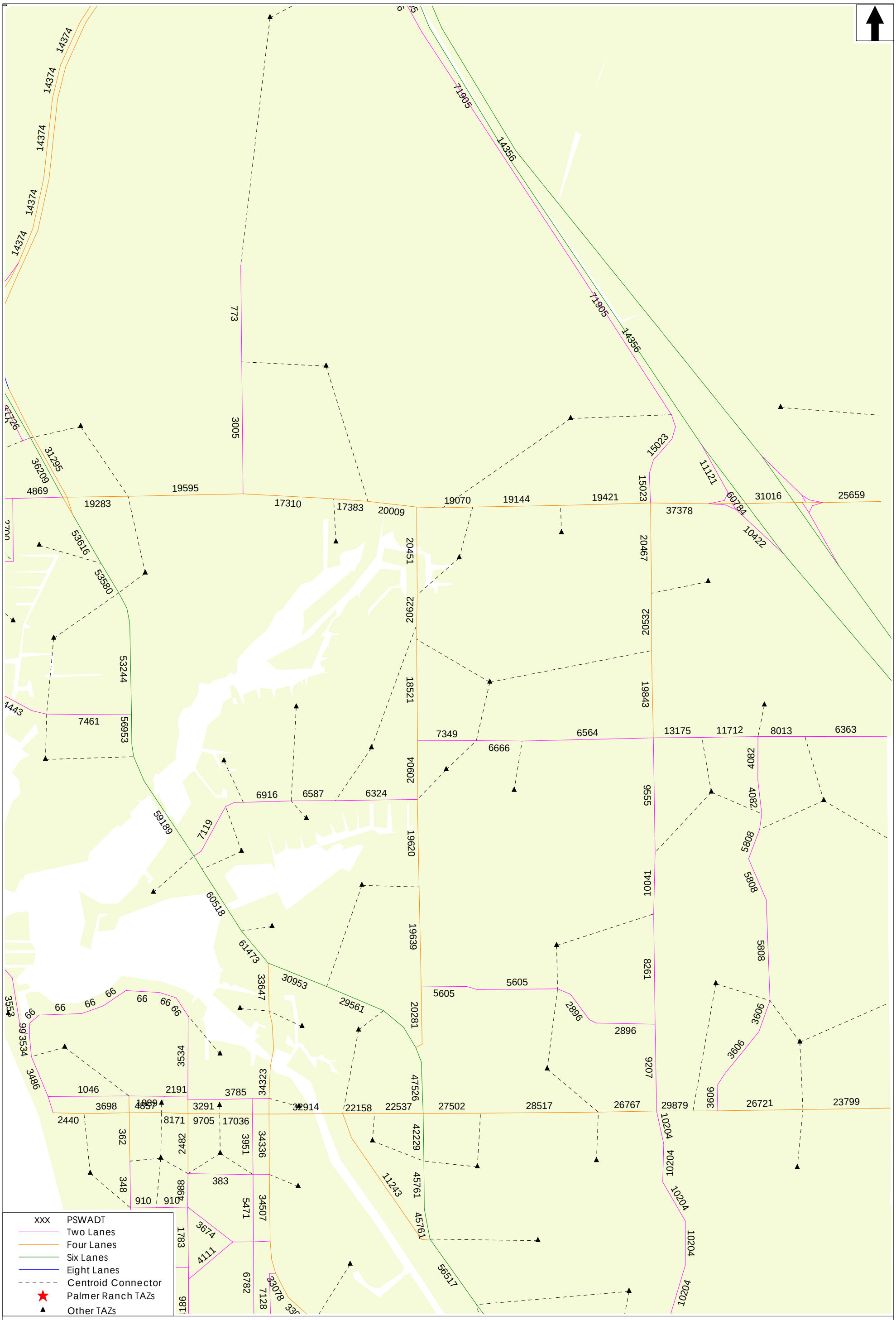


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Other TAZs

PSWADT
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Sheet 7 of 8

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Sheet 8 of 8

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APPENDIX F

2019 BASELINE AADT CALCULATIONS

2019 Baseline AADT

Roadway	From	To	County 2013 AADT	Scenario 1	Scenario 2	Non-Project Growth	2019 Baseline AADT
Ashton Road	Sawyer	McIntosh	2,838	6,453	8,819	1.3667	3,879
Ashton Road	McIntosh	Honore	3,086	5,366	4,799	1.0304	3,180
Ashton Road	Honore	Gantt	3,092	7,495	8,205	1.0947	3,385
Bahia Vista Street	Euclid	Tuttle	18,347	15,839	18,180	1.1478	21,059
Bay Street	U.S. 41	Old Venice	2,845	13,475	11,300	1.0304	2,931
Bay Street	Old Venice	Pine Ranch East	1,886	5,435	5,238	1.0304	1,943
Bay Street	Pine Ranch East	Honore	0	0	0	1.0304	0
Beach Road	Ocean	Midnight Pass	7,894	10,294	10,263	1.0304	8,134
Bee Ridge Road (Ext.)	Bee Ridge	Clark	3,507	7,419	9,442	1.2727	4,463
Bee Ridge Road (SR 758)	Shade	Tuttle/Swift	31,500	39,851	43,647	1.0953	34,501
Bee Ridge Road (SR 758)	Tuttle/Swift	Murdock	37,000	46,295	46,680	1.0304	38,124
Bee Ridge Road (SR 758)	Murdock	Lockwood Ridge	37,000	45,672	46,297	1.0304	38,124
Bee Ridge Road (SR 758)	Lockwood Ridge	Beneva	37,000	47,709	47,164	1.0304	38,124
Bee Ridge Road (SR 758)	Beneva	Sawyer	37,500	46,362	51,159	1.1035	41,380
Bay Rd/Osprey Ave (SR 758)	Siesta Dr	U.S. 41	13,900	17,540	16,792	1.0304	14,322
Beneva Road	17th	12th	16,456	20,330	23,291	1.1456	18,853
Beneva Road	12th	Sarasota Commons	21,344	22,465	25,083	1.1165	23,831
Beneva Road	Sarasota Commons	Circus	19,189	26,170	28,544	1.0907	20,930
Beneva Road	Circus	Fruitville	23,614	32,531	35,493	1.0911	25,764
Beneva Road	Fruitville	Bahia Vista	24,575	35,236	36,728	1.0423	25,616
Beneva Road	Bahia Vista	Riviera Dr	23,906	36,814	38,663	1.0502	25,107
Beneva Road	Riviera Dr	Webber	23,906	35,068	36,453	1.0395	24,850
Beneva Road	Webber	Bee Ridge	25,801	36,212	39,652	1.0950	28,252
Beneva Road	Bee Ridge	Wilkinson	24,074	30,699	32,129	1.0466	25,195
Beneva Road	Wilkinson	Proctor	25,347	32,151	33,488	1.0416	26,401
Beneva Road	Proctor	Clark	25,024	30,909	34,168	1.1054	27,662
Beneva Road	Clark	Kingston	26,005	26,140	27,720	1.0604	27,577
Beneva Road	Kingston	Gulf Gate	24,600	24,711	26,368	1.0671	26,250
Beneva Road	Gulf Gate	Palmer Ranch Pkwy	25,153	28,012	29,953	1.0693	26,896
Beneva Road	Palmer Ranch Pkwy	Torrey Pines	25,153	26,743	28,670	1.0721	26,965
Beneva Road	Torrey Pines	Lake Point Woods	21,838	25,163	27,145	1.0788	23,558
Beneva Road	Lake Point Woods	Sarasota Square	21,838	24,760	26,970	1.0893	23,787
Beneva Road	Sarasota Square	K-Mart	21,838	18,448	23,779	1.2890	28,149
Beneva Road	K-Mart	U.S. 41	13,990	18,448	23,779	1.2890	18,033
Cattlemen Road	Cattleridge Blvd	Bee Ridge	23,000	36,316	38,930	1.0720	24,656
Cattlemen Road	Bee Ridge	Center Pointe	25,977	30,533	31,577	1.0342	26,865
Cattlemen Road	Center Pointe	Wilkinson	17,494	25,295	26,697	1.0554	18,464
Cattlemen Road	Wilkinson	Proctor	17,494	22,609	22,899	1.0304	18,025
Central Sarasota Parkway	U.S. 41	Potter Park Dr	7,878	12,281	12,371	1.0304	8,117
Central Sarasota Parkway	Potter Park Dr	McIntosh	7,878	13,653	16,505	1.2089	9,524
Central Sarasota Parkway	McIntosh	Honore	8,079	13,900	18,303	1.3168	10,638
Clark Road (SR 72)	Swift	Lockwood Ridge	35,500	32,817	33,643	1.0304	36,578
Clark Road (SR 72)	Lockwood Ridge	Beneva	35,500	43,961	45,631	1.0380	36,849
Clark Road (SR 72)	Beneva	Sawyer	41,500	42,437	45,894	1.0815	44,881
Clark Road (SR 72)	Sawyer	McIntosh	41,500	40,861	42,091	1.0304	42,761
Clark Road (SR 72)	McIntosh	Honore	41,500	42,698	46,048	1.0785	44,756
Clark Road (SR 72)	Honore	Gantt	41,500	51,128	52,458	1.0304	42,761
Clark Road (SR 72)	Gantt	Catamaran	41,500	59,465	62,608	1.0529	43,693
Clark Road (SR 72)	Catamaran	I-75	41,500	59,194	62,271	1.0520	43,657
Clark Road (SR 72)	I-75	Proctor	8,400	11,411	13,968	1.2241	10,282
Clark Road (SR 72)	Proctor	Bee Ridge Ext.	8,400	13,229	15,839	1.1973	10,057
Gantt Road	Proctor	Ashton	8,568	11,220	13,958	1.2440	10,659
Gantt Road	Ashton	Clark	9,056	13,884	15,982	1.1511	10,424
Gulf Gate Drive	U.S. 41	Gateway Ave	7,287	8,868	10,003	1.1280	8,220
Gulf Gate Drive	Gateway	Markridge	5,345	7,881	8,036	1.0304	5,507
Gulf Gate Drive	Markridge	Bispham	5,345	8,834	9,294	1.0521	5,623
Gulf Gate Drive	Bispham	Curtiss	5,448	6,285	6,507	1.0353	5,640
Gulf Gate Drive	Curtiss	Beneva	5,448	6,056	6,150	1.0304	5,613

Road segment within Palmer Ranch DRI

2019 Baseline AADT

Roadway	From	To	County 2013 AADT	Scenario 1	Scenario 2	Non-Project Growth	2019 Baseline AADT
Honore Avenue	Richardson	Fruitville	17,742	15,738	15,939	1.0304	18,281
Honore Avenue	Fruitville	Antoinette	12,665	17,675	18,860	1.0670	13,514
Honore Avenue	Antoinette	Sawgrass	12,665	15,207	16,761	1.1022	13,959
Honore Avenue	Sawgrass	Palmer	12,665	13,541	14,772	1.0909	13,816
Honore Avenue	Palmer	Bahia Vista	9,675	12,385	12,816	1.0348	10,012
Honore Avenue	Bahia Vista	Colonial Oaks	8,284	10,832	10,626	1.0304	8,536
Honore Avenue	Colonia Oaks	Webber	7,952	13,801	14,766	1.0699	8,508
Honore Avenue	Webber	Brookmeade	7,228	13,265	14,132	1.0654	7,700
Honore Avenue	Brookmeade	Bee Ridge	10,228	13,265	14,132	1.0654	10,897
Honore Avenue	Bee Ridge	Wilkinson	10,228	16,121	17,433	1.0814	11,060
Honore Avenue	Wilkinson	Proctor	9,278	14,681	16,510	1.1246	10,434
Honore Avenue	Proctor	Ashton	8,732	14,010	13,108	1.0304	8,997
Honore Avenue	Ashton	Clark	9,158	12,798	13,415	1.0482	9,600
Honore Avenue	Clark	Northridge	15,179	29,405	32,626	1.1095	16,842
Honore Avenue	Northridge	Palmer Ranch Pkwy	15,179	24,047	26,966	1.1214	17,022
Honore Avenue	Palmer Ranch Pkwy	Central Sarasota Pkwy	7,293	12,779	16,628	1.3012	9,490
Honore Avenue	Central Sarasota Pkwy	Aviano Ln	1,032	13,271	21,653	1.6316	1,684
Honore Avenue	Aviano Ln	Bay St	1,032	13,271	21,653	1.6316	1,684
Honore Avenue	Bay St	SR 681	1,032	13,271	21,653	1.6316	1,684
Honore Avenue	SR 681	Laurel	0	0	16,464	--	1,280
I-75 (SR 93)	University	Fruitville	123,500	137,758	153,492	1.1142	137,606
I-75 (SR 93)	Fruitville	Bee Ridge	113,000	136,462	152,535	1.1178	126,310
I-75 (SR 93)	Bee Ridge	Clark (SR 72)	93,870	139,081	156,667	1.1264	105,739
Laurel Road	U.S. 41	Legacy Tr	14,634	20,566	19,575	1.0304	15,079
Laurel Road	Pinebrook	I-75	15,480	33,636	36,703	1.0912	16,891
Lockwood Ridge Road	Webber	Bee Ridge	1,918	14,189	12,697	1.0304	1,976
Lockwood Ridge Road	Bee Ridge	Wilkinson	2,436	9,797	9,823	1.0304	2,510
Lockwood Ridge Road	Ashton	Clark	2,585	3,386	4,242	1.2528	3,239
McIntosh Road	Fruitville	King Richard Dr	10,827	12,618	13,607	1.0784	11,676
McIntosh Road	King Richard Dr	Bahia Vista	10,827	14,098	14,863	1.0543	11,415
McIntosh Road	Bahia Vista	Linwood	13,384	19,704	21,539	1.0931	14,630
McIntosh Road	Linwood	Webber	12,425	16,293	18,232	1.1190	13,904
McIntosh Road	Webber	Bee Ridge	14,763	18,930	22,378	1.1821	17,452
McIntosh Road	Bee Ridge	Wilkinson	14,965	23,947	27,935	1.1665	17,457
McIntosh Road	Wilkinson	Proctor	12,886	20,881	28,130	1.3472	17,359
McIntosh Road	Proctor	Ashton	10,977	14,955	17,596	1.1766	12,915
McIntosh Road	Ashton	Clark	11,973	14,729	16,141	1.0959	13,121
McIntosh Road	Clark	East Sawyer Loop	10,081	11,409	12,501	1.0957	11,046
McIntosh Road	East Sawyer Loop	Palmer Ranch Pkwy W	10,563	15,708	17,275	1.0998	11,617
McIntosh Road	Palmer Ranch Pkwy W	Palmer Ranch Pkwy E	9,926	12,060	13,764	1.1413	11,328
McIntosh Road	Palmer Ranch Pkwy E	Sarasota Square	10,050	15,584	16,684	1.0706	10,759
McIntosh Road	Sarasota Square	Central Sarasota	6,737	19,247	23,397	1.2156	8,190
McIntosh Road	Central Sarasota	US 41	6,509	15,565	19,641	1.2619	8,214
Midnight Pass Road (SR 758)	Beach	Stickney Pt.	14,800	19,050	19,015	1.0304	15,250
Old Venice Road	Bay	U.S. 41	2,131	11,536	9,533	1.0304	2,196
Palmer Boulevard	Packinghouse	Porter	15,064	24,916	25,797	1.0354	15,597
Palmer Boulevard	Porter	Apex	15,064	24,916	25,797	1.0354	15,597
Palmer Ranch Pkwy	Beneva	McIntosh	4,165	8,787	9,066	1.0318	4,297
Palmer Ranch Pkwy E	McIntosh	Honore	7,010	12,848	13,376	1.0411	7,298
Proctor Road	Swift	Beneva	12,091	27,081	27,672	1.0304	12,458
Proctor Road	Beneva	Sawyer	11,976	27,781	30,337	1.0920	13,078
Proctor Road	McIntosh	Honore	10,120	40,744	45,281	1.1114	11,247
Proctor Road	Gantt	Cattlemen	12,766	24,687	26,192	1.0610	13,544
Sarasota Square Boulevard	Beneva	Potter Park Drive	11,450	23,403	28,175	1.2039	13,785
Sarasota Square Boulevard	Potter Park Drive	McIntosh	8,535	21,492	24,189	1.1255	9,606
Sawyer Road	Bee Ridge	Helene	5,288	14,385	17,198	1.1956	6,322
Sawyer Road	Helene	Wilkinson	5,288	12,914	15,553	1.2044	6,369
Sawyer Road	Wilkinson	Proctor	7,009	17,938	18,643	1.0393	7,284

Road segment within Palmer Ranch DRI

2019 Baseline AADT

Roadway	From	To	County 2013 AADT	Scenario 1	Scenario 2	Non-Project Growth	2019 Baseline AADT
Sawyer Road	Proctor	Clark	7,009	17,975	18,567	1.0329	7,240
Stickney Pt. Road (SR 72)	Midnight Pass	U.S. 41	28,500	31,035	31,120	1.0304	29,366
Stickney Pt. Road (SR 72)	U.S. 41	Gulf Gate Mall	30,000	36,834	36,491	1.0304	30,911
Stickney Pt. Road (SR 72)	Gulf Gate Mall	Gateway	30,000	38,630	38,233	1.0304	30,911
Stickney Pt. Road (SR 72)	Gateway	Swift	30,000	45,393	45,712	1.0304	30,911
Swift Road	Bee Ridge	Wilkinson	19,983	35,192	34,551	1.0304	20,590
Swift Road	Wilkinson	Proctor	19,059	31,467	32,182	1.0304	19,638
Swift Road	Proctor	Ashton	18,883	35,063	35,995	1.0304	19,457
Swift Road	Ashton	Constitution	18,393	27,238	27,448	1.0304	18,952
Swift Road	Constitution	Clark	18,314	26,495	27,000	1.0304	18,870
Tuttle Avenue	Fruitville	Ringling	29,780	43,924	45,699	1.0404	30,983
Tuttle Avenue	Ringling	Browning St	29,780	57,690	63,318	1.0976	32,685
Tuttle Avenue	Browning St	Bahia Vista	27,520	65,124	71,254	1.0941	30,110
Tuttle Avenue	Bahia Vista	Hyde	27,190	69,704	75,561	1.0840	29,475
Tuttle Avenue	Hyde	Webber	26,777	73,111	77,006	1.0533	28,204
Tuttle Avenue	Webber	South Gate Circle	23,169	49,301	49,000	1.0304	23,873
Tuttle Avenue	South Gate Circle	TJ Maxx Ent.	19,919	40,302	40,507	1.0304	20,524
Tuttle Avenue	TJ Maxx Ent.	Bee Ridge	21,505	39,032	38,991	1.0304	22,158
U.S.41 (SR 45)	Waldemere	Hillview	67,000	50,970	52,179	1.0304	69,035
U.S.41 (SR 45)	Hillview	Webber	67,000	59,003	62,533	1.0598	71,008
U.S.41 (SR 45)	Webber	Siesta Dr	54,000	53,203	59,003	1.1090	59,887
U.S.41 (SR 45)	Siesta Dr	Bee Ridge	54,000	46,684	50,849	1.0892	58,818
U.S.41 (SR 45)	Bee Ridge	Glengary	53,000	45,438	46,734	1.0304	54,610
U.S.41 (SR 45)	Glengary	Worrington	53,000	45,680	48,244	1.0561	55,975
U.S.41 (SR 45)	Worrington	Field	53,000	48,942	51,771	1.0578	56,064
U.S.41 (SR 45)	Field	Proctor	53,000	48,942	51,771	1.0578	56,064
U.S.41 (SR 45)	Proctor	Philippi	45,000	39,611	42,601	1.0755	48,396
U.S.41 (SR 45)	Philippi	Constitution	45,000	40,696	43,827	1.0769	48,462
U.S.41 (SR 45)	Constitution	Beechwood	45,000	40,767	43,881	1.0764	48,437
U.S.41 (SR 45)	Beechwood	Stickney Point	45,000	37,911	39,588	1.0442	46,991
U.S.41 (SR 45)	Stickney Point	Gulf Gate	47,000	53,843	57,327	1.0647	50,041
U.S.41 (SR 45)	Gulf Gate	Beneva	32,398	55,104	60,281	1.0939	35,442
U.S.41 (SR 45)	Beneva	Club Dr	40,500	40,596	43,551	1.0728	43,448
U.S.41 (SR 45)	Club Dr	Central Sarasota Pkwy	40,500	38,460	40,751	1.0596	42,913
U.S.41 (SR 45)	Central Sarasota Pkwy	McIntosh	40,500	39,633	41,380	1.0441	42,285
U.S.41 (SR 45)	McIntosh	Mac Ewen	37,500	50,543	55,750	1.1030	41,363
U.S.41 (SR 45)	Mac Ewen	Bay St	37,500	46,672	51,839	1.1107	41,652
U.S.41 (SR 45)	Bay St	Bay Acres Ave	37,500	32,722	40,128	1.2263	45,987
U.S.41 (SR 45)	Bay Acres Ave	Blackburn Pt. Rd.	37,500	31,603	39,178	1.2397	46,488
U.S.41 (SR 45)	Blackburn Pt. Rd.	SR 681	37,500	45,594	50,640	1.1107	41,650
U.S.41 (SR 45)	SR 681	Roberts Rd	45,500	65,211	68,219	1.0461	47,599
U.S.41 (SR 45)	Roberts Rd	Laurel	45,500	64,150	66,708	1.0399	47,314
U.S.41 (SR 45)	Laurel	Albee	41,000	47,954	52,547	1.0958	44,927
U.S.41 (SR 45)	Albee	Colonia	41,000	52,229	57,276	1.0966	44,962
U.S.41 (SR 45)	Colonia	U.S. 41 By-Pass	41,000	53,933	59,889	1.1104	45,528
U.S.41 (SR 45)	U.S. 41 By-Pass	Venice	17,200	33,245	32,018	1.0304	17,722
Webber Street	Tuttle	Lockwood Ridge	14,065	29,288	31,821	1.0865	15,281
Wilkinson Road	Swift	Beneva	3,990	8,018	7,737	1.0304	4,111
Wilkinson Road	Beneva	MacEachen	4,436	11,867	8,890	1.0304	4,571
Wilkinson Road	MacEachen	Sawyer	4,216	12,999	9,631	1.0304	4,344
Wilkinson Road	Sawyer	McIntosh	3,797	7,745	9,243	1.1934	4,531
Wilkinson Road	Honore	Center Gate	3,159	7,506	8,925	1.1890	3,756

APPENDIX G

2019 NON-PROJECT AADT CALCULATIONS

2019 Non-Project AADT

Roadway	From	To	2019 Baseline AADT	Scenario 2	Scenario 3	Existing Palmer Ranch Roads and Land Uses		2019 Non-Project AADT
						PSWADT	AADT	
Ashton Road	Sawyer	McIntosh	3,879	8,819	8,650	-169	-152	3,727
Ashton Road	McIntosh	Honore	3,180	4,799	5,136	337	303	3,483
Ashton Road	Honore	Gantt	3,385	8,205	4,570	-3,635	-3,272	113
Bahia Vista Street	Euclid	Tuttle	21,059	18,180	16,953	-1,227	-1,104	19,955
Bay Street	U.S. 41	Old Venice	2,931	11,300	14,515	3,215	2,894	5,825
Bay Street	Old Venice	Pine Ranch East	1,943	5,238	4,515	-723	-651	1,292
Beach Road	Ocean	Midnight Pass	8,134	10,263	10,191	-72	-65	8,069
Bee Ridge Road (Ext.)	Bee Ridge	Clark	4,463	9,442	7,931	-1,511	-1,360	3,103
Bee Ridge Road (SR 758)	Shade	Tuttle/Swift	34,501	43,647	42,303	-1,344	-1,210	33,291
Bee Ridge Road (SR 758)	Tuttle/Swift	Murdock	38,124	46,680	46,466	-214	-193	37,931
Bee Ridge Road (SR 758)	Murdock	Lockwood Ridge	38,124	46,297	46,277	-20	-18	38,106
Bee Ridge Road (SR 758)	Lockwood Ridge	Beneva	38,124	47,164	47,635	471	424	38,548
Bee Ridge Road (SR 758)	Beneva	Sawyer	41,380	51,159	47,619	-3,540	-3,186	38,194
Bay Rd/Osprey Ave (SR 758)	Siesta Dr	U.S. 41	14,322	16,792	16,165	-627	-564	13,758
Beneva Road	17th	12th	18,853	23,291	23,356	65	59	18,912
Beneva Road	12th	Sarasota Commons	23,831	25,083	23,942	-1,141	-1,027	22,804
Beneva Road	Sarasota Commons	Circus	20,930	28,544	27,315	-1,229	-1,106	19,824
Beneva Road	Circus	Fruitville	25,764	35,493	34,567	-926	-833	24,931
Beneva Road	Fruitville	Bahia Vista	25,616	36,728	35,990	-738	-664	24,952
Beneva Road	Bahia Vista	Riviera Dr	25,107	38,663	35,945	-2,718	-2,446	22,661
Beneva Road	Riviera Dr	Webber	24,850	36,453	33,916	-2,537	-2,283	22,567
Beneva Road	Webber	Bee Ridge	28,252	39,652	36,267	-3,385	-3,047	25,205
Beneva Road	Bee Ridge	Wilkinson	25,195	32,129	30,784	-1,345	-1,211	23,984
Beneva Road	Wilkinson	Proctor	26,401	33,488	30,813	-2,675	-2,408	23,993
Beneva Road	Proctor	Clark	27,662	34,168	30,045	-4,123	-3,711	23,951
Beneva Road	Clark	Kingston	27,577	27,720	32,247	4,527	4,074	31,651
Beneva Road	Kingston	Gulf Gate	26,250	26,368	30,566	4,198	3,778	30,028
Beneva Road	Gulf Gate	Palmer Ranch Pkwy	26,896	29,953	29,882	-71	-64	26,832
Beneva Road	Palmer Ranch Pkwy	Torrey Pines	26,965	28,670	28,732	62	56	27,021
Beneva Road	Torrey Pines	Lake Point Woods	23,558	27,145	26,963	-182	-164	23,394
Beneva Road	Lake Point Woods	Sarasota Square	23,787	26,970	25,838	-1,132	-1,019	22,768
Beneva Road	Sarasota Square	K-Mart	28,149	23,779	24,140	361	325	28,474
Beneva Road	K-Mart	U.S. 41	18,033	23,779	24,140	361	325	18,358
Cattlemen Road	Cattleridge Blvd	Bee Ridge	24,656	38,930	36,832	-2,098	-1,888	22,768
Cattlemen Road	Bee Ridge	Center Pointe	26,865	31,577	31,496	-81	-73	26,792
Cattlemen Road	Center Pointe	Wilkinson	18,464	26,697	25,785	-912	-821	17,643
Cattlemen Road	Wilkinson	Proctor	18,025	22,899	22,349	-550	-495	17,530
Clark Road (SR 72)	Swift	Lockwood Ridge	36,578	33,643	35,227	1,584	1,426	38,004
Clark Road (SR 72)	Lockwood Ridge	Beneva	36,849	45,631	47,688	2,057	1,851	38,700
Clark Road (SR 72)	Beneva	Sawyer	44,881	45,894	54,582	8,688	7,819	52,700
Clark Road (SR 72)	Sawyer	McIntosh	42,761	42,091	43,429	1,338	1,204	43,965
Clark Road (SR 72)	McIntosh	Honore	44,756	46,048	47,596	1,548	1,393	46,149
Clark Road (SR 72)	Honore	Gantt	42,761	52,458	53,478	1,020	918	43,679
Clark Road (SR 72)	Gantt	Catamaran	43,693	62,608	64,948	2,340	2,106	45,799
Clark Road (SR 72)	Catamaran	I-75	43,657	62,271	64,810	2,539	2,285	45,942
Clark Road (SR 72)	I-75	Proctor	10,282	13,968	15,387	1,419	1,277	11,559
Clark Road (SR 72)	Proctor	Bee Ridge Ext.	10,057	15,839	15,191	-648	-583	9,474
Gantt Road	Proctor	Ashton	10,659	13,958	12,663	-1,295	-1,166	9,493
Gantt Road	Ashton	Clark	10,424	15,982	14,883	-1,099	-989	9,435
Gulf Gate Drive	U.S. 41	Gateway Ave	8,220	10,003	9,520	-483	-435	7,785
Gulf Gate Drive	Gateway	Markridge	5,507	8,036	7,434	-602	-542	4,965
Gulf Gate Drive	Markridge	Bispham	5,623	9,294	6,683	-2,611	-2,350	3,273
Gulf Gate Drive	Bispham	Curtiss	5,640	6,507	3,636	-2,871	-2,584	3,056
Gulf Gate Drive	Curtiss	Beneva	5,613	6,150	3,034	-3,116	-2,804	2,809
Honore Avenue	Richardson	Fruitville	18,281	15,939	16,063	124	112	18,393
Honore Avenue	Fruitville	Antoinette	13,514	18,860	18,418	-442	-398	13,116
Honore Avenue	Antoinette	Sawgrass	13,959	16,761	16,227	-534	-481	13,478
Honore Avenue	Sawgrass	Palmer	13,816	14,772	14,269	-503	-453	13,363
Honore Avenue	Palmer	Bahia Vista	10,012	12,816	12,432	-384	-346	9,666
Honore Avenue	Bahia Vista	Colonial Oaks	8,536	10,626	9,571	-1,055	-950	7,586
Honore Avenue	Colonia Oaks	Webber	8,508	14,766	14,031	-735	-662	7,846
Honore Avenue	Webber	Brookmeade	7,700	14,132	12,922	-1,210	-1,089	6,611
Honore Avenue	Brookmeade	Bee Ridge	10,897	14,132	12,922	-1,210	-1,089	9,808

2019 Non-Project AADT

Roadway	From	To	2019 Baseline AADT	Scenario 2	Scenario 3	Existing Palmer Ranch Roads and Land Uses		2019 Non-Project AADT
						PSWADT	AADT	
Honore Avenue	Bee Ridge	Wilkinson	11,060	17,433	15,692	-1,741	-1,567	9,493
Honore Avenue	Wilkinson	Proctor	10,434	16,510	14,164	-2,346	-2,111	8,323
Honore Avenue	Proctor	Ashton	8,997	13,108	10,248	-2,860	-2,574	6,423
Honore Avenue	Ashton	Clark	9,600	13,415	9,059	-4,356	-3,920	5,680
Honore Avenue	SR 681	Laurel	1,280	16,464	16,253	-211	-190	1,090
I-75 (SR 93)	University	Fruitville	137,606	153,492	153,916	424	382	137,988
I-75 (SR 93)	Fruitville	Bee Ridge	126,310	152,535	153,904	1,369	1,232	127,542
I-75 (SR 93)	Bee Ridge	Clark (SR 72)	105,739	156,667	161,551	4,884	4,396	110,135
Laurel Road	U.S. 41	Legacy Tr	15,079	19,575	21,095	1,520	1,368	16,447
Laurel Road	Pinebrook	I-75	16,891	36,703	35,232	-1,471	-1,324	15,567
Lockwood Ridge Road	Webber	Bee Ridge	1,976	12,697	12,512	-185	-167	1,809
Lockwood Ridge Road	Bee Ridge	Wilkinson	2,510	9,823	9,509	-314	-283	2,227
Lockwood Ridge Road	Ashton	Clark	3,239	4,242	3,561	-681	-613	2,626
McIntosh Road	Fruitville	King Richard Dr	11,676	13,607	12,897	-710	-639	11,037
McIntosh Road	King Richard Dr	Bahia Vista	11,415	14,863	14,320	-543	-489	10,926
McIntosh Road	Bahia Vista	Linwood	14,630	21,539	20,449	-1,090	-981	13,649
McIntosh Road	Linwood	Webber	13,904	18,232	17,165	-1,067	-960	12,944
McIntosh Road	Webber	Bee Ridge	17,452	22,378	21,490	-888	-799	16,653
McIntosh Road	Bee Ridge	Wilkinson	17,457	27,935	24,970	-2,965	-2,669	14,788
McIntosh Road	Wilkinson	Proctor	17,359	28,130	21,294	-6,836	-6,152	11,207
McIntosh Road	Proctor	Ashton	12,915	17,596	12,066	-5,530	-4,977	7,938
McIntosh Road	Ashton	Clark	13,121	16,141	7,175	-8,966	-8,069	5,052
Midnight Pass Road (SR 758)	Beach	Stickney Pt.	15,250	19,015	18,444	-571	-514	14,736
Old Venice Road	Bay	U.S. 41	2,196	9,533	13,593	4,060	3,654	5,850
Palmer Boulevard	Packinghouse	Porter	15,597	25,797	25,909	112	101	15,698
Palmer Boulevard	Porter	Apex	15,597	25,797	25,909	112	101	15,698
Proctor Road	Swift	Beneva	12,458	27,672	24,822	-2,850	-2,565	9,893
Proctor Road	Beneva	Sawyer	13,078	30,337	30,876	539	485	13,563
Proctor Road	McIntosh	Honore	11,247	45,281	49,150	3,869	3,482	14,729
Proctor Road	Gantt	Cattlemen	13,544	26,192	25,190	-1,002	-902	12,642
Sawyer Road	Bee Ridge	Helene	6,322	17,198	16,033	-1,165	-1,049	5,273
Sawyer Road	Helene	Wilkinson	6,369	15,553	13,796	-1,757	-1,581	4,788
Sawyer Road	Wilkinson	Proctor	7,284	18,643	16,033	-2,610	-2,349	4,935
Sawyer Road	Proctor	Clark	7,240	18,567	14,829	-3,738	-3,364	3,876
Stickney Pt. Road (SR 72)	Midnight Pass	U.S. 41	29,366	31,120	30,628	-492	-443	28,923
Stickney Pt. Road (SR 72)	U.S. 41	Gulf Gate Mall	30,911	36,491	37,545	1,054	949	31,860
Stickney Pt. Road (SR 72)	Gulf Gate Mall	Gateway	30,911	38,233	40,003	1,770	1,593	32,504
Stickney Pt. Road (SR 72)	Gateway	Swift	30,911	45,712	47,760	2,048	1,843	32,754
Swift Road	Bee Ridge	Wilkinson	20,590	34,551	30,450	-4,101	-3,691	16,899
Swift Road	Wilkinson	Proctor	19,638	32,182	31,003	-1,179	-1,061	18,577
Swift Road	Proctor	Ashton	19,457	35,995	34,713	-1,282	-1,154	18,303
Swift Road	Ashton	Constitution	18,952	27,448	26,022	-1,426	-1,283	17,669
Swift Road	Constitution	Clark	18,870	27,000	25,304	-1,696	-1,526	17,344
Tuttle Avenue	Fruitville	Ringling	30,983	45,699	42,539	-3,160	-2,844	28,139
Tuttle Avenue	Ringling	Browning St	32,685	63,318	58,081	-5,237	-4,713	27,972
Tuttle Avenue	Browning St	Bahia Vista	30,110	71,254	68,860	-2,394	-2,155	27,955
Tuttle Avenue	Bahia Vista	Hyde	29,475	75,561	71,983	-3,578	-3,220	26,255
Tuttle Avenue	Hyde	Webber	28,204	77,006	75,372	-1,634	-1,471	26,733
Tuttle Avenue	Webber	South Gate Circle	23,873	49,000	47,776	-1,224	-1,102	22,771
Tuttle Avenue	South Gate Circle	TJ Maxx Ent.	20,524	40,507	38,897	-1,610	-1,449	19,075
Tuttle Avenue	TJ Maxx Ent.	Bee Ridge	22,158	38,991	37,084	-1,907	-1,716	20,442
U.S.41 (SR 45)	Waldemere	Hillview	69,035	52,179	49,551	-2,628	-2,365	66,670
U.S.41 (SR 45)	Hillview	Webber	71,008	62,533	56,662	-5,871	-5,284	65,724
U.S.41 (SR 45)	Webber	Siesta Dr	59,887	59,003	54,133	-4,870	-4,383	55,504
U.S.41 (SR 45)	Siesta Dr	Bee Ridge	58,818	50,849	46,429	-4,420	-3,978	54,840
U.S.41 (SR 45)	Bee Ridge	Glengary	54,610	46,734	45,560	-1,174	-1,057	53,553
U.S.41 (SR 45)	Glengary	Worrington	55,975	48,244	46,181	-2,063	-1,857	54,118
U.S.41 (SR 45)	Worrington	Field	56,064	51,771	48,542	-3,229	-2,906	53,158
U.S.41 (SR 45)	Field	Proctor	56,064	51,771	48,542	-3,229	-2,906	53,158
U.S.41 (SR 45)	Proctor	Philippi	48,396	42,601	41,127	-1,474	-1,327	47,069
U.S.41 (SR 45)	Philippi	Constitution	48,462	43,827	42,140	-1,687	-1,518	46,944
U.S.41 (SR 45)	Constitution	Beechwood	48,437	43,881	42,036	-1,845	-1,661	46,776
U.S.41 (SR 45)	Beechwood	Stickney Point	46,991	39,588	38,224	-1,364	-1,228	45,763

2019 Non-Project AADT

Roadway	From	To	2019 Baseline AADT	Scenario 2	Scenario 3	Existing Palmer Ranch Roads and Land Uses		2019 Non-Project AADT
						PSWADT	AADT	
U.S.41 (SR 45)	Stickney Point	Gulf Gate	50,041	57,327	52,097	-5,230	-4,707	45,334
U.S.41 (SR 45)	Gulf Gate	Beneva	35,442	60,281	53,660	-6,621	-5,959	29,483
U.S.41 (SR 45)	Beneva	Club Dr	43,448	43,551	52,112	8,561	7,705	51,153
U.S.41 (SR 45)	Club Dr	Central Sarasota Pkwy	42,913	40,751	55,398	14,647	13,182	56,095
U.S.41 (SR 45)	Central Sarasota Pkwy	McIntosh	42,285	41,380	58,499	17,119	15,407	57,692
U.S.41 (SR 45)	McIntosh	Mac Ewen	41,363	55,750	57,612	1,862	1,676	43,039
U.S.41 (SR 45)	Mac Ewen	Bay St	41,652	51,839	54,856	3,017	2,715	44,367
U.S.41 (SR 45)	Bay St	Bay Acres Ave	45,987	40,128	41,094	966	869	46,856
U.S.41 (SR 45)	Bay Acres Ave	Blackburn Pt. Rd.	46,488	39,178	41,684	2,506	2,255	48,743
U.S.41 (SR 45)	Blackburn Pt. Rd.	SR 681	41,650	50,640	59,794	9,154	8,239	49,889
U.S.41 (SR 45)	SR 681	Roberts Rd	47,599	68,219	68,941	722	650	48,249
U.S.41 (SR 45)	Roberts Rd	Laurel	47,314	66,708	67,411	703	633	47,947
U.S.41 (SR 45)	Laurel	Albee	44,927	52,547	52,315	-232	-209	44,718
U.S.41 (SR 45)	Albee	Colonia	44,962	57,276	57,535	259	233	45,195
U.S.41 (SR 45)	Colonia	U.S. 41 By-Pass	45,528	59,889	59,977	88	79	45,607
U.S.41 (SR 45)	U.S. 41 By-Pass	Venice	17,722	32,018	31,676	-342	-308	17,414
Webber Street	Tuttle	Lockwood Ridge	15,281	31,821	31,430	-391	-352	14,929
Wilkinson Road	Swift	Beneva	4,111	7,737	6,497	-1,240	-1,116	2,995
Wilkinson Road	Beneva	MacEachen	4,571	8,890	8,693	-197	-177	4,394
Wilkinson Road	MacEachen	Sawyer	4,344	9,631	9,614	-17	-15	4,329
Wilkinson Road	Sawyer	McIntosh	4,531	9,243	10,257	1,014	913	5,444
Wilkinson Road	Honore	Center Gate	3,756	8,925	9,211	286	257	4,013

APPENDIX H

2019 AADT WITHOUT PALMER RANCH LAND USES AND WITH PALMER RANCH ROADS CALCULATIONS

2019 AADT without Palmer Ranch Land Uses and with Palmer Ranch Roads

Roadway	From	To	2019 Non-Project AADT	Scenario 3	Scenario 4	Benefit of Future Roads		2019 AADT w/o PR Land Uses
						PSWADT	AADT	
Ashton Road	Sawyer	McIntosh	3,727	8,650	7,683	-967	-870	2,857
Ashton Road	McIntosh	Honore	3,483	5,136	4,562	-574	-517	2,966
Ashton Road	Honore	Gantt	113	4,570	5,403	833	750	863
Bahia Vista Street	Euclid	Tuttle	19,955	16,953	18,567	1,614	1,453	21,408
Bay Street	U.S. 41	Old Venice	5,825	14,515	14,613	98	88	5,913
Bay Street	Old Venice	Pine Ranch East	1,292	4,515	3,271	-1,244	-1,120	172
Beach Road	Ocean	Midnight Pass	8,069	10,191	10,208	17	15	8,084
Bee Ridge Road (Ext.)	Bee Ridge	Clark	3,103	7,931	8,060	129	116	3,219
Bee Ridge Road (SR 758)	Shade	Tuttle/Swift	33,291	42,303	42,669	366	329	33,620
Bee Ridge Road (SR 758)	Tuttle/Swift	Murdock	37,931	46,466	46,960	494	445	38,376
Bee Ridge Road (SR 758)	Murdock	Lockwood Ridge	38,106	46,277	46,834	557	501	38,607
Bee Ridge Road (SR 758)	Lockwood Ridge	Beneva	38,548	47,635	48,796	1,161	1,045	39,593
Bee Ridge Road (SR 758)	Beneva	Sawyer	38,194	47,619	47,493	-126	-113	38,081
Bay Rd/Osprey Ave (SR 758)	Siesta Dr	U.S. 41	13,758	16,165	16,055	-110	-99	13,659
Beneva Road	17th	12th	18,912	23,356	22,590	-766	-689	18,223
Beneva Road	12th	Sarasota Commons	22,804	23,942	24,503	561	505	23,309
Beneva Road	Sarasota Commons	Circus	19,824	27,315	28,065	750	675	20,499
Beneva Road	Circus	Fruitville	24,931	34,567	35,267	700	630	25,561
Beneva Road	Fruitville	Bahia Vista	24,952	35,990	36,178	188	169	25,121
Beneva Road	Bahia Vista	Riviera Dr	22,661	35,945	36,187	242	218	22,879
Beneva Road	Riviera Dr	Webber	22,567	33,916	34,290	374	337	22,904
Beneva Road	Webber	Bee Ridge	25,205	36,267	36,021	-246	-221	24,984
Beneva Road	Bee Ridge	Wilkinson	23,984	30,784	32,353	1,569	1,412	25,396
Beneva Road	Wilkinson	Proctor	23,993	30,813	31,561	748	673	24,666
Beneva Road	Proctor	Clark	23,951	30,045	29,875	-170	-153	23,798
Beneva Road	Clark	Kingston	31,651	32,247	23,345	-8,902	-8,012	23,639
Beneva Road	Kingston	Gulf Gate	30,028	30,566	21,880	-8,686	-7,817	22,211
Beneva Road	Gulf Gate	Palmer Ranch Pkwy	26,832	29,882	22,479	-7,403	-6,663	20,169
Beneva Road	Palmer Ranch Pkwy	Torrey Pines	27,021	28,732	25,015	-3,717	-3,345	23,676
Beneva Road	Torrey Pines	Lake Point Woods	23,394	26,963	23,511	-3,452	-3,107	20,287
Beneva Road	Lake Point Woods	Sarasota Square	22,768	25,838	22,922	-2,916	-2,624	20,144
Beneva Road	Sarasota Square	K-Mart	28,474	24,140	18,633	-5,507	-4,956	23,518
Beneva Road	K-Mart	U.S. 41	18,358	24,140	18,622	-5,518	-4,966	13,392
Cattlemen Road	Cattleridge Blvd	Bee Ridge	22,768	36,832	36,958	126	113	22,881
Cattlemen Road	Bee Ridge	Center Pointe	26,792	31,496	30,332	-1,164	-1,048	25,744
Cattlemen Road	Center Pointe	Wilkinson	17,643	25,785	24,862	-923	-831	16,812
Cattlemen Road	Wilkinson	Proctor	17,530	22,349	21,362	-987	-888	16,642
Clark Road (SR 72)	Swift	Lockwood Ridge	38,004	35,227	34,169	-1,058	-952	37,052
Clark Road (SR 72)	Lockwood Ridge	Beneva	38,700	47,688	44,191	-3,497	-3,147	35,553
Clark Road (SR 72)	Beneva	Sawyer	52,700	54,582	41,498	-13,084	-11,776	40,924
Clark Road (SR 72)	Sawyer	McIntosh	43,965	43,429	36,671	-6,758	-6,082	37,883
Clark Road (SR 72)	McIntosh	Honore	46,149	47,596	42,125	-5,471	-4,924	41,225
Clark Road (SR 72)	Honore	Gantt	43,679	53,478	50,056	-3,422	-3,080	40,599
Clark Road (SR 72)	Gantt	Catamaran	45,799	64,948	59,780	-5,168	-4,651	41,148
Clark Road (SR 72)	Catamaran	I-75	45,942	64,810	59,602	-5,208	-4,687	41,255
Clark Road (SR 72)	I-75	Proctor	11,559	15,387	14,145	-1,242	-1,118	10,441
Clark Road (SR 72)	Proctor	Bee Ridge Ext.	9,474	15,191	15,709	518	466	9,940
Gantt Road	Proctor	Ashton	9,493	12,663	11,687	-976	-878	8,615
Gantt Road	Ashton	Clark	9,435	14,883	13,342	-1,541	-1,387	8,048
Gulf Gate Drive	U.S. 41	Gateway Ave	7,785	9,520	8,543	-977	-879	6,906
Gulf Gate Drive	Gateway	Markridge	4,965	7,434	6,182	-1,252	-1,127	3,838
Gulf Gate Drive	Markridge	Bispham	3,273	6,683	5,890	-793	-714	2,559
Gulf Gate Drive	Bispham	Curtiss	3,056	3,636	4,618	982	884	3,940
Gulf Gate Drive	Curtiss	Beneva	2,809	3,034	4,371	1,337	1,203	4,012
Honore Avenue	Richardson	Fruitville	18,393	16,063	16,212	149	134	18,527
Honore Avenue	Fruitville	Antoinette	13,116	18,418	18,499	81	73	13,189
Honore Avenue	Antoinette	Sawgrass	13,478	16,227	16,268	41	37	13,515
Honore Avenue	Sawgrass	Palmer	13,363	14,269	14,259	-10	-9	13,354
Honore Avenue	Palmer	Bahia Vista	9,666	12,432	12,391	-41	-37	9,629
Honore Avenue	Bahia Vista	Colonial Oaks	7,586	9,571	10,022	451	406	7,992
Honore Avenue	Colonia Oaks	Webber	7,846	14,031	14,625	594	535	8,381
Honore Avenue	Webber	Brookmeade	6,611	12,922	13,381	459	413	7,024
Honore Avenue	Brookmeade	Bee Ridge	9,808	12,922	13,381	459	413	10,221

2019 AADT without Palmer Ranch Land Uses and with Palmer Ranch Roads

Roadway	From	To	2019 Non-Project AADT	Scenario 3	Scenario 4	Benefit of Future Roads		2019 AADT w/o PR Land Uses
						PSWADT	AADT	
Honore Avenue	Bee Ridge	Wilkinson	9,493	15,692	16,428	736	662	10,155
Honore Avenue	Wilkinson	Proctor	8,323	14,164	15,237	1,073	966	9,289
Honore Avenue	Proctor	Ashton	6,423	10,248	11,436	1,188	1,069	7,492
Honore Avenue	Ashton	Clark	5,680	9,059	11,198	2,139	1,925	7,605
Honore Avenue	SR 681	Laurel	1,090	16,253	16,253	0	0	1,090
I-75 (SR 93)	University	Fruitville	137,988	153,916	152,818	-1,098	-988	137,000
I-75 (SR 93)	Fruitville	Bee Ridge	127,542	153,904	149,910	-3,994	-3,595	123,947
I-75 (SR 93)	Bee Ridge	Clark (SR 72)	110,135	161,551	153,013	-8,538	-7,684	102,451
Laurel Road	U.S. 41	Legacy Tr	16,447	21,095	19,594	-1,501	-1,351	15,096
Laurel Road	Pinebrook	I-75	15,567	35,232	35,735	503	453	16,020
Lockwood Ridge Road	Webber	Bee Ridge	1,809	12,512	15,288	2,776	2,498	4,307
Lockwood Ridge Road	Bee Ridge	Wilkinson	2,227	9,509	11,351	1,842	1,658	3,885
Lockwood Ridge Road	Ashton	Clark	2,626	3,561	3,380	-181	-163	2,463
McIntosh Road	Fruitville	King Richard Dr	11,037	12,897	13,124	227	204	11,241
McIntosh Road	King Richard Dr	Bahia Vista	10,926	14,320	14,401	81	73	10,999
McIntosh Road	Bahia Vista	Linwood	13,649	20,449	20,994	545	491	14,140
McIntosh Road	Linwood	Webber	12,944	17,165	17,714	549	494	13,438
McIntosh Road	Webber	Bee Ridge	16,653	21,490	19,589	-1,901	-1,711	14,942
McIntosh Road	Bee Ridge	Wilkinson	14,788	24,970	24,839	-131	-118	14,670
McIntosh Road	Wilkinson	Proctor	11,207	21,294	22,422	1,128	1,015	12,222
McIntosh Road	Proctor	Ashton	7,938	12,066	14,931	2,865	2,579	10,517
McIntosh Road	Ashton	Clark	5,052	7,175	11,827	4,652	4,187	9,239
Midnight Pass Road (SR 758)	Beach	Stickney Pt.	14,736	18,444	18,684	240	216	14,952
Old Venice Road	Bay	U.S. 41	5,850	13,593	14,692	1,099	989	6,839
Palmer Boulevard	Packinghouse	Porter	15,698	25,909	25,760	-149	-134	15,564
Palmer Boulevard	Porter	Apex	15,698	25,909	25,760	-149	-134	15,564
Proctor Road	Swift	Beneva	9,893	24,822	25,546	724	652	10,545
Proctor Road	Beneva	Sawyer	13,563	30,876	28,853	-2,023	-1,821	11,742
Proctor Road	McIntosh	Honore	14,729	49,150	42,006	-7,144	-6,430	8,299
Proctor Road	Gantt	Cattlemen	12,642	25,190	24,357	-833	-750	11,892
Sawyer Road	Bee Ridge	Helene	5,273	16,033	14,594	-1,439	-1,295	3,978
Sawyer Road	Helene	Wilkinson	4,788	13,796	12,243	-1,553	-1,398	3,390
Sawyer Road	Wilkinson	Proctor	4,935	16,033	16,304	271	244	5,179
Sawyer Road	Proctor	Clark	3,876	14,829	17,096	2,267	2,040	5,916
Stickney Pt. Road (SR 72)	Midnight Pass	U.S. 41	28,923	30,628	30,722	94	85	29,008
Stickney Pt. Road (SR 72)	U.S. 41	Gulf Gate Mall	31,860	37,545	35,143	-2,402	-2,162	29,698
Stickney Pt. Road (SR 72)	Gulf Gate Mall	Gateway	32,504	40,003	37,012	-2,991	-2,692	29,812
Stickney Pt. Road (SR 72)	Gateway	Swift	32,754	47,760	44,945	-2,815	-2,534	30,220
Swift Road	Bee Ridge	Wilkinson	16,899	30,450	31,528	1,078	970	17,869
Swift Road	Wilkinson	Proctor	18,577	31,003	31,121	118	106	18,683
Swift Road	Proctor	Ashton	18,303	34,713	34,588	-125	-113	18,190
Swift Road	Ashton	Constitution	17,669	26,022	26,357	335	302	17,971
Swift Road	Constitution	Clark	17,344	25,304	25,472	168	151	17,495
Tuttle Avenue	Fruitville	Ringling	28,139	42,539	43,780	1,241	1,117	29,256
Tuttle Avenue	Ringling	Browning St	27,972	58,081	59,882	1,801	1,621	29,593
Tuttle Avenue	Browning St	Bahia Vista	27,955	68,860	68,678	-182	-164	27,791
Tuttle Avenue	Bahia Vista	Hyde	26,255	71,983	75,290	3,307	2,976	29,231
Tuttle Avenue	Hyde	Webber	26,733	75,372	76,287	915	824	27,557
Tuttle Avenue	Webber	South Gate Circle	22,771	47,776	49,463	1,687	1,518	24,289
Tuttle Avenue	South Gate Circle	TJ Maxx Ent.	19,075	38,897	39,899	1,002	902	19,977
Tuttle Avenue	TJ Maxx Ent.	Bee Ridge	20,442	37,084	38,112	1,028	925	21,367
U.S.41 (SR 45)	Waldemere	Hillview	66,670	49,551	51,635	2,084	1,876	68,546
U.S.41 (SR 45)	Hillview	Webber	65,724	56,662	59,460	2,798	2,518	68,242
U.S.41 (SR 45)	Webber	Siesta Dr	55,504	54,133	56,152	2,019	1,817	57,321
U.S.41 (SR 45)	Siesta Dr	Bee Ridge	54,840	46,429	48,372	1,943	1,749	56,589
U.S.41 (SR 45)	Bee Ridge	Glengary	53,553	45,560	44,358	-1,202	-1,082	52,471
U.S.41 (SR 45)	Glengary	Worrington	54,118	46,181	45,786	-395	-356	53,762
U.S.41 (SR 45)	Worrington	Field	53,158	48,542	48,782	240	216	53,374
U.S.41 (SR 45)	Field	Proctor	53,158	48,542	48,782	240	216	53,374
U.S.41 (SR 45)	Proctor	Philippi	47,069	41,127	40,191	-936	-842	46,227
U.S.41 (SR 45)	Philippi	Constitution	46,944	42,140	41,346	-794	-715	46,229
U.S.41 (SR 45)	Constitution	Beechwood	46,776	42,036	41,418	-618	-556	46,220
U.S.41 (SR 45)	Beechwood	Stickney Point	45,763	38,224	38,232	8	7	45,770

2019 AADT without Palmer Ranch Land Uses and with Palmer Ranch Roads

Roadway	From	To	2019 Non-Project AADT	Scenario 3	Scenario 4	Benefit of Future Roads		2019 AADT w/o PR Land Uses
						PSWADT	AADT	
U.S.41 (SR 45)	Stickney Point	Gulf Gate	45,334	52,097	51,330	-767	-690	44,644
U.S.41 (SR 45)	Gulf Gate	Beneva	29,483	53,660	53,158	-502	-452	29,031
U.S.41 (SR 45)	Beneva	Club Dr	51,153	52,112	40,596	-11,516	-10,364	40,789
U.S.41 (SR 45)	Club Dr	Central Sarasota Pkwy	56,095	55,398	40,041	-15,357	-13,821	42,274
U.S.41 (SR 45)	Central Sarasota Pkwy	McIntosh	57,692	58,499	41,232	-17,267	-15,540	42,152
U.S.41 (SR 45)	McIntosh	Mac Ewen	43,039	57,612	53,326	-4,286	-3,857	39,182
U.S.41 (SR 45)	Mac Ewen	Bay St	44,367	54,856	51,915	-2,941	-2,647	41,720
U.S.41 (SR 45)	Bay St	Bay Acres Ave	46,856	41,094	37,083	-4,011	-3,610	43,246
U.S.41 (SR 45)	Bay Acres Ave	Blackburn Pt. Rd.	48,743	41,684	36,487	-5,197	-4,677	44,066
U.S.41 (SR 45)	Blackburn Pt. Rd.	SR 681	49,889	59,794	53,298	-6,496	-5,846	44,043
U.S.41 (SR 45)	SR 681	Roberts Rd	48,249	68,941	69,210	269	242	48,491
U.S.41 (SR 45)	Roberts Rd	Laurel	47,947	67,411	67,737	326	293	48,240
U.S.41 (SR 45)	Laurel	Albee	44,718	52,315	53,706	1,391	1,252	45,970
U.S.41 (SR 45)	Albee	Colonia	45,195	57,535	58,543	1,008	907	46,102
U.S.41 (SR 45)	Colonia	U.S. 41 By-Pass	45,607	59,977	60,882	905	815	46,422
U.S.41 (SR 45)	U.S. 41 By-Pass	Venice	17,414	31,676	32,454	778	700	18,114
Webber Street	Tuttle	Lockwood Ridge	14,929	31,430	31,444	14	13	14,942
Wilkinson Road	Swift	Beneva	2,995	6,497	6,400	-97	-87	2,908
Wilkinson Road	Beneva	MacEachen	4,394	8,693	9,098	405	365	4,759
Wilkinson Road	MacEachen	Sawyer	4,329	9,614	10,026	412	371	4,700
Wilkinson Road	Sawyer	McIntosh	5,444	10,257	8,261	-1,996	-1,796	3,648
Wilkinson Road	Honore	Center Gate	4,013	9,211	8,955	-256	-230	3,783

APPENDIX I

2019 NEW PALMER RANCH TRAFFIC CALCULATIONS

2019 New Palmer Ranch Traffic

Roadway	From	To	Scenario 4	Scenario 5	Impact of Palmer Ranch		
					PSWADT	AADT	Peak-Hour
Ashton Road	Sawyer	McIntosh	7,683	8,524	841	757	67
Ashton Road	McIntosh	Honore	4,562	6,631	2,069	1,862	166
Ashton Road	Honore	Gantt	5,403	7,245	1,842	1,658	147
Bahia Vista Street	Euclid	Tuttle	18,567	18,507	-60	-54	-5
Bay Street	U.S. 41	Old Venice	14,613	14,178	-435	-392	-35
Bay Street	Old Venice	Pine Ranch East	3,271	4,757	1,486	1,337	119
Bay Street	Pine Ranch East	Honore	2,949	4,726	1,777	1,599	142
Beach Road	Ocean	Midnight Pass	10,208	10,283	75	68	6
Bee Ridge Road (Ext.)	Bee Ridge	Clark	8,060	8,642	582	524	47
Bee Ridge Road (SR 758)	Shade	Tuttle/Swift	42,669	44,158	1,489	1,340	119
Bee Ridge Road (SR 758)	Tuttle/Swift	Murdock	46,960	46,871	-89	-80	-7
Bee Ridge Road (SR 758)	Murdock	Lockwood Ridge	46,834	46,445	-389	-350	-31
Bee Ridge Road (SR 758)	Lockwood Ridge	Beneva	48,796	48,163	-633	-570	-51
Bee Ridge Road (SR 758)	Beneva	Sawyer	47,493	51,783	4,290	3,861	343
Bay Rd/Osprey Ave (SR 758)	Siesta Dr	U.S. 41	16,055	17,096	1,041	937	83
Beneva Road	17th	12th	22,590	22,612	22	20	2
Beneva Road	12th	Sarasota Commons	24,503	24,743	240	216	19
Beneva Road	Sarasota Commons	Circus	28,065	28,156	91	82	7
Beneva Road	Circus	Fruitville	35,267	35,332	65	59	5
Beneva Road	Fruitville	Bahia Vista	36,178	37,552	1,374	1,237	110
Beneva Road	Bahia Vista	Riviera Dr	36,187	38,142	1,955	1,760	156
Beneva Road	Riviera Dr	Webber	34,290	35,858	1,568	1,411	125
Beneva Road	Webber	Bee Ridge	36,021	40,310	4,289	3,860	343
Beneva Road	Bee Ridge	Wilkinson	32,353	32,893	540	486	43
Beneva Road	Wilkinson	Proctor	31,561	34,924	3,363	3,027	269
Beneva Road	Proctor	Clark	29,875	35,066	5,191	4,672	415
Beneva Road	Clark	Kingston	23,345	28,454	5,109	4,598	409
Beneva Road	Kingston	Gulf Gate	21,880	27,125	5,245	4,721	420
Beneva Road	Gulf Gate	Palmer Ranch Pkwy	22,479	31,189	8,710	7,839	697
Beneva Road	Palmer Ranch Pkwy	Torrey Pines	25,015	29,224	4,209	3,788	337
Beneva Road	Torrey Pines	Lake Point Woods	23,511	27,807	4,296	3,866	344
Beneva Road	Lake Point Woods	Sarasota Square	22,922	27,746	4,824	4,342	386
Beneva Road	Sarasota Square	K-Mart	18,633	22,056	3,423	3,081	274
Beneva Road	K-Mart	U.S. 41	18,622	22,056	3,434	3,091	275
Cattlemen Road	Cattleridge Blvd	Bee Ridge	36,958	38,758	1,800	1,620	144
Cattlemen Road	Bee Ridge	Center Pointe	30,332	32,436	2,104	1,894	168
Cattlemen Road	Center Pointe	Wilkinson	24,862	27,905	3,043	2,739	244
Cattlemen Road	Wilkinson	Proctor	21,362	24,191	2,829	2,546	226
Central Sarasota Parkway	U.S. 41	Potter Park Dr	6,787	13,083	6,296	5,666	504
Central Sarasota Parkway	Potter Park Dr	McIntosh	10,494	15,524	5,030	4,527	403
Central Sarasota Parkway	McIntosh	Honore	11,725	18,804	7,079	6,371	567
Clark Road (SR 72)	Swift	Lockwood Ridge	34,169	32,956	-1,213	-1,092	-97
Clark Road (SR 72)	Lockwood Ridge	Beneva	44,191	45,647	1,456	1,310	116
Clark Road (SR 72)	Beneva	Sawyer	41,498	46,510	5,012	4,511	401
Clark Road (SR 72)	Sawyer	McIntosh	36,671	44,778	8,107	7,296	649
Clark Road (SR 72)	McIntosh	Honore	42,125	47,892	5,767	5,190	461
Clark Road (SR 72)	Honore	Gantt	50,056	56,043	5,987	5,388	479
Clark Road (SR 72)	Gantt	Catamaran	59,780	65,492	5,712	5,141	457
Clark Road (SR 72)	Catamaran	I-75	59,602	65,143	5,541	4,987	443
Clark Road (SR 72)	I-75	Proctor	14,145	14,288	143	129	11
Clark Road (SR 72)	Proctor	Bee Ridge Ext.	15,709	15,992	283	255	23
Gantt Road	Proctor	Ashton	11,687	16,175	4,488	4,039	359
Gantt Road	Ashton	Clark	13,342	16,729	3,387	3,048	271
Gulf Gate Drive	U.S. 41	Gateway Ave	8,543	10,185	1,642	1,478	131
Gulf Gate Drive	Gateway	Markridge	6,182	8,290	2,108	1,897	169
Gulf Gate Drive	Markridge	Bispham	5,890	9,351	3,461	3,115	277
Gulf Gate Drive	Bispham	Curtiss	4,618	6,873	2,255	2,030	181
Gulf Gate Drive	Curtiss	Beneva	4,371	6,542	2,171	1,954	174

Road segment within Palmer Ranch DRI

2019 New Palmer Ranch Traffic

Roadway	From	To	Scenario 4	Scenario 5	Impact of Palmer Ranch		
					PSWADT	AADT	Peak-Hour
Honore Avenue	Richardson	Fruitville	16,212	16,275	63	57	5
Honore Avenue	Fruitville	Antoinette	18,499	18,838	339	305	27
Honore Avenue	Antoinette	Sawgrass	16,268	16,770	502	452	40
Honore Avenue	Sawgrass	Palmer	14,259	14,806	547	492	44
Honore Avenue	Palmer	Bahia Vista	12,391	13,294	903	813	72
Honore Avenue	Bahia Vista	Colonial Oaks	10,022	10,892	870	783	70
Honore Avenue	Colonia Oaks	Webber	14,625	14,979	354	319	28
Honore Avenue	Webber	Brookmeade	13,381	14,230	849	764	68
Honore Avenue	Brookmeade	Bee Ridge	13,381	14,230	849	764	68
Honore Avenue	Bee Ridge	Wilkinson	16,428	17,984	1,556	1,400	124
Honore Avenue	Wilkinson	Proctor	15,237	16,592	1,355	1,220	108
Honore Avenue	Proctor	Ashton	11,436	13,175	1,739	1,565	139
Honore Avenue	Ashton	Clark	11,198	14,529	3,331	2,998	267
Honore Avenue	Clark	Northridge	22,493	35,044	12,551	11,296	1,004
Honore Avenue	Northridge	Palmer Ranch Pkwy	15,719	30,223	14,504	13,054	1,161
Honore Avenue	Palmer Ranch Pkwy	Central Sarasota Pkwy	10,104	21,039	10,935	9,842	875
Honore Avenue	Central Sarasota Pkwy	Aviano Ln	21,829	24,922	3,093	2,784	248
Honore Avenue	Aviano Ln	Bay St	21,829	21,631	-198	-178	-16
Honore Avenue	Bay St	SR 681	20,605	18,663	-1,942	-1,748	-155
Honore Avenue	SR 681	Laurel	16,253	15,360	-893	-804	-71
I-75 (SR 93)	University	Fruitville	152,818	154,132	1,314	1,183	105
I-75 (SR 93)	Fruitville	Bee Ridge	149,910	154,222	4,312	3,881	345
I-75 (SR 93)	Bee Ridge	Clark (SR 72)	153,013	158,816	5,803	5,223	464
Laurel Road	U.S. 41	Legacy Tr	19,594	19,417	-177	-159	-14
Laurel Road	Pinebrook	I-75	35,735	37,378	1,643	1,479	132
Lockwood Ridge Road	Webber	Bee Ridge	15,288	13,684	-1,604	-1,444	-128
Lockwood Ridge Road	Bee Ridge	Wilkinson	11,351	11,240	-111	-100	-9
Lockwood Ridge Road	Ashton	Clark	3,380	4,596	1,216	1,094	97
McIntosh Road	Fruitville	King Richard Dr	13,124	14,089	965	869	77
McIntosh Road	King Richard Dr	Bahia Vista	14,401	15,283	882	794	71
McIntosh Road	Bahia Vista	Linwood	20,994	22,954	1,960	1,764	157
McIntosh Road	Linwood	Webber	17,714	19,509	1,795	1,616	144
McIntosh Road	Webber	Bee Ridge	19,589	21,781	2,192	1,973	175
McIntosh Road	Bee Ridge	Wilkinson	24,839	29,201	4,362	3,926	349
McIntosh Road	Wilkinson	Proctor	22,422	29,331	6,909	6,218	553
McIntosh Road	Proctor	Ashton	14,931	18,666	3,735	3,362	299
McIntosh Road	Ashton	Clark	11,827	17,636	5,809	5,228	465
McIntosh Road	Clark	East Sawyer Loop	5,434	14,871	9,437	8,493	755
McIntosh Road	East Sawyer Loop	Palmer Ranch Pkwy W	10,714	19,327	8,613	7,752	689
McIntosh Road	Palmer Ranch Pkwy W	Palmer Ranch Pkwy E	5,206	16,065	10,859	9,773	869
McIntosh Road	Palmer Ranch Pkwy E	Sarasota Square	10,821	17,054	6,233	5,610	499
McIntosh Road	Sarasota Square	Central Sarasota	19,627	23,971	4,344	3,910	348
McIntosh Road	Central Sarasota	US 41	15,498	20,820	5,322	4,790	426
Midnight Pass Road (SR 758)	Beach	Stickney Pt.	18,684	19,044	360	324	29
Old Venice Road	Bay	U.S. 41	14,692	13,483	-1,209	-1,088	-97
Palmer Boulevard	Packinghouse	Porter	25,760	25,781	21	19	2
Palmer Boulevard	Porter	Apex	25,760	25,781	21	19	2
Palmer Ranch Pkwy	Beneva	McIntosh	5,517	9,671	4,154	3,739	332
Palmer Ranch Pkwy E	McIntosh	Honore	6,606	14,268	7,662	6,896	613
Proctor Road	Swift	Beneva	25,546	28,643	3,097	2,787	248
Proctor Road	Beneva	Sawyer	28,853	31,742	2,889	2,600	231
Proctor Road	McIntosh	Honore	42,006	44,880	2,874	2,587	230
Proctor Road	Gantt	Cattlemen	24,357	27,887	3,530	3,177	282
Sarasota Square Boulevard	Beneva	Potter Park Drive	18,486	29,826	11,340	10,206	908
Sarasota Square Boulevard	Potter Park Drive	McIntosh	15,531	25,277	9,746	8,771	780
Sawyer Road	Bee Ridge	Helene	14,594	16,737	2,143	1,929	172
Sawyer Road	Helene	Wilkinson	12,243	15,163	2,920	2,628	234
Sawyer Road	Wilkinson	Proctor	16,304	17,707	1,403	1,263	112

Road segment within Palmer Ranch DRI

2019 New Palmer Ranch Traffic

Roadway	From	To	Scenario 4	Scenario 5	Impact of Palmer Ranch		
					PSWADT	AADT	Peak-Hour
Sawyer Road	Proctor	Clark	17,096	19,408	2,312	2,081	185
Stickney Pt. Road (SR 72)	Midnight Pass	U.S. 41	30,722	31,184	462	416	37
Stickney Pt. Road (SR 72)	U.S. 41	Gulf Gate Mall	35,143	37,014	1,871	1,684	150
Stickney Pt. Road (SR 72)	Gulf Gate Mall	Gateway	37,012	38,701	1,689	1,520	135
Stickney Pt. Road (SR 72)	Gateway	Swift	44,945	46,163	1,218	1,096	97
Swift Road	Bee Ridge	Wilkinson	31,528	35,123	3,595	3,236	288
Swift Road	Wilkinson	Proctor	31,121	32,568	1,447	1,302	116
Swift Road	Proctor	Ashton	34,588	37,444	2,856	2,570	229
Swift Road	Ashton	Constitution	26,357	28,801	2,444	2,200	196
Swift Road	Constitution	Clark	25,472	28,727	3,255	2,930	261
Tuttle Avenue	Fruitville	Ringling	43,780	46,414	2,634	2,371	211
Tuttle Avenue	Ringling	Browning St	59,882	62,112	2,230	2,007	178
Tuttle Avenue	Browning St	Bahia Vista	68,678	71,581	2,903	2,613	232
Tuttle Avenue	Bahia Vista	Hyde	75,290	75,032	-258	-232	-21
Tuttle Avenue	Hyde	Webber	76,287	77,957	1,670	1,503	134
Tuttle Avenue	Webber	South Gate Circle	49,463	49,820	357	321	29
Tuttle Avenue	South Gate Circle	TJ Maxx Ent.	39,899	40,897	998	898	80
Tuttle Avenue	TJ Maxx Ent.	Bee Ridge	38,112	39,241	1,129	1,016	90
U.S.41 (SR 45)	Waldemere	Hillview	51,635	54,723	3,088	2,779	247
U.S.41 (SR 45)	Hillview	Webber	59,460	62,744	3,284	2,956	263
U.S.41 (SR 45)	Webber	Siesta Dr	56,152	58,813	2,661	2,395	213
U.S.41 (SR 45)	Siesta Dr	Bee Ridge	48,372	50,497	2,125	1,913	170
U.S.41 (SR 45)	Bee Ridge	Glengary	44,358	47,213	2,855	2,570	229
U.S.41 (SR 45)	Glengary	Worrington	45,786	48,705	2,919	2,627	234
U.S.41 (SR 45)	Worrington	Field	48,782	52,089	3,307	2,976	265
U.S.41 (SR 45)	Field	Proctor	48,782	52,089	3,307	2,976	265
U.S.41 (SR 45)	Proctor	Philippi	40,191	43,184	2,993	2,694	240
U.S.41 (SR 45)	Philippi	Constitution	41,346	44,438	3,092	2,783	247
U.S.41 (SR 45)	Constitution	Beechwood	41,418	44,274	2,856	2,570	229
U.S.41 (SR 45)	Beechwood	Stickney Point	38,232	41,698	3,466	3,119	277
U.S.41 (SR 45)	Stickney Point	Gulf Gate	51,330	58,690	7,360	6,624	589
U.S.41 (SR 45)	Gulf Gate	Beneva	53,158	62,103	8,945	8,051	716
U.S.41 (SR 45)	Beneva	Club Dr	40,596	44,317	3,721	3,349	298
U.S.41 (SR 45)	Club Dr	Central Sarasota Pkwy	40,041	42,096	2,055	1,850	165
U.S.41 (SR 45)	Central Sarasota Pkwy	McIntosh	41,232	42,119	887	798	71
U.S.41 (SR 45)	McIntosh	Mac Ewen	53,326	57,728	4,402	3,962	352
U.S.41 (SR 45)	Mac Ewen	Bay St	51,915	53,780	1,865	1,679	149
U.S.41 (SR 45)	Bay St	Bay Acres Ave	37,083	39,291	2,208	1,987	177
U.S.41 (SR 45)	Bay Acres Ave	Blackburn Pt. Rd.	36,487	38,012	1,525	1,373	122
U.S.41 (SR 45)	Blackburn Pt. Rd.	SR 681	53,298	52,574	-724	-652	-58
U.S.41 (SR 45)	SR 681	Roberts Rd	69,210	69,021	-189	-170	-15
U.S.41 (SR 45)	Roberts Rd	Laurel	67,737	67,504	-233	-210	-19
U.S.41 (SR 45)	Laurel	Albee	53,706	53,430	-276	-248	-22
U.S.41 (SR 45)	Albee	Colonia	58,543	58,071	-472	-425	-38
U.S.41 (SR 45)	Colonia	U.S. 41 By-Pass	60,882	60,688	-194	-175	-16
U.S.41 (SR 45)	U.S. 41 By-Pass	Venice	32,454	31,726	-728	-655	-58
Webber Street	Tuttle	Lockwood Ridge	31,444	31,354	-90	-81	-7
Wilkinson Road	Swift	Beneva	6,400	8,464	2,064	1,858	165
Wilkinson Road	Beneva	MacEachen	9,098	9,641	543	489	43
Wilkinson Road	MacEachen	Sawyer	10,026	10,420	394	355	32
Wilkinson Road	Sawyer	McIntosh	8,261	9,995	1,734	1,561	139
Wilkinson Road	Honore	Center Gate	8,955	8,846	-109	-98	-9

APPENDIX J

2019 PEAK-HOUR NON-PROJECT CONDITIONS AND DAILY VMT CALCULATIONS

2019 Peak-Hour Non-Project Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Non-Project AADT	K Factor	2019 Non-Project PHV	Exceeds LOS?	Daily VMT
Ashton Road	Sawyer	McIntosh	0.50	2	800	3,727	0.111	414	No	
Ashton Road	McIntosh	Honore	1.00	2	1,220	3,483	0.111	387	No	
Ashton Road	Honore	Gantt	0.50	2	800	113	0.111	13	No	
Bahia Vista Street	Euclid	Tuttle	0.25	2	1,040	19,955	0.103	2,055	Yes	4,989
Bay Street	U.S. 41	Old Venice	0.50	2	800	5,825	0.110	641	No	
Bay Street	Old Venice	Pine Ranch East	1.00	2	1,220	1,292	0.111	143	No	
Beach Road	Ocean	Midnight Pass	1.20	2	1,300	8,069	0.109	880	No	
Bee Ridge Road (Ext.)	Bee Ridge	Clark	2.50	2	880	3,103	0.111	344	No	
Bee Ridge Road (SR 758)	Shade	Tuttle/Swift	0.50	6	4,400	33,291	0.096	3,196	No	
Bee Ridge Road (SR 758)	Tuttle/Swift	Murdock	0.35	6	4,400	37,931	0.091	3,452	No	
Bee Ridge Road (SR 758)	Murdock	Lockwood Ridge	0.15	6	4,400	38,106	0.091	3,468	No	
Bee Ridge Road (SR 758)	Lockwood Ridge	Beneva	0.50	6	4,400	38,548	0.091	3,508	No	
Bee Ridge Road (SR 758)	Beneva	Sawyer	0.50	6	4,400	38,194	0.091	3,476	No	
Bay Rd/Osprey Ave (SR 758)	Siesta Dr	U.S. 41	0.45	2	1,160	13,758	0.104	1,431	Yes	6,191
Beneva Road	17th	12th	0.25	4	2,540	18,912	0.103	1,948	No	
Beneva Road	12th	Sarasota Commons	0.35	4	2,540	22,804	0.103	2,349	No	
Beneva Road	Sarasota Commons	Circus	0.10	4	2,540	19,824	0.103	2,042	No	
Beneva Road	Circus	Fruitville	0.30	4	2,540	24,931	0.098	2,443	No	
Beneva Road	Fruitville	Bahia Vista	1.00	4	3,180	24,952	0.098	2,445	No	
Beneva Road	Bahia Vista	Riviera Dr	0.50	4	2,540	22,661	0.103	2,334	No	
Beneva Road	Riviera Dr	Webber	0.50	4	2,540	22,567	0.103	2,324	No	
Beneva Road	Webber	Bee Ridge	0.65	4	3,000	25,205	0.098	2,470	No	
Beneva Road	Bee Ridge	Wilkinson	0.50	4	2,540	23,984	0.103	2,470	No	
Beneva Road	Wilkinson	Proctor	0.50	4	2,540	23,993	0.103	2,471	No	
Beneva Road	Proctor	Clark	1.00	4	3,180	23,951	0.103	2,467	No	
Beneva Road	Clark	Kingston	0.85	4	3,180	31,651	0.096	3,038	No	
Beneva Road	Kingston	Gulf Gate	0.15	4	2,540	30,028	0.097	2,913	Yes	4,504
Beneva Road	Gulf Gate	Palmer Ranch Pkwy	0.20	4	2,540	26,832	0.098	2,630	Yes	5,366
Beneva Road	Palmer Ranch Pkwy	Torrey Pines	0.40	4	2,540	27,021	0.098	2,648	Yes	10,808
Beneva Road	Torrey Pines	Lake Point Woods	0.50	4	2,540	23,394	0.103	2,410	No	
Beneva Road	Lake Point Woods	Sarasota Square	0.15	4	2,540	22,768	0.103	2,345	No	
Beneva Road	Sarasota Square	K-Mart	0.10	4	2,540	28,474	0.098	2,790	Yes	2,847
Beneva Road	K-Mart	U.S. 41	0.10	4	2,540	18,358	0.103	1,891	No	
Cattlemen Road	Cattleridge Blvd	Bee Ridge	0.15	4	1,640	22,768	0.103	2,345	Yes	3,415
Cattlemen Road	Bee Ridge	Center Pointe	0.20	4	1,640	26,792	0.098	2,626	Yes	5,358
Cattlemen Road	Center Pointe	Wilkinson	0.45	4	2,540	17,643	0.104	1,835	No	
Cattlemen Road	Wilkinson	Proctor	0.35	4	2,540	17,530	0.104	1,823	No	
Clark Road (SR 72)	Swift	Lockwood Ridge	0.50	6	4,400	38,004	0.091	3,458	No	

2019 Peak-Hour Non-Project Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Non-Project AADT	K Factor	2019 Non-Project PHV	Exceeds LOS?	Daily VMT
Clark Road (SR 72)	Lockwood Ridge	Beneva	0.50	6	4,400	38,700	0.091	3,522	No	
Clark Road (SR 72)	Beneva	Sawyer	0.50	6	4,400	52,700	0.085	4,480	Yes	26,350
Clark Road (SR 72)	Sawyer	McIntosh	0.50	6	4,400	43,965	0.090	3,957	No	
Clark Road (SR 72)	McIntosh	Honore	1.00	6	4,920	46,149	0.090	4,153	No	
Clark Road (SR 72)	Honore	Gantt	0.50	6	4,400	43,679	0.090	3,931	No	
Clark Road (SR 72)	Gantt	Catamaran	0.15	6	4,400	45,799	0.090	4,122	No	
Clark Road (SR 72)	Catamaran	I-75	0.30	6	4,400	45,942	0.090	4,135	No	
Clark Road (SR 72)	I-75	Proctor	1.70	2	1,980	11,559	0.109	1,260	No	
Clark Road (SR 72)	Proctor	Bee Ridge Ext.	1.45	2	1,980	9,474	0.109	1,033	No	
Gantt Road	Proctor	Ashton	0.50	2	800	9,493	0.109	1,035	Yes	4,747
Gantt Road	Ashton	Clark	0.50	2	800	9,435	0.109	1,028	Yes	4,718
Gulf Gate Drive	U.S. 41	Gateway Ave	0.29	4	1,640	7,785	0.109	849	No	
Gulf Gate Drive	Gateway	Markridge	0.58	2	1,120	4,965	0.110	546	No	
Gulf Gate Drive	Markridge	Bispham	0.17	2	800	3,273	0.111	363	No	
Gulf Gate Drive	Bispham	Curtiss	0.44	2	800	3,056	0.111	339	No	
Gulf Gate Drive	Curtiss	Beneva	0.11	2	800	2,809	0.111	312	No	
Honore Avenue	Richardson	Fruitville	0.45	2	800	18,393	0.103	1,894	Yes	8,277
Honore Avenue	Fruitville	Antoinette	0.29	2	800	13,116	0.104	1,364	Yes	3,804
Honore Avenue	Antoinette	Sawgrass	0.09	2	800	13,478	0.104	1,402	Yes	1,213
Honore Avenue	Sawgrass	Palmer	0.39	2	800	13,363	0.104	1,390	Yes	5,212
Honore Avenue	Palmer	Bahia Vista	0.34	2	800	9,666	0.109	1,054	Yes	3,286
Honore Avenue	Bahia Vista	Colonial Oaks	0.80	2	1,220	7,586	0.109	827	No	
Honore Avenue	Colonia Oaks	Webber	0.25	2	800	7,846	0.109	855	Yes	1,962
Honore Avenue	Webber	Brookmeade	0.28	2	800	6,611	0.109	721	No	
Honore Avenue	Brookmeade	Bee Ridge	0.37	2	800	9,808	0.109	1,069	Yes	3,629
Honore Avenue	Bee Ridge	Wilkinson	0.50	2	1,240	9,493	0.109	1,035	No	
Honore Avenue	Wilkinson	Proctor	0.50	2	1,240	8,323	0.109	907	No	
Honore Avenue	Proctor	Ashton	0.50	2	800	6,423	0.109	700	No	
Honore Avenue	Ashton	Clark	0.50	2	800	5,680	0.110	625	No	
Honore Avenue	SR 681	Laurel	3.70	2	1,840	1,090	0.111	121	No	
I-75 (SR 93)	University	Fruitville	3.45	6	8,370	137,988	0.083	11,453	Yes	476,059
I-75 (SR 93)	Fruitville	Bee Ridge	2.65	6	8,370	127,542	0.083	10,586	Yes	337,986
I-75 (SR 93)	Bee Ridge	Clark (SR 72)	2.00	6	8,370	110,135	0.083	9,141	Yes	220,270
Laurel Road	U.S. 41	Legacy Tr	0.50	4	2,540	16,447	0.104	1,710	No	
Laurel Road	Pinebrook	I-75	0.50	4	2,540	15,567	0.104	1,619	No	
Lockwood Ridge Road	Webber	Bee Ridge	0.65	2	1,420	1,809	0.111	201	No	
Lockwood Ridge Road	Bee Ridge	Wilkinson	0.50	2	800	2,227	0.111	247	No	
Lockwood Ridge Road	Ashton	Clark	0.50	2	1,040	2,626	0.111	291	No	

2019 Peak-Hour Non-Project Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Non-Project AADT	K Factor	2019 Non-Project PHV	Exceeds LOS?	Daily VMT
McIntosh Road	Fruitville	King Richard Dr	0.58	2	1,420	11,037	0.109	1,203	No	
McIntosh Road	King Richard Dr	Bahia Vista	0.48	2	1,040	10,926	0.109	1,191	Yes	5,244
McIntosh Road	Bahia Vista	Linwood	0.50	4	2,480	13,649	0.104	1,419	No	
McIntosh Road	Linwood	Webber	0.50	2	1,040	12,944	0.104	1,346	Yes	6,472
McIntosh Road	Webber	Bee Ridge	0.65	2	1,120	16,653	0.104	1,732	Yes	10,824
McIntosh Road	Bee Ridge	Wilkinson	0.50	4	2,480	14,788	0.104	1,538	No	
McIntosh Road	Wilkinson	Proctor	0.50	4	2,480	11,207	0.109	1,222	No	
McIntosh Road	Proctor	Ashton	0.50	2	1,040	7,938	0.109	865	No	
McIntosh Road	Ashton	Clark	0.50	2	1,040	5,052	0.110	556	No	
Midnight Pass Road (SR 758)	Beach	Stickney Pt.	1.20	2	1,840	14,736	0.104	1,533	No	
Old Venice Road	Bay	U.S. 41	1.15	2	1,700	5,850	0.110	644	No	
Palmer Boulevard	Packinghouse	Porter	0.19	2	800	15,698	0.104	1,633	Yes	2,983
Palmer Boulevard	Porter	Apex	0.22	2	800	15,698	0.104	1,633	Yes	3,454
Proctor Road	Swift	Beneva	1.00	4	3,180	9,893	0.109	1,078	No	
Proctor Road	Beneva	Sawyer	0.50	4	2,540	13,563	0.104	1,411	No	
Proctor Road	McIntosh	Honore	1.00	2	1,620	14,729	0.104	1,532	No	
Proctor Road	Gantt	Cattlemen	0.20	4	1,640	12,642	0.104	1,315	No	
Sawyer Road	Bee Ridge	Helene	0.25	2	1,220	5,273	0.110	580	No	
Sawyer Road	Helene	Wilkinson	0.25	2	1,220	4,788	0.110	527	No	
Sawyer Road	Wilkinson	Proctor	0.50	2	800	4,935	0.110	543	No	
Sawyer Road	Proctor	Clark	1.00	2	1,220	3,876	0.111	430	No	
Stickney Pt. Road (SR 72)	Midnight Pass	U.S. 41	0.90	4	3,420	28,923	0.098	2,834	No	
Stickney Pt. Road (SR 72)	U.S. 41	Gulf Gate Mall	0.15	6	4,400	31,860	0.096	3,059	No	
Stickney Pt. Road (SR 72)	Gulf Gate Mall	Gateway	0.25	6	4,400	32,504	0.096	3,120	No	
Stickney Pt. Road (SR 72)	Gateway	Swift	0.35	6	4,400	32,754	0.096	3,144	No	
Swift Road	Bee Ridge	Wilkinson	0.50	4	2,540	16,899	0.104	1,757	No	
Swift Road	Wilkinson	Proctor	0.50	4	2,540	18,577	0.103	1,913	No	
Swift Road	Proctor	Ashton	0.50	4	2,540	18,303	0.103	1,885	No	
Swift Road	Ashton	Constitution	0.25	4	2,540	17,669	0.104	1,838	No	
Swift Road	Constitution	Clark	0.25	4	2,540	17,344	0.104	1,804	No	
Tuttle Avenue	Fruitville	Ringling	0.10	4	1,640	28,139	0.098	2,758	Yes	2,814
Tuttle Avenue	Ringling	Browning St	0.65	4	3,000	27,972	0.098	2,741	No	
Tuttle Avenue	Browning St	Bahia Vista	0.25	4	2,540	27,955	0.098	2,740	Yes	6,989
Tuttle Avenue	Bahia Vista	Hyde	0.50	4	2,540	26,255	0.098	2,573	Yes	13,128
Tuttle Avenue	Hyde	Webber	0.50	4	2,540	26,733	0.098	2,620	Yes	13,367
Tuttle Avenue	Webber	South Gate Circle	0.15	4	3,000	22,771	0.103	2,345	No	
Tuttle Avenue	South Gate Circle	TJ Maxx Ent.	0.35	4	3,000	19,075	0.103	1,965	No	
Tuttle Avenue	TJ Maxx Ent.	Bee Ridge	0.15	4	3,000	20,442	0.103	2,106	No	

2019 Peak-Hour Non-Project Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Non-Project AADT	K Factor	2019 Non-Project PHV	Exceeds LOS?	Daily VMT
U.S.41 (SR 45)	Waldemere	Hillview	0.20	6	4,400	66,670	0.083	5,534	Yes	13,334
U.S.41 (SR 45)	Hillview	Webber	0.55	6	4,700	65,724	0.083	5,455	Yes	36,148
U.S.41 (SR 45)	Webber	Siesta Dr	0.40	6	4,400	55,504	0.084	4,662	Yes	22,202
U.S.41 (SR 45)	Siesta Dr	Bee Ridge	0.25	6	4,400	54,840	0.084	4,607	Yes	13,710
U.S.41 (SR 45)	Bee Ridge	Glengary	0.25	6	4,400	53,553	0.084	4,498	Yes	13,388
U.S.41 (SR 45)	Glengary	Worrington	0.25	6	4,400	54,118	0.084	4,546	Yes	13,530
U.S.41 (SR 45)	Worrington	Field	0.25	6	4,400	53,158	0.084	4,465	Yes	13,290
U.S.41 (SR 45)	Field	Proctor	0.22	6	4,400	53,158	0.084	4,465	Yes	11,695
U.S.41 (SR 45)	Proctor	Philippi	0.30	6	4,400	47,069	0.085	4,001	No	
U.S.41 (SR 45)	Philippi	Constitution	0.70	6	4,700	46,944	0.090	4,225	No	
U.S.41 (SR 45)	Constitution	Beechwood	0.35	6	4,400	46,776	0.090	4,210	No	
U.S.41 (SR 45)	Beechwood	Stickney Point	0.45	6	4,400	45,763	0.090	4,119	No	
U.S.41 (SR 45)	Stickney Point	Gulf Gate	0.15	6	4,400	45,334	0.090	4,080	No	
U.S.41 (SR 45)	Gulf Gate	Beneva	2.25	4	3,820	29,483	0.098	2,889	No	
U.S.41 (SR 45)	Beneva	Club Dr	0.25	4	3,020	51,153	0.085	4,348	Yes	12,788
U.S.41 (SR 45)	Club Dr	Central Sarasota Pkwy	0.35	4	3,020	56,095	0.083	4,656	Yes	19,633
U.S.41 (SR 45)	Central Sarasota Pkwy	McIntosh	0.75	4	3,950	57,692	0.083	4,788	Yes	43,269
U.S.41 (SR 45)	McIntosh	Mac Ewen	0.52	4	3,950	43,039	0.090	3,874	No	
U.S.41 (SR 45)	Mac Ewen	Bay St	0.76	4	3,950	44,367	0.090	3,993	Yes	33,719
U.S.41 (SR 45)	Bay St	Bay Acres Ave	0.32	4	3,950	46,856	0.090	4,217	Yes	14,994
U.S.41 (SR 45)	Bay Acres Ave	Blackburn Pt. Rd.	0.98	4	3,950	48,743	0.085	4,143	Yes	47,768
U.S.41 (SR 45)	Blackburn Pt. Rd.	SR 681	2.60	4	3,950	49,889	0.085	4,241	Yes	129,711
U.S.41 (SR 45)	SR 681	Roberts Rd	0.55	6	6,580	48,249	0.085	4,101	No	
U.S.41 (SR 45)	Roberts Rd	Laurel	0.25	6	6,580	47,947	0.085	4,075	No	
U.S.41 (SR 45)	Laurel	Albee	1.00	6	4,920	44,718	0.090	4,025	No	
U.S.41 (SR 45)	Albee	Colonia	0.70	6	4,700	45,195	0.090	4,068	No	
U.S.41 (SR 45)	Colonia	U.S. 41 By-Pass	0.50	6	4,400	45,607	0.090	4,105	No	
U.S.41 (SR 45)	U.S. 41 By-Pass	Venice	0.65	4	3,220	17,414	0.104	1,811	No	
Webber Street	Tuttle	Lockwood Ridge	0.50	4	2,480	14,929	0.104	1,553	No	
Wilkinson Road	Swift	Beneva	1.00	2	1,220	2,995	0.111	332	No	
Wilkinson Road	Beneva	MacEachen	0.15	2	800	4,394	0.110	483	No	
Wilkinson Road	MacEachen	Sawyer	0.35	2	800	4,329	0.110	476	No	
Wilkinson Road	Sawyer	McIntosh	0.50	2	800	5,444	0.110	599	No	
Wilkinson Road	Honore	Center Gate	0.15	2	800	4,013	0.110	441	No	

TOTAL: 1,645,445

APPENDIX K

2019 PEAK-HOUR TOTAL TRAFFIC CONDITIONS AND DAILY VMT CALCULATIONS

2019 Peak-Hour Total Traffic Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Total AADT (for VMT)	2019 AADT w/o PR Land Uses	K Factor	2019 PHV w/o PR Land Uses	Palmer Ranch PHV	2019 Total PHV	Exceeds LOS?	Daily VMT
Ashton Road	Sawyer	McIntosh	0.50	2	800	3,614	2,857	0.111	317	67	384	No	
Ashton Road	McIntosh	Honore	1.00	2	1,220	4,828	2,966	0.111	329	166	495	No	
Ashton Road	Honore	Gantt	0.50	2	800	2,521	863	0.111	96	147	243	No	
Bahia Vista Street	Euclid	Tuttle	0.25	2	1,040	21,354	21,408	0.103	2,205	-5	2,200	Yes	5,339
Bay Street	U.S. 41	Old Venice	0.50	2	800	5,521	5,913	0.110	650	-35	615	No	
Bay Street	Old Venice	Pine Ranch East	1.00	2	1,220	1,509	172	0.111	19	119	138	No	
Beach Road	Ocean	Midnight Pass	1.20	2	1,300	8,152	8,084	0.109	881	6	887	No	
Bee Ridge Road (Ext.)	Bee Ridge	Clark	2.50	2	880	3,743	3,219	0.111	357	47	404	No	
Bee Ridge Road (SR 758)	Shade	Tuttle/Swift	0.50	6	4,400	34,960	33,620	0.096	3,228	119	3,347	No	
Bee Ridge Road (SR 758)	Tuttle/Swift	Murdock	0.35	6	4,400	38,296	38,376	0.091	3,492	-7	3,485	No	
Bee Ridge Road (SR 758)	Murdock	Lockwood Ridge	0.15	6	4,400	38,257	38,607	0.091	3,513	-31	3,482	No	
Bee Ridge Road (SR 758)	Lockwood Ridge	Beneva	0.50	6	4,400	39,023	39,593	0.091	3,603	-51	3,552	No	
Bee Ridge Road (SR 758)	Beneva	Sawyer	0.50	6	4,400	41,942	38,081	0.091	3,465	343	3,808	No	
Bay Rd/Osprey Ave (SR 758)	Siesta Dr	U.S. 41	0.45	2	1,160	14,596	13,659	0.104	1,421	83	1,504	Yes	6,568
Beneva Road	17th	12th	0.25	4	2,540	18,243	18,223	0.103	1,877	2	1,879	No	
Beneva Road	12th	Sarasota Commons	0.35	4	2,540	23,525	23,309	0.103	2,401	19	2,420	No	
Beneva Road	Sarasota Commons	Circus	0.10	4	2,540	20,581	20,499	0.103	2,111	7	2,118	No	
Beneva Road	Circus	Fruitville	0.30	4	2,540	25,620	25,561	0.098	2,505	5	2,510	No	
Beneva Road	Fruitville	Bahia Vista	1.00	4	3,180	26,358	25,121	0.098	2,462	110	2,572	No	
Beneva Road	Bahia Vista	Riviera Dr	0.50	4	2,540	24,639	22,879	0.103	2,357	156	2,513	No	
Beneva Road	Riviera Dr	Webber	0.50	4	2,540	24,315	22,904	0.103	2,359	125	2,484	No	
Beneva Road	Webber	Bee Ridge	0.65	4	3,000	28,844	24,984	0.098	2,448	343	2,791	No	
Beneva Road	Bee Ridge	Wilkinson	0.50	4	2,540	25,882	25,396	0.098	2,489	43	2,532	No	
Beneva Road	Wilkinson	Proctor	0.50	4	2,540	27,693	24,666	0.098	2,417	269	2,686	Yes	13,847
Beneva Road	Proctor	Clark	1.00	4	3,180	28,470	23,798	0.103	2,451	415	2,866	No	
Beneva Road	Clark	Kingston	0.85	4	3,180	28,237	23,639	0.103	2,435	409	2,844	No	
Beneva Road	Kingston	Gulf Gate	0.15	4	2,540	26,932	22,211	0.103	2,288	420	2,708	Yes	4,040
Beneva Road	Gulf Gate	Palmer Ranch Pkwy	0.20	4	2,540	28,008	20,169	0.103	2,077	697	2,774	Yes	5,602
Beneva Road	Palmer Ranch Pkwy	Torrey Pines	0.40	4	2,540	27,464	23,676	0.103	2,439	337	2,776	Yes	10,986
Beneva Road	Torrey Pines	Lake Point Woods	0.50	4	2,540	24,153	20,287	0.103	2,090	344	2,434	No	
Beneva Road	Lake Point Woods	Sarasota Square	0.15	4	2,540	24,486	20,144	0.103	2,075	386	2,461	No	
Beneva Road	Sarasota Square	K-Mart	0.10	4	2,540	26,599	23,518	0.103	2,422	274	2,696	Yes	2,660
Beneva Road	K-Mart	U.S. 41	0.10	4	2,540	16,483	13,392	0.104	1,393	275	1,668	No	
Cattlemen Road	Cattleridge Blvd	Bee Ridge	0.15	4	1,640	24,501	22,881	0.103	2,357	144	2,501	Yes	3,675
Cattlemen Road	Bee Ridge	Center Pointe	0.20	4	1,640	27,638	25,744	0.098	2,523	168	2,691	Yes	5,528
Cattlemen Road	Center Pointe	Wilkinson	0.45	4	2,540	19,551	16,812	0.104	1,748	244	1,992	No	
Cattlemen Road	Wilkinson	Proctor	0.35	4	2,540	19,188	16,642	0.104	1,731	226	1,957	No	
Clark Road (SR 72)	Swift	Lockwood Ridge	0.50	6	4,400	35,960	37,052	0.091	3,372	-97	3,275	No	
Clark Road (SR 72)	Lockwood Ridge	Beneva	0.50	6	4,400	36,863	35,553	0.091	3,235	116	3,351	No	
Clark Road (SR 72)	Beneva	Sawyer	0.50	6	4,400	45,435	40,924	0.091	3,724	401	4,125	No	
Clark Road (SR 72)	Sawyer	McIntosh	0.50	6	4,400	45,179	37,883	0.091	3,447	649	4,096	No	
Clark Road (SR 72)	McIntosh	Honore	1.00	6	4,920	46,415	41,225	0.090	3,710	461	4,171	No	
Clark Road (SR 72)	Honore	Gantt	0.50	6	4,400	45,987	40,599	0.091	3,695	479	4,174	No	
Clark Road (SR 72)	Gantt	Catamaran	0.15	6	4,400	46,289	41,148	0.090	3,703	457	4,160	No	
Clark Road (SR 72)	Catamaran	I-75	0.30	6	4,400	46,242	41,255	0.090	3,713	443	4,156	No	

2019 Peak-Hour Total Traffic Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Total AADT (for VMT)	2019 AADT w/o PR Land Uses	K Factor	2019 PHV w/o PR Land Uses	Palmer Ranch PHV	2019 Total PHV	Exceeds LOS?	Daily VMT
Clark Road (SR 72)	I-75	Proctor	1.70	2	1,980	10,570	10,441	0.109	1,138	11	1,149	No	
Clark Road (SR 72)	Proctor	Bee Ridge Ext.	1.45	2	1,980	10,195	9,940	0.109	1,083	23	1,106	No	
Gantt Road	Proctor	Ashton	0.50	2	800	12,654	8,615	0.109	939	359	1,298	Yes	6,327
Gantt Road	Ashton	Clark	0.50	2	800	11,096	8,048	0.109	877	271	1,148	Yes	5,548
Gulf Gate Drive	U.S. 41	Gateway Ave	0.29	4	1,640	8,384	6,906	0.109	753	131	884	No	
Gulf Gate Drive	Gateway	Markridge	0.58	2	1,120	5,735	3,838	0.111	426	169	595	No	
Gulf Gate Drive	Markridge	Bispham	0.17	2	800	5,674	2,559	0.111	284	277	561	No	
Gulf Gate Drive	Bispham	Curtiss	0.44	2	800	5,970	3,940	0.111	437	181	618	No	
Gulf Gate Drive	Curtiss	Beneva	0.11	2	800	5,966	4,012	0.110	441	174	615	No	
Honore Avenue	Richardson	Fruitville	0.45	2	800	18,584	18,527	0.103	1,908	5	1,913	Yes	8,363
Honore Avenue	Fruitville	Antoinette	0.29	2	800	13,494	13,189	0.104	1,372	27	1,399	Yes	3,913
Honore Avenue	Antoinette	Sawgrass	0.09	2	800	13,967	13,515	0.104	1,406	40	1,446	Yes	1,257
Honore Avenue	Sawgrass	Palmer	0.39	2	800	13,846	13,354	0.104	1,389	44	1,433	Yes	5,400
Honore Avenue	Palmer	Bahia Vista	0.34	2	800	10,442	9,629	0.109	1,050	72	1,122	Yes	3,550
Honore Avenue	Bahia Vista	Colonial Oaks	0.80	2	1,220	8,775	7,992	0.109	871	70	941	No	
Honore Avenue	Colonia Oaks	Webber	0.25	2	800	8,700	8,381	0.109	914	28	942	Yes	2,175
Honore Avenue	Webber	Brookmeade	0.28	2	800	7,788	7,024	0.109	766	68	834	Yes	2,181
Honore Avenue	Brookmeade	Bee Ridge	0.37	2	800	10,985	10,221	0.109	1,114	68	1,182	Yes	4,064
Honore Avenue	Bee Ridge	Wilkinson	0.50	2	1,240	11,555	10,155	0.109	1,107	124	1,231	No	
Honore Avenue	Wilkinson	Proctor	0.50	2	1,240	10,509	9,289	0.109	1,013	108	1,121	No	
Honore Avenue	Proctor	Ashton	0.50	2	800	9,057	7,492	0.109	817	139	956	Yes	4,529
Honore Avenue	Ashton	Clark	0.50	2	800	10,603	7,605	0.109	829	267	1,096	Yes	5,302
Honore Avenue	SR 681	Laurel	3.70	2	1,840	286	1,090	0.111	121	-71	50	No	
I-75 (SR 93)	University	Fruitville	3.45	6	8,370	138,183	137,000	0.083	11,371	105	11,476	Yes	476,731
I-75 (SR 93)	Fruitville	Bee Ridge	2.65	6	8,370	127,828	123,947	0.083	10,288	345	10,633	Yes	338,744
I-75 (SR 93)	Bee Ridge	Clark (SR 72)	2.00	6	8,370	107,674	102,451	0.083	8,503	464	8,967	Yes	215,348
Laurel Road	U.S. 41	Legacy Tr	0.50	4	2,540	14,937	15,096	0.104	1,570	-14	1,556	No	
Laurel Road	Pinebrook	I-75	0.50	4	2,540	17,499	16,020	0.104	1,666	132	1,798	No	
Lockwood Ridge Road	Webber	Bee Ridge	0.65	2	1,420	2,863	4,307	0.110	474	-128	346	No	
Lockwood Ridge Road	Bee Ridge	Wilkinson	0.50	2	800	3,785	3,885	0.111	431	-9	422	No	
Lockwood Ridge Road	Ashton	Clark	0.50	2	1,040	3,557	2,463	0.111	273	97	370	No	
McIntosh Road	Fruitville	King Richard Dr	0.58	2	1,420	12,110	11,241	0.109	1,225	77	1,302	No	
McIntosh Road	King Richard Dr	Bahia Vista	0.48	2	1,040	11,793	10,999	0.109	1,199	71	1,270	Yes	5,661
McIntosh Road	Bahia Vista	Linwood	0.50	4	2,480	15,904	14,140	0.104	1,471	157	1,628	No	
McIntosh Road	Linwood	Webber	0.50	2	1,040	15,054	13,438	0.104	1,398	144	1,542	Yes	7,527
McIntosh Road	Webber	Bee Ridge	0.65	2	1,120	16,915	14,942	0.104	1,554	175	1,729	Yes	10,995
McIntosh Road	Bee Ridge	Wilkinson	0.50	4	2,480	18,596	14,670	0.104	1,526	349	1,875	No	
McIntosh Road	Wilkinson	Proctor	0.50	4	2,480	18,440	12,222	0.104	1,271	553	1,824	No	
McIntosh Road	Proctor	Ashton	0.50	2	1,040	13,879	10,517	0.109	1,146	299	1,445	Yes	6,940
McIntosh Road	Ashton	Clark	0.50	2	1,040	14,467	9,239	0.109	1,007	465	1,472	Yes	7,234
Midnight Pass Road (SR 758)	Beach	Stickney Pt.	1.20	2	1,840	15,276	14,952	0.104	1,555	29	1,584	No	
Old Venice Road	Bay	U.S. 41	1.15	2	1,700	5,751	6,839	0.109	745	-97	648	No	
Palmer Boulevard	Packinghouse	Porter	0.19	2	800	15,583	15,564	0.104	1,619	2	1,621	Yes	2,961
Palmer Boulevard	Porter	Apex	0.22	2	800	15,583	15,564	0.104	1,619	2	1,621	Yes	3,428
Proctor Road	Swift	Beneva	1.00	4	3,180	13,332	10,545	0.109	1,149	248	1,397	No	

2019 Peak-Hour Total Traffic Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Total AADT (for VMT)	2019 AADT w/o PR Land Uses	K Factor	2019 PHV w/o PR Land Uses	Palmer Ranch PHV	2019 Total PHV	Exceeds LOS?	Daily VMT
Proctor Road	Beneva	Sawyer	0.50	4	2,540	14,342	11,742	0.109	1,280	231	1,511	No	
Proctor Road	McIntosh	Honore	1.00	2	1,620	10,886	8,299	0.109	905	230	1,135	No	
Proctor Road	Gantt	Cattlemen	0.20	4	1,640	15,069	11,892	0.109	1,296	282	1,578	No	
Sawyer Road	Bee Ridge	Helene	0.25	2	1,220	5,907	3,978	0.111	442	172	614	No	
Sawyer Road	Helene	Wilkinson	0.25	2	1,220	6,018	3,390	0.111	376	234	610	No	
Sawyer Road	Wilkinson	Proctor	0.50	2	800	6,442	5,179	0.110	570	112	682	No	
Sawyer Road	Proctor	Clark	1.00	2	1,220	7,997	5,916	0.110	651	185	836	No	
Stickney Pt. Road (SR 72)	Midnight Pass	U.S. 41	0.90	4	3,420	29,424	29,008	0.098	2,843	37	2,880	No	
Stickney Pt. Road (SR 72)	U.S. 41	Gulf Gate Mall	0.15	6	4,400	31,382	29,698	0.098	2,910	150	3,060	No	
Stickney Pt. Road (SR 72)	Gulf Gate Mall	Gateway	0.25	6	4,400	31,332	29,812	0.098	2,922	135	3,057	No	
Stickney Pt. Road (SR 72)	Gateway	Swift	0.35	6	4,400	31,316	30,220	0.097	2,931	97	3,028	No	
Swift Road	Bee Ridge	Wilkinson	0.50	4	2,540	21,105	17,869	0.104	1,858	288	2,146	No	
Swift Road	Wilkinson	Proctor	0.50	4	2,540	19,985	18,683	0.103	1,924	116	2,040	No	
Swift Road	Proctor	Ashton	0.50	4	2,540	20,760	18,190	0.103	1,874	229	2,103	No	
Swift Road	Ashton	Constitution	0.25	4	2,540	20,171	17,971	0.104	1,869	196	2,065	No	
Swift Road	Constitution	Clark	0.25	4	2,540	20,425	17,495	0.104	1,819	261	2,080	No	
Tuttle Avenue	Fruitville	Ringling	0.10	4	1,640	31,627	29,256	0.098	2,867	211	3,078	Yes	3,163
Tuttle Avenue	Ringling	Browning St	0.65	4	3,000	31,600	29,593	0.098	2,900	178	3,078	Yes	20,540
Tuttle Avenue	Browning St	Bahia Vista	0.25	4	2,540	30,404	27,791	0.098	2,724	232	2,956	Yes	7,601
Tuttle Avenue	Bahia Vista	Hyde	0.50	4	2,540	28,999	29,231	0.098	2,865	-21	2,844	Yes	14,500
Tuttle Avenue	Hyde	Webber	0.50	4	2,540	29,060	27,557	0.098	2,701	134	2,835	Yes	14,530
Tuttle Avenue	Webber	South Gate Circle	0.15	4	3,000	24,610	24,289	0.098	2,380	29	2,409	No	
Tuttle Avenue	South Gate Circle	TJ Maxx Ent.	0.35	4	3,000	20,875	19,977	0.103	2,058	80	2,138	No	
Tuttle Avenue	TJ Maxx Ent.	Bee Ridge	0.15	4	3,000	22,383	21,367	0.103	2,201	90	2,291	No	
U.S.41 (SR 45)	Waldemere	Hillview	0.20	6	4,400	71,325	68,546	0.083	5,689	247	5,936	Yes	14,265
U.S.41 (SR 45)	Hillview	Webber	0.55	6	4,700	71,198	68,242	0.083	5,664	263	5,927	Yes	39,159
U.S.41 (SR 45)	Webber	Siesta Dr	0.40	6	4,400	59,716	57,321	0.083	4,758	213	4,971	Yes	23,886
U.S.41 (SR 45)	Siesta Dr	Bee Ridge	0.25	6	4,400	58,502	56,589	0.083	4,697	170	4,867	Yes	14,626
U.S.41 (SR 45)	Bee Ridge	Glengary	0.25	6	4,400	55,041	52,471	0.085	4,460	229	4,689	Yes	13,760
U.S.41 (SR 45)	Glengary	Worrington	0.25	6	4,400	56,389	53,762	0.084	4,516	234	4,750	Yes	14,097
U.S.41 (SR 45)	Worrington	Field	0.25	6	4,400	56,350	53,374	0.084	4,483	265	4,748	Yes	14,088
U.S.41 (SR 45)	Field	Proctor	0.22	6	4,400	56,350	53,374	0.084	4,483	265	4,748	Yes	12,397
U.S.41 (SR 45)	Proctor	Philippi	0.30	6	4,400	48,921	46,227	0.090	4,160	240	4,400	No	
U.S.41 (SR 45)	Philippi	Constitution	0.70	6	4,700	49,012	46,229	0.090	4,161	247	4,408	No	
U.S.41 (SR 45)	Constitution	Beechwood	0.35	6	4,400	48,790	46,220	0.090	4,160	229	4,389	No	
U.S.41 (SR 45)	Beechwood	Stickney Point	0.45	6	4,400	48,889	45,770	0.090	4,119	277	4,396	No	
U.S.41 (SR 45)	Stickney Point	Gulf Gate	0.15	6	4,400	51,268	44,644	0.090	4,018	589	4,607	Yes	7,690
U.S.41 (SR 45)	Gulf Gate	Beneva	2.25	4	3,820	37,082	29,031	0.098	2,845	716	3,561	No	
U.S.41 (SR 45)	Beneva	Club Dr	0.25	4	3,020	44,138	40,789	0.091	3,712	298	4,010	Yes	11,035
U.S.41 (SR 45)	Club Dr	Central Sarasota Pkwy	0.35	4	3,020	44,124	42,274	0.090	3,805	165	3,970	Yes	15,443
U.S.41 (SR 45)	Central Sarasota Pkwy	McIntosh	0.75	4	3,950	42,950	42,152	0.090	3,794	71	3,865	No	
U.S.41 (SR 45)	McIntosh	Mac Ewen	0.52	4	3,950	43,144	39,182	0.091	3,566	352	3,918	No	
U.S.41 (SR 45)	Mac Ewen	Bay St	0.76	4	3,950	43,399	41,720	0.090	3,755	149	3,904	No	
U.S.41 (SR 45)	Bay St	Bay Acres Ave	0.32	4	3,950	45,233	43,246	0.090	3,892	177	4,069	Yes	14,475
U.S.41 (SR 45)	Bay Acres Ave	Blackburn Pt. Rd.	0.98	4	3,950	45,439	44,066	0.090	3,966	122	4,088	Yes	44,530

2019 Peak-Hour Total Traffic Condtions and Daily VMT

Roadway	From	To	Length (miles)	No. of Lanes	Service Volume	2019 Total AADT (for VMT)	2019 AADT w/o PR Land Uses	K Factor	2019 PHV w/o PR Land Uses	Palmer Ranch PHV	2019 Total PHV	Exceeds LOS?	Daily VMT
U.S.41 (SR 45)	Blackburn Pt. Rd.	SR 681	2.60	4	3,950	43,391	44,043	0.090	3,964	-58	3,906	No	
U.S.41 (SR 45)	SR 681	Roberts Rd	0.55	6	6,580	48,321	48,491	0.085	4,122	-15	4,107	No	
U.S.41 (SR 45)	Roberts Rd	Laurel	0.25	6	6,580	48,030	48,240	0.085	4,100	-19	4,081	No	
U.S.41 (SR 45)	Laurel	Albee	1.00	6	4,920	45,722	45,970	0.090	4,137	-22	4,115	No	
U.S.41 (SR 45)	Albee	Colonia	0.70	6	4,700	45,677	46,102	0.090	4,149	-38	4,111	No	
U.S.41 (SR 45)	Colonia	U.S. 41 By-Pass	0.50	6	4,400	46,247	46,422	0.090	4,178	-16	4,162	No	
U.S.41 (SR 45)	U.S. 41 By-Pass	Venice	0.65	4	3,220	17,459	18,114	0.103	1,866	-58	1,808	No	
Webber Street	Tuttle	Lockwood Ridge	0.50	4	2,480	14,861	14,942	0.104	1,554	-7	1,547	No	
Wilkinson Road	Swift	Beneva	1.00	2	1,220	4,766	2,908	0.111	323	165	488	No	
Wilkinson Road	Beneva	MacEachen	0.15	2	800	5,248	4,759	0.110	523	43	566	No	
Wilkinson Road	MacEachen	Sawyer	0.35	2	800	5,055	4,700	0.110	517	32	549	No	
Wilkinson Road	Sawyer	McIntosh	0.50	2	800	5,209	3,648	0.111	405	139	544	No	
Wilkinson Road	Honore	Center Gate	0.15	2	800	3,685	3,783	0.111	420	-9	411	No	

TOTAL: 1,486,208

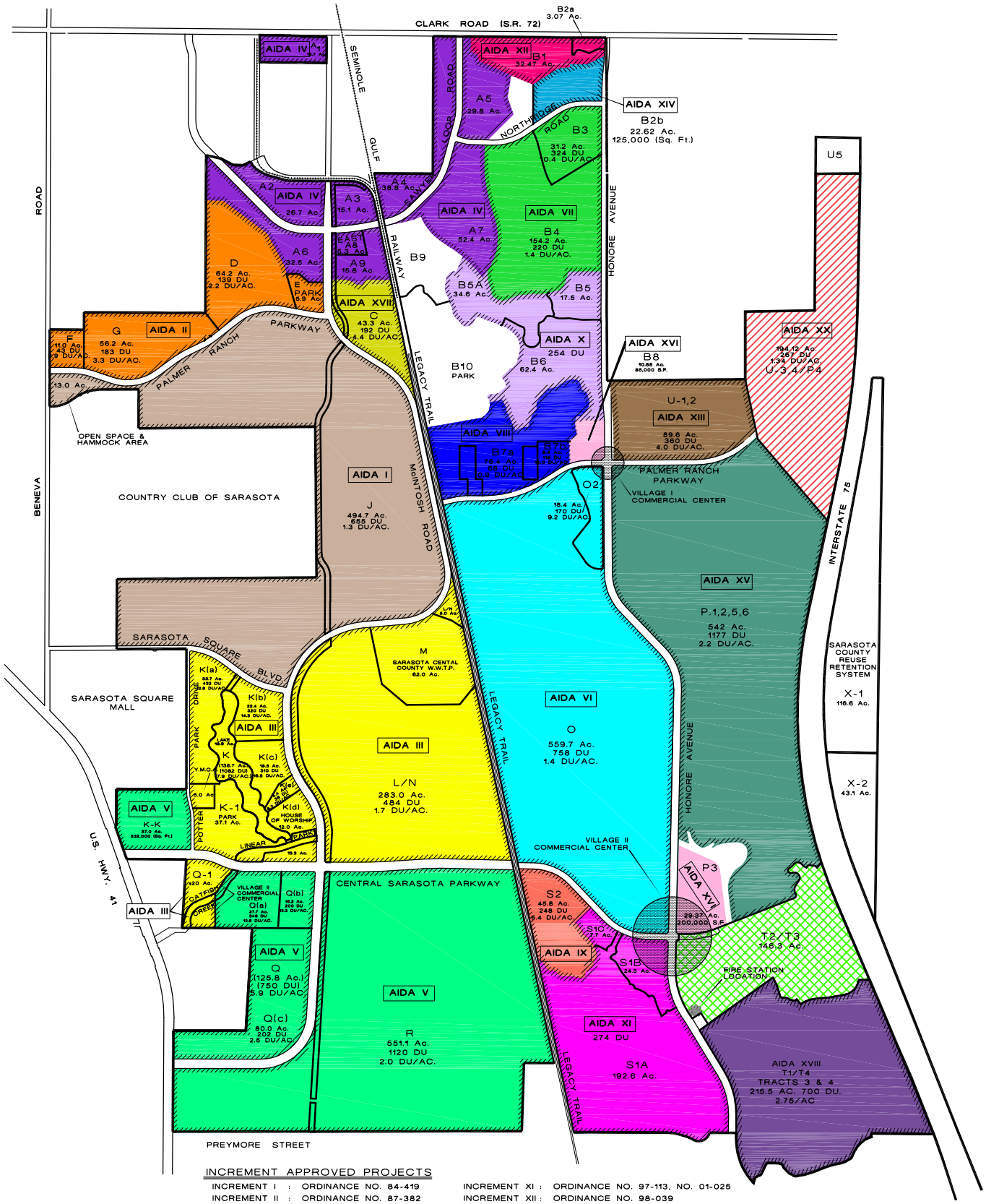
PALMER RANCH AFFORDABLE HOUSING PROGRAM
STATUS REPORT

Land Use/Housing Condition No. A.1 of Resolution 91-170 was implemented through Sarasota County Resolution 89-99. That Resolution identified the manner in which Affordable Housing could be provided on Palmer Ranch to meet the intent of this condition. The 1998 Annual Monitoring Report provided documentation for the provision of Affordable Housing consistent with Sarasota County Resolution 89-99.

MDO EXHIBIT “I”

Updated Master Development Plan

Map H2



INCREMENT APPROVED PROJECTS

INCREMENT I	:	ORDINANCE NO. 84-419
INCREMENT II	:	ORDINANCE NO. 87-382
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, NO. 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	:	
INCREMENT XXI	:	

06-2012

GRAPHIC SCALE

PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT

MASTER DEVELOPMENT ORDER CONCEPTUAL MASTER DEVELOPMENT PLAN

MAP H-2

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ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment I**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment II**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

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   See MDO Exhibit "A"

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   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

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   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment III**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

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8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment IV**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment V**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment VI**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

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6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

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8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

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9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

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10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/09 to 12/31/11
Development:	**Palmer Ranch/Increment VII**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

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5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

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   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

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   NOTE: ATTACH AS EXHIBIT "G"

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   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/09 to 12/31/11
Development:	**Palmer Ranch/Increment VIII**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment IX**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment X**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

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8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

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9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

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10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XI**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

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8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

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9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

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10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XII**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

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5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

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   NOTE: ATTACH AS EXHIBIT "G"

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9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

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10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XIII**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire: Justin Powell
Representing: Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XIV**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

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5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

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   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

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7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

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   NOTE: ATTACH AS EXHIBIT "G"

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9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

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10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XV**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

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5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

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6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

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7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

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8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

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9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XVI**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

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   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

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6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

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8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

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9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

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10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XVII**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

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5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

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   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

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I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XVIII**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

14 ✓ Pulte Group
100 Bloomfield Hills Pkwy
Ste 300
Bloomfield Hills, MI 48304

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011148044 14 PGS
2011 DEC 22 08:42 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1452771

ORDINANCE NO. 2011-075

Isles of Sarasota

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN AMENDMENT TO THE INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XVIII 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 A NOTICE OF PROPOSED CHANGE AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE NOTICE OF PROPOSED CHANGE TO THE PALMER RANCH INCREMENT XVIII DEVELOPMENT WITH CONDITIONS; PROVIDING FOR THIS ORDINANCE TO BE DEEMED THE AMENDED DEVELOPMENT ORDER; PROVIDING FOR BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XVIII; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR RELATIONSHIP TO OTHER REGULATIONS.

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 hereby makes the following findings of fact and conclusions of law:

1.1 On June 27, 2011, Pulte Homes, Inc. as Contract Purchaser of the subject property, through its authorized agent, James Paulmann, submitted to Sarasota County an Application for a Notice of Proposed Change to Increment XVIII of the Palmer Ranch Development of Regional Impact, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XVIII is an increment of the Palmer Ranch Development of Regional Impact approved pursuant to the provisions of a Master Development Order, Sarasota County Resolution No. 84-418, adopted December 18, 1984, and amended by Resolution No. 91-170, as amended.

1.2 The Palmer Ranch Increment XVIII development consists of approximately 254.16 acres ± located on the east 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 XVIII development will be developed with 700 attached and detached single family units on Parcels T1 and T4 and Tracts 3 and 4, and the 38.4 acre parcel located directly east of The Isles of Sarasota, to be platted as the Isles of Sarasota, Unit 3. These properties are located generally east of Honore Avenue and approximately 1,500 feet ± south of Central Sarasota Parkway.

2011148044

O2011-075

1.4 The Southwest Florida Regional Planning Council (hereinafter "SWFRPC") held a duly noticed public hearing on the NOPC on September 15, 2011, received all pertinent evidence and testimony, and issued the Report and Recommendations of the SWFRPC.

1.5 The Sarasota County Planning Commission held a duly noticed public hearing on the NOPC on October 6, 2011, and received all pertinent evidence and testimony, and recommended approval of the NOPC.

1.6 The Board of County Commissioners of Sarasota County, Florida, held a duly noticed public hearing on the NOPC on December 7, 2011.

1.7 Pursuant to Chapter 380.06 (11), Florida Statutes, a public hearing notice for a hearing on the NOPC before the Board of County Commissioners of Sarasota County was duly published in the "Sarasota Herald Tribune" on November 22, 2011, and was duly provided to the Florida Department of Economic Opportunity (hereinafter "DEO"), the SWFRPC and other persons designated by DEO rules.

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

1.9 The proceedings herein relating to the Palmer Ranch Increment XVIII NOPC 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.

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

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

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

1.13 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)(b), Florida Statutes.

1.14 The proposed development, subject to the conditions imposed herein, is consistent with the Report and Recommendations of the SWFRPC pursuant to Chapters 380.06(12) and 380.06(14)(c), Florida Statutes.

02011-075

1.15 The proposed development is consistent with the Master Development Order for the Palmer Ranch Development of Regional Impact (Resolution No. 84-418, as amended by Resolution No. 91-170).

SECTION 2. Incorporation of the Application for a Notice of Proposed Change and Associated Documents into the Development Order.

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

I. The SWFRPC's Official Recommendations - Development of Regional Impact Assessment for a Notice of Proposed Change to Palmer Ranch Increment XVIII

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. Notice of Proposed Change to Palmer Ranch Increment XVIII and Associated Appendices

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 Notice of Proposed Change to Increment XVIII Development with Conditions.

3.1 The Notice of Proposed Change to the Palmer Ranch Increment XVIII is hereby approved, subject to the conditions contained in Exhibit B, which is attached hereto and incorporated herein by reference, subject to the other provisions of this amended Incremental Development Order.

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

3.3 Annual 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 annual report to Sarasota County Planning Services, 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 Sarasota County Planning Services in writing. Failure to submit the report within thirty (30) days after written notice from Sarasota County 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 shall be provided. 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. <u>Ordinance to be Deemed the Development Order.</u>

4.1 This Ordinance shall be deemed the Incremental Development Order for Increment XVIII 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 XVIII.

5.1 The buildout date of Palmer Ranch Increment XVIII is December 31, 2016. 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 2009 Transportation Reanalysis, or subsequent reanalysis.

5.2 The termination date for the Palmer Ranch Increment XVIII Development Order shall be December 31, 2016.

SECTION 6. Enforcement.

6.1 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.

6.2 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.

6.3 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.

6.4 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 7. Severability.

7.1 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.

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

SECTION 8. Service and Recording.

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

8.2 Notice of the adoption of this Ordinance shall be recorded by the Owner in accordance with Chapter 380.06 (15) (f), Florida Statutes.

8.3 The Sarasota County Clerk shall certify the date upon which certified copies of this Ordinance are deposited in the U.S. Mail for DEO, the SWFRPC, and the Owner.

SECTION 9. Effective Date.

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

SECTION 10. Relationship to Other Regulations.

10.1 This Development Order shall not be construed as an agreement on the part of Sarasota County to exempt the Owner, its successors and assigns, from the operation of any Ordinance or other governmental regulation now in effect or hereafter adopted by Sarasota County for the purpose of protection of 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 does not impair or otherwise frustrate the Development herein approved. Subject to the preceding sentence, subsequent development permit requests shall

comply with the regulations in effect at the time the development permit request is submitted for review and approval by Sarasota County.

10.2 The Palmer Ranch Increment XVIII development shall not be subject to down-zoning or intensity reduction prior to December 31, 2016, unless Sarasota County can demonstrate that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Owner or that the change is clearly established by Sarasota County to be essential to the public health, safety, or welfare.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 7 day of Dec, 2011.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: Nora Patterson
Chairman

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

By: Patti Mae
Deputy Clerk

©2011-075

Applicant's Agreement and Consent to Terms

Palmer Ranch Holdings, Ltd., hereby approve and assent to all the terms, conditions, and provisions of the above and foregoing Ordinance and acknowledge that the same are binding upon Palmer Ranch Holdings, Ltd., , and their successors and assigns.

Witnesses as to
Palmer Ranch Holdings, Ltd.

By: _____
Authorized Agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of December, 2011, by Justin Tarwell of Palmer Ranch Holdings, Ltd., who acknowledged before me that he executed the same, as its authorized agent, for and in behalf of said tenants in common.

MARK A. LOVERIDGE
Commission # EE 17641
Expires August 16, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public

O2011-075

Applicant's Agreement and Consent to Terms

Pulte Homes Inc., hereby approve and assent to all the terms, conditions, and provisions of the above and foregoing Ordinance and acknowledge that the same are binding upon Pulte Homes Inc., and their successors and assigns.

Witnesses as to
Pulte Homes Inc.

By: _____
Authorized Agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of December, 2011, by Mike Woolery of Pulte Homes Inc., who acknowledged before me that he executed the same, as its authorized agent, for and in behalf of said tenants in common.

MARK A. LOVERIDGE
Commission # EE 17641
Expires August 16, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public

O2011-075

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a certified copy of the foregoing Development Order was deposited in the U.S. Mail to the Florida Department of Economic Opportunity, the Southwest Florida Regional Planning Council, Palmer Ranch Holdings, Ltd. and Pulte Homes Inc. this 15 day of December, 2011.

Deputy Clerk

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

Daniel L. Trescott
Principal Planner/DRI Coordinator
Southwest Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, Florida 33901

Palmer Ranch Holdings, Ltd.
8588 Potter Park Drive, Suite 500
Sarasota, FL 34233

Pulte Homes, Inc.
1919 Burgos Drive
Sarasota, Florida 34238

02011-075

EXHIBIT "A" – LEGAL DESCRIPTION

A tract of land lying in Section 36, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows:

BEGIN at the southeast corner of Section 36, Township 37 South, Range 18 East; thence N.89°45'18"W., along the south line of the southeast 1/4 of said Section 36 also being the north line of the northeast 1/4 of Section 1, Township 38 South, Range 19 East, a distance of 190.02 feet; thence S.00°59'19"W., a distance of 33.63 feet; thence S.08°47'18"E., a distance of 130.93 feet to the beginning of a non-tangent curve to the left, of which the radius point lies S.37°56'04"E., a radial distance of 580.42 feet; thence southwesterly along the arc of said curve, through a central angle of 34°45'05", a distance of 352.04 feet to the point of reverse curvature of a curve to the right having a radius of 100.00 feet and a central angle of 38°29'33"; thence southwesterly along the arc of said curve, a distance of 67.18 feet to the point of compound curvature of a curve to the right having a radius of 600.77 feet and a central angle of 23°05'51"; thence southwesterly along the arc of said curve, a distance of 242.19 feet; thence S.78°54'15"W., a distance of 95.26 feet to the point of curvature of a curve to the left having a radius of 1,050.00 feet and a central angle of 10°17'50"; thence westerly along the arc of said curve a distance of 188.71 feet; thence S.68°36'25"W., a distance of 277.55 feet to the point of curvature of a curve to the right having a radius of 1,266.27 feet and a central angle of 15°51'00"; thence westerly along the arc of said curve a distance of 350.29 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of 33°42'53"; thence westerly along the arc of said curve, a distance of 29.42 feet; thence N.61°49'43"W., a distance of 109.90 feet to the point of curvature of a curve to the right having a radius of 150.00 feet and a central angle of 16°26'52"; thence northwesterly along the arc of said curve a distance of 43.06 feet; thence N.45°22'50"W., a distance of 65.63 feet to the point of curvature of a curve to the right having a radius of 150.00 feet and a central angle of 17°22'11"; thence northwesterly along the arc of said curve a distance of 45.47 feet; thence N.28°00'39"W., a distance of 44.32 feet to the point of curvature of a curve to the left having a radius of 105.00 feet and a central angle of 63°12'17"; thence northwesterly along the arc of said curve a distance of 115.83 feet; thence S.88°47'04"W., a distance of 75.61 feet; thence N.49°38'30"W., a distance of 100.27 feet to the beginning of a non-tangent curve to the left, of which the radius point lies S.42°19'28"E., a radial distance of 400.00 feet; thence southwesterly along the arc of said curve, through a central angle of 28°22'55", a distance of 198.14 feet to the point of reverse curvature of a curve to the right having a radius of 491.38 feet and a central angle of 16°37'27"; thence southwesterly along the arc of said curve, a distance of 142.57 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of 45°59'54"; thence southwesterly along the arc of said curve, a distance of 40.14 feet to the point of reverse curvature of a curve to the left having a radius of 110.00 feet and a central angle of 76°15'02"; thence southwesterly along the arc of said curve, a distance of 146.39 feet to the point of reverse curvature of a curve to the right having a radius of 276.07 feet and a central angle of 13°46'21"; thence southerly along the arc of said curve, a distance of 66.36 feet to the beginning of a non-tangent curve to the right, of which the radius point lies N.45°04'14"E., a radial distance of 1,250.00 feet; thence northerly along the arc of said curve, through a central angle of 45°10'46", a distance of 985.66 feet; thence N.00°15'00"E., a distance of 118.39 feet to a point on the above mentioned south line of the southeast 1/4 of Section 36 also being the above mentioned north line of the northeast

O2011-075

1/4 of Section 1, also being a point on a line lying 150.00 feet easterly of and parallel with the easterly line of Silver Oak, Unit 3 as recorded in Plat Book 43, Pages 18-18G of the Public Records of Sarasota County, Florida; (the following three calls are along said line lying 150.00 feet easterly of and parallel with the easterly line of Silver Oak, Unit 3); (1) thence continue N.00°15'00"E., a distance of 379.48 feet to the point of curvature of a curve to the left having a radius of 2,150.00 feet and a central angle of 33°13'59"; (2) thence northerly along the arc of said curve a distance of 1,247.06 feet; (3) thence N.32°58'59"W., a distance of 492.18 feet; thence N.54°22'16"E., a distance of 1,727.58 feet to the beginning of a non tangent curve to the right, of which the radius point lies S.59°06'43"W., a radial distance of 1,050.00 feet; thence southerly along the arc of said curve, through a central angle of 17°10'27", a distance of 314.73 feet; thence S.13°42'50"E., a distance of 57.97 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 80°26'11"; thence southeasterly along the arc of said curve a distance of 70.19 feet to the point of reverse curvature of a curve to the right having a radius of 250.00 feet and a central angle of 37°15'44"; thence easterly along the arc of said curve, a distance of 162.59 feet to the point of reverse curvature of a curve to the left having a radius of 100.00 feet and a central angle of 72°02'30"; thence easterly along the arc of said curve, a distance of 125.74 feet; thence S.38°04'23"E., a distance of 119.44 feet to the beginning of a non-tangent curve to the right, of which the radius point lies S.38°04'23"E., a radial distance of 500.00 feet; thence easterly along the arc of said curve, through a central angle of 32°50'57", a distance of 286.66 feet; thence N.84°46'34"E., a distance of 318.41 feet; thence N.79°19'07"E., a distance of 269.22 feet to the point of curvature of a curve to the left having a radius of 340.30 feet and a central angle of 71°03'11"; thence northeasterly along the arc of said curve a distance of 422.01 feet; thence East, a distance of 207.27 feet to the westerly right-of-way line of State Road 93 (Interstate 75, a variable width public right-of-way as shown on Florida Department of Transportation Right-Of-Way Map Section 17075-2407); thence S.23°08'20"E., along said westerly right-of-way, a distance of 221.76 feet to the easterly line of the northeast 1/4 of the above mentioned Section 36; thence S.00°48'17"W., along the easterly line of the northeast 1/4 of Section 36, a distance of 107.74 feet; to the east 1/4 corner of said Section 36; thence S.01°04'59"W., along the easterly line of the southeast 1/4 of said Section 36, a distance of 2,635.06 feet to the POINT OF BEGINNING.

AND

DESCRIPTION (from Warranty Deed recorded on December 27, 2005 in Official Records Instrument No. 2005283002 of the Public Records of Sarasota County, Florida):

That portion of Section 31, Township 37 South, Range 19 East, lying West of the Interstate 75 right of way in SARASOTA County, Florida.

E2011-075

EXHIBIT B - DEVELOPMENT ORDER CONDITIONS

Land Use

1. The 38.4 acre subject property shall be developed in substantial accordance with the Development Concept Plan date-stamped June 27, 2011. This does not imply or confer any deviations from applicable zoning or land development regulations.

General Considerations

2. All commitments and impact mitigating actions provided by the applicant within the Application for Incremental Development Approval (and supplementary documents) that are not in conflict with specific conditions for project approval outlined above are officially adopted as conditions for approval.

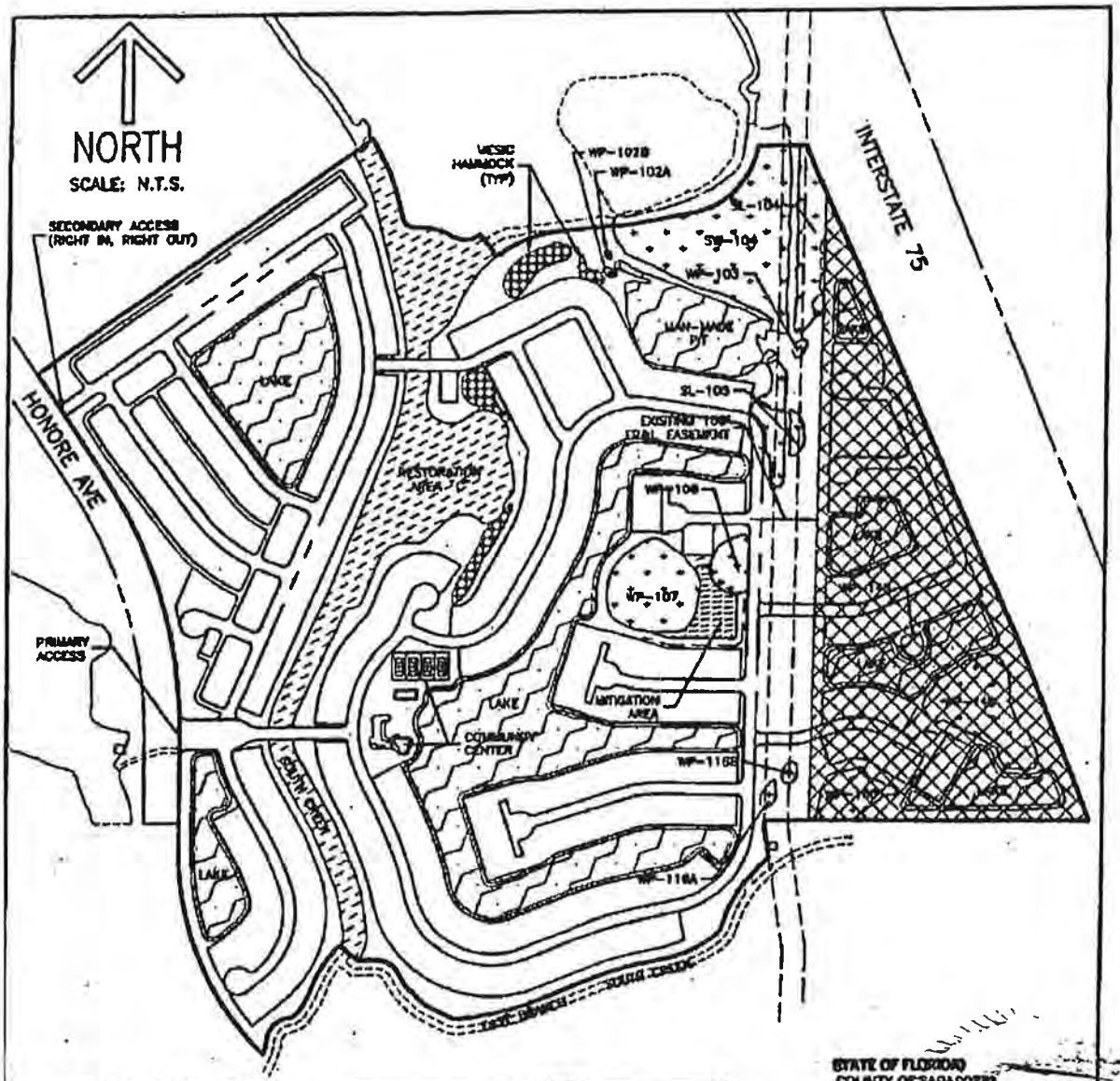
3. The developer shall submit a biennial report on the development of regional impact to Sarasota County, the Southwest Florida Regional Planning Council, the Department of Economic Opportunity and all affected permit agencies as required in Subsection 380.06(18), Florida Statutes.

4. The development phasing schedule presented within the AIDA and as adjusted to date of development order approval shall be incorporated as a condition of approval. If development order conditions and applicant commitments incorporated within the development order, AIDA or sufficiency round responses to mitigate regional impacts are not carried out as indicated to the extent or in accord with the timing schedules specified within the development order and this phasing schedule, then this shall be presumed to be a substantial deviation for the affected regional issue.

5. If the local governments, during the course of monitoring the development, can demonstrate that substantial changes in the conditions underlying the approval of the development order has occurred or that the development order was based on substantially inaccurate information provided by the developer, resulting in additional substantial regional impacts, then a substantial deviation shall be deemed to have occurred. The monitoring checklist shall be used as a guide by the local government in determining addition substantial regional impacts.

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

EXHIBIT C - MASTER DEVELOPMENT PLAN



SITE DATA	
EXISTING ZONING:	RSF-2/PUD AND RSF-4
PROPOSED ZONING:	RSF-2/PUD
PROPERTY SIZE:	254.18± ACRES
TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	700
GROSS RESIDENTIAL DENSITY:	2.75 DU/AC

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 12-15-11
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: _____
DEPUTY CLERK

WilsonMiller Stantec	PALMER RANCH INCREMENT XVIII INCLUDING THE ISLES OF SARASOTA PHASE 3	CONCEPTUAL DEVELOPMENT PLAN	MAP C-3

GPZ2011-075

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period:	12/31/11 to 12/31/13
Development:	**Palmer Ranch/Increment XIX**
Location:	Sarasota County, Florida
Developer:	Palmer Ranch Holdings, Ltd. 5589 Marquesas Circle, Suite 201 Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

Person completing the questionnaire:	Justin Powell
Representing:	Palmer Ranch Holdings, Ltd.

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period: 12/31/11 to 12/31/13
Development: **Palmer Ranch/Increment XX**
Location: Sarasota County, Florida
Developer: Palmer Ranch Holdings, Ltd.
5589 Marquesas Circle, Suite 201
Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

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   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

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   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

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   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

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   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

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   NOTE: ATTACH AS EXHIBIT "G"

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    I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

    Person completing the questionnaire: Justin Powell
    Representing: Palmer Ranch Holdings, Ltd.

Theodore Neuweller

ARBOR Lakes

BOARD RECORDS
FILED FOR THE RECORD
2012 NOV 15 PM 2:54
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

ORDINANCE NO. 2012-039

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XX OF THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR APPROVAL OF THE PALMER RANCH INCREMENT XX DEVELOPMENT WITH CONDITIONS; PROVIDING FOR THIS ORDINANCE TO BE DEEMED THE AMENDED DEVELOPMENT ORDER; PROVIDING FOR BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XX; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR RELATIONSHIP TO OTHER REGULATIONS

BOARD RECORDS
FILED FOR THE RECORD
2012 NOV 15 PM 2:57
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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

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

1.1 On April 2, 2012, Taylor Morrison of Florida, Inc, as the Contract Purchaser authorized by the current Owner of the subject property, through their authorized agent James Paulmann, submitted to Sarasota County an Application for Incremental Development Approval (AIDA) for Increment XX of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XX is an increment of the Palmer Ranch Development of Regional Impact approved pursuant to the provisions of a Master Development Order, Sarasota County Resolution No. 84-418, adopted December 18, 1984, amended and restated by Resolution No. 91-170, as amended.

1.2 The Palmer Ranch Increment XX development consists of approximately 194 acres ± located on the east 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 XX development will be developed with 267 single family units on Parcels U3, U4 and P4. This property is generally located east of Honore Avenue, west of I-75, and South of Clark Road.

1.4 The Southwest Florida Regional Planning Council (hereinafter "SWFRPC") held a duly noticed public hearing on the AIDA on July 19,2012, received all pertinent evidence, testimony, and issued the Report and Recommendations of the SWFRPC.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 201215097 11 PGS
2012 NOV 15 04:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
Receipt#1558985

2012150097

(11 pgs)

(2012-039

1.5 The Sarasota County Planning Commission held a duly noticed public hearing on the AIDA on August 2, 2012, and received all pertinent evidence and testimony, and recommended approval of the NOPC.

1.6 The Board of County Commissioners of Sarasota County, Florida, held duly noticed public hearings on the AIDA on September 12, 2012 and November 7, 2012.

1.7 Pursuant to Section 380.06 (11), Florida Statutes, public notice for a hearing on said AIDA before the Board of County Commissioners of Sarasota County was duly published in the "Sarasota Herald-Tribune" on July 5, 2012 and was duly provided to the Florida Department of Economic Opportunity (DEO), the Southwest Florida Regional Planning Council (SWFRPC) and other persons designated by DEO rules.

1.8 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.

1.9 The proceedings herein relating to the Palmer Ranch Increment XX 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.

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

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

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

1.13 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)(b), Florida Statutes.

1.14 The proposed development, subject to the conditions imposed herein, is consistent with the Report and Recommendations of the SWFRPC pursuant to Chapters 380.06(12) and 380.06(14)(c), Florida Statutes.

1.15 The proposed development is consistent with the Master Development Order for the Palmer Ranch Development of Regional Impact (Resolution No. 91-170 as amended).

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

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

I.	The SWFRPC's Official Recommendations - Development of Regional Impact Assessment for Palmer Ranch Increment XX	dated July 2012

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 Increment XX and Associated Appendices	dated April 2, 2012
II.	Sufficiency Responses for Palmer Ranch Increment XX	dated May 25, 2012 dated June 25, 2012 dated July 13, 2012 dated July 17, 2012

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 XX Development with Conditions.

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

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 the 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 annual 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 XX 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 XX.

5.1 The commencement date of Palmer Ranch Increment XX per Chapter 380.06(15) (c) 2, Florida Statutes is December 31, 2015.

5.2 The buildout date of Palmer Ranch Increment XX is December 31, 2018. This buildout date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes.

5.3 The termination date for the Palmer Ranch Increment XX Development Order shall be December 31, 2018. This termination date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes.

SECTION 6. Enforcement.

6.1 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.

6.2 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.

6.3 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.

6.4 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 7. Severability.

7.1 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.

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

SECTION 8. Service and Recording.

8.1 The Clerk to the Board of County Commissioners is hereby directed to record this Ordinance in the Official Record Book of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Owner. This Ordinance shall be binding upon the Owner, its successors and assigns and upon Sarasota County.

8.2 Notice of the adoption of this Ordinance shall be recorded by the Owner in accordance with Chapter 380.06 (15) (f), Florida Statutes.

8.3 The Sarasota County Clerk shall certify the date upon which certified copies of this Ordinance are deposited in the U.S. Mail for DEO, the SWFRPC, and the Owner.

SECTION 9. Effective Date.

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

SECTION 10. Relationship to Other Regulations.

10.1 This Development Order shall not be construed as an agreement on the part of Sarasota County to exempt the Owner, its successors and assigns, from the operation of any Ordinance or other governmental regulation now in effect or hereafter adopted by Sarasota County for the purpose of protection of 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 does not impair or otherwise frustrate the Development herein approved. Subject to the preceding sentence, subsequent development permit requests shall

comply with the regulations in effect at the time the development permit request is submitted for review and approval by Sarasota County.

10.2 The Palmer Ranch Increment XX development shall not be subject to down-zoning or intensity reduction prior to December 31, 2018, unless Sarasota County can demonstrate that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Owner or that the change is clearly established by Sarasota County to be essential to the public health, safety, or welfare.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 7 day of November, 2012.

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a certified copy of the foregoing Development Order was deposited in the U.S. Mail to the Florida Department of Economic Opportunity, the Southwest Florida Regional Planning Council, Palmer Ranch Holdings, Ltd. and Taylor Morrison of Florida, Inc. this 15 day of November, 2012.

Deputy Clerk

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

David Crawford
Southwest Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, Florida 33901

Palmer Ranch Holdings, Ltd.
8588 Potter Park Drive, Suite 500
Sarasota, FL 34233

John Steven Kempton
Taylor Morrison of Florida, Inc
501 North Cattlemen Road, Suite 100
Sarasota, Florida 34232

EXHIBIT "A" – LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTIONS 13 AND 24, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N.89°51'22"E., ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 45.75 FEET TO THE EASTERLY LINE OF HONORE AVENUE AS RECORDED IN THE OFFICIAL RECORDS BOOK 3053, PAGE 2675 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°24'02"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 355.30 FEET TO A POINT ON THE SOUTH LINE OF SAID RECORDED RIGHT-OF-WAY FOR HONORE AVENUE; THENCE CONTINUE S.00°24'02"E., ALONG SAID LINE 51.00 FEET; THENCE N.89°35'58"E., A DISTANCE OF 12.00 FEET; N.46°14'09"E., A DISTANCE OF 23.73 FEET; THENCE CONTINUE N.46°14'09"E., A DISTANCE OF 50.55 FEET; THENCE N.89°35'58"E., A DISTANCE OF 1574.09 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY HAVING A RADIUS OF 1525.00 FEET; THENCE EASTERLY 1086.15 FEET, ALONG THE ARC OF THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°48'28", BEING SUBTENDED BY A CHORD THAT BEARS N.69°11'51"E. AT 1063.34 FEET; THENCE N.48°55'56"E., A DISTANCE OF 230.00 FEET; THENCE S.40°33'25"E., A DISTANCE OF 38.04 FEET TO THE POINT OF BEGINNING; THENCE S.40°33'25"E., A DISTANCE OF 2070.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93); THENCE N.11°58'08"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1069.51 FEET TO A POINT ON A NON-TANGENTIAL CURVE CONCAVE WESTERLY HAVING A RADIUS OF 16240.22 FEET; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, 3080.68 FEET, ALONG THE ARC OF THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°52'07", BEING SUBTENDED BY A CHORD THAT BEARS N.06°32'48"E. AT 3076.06 FEET; THENCE N.01°06'32"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2562.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.89°38'51"W., A DISTANCE OF 856.87 FEET; THENCE S.00°22'04"W., A DISTANCE OF 2621.81 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE S.88°54'29"W., ALONG SAID NORTH LINE, A DISTANCE OF 1332.17 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S.00°01'29"W., ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE OF 1293.64 FEET; THENCE S.11°43'25"E., A DISTANCE OF 1169.56 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 194.115 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON NAD '83, 1990 ADJUSTMENT, THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA ZONE WEST AND THE WEST RIGHT-OFWAY LINE OF INTERSTATE 75 (STATE ROAD 93) AS BEARING S.01°06'32"W.

EXHIBIT B - DEVELOPMENT ORDER CONDITIONS

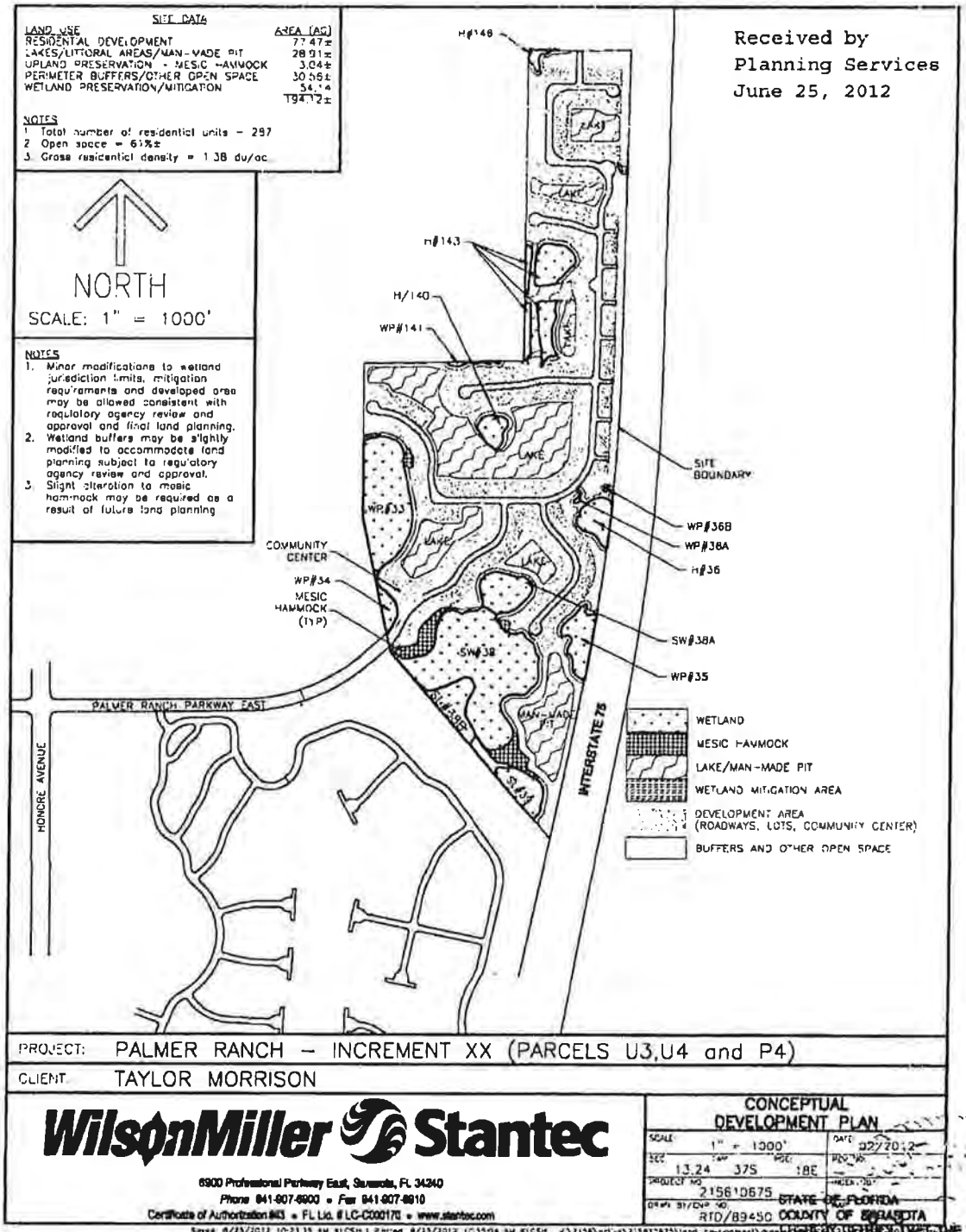
LAND USE

1. The entire 194 acres subject property shall be developed in substantial accordance with the Conceptual Development Plan date-stamped June 25, 2012. This does not imply or confer any deviations from applicable zoning or land development regulations.

GENERAL CONSIDERATIONS

2. The wetlands, mesic hammocks, and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Conservation and Environmental Permitting through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
3. 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 Natural Resources Conservation and Environmental Permitting with preliminary or site and development plans.
4. All commitments and impact mitigating actions provided by the applicant within the Application for Incremental Development Approval (and supplementary documents) that are not in conflict with specific conditions for project approval outlined above are officially adopted as conditions for approval.
5. The developer shall submit a biennial report on the development of regional impact to Sarasota County, the Southwest Florida Regional Planning Council, the Department of Economic Opportunity and all affected permit agencies as required in Subsection 380.06(18), Florida Statutes.
6. The development phasing schedule presented within the AIDA and as adjusted to date of development order approval shall be incorporated as a condition of approval. If development order conditions and applicant commitments incorporated within the development order, AIDA or sufficiency round responses to mitigate regional impacts are not carried out as indicated to the extent or in accord with the timing schedules specified within the development order and this phasing schedule, then this shall be presumed to be a substantial deviation for the affected regional issue.
7. If the local governments, during the course of monitoring the development, can demonstrate that substantial changes in the conditions underlying the approval of the development order has occurred or that the development order was based on substantially inaccurate information provided by the developer, resulting in additional substantial regional impacts, then a substantial deviation shall be deemed to have occurred. The monitoring checklist shall be used as a guide by the local government in determining addition substantial regional impacts.
8. Pursuant to Chapter 380.06(16), Florida Statutes, the applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the developer is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the developer may enter into a capital contribution front-ending agreement to reimburse the developer for voluntary contributions in excess of the fair share.

EXHIBIT C - MASTER DEVELOPMENT PLAN



PROJECT: PALMER RANCH – INCREMENT XX (PARCELS U3,U4 and P4)

CLIENT: TAYLOR MORRISON

WilsonMiller Stantec
6900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #43 • FL Lic. # LC-C000170 • www.stantec.com

CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1" = 1000'	DATE: 02/2012
SEC: 13,24 TWP: 37S RGE: 18E	PROJ NO:
PROJECT NO: 215610675	INDEX NO:
DRWG BY/CHK'D: RTD/BG450	

Saved: 6/25/2012 10:23:35 AM KLOSH Plotted: 6/25/2012 10:35:04 AM KLOSH V:\215610675\land_development\...

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 11-15-12

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY _____
DEPUTY CLERK

2012-037

ANNUAL INCREMENTAL
STATUS REPORT

Reporting Period: 12/31/11 to 12/31/13
Development: **Palmer Ranch/Increment XXI**
Location: Sarasota County, Florida
Developer: Palmer Ranch Holdings, Ltd.
5589 Marquesas Circle, Suite 201
Sarasota, FL 34233

1. DESCRIBE ANY CHANGES MADE IN THE PROPOSED PLAN OF DEVELOPMENT, PHASING, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL SINCE THE DEVELOPMENT OF REGIONAL IMPACT RECEIVED APPROVAL. NOTE ANY ACTIONS (SUBSTANTIAL DEVIATION DETERMINATIONS) TAKEN BY LOCAL GOVERNMENT TO ADDRESS THESE CHANGES.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

   A) DESCRIBE CHANGES IN THE PLAN OF DEVELOPMENT OR PHASING FOR THE REPORTING YEAR AND FOR THE SUBSEQUENT YEARS;

   B) STATE ANY KNOWN INCREMENTAL DRI APPLICATIONS FOR DEVELOPMENT APPROVAL OR REQUESTS FOR A SUBSTANTIAL DEVIATION DETERMINATION THAT WERE FILED IN THE REPORTING YEAR AND TO BE FILED DURING THE NEXT YEAR;

   C) ATTACH A COPY OF ANY NOTICE OF THE ADOPTION OF A DEVELOPMENT ORDER OR THE SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER THAT WAS RECORDED BY THE DEVELOPER PURSUANT TO PARAGRAPH 380.06(15)(F), F.S.

   See MDO Exhibit "A"

2. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT ORDER SINCE THE DEVELOPMENT ORDER WAS ISSUED? IF SO, HAS THE ANNEXING LOCAL GOVERNMENT ADOPTED A NEW DEVELOPMENT OF REGIONAL IMPACT ORDER FOR THE PROJECT? PROVIDE A COPY OF THE ORDER ADOPTED BY THE ANNEXING LOCAL GOVERNMENT.

   There has not been any change in the local government jurisdiction for any portion of the development since the development order was issued. The entire development, which is subject to the MDO, is within the unincorporated limits of Sarasota County.

3. PROVIDE COPIES OF ANY REVISED MASTER PLANS, INCREMENTAL SITE PLANS, ETC., NOT PREVIOUSLY SUBMITTED.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE OR TWO SENTENCES, ATTACH AS EXHIBIT "B".

   There are no revised master plans or incremental site plans not previously submitted.

4. PROVIDE A SUMMARY COMPARISON OF DEVELOPMENT ACTIVITY PROPOSED AND ACTUALLY CONDUCTED FOR THE REPORTING YEAR AS WELL AS CUMULATIVE TOTAL OF DEVELOPMENT PROPOSED AND ACTUALLY CONDUCTED TO DATE.

   EXAMPLE: NUMBER OF DWELLING UNITS CONSTRUCTED, SITE IMPROVEMENTS, LOTS SOLD, ACRES MINED, GROSS FLOOR AREA CONSTRUCTED, BARRELS OF STORAGE CAPACITY COMPLETED, PERMITS OBTAINED, ETC.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

   See MDO Exhibit "C".

5. HAVE ANY UNDEVELOPED TRACTS OF LAND IN THE DEVELOPMENT (OTHER THAN INDIVIDUAL SINGLE FAMILY LOTS) BEEN SOLD TO A SEPARATE ENTITY OR DEVELOPMENT? IF SO, IDENTIFY TRACT, ITS SIZE, AND THE BUYER. PROVIDE MAPS WHICH SHOW THE TRACTS INVOLVED.

   See MDO Exhibit "D"

6. DESCRIBE ANY LANDS PURCHASED OR OPTIONED ADJACENT TO THE ORIGINAL DEVELOPMENT OF REGIONAL IMPACT SITE SUBSEQUENT TO ISSUANCE OF THE DEVELOPMENT ORDER, IDENTIFY SUCH LAND, ITS SIZE, AND INTENED USE ON A SITE PLAN AND MAP.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "E".

   No lands have been purchased or optioned adjacent to the original DRI.

7. LIST ANY SUBSTANTIAL LOCAL, STATE AND FEDERAL PERMITS WHICH HAVE BEEN OBTAINED, APPLIED FOR, OR DENIED DURING THIS REPORTING PERIOD. SPECIFY THE AGENCY, TYPE OF PERMIT, AND DUTY FOR EACH.

   NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "F".

   See MDO Exhibit "F".

8. PROVIDE A LIST SPECIFYING EACH DEVELOPMENT ORDER CONDITION AND EACH DEVELOPER COMMITMENT AS CONTAINED IN THE ADA AND STATE HOW AND WHEN EACH CONDITION OR COMMITMENT HAS BEEN COMPLIED WITH DURING THE ANNUAL REPORT REPORTING PERIOD.

   NOTE: ATTACH AS EXHIBIT "G"

   See attached Exhibit "G"

9. PROVIDE ANY INFORMATION THAT IS SPECIFICALLY REQUIRED BY THE DEVELOPMENT ORDER TO BE INCLUDED IN THE ANNUAL REPORT.

   See attached Exhibit "H"

10. PROVIDE A STATEMENT CERTIFYING THAT ALL PERSONS HAVE BEEN SENT COPIES OF THE ANNUAL REPORT IN CONFORMANCE WITH SUBSECTIONS 380.06(15) AND (18), F.S.

    I certify that all persons requiring a copy of the annual report, in conformance with subsections 380.06(15) and (18), F.S. have been provided with said report.

    Person completing the questionnaire: Justin Powell
    Representing: Palmer Ranch Holdings, Ltd.

14 Williams, Parker

Sandhill Preserve

BOARD RECORDS
FILED FOR THE RECORD

2012 DEC 14 AM 9:23

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

ORDINANCE NO. 2012-047

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT APPROVAL FOR INCREMENT XXI OF THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR INOCRPORATION OF THE APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE PALMER RANCH INCREMENT XXI DEVELOPMENT WITH CONDITIONS; PROVIDING FOR THIS ORDINANCE TO BE DEEMED THE AMENDED DEVELOPMENT ORDER; PROVIDING FOR BUILDOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXI; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR RELATIONSHIP TO OTHER REGULATIONS.

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 hereby makes the following findings of fact and conclusions of law:

1.1 On June 15, 2012, Divosta Homes, L.P., as the Contract Purchaser authorized by the current Owner of the subject property, through their authorized agent James Paulmann, submitted to Sarasota County an Application for Incremental Development Approval (AIDA) for Increment XXI of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXI is an increment of the Palmer Ranch Development of Regional Impact approved pursuant to the provisions of a Master Development Order, Sarasota County Resolution No. 84-418, adopted December 18, 1984, amended and restated by Resolution No. 91-170, as amended. ("MDO" or "Master Development Order").

1.2 The Palmer Ranch Increment XXI development consists of approximately 140 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 XXI development will be developed with 290 single family units on Parcels T2 and T3. This property is generally located east of Honore Avenue, west of I-75, and South of Clark Road.

RECORDED IN OFFICIAL RECORDS
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2012 DEC 14 04:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ABURCHETT Receipt#1568282

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2012163839

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1.4 The Southwest Florida Regional Planning Council (hereinafter "SWFRPC") received all pertinent evidence and testimony, and issued its Report and Recommendations.

1.5 The Sarasota County Planning Commission held a duly noticed public hearing on the AIDA on November 15, 2012, and received all pertinent evidence and testimony, and recommended approval of the AIDA.

1.6 The Board of County Commissioners of Sarasota County, Florida, held duly noticed public hearing on the AIDA on December 12, 2012.

1.7 Pursuant to Section 380.06 (11), Florida Statutes, public notice for a hearing on said AIDA before the Board of County Commissioners of Sarasota County was duly published in the "Sarasota Herald-Tribune" on October 2, 2012 and was duly provided to the Florida Department of Economic Opportunity (DEO), the Southwest Florida Regional Planning Council (SWFRPC) and other persons designated by DEO rules.

1.8 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.

1.9 The proceedings herein relating to the Palmer Ranch Increment XXI 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.

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

1.11 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.

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

1.13 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.

1.14 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.

1.15 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 XXI	dated December 2012

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 Increment XXI and Associated Appendices	dated June 15, 2012
II.	Sufficiency Responses for Palmer Ranch Increment XXI	dated August 2, 2012 dated November 21, 2012

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 XXI Development with Conditions.

3.1 The AIDA for the Palmer Ranch Increment XXI is hereby approved, subject to the conditions contained in Exhibit B and the other provisions of this Incremental Development Order, including the revised Map F-2 as shown in Exhibit D, all attached hereto and incorporated herein by reference.

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

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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 XXI 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 XXI.

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5.1 The commencement date of Palmer Ranch Increment XXI per Chapter 380.06(15) (e) 2. Florida Statutes is December 31, 2014.

5.2 The buildout date of Palmer Ranch Increment XXI is December 31, 2019. This buildout date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes.

5.3 The termination date for the Palmer Ranch Increment XXI Development Order shall be December 31, 2019. This termination date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes.

SECTION 6. Enforcement.

6.1 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.

6.2 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.

6.3 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.

6.4 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

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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 7. Severability.

7.1 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.

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

SECTION 8. Service and Recording.

8.1 The Clerk to the Board of County Commissioners is hereby directed to record this Ordinance in the Official Record Book of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Owner. This Ordinance shall be binding upon the Owner, its successors and assigns and upon Sarasota County.

8.2 Notice of the adoption of this Ordinance shall be recorded by the Owner in accordance with Chapter 380.06 (15) (f), Florida Statutes.

8.3 The Sarasota County Clerk shall certify the date upon which certified copies of this Ordinance are deposited in the U.S. Mail for DEO, the SWFRPC, and the Owner.

SECTION 9. Effective Date.

9.1 This Development Order shall take effect upon adoption of this Ordinance and transmittal of the copies of said Development Order to the parties specified in Chapter 380.07 (2), Florida Statutes, the expiration of any applicable appeal period, or the resolution of any appeal, or the effective date of Comprehensive Plan Amendment No. 2012-F, whichever is later.

SECTION 10. Relationship to Other Regulations.

10.1 This Development Order shall not be construed as an agreement on the part of Sarasota County to exempt the Owner, its successors and assigns, from the operation of any Ordinance or other governmental regulation now in effect or hereafter adopted by Sarasota County for the purpose of protection of public health, welfare and safety, which said Ordinance or regulation shall be generally and equally applicable throughout Sarasota County, and which

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said Ordinance or regulation does not impair or otherwise frustrate the Development herein approved. Subject to the preceding sentence, subsequent development permit requests shall comply with the regulations in effect at the time the development permit request is submitted for review and approval by Sarasota County.

10.2 The Palmer Ranch Increment XXI development shall not be subject to down-zoning or intensity reduction prior to December 31, 2019, unless Sarasota County can demonstrate that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Owner or that the change is clearly established by Sarasota County to be essential to the public health, safety, or welfare.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 12 day of December 2012.

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

RECORDERS MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a certified copy of the foregoing Development Order was deposited in the U.S. Mail to the Florida Department of Economic Opportunity, the Southwest Florida Regional Planning Council, Palmer Ranch Holdings, Ltd. and Divosta Homes, L.P. this ____ day of _____, 2012.

_____
Deputy Clerk

RECORDERS MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

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

David Crawford
Southwest Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, Florida 33901

Justin N. Powell
Palmer Ranch Holdings, Ltd.
5589 Marquesas Circle, Suite 201
Sarasota, FL 34233

Michael Woolery
Divosta Homes, L.P.
1919 Burgos Drive
Sarasota, Florida 34238

EXHIBIT "A" – LEGAL DESCRIPTION

A TRACT LYING WITHIN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHEASTERLY CORNER OF CENTRAL SARASOTA PARKWAY (120 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN ROAD PLAT BOOK 4, PAGE 4, PUBLIC RECORDS OF SARASOTA, FLORIDA; THENCE S.88°44'45"E., A DISTANCE OF 137.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,450.00 FEET AND A CENTRAL ANGLE OF 22°31'41"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 570.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.68°43'34"E., A DISTANCE OF 1,637.74 FEET, A PORTION OF WHICH IS THE SOUTH LINE OF VILLAGEWALK, UNIT 1B, AS RECORDED IN PLAT BOOK 42, PAGE 31, SAID PUBLIC RECORDS, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 102°08'42"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 66°29'30"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.33°04'22"E., A DISTANCE OF 113.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 132°12'41"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.80°51'41"W., A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 160°21'48"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.94 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 24°45'15"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.61 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.48°43'00"E., 128.61 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 80°15'14"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.63°24'23"E., A DISTANCE OF 21.57 FEET; THENCE S.57°48'35"E., A DISTANCE OF 32.91 FEET; THENCE S.37°17'20"E., A DISTANCE OF 40.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 36°22'56"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 25°52'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.68 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 48°27'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.29 FEET, SAID CURVE HAVING A CHORD

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BEARING AND DISTANCE OF N.34°55'46"E., 41.04 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.59°09'44"E., A DISTANCE OF 23.16 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 34°53'59"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.32 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.76°36'44"E., 20.99 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 18°51'16"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 22°19'18"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°24'18"E., A DISTANCE OF 29.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 55°28'57"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.43°36'01"E., A DISTANCE OF 123.60 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 9,176.70 FEET AND A CENTRAL ANGLE OF 04°53'25", SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, STATE ROAD 93, SECTION 17075-2407) AS RECORDED IN ROAD PLAT BOOK 2, PAGE 54, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 783.26 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.20°44'33"E., 783.02 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE S.23°11'16"E., A DISTANCE OF 1,643.40 FEET TO A POINT ON THE NORTHERLY LINE OF ISLES OF SARASOTA, UNIT 2C, AS RECORDED IN PLAT BOOK 46, PAGE 19, SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE FOR THE FOLLOWING FIVE (5) CALLS; (1) THENCE N.89°59'44"W., A DISTANCE OF 208.91 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 340.30 FEET AND A CENTRAL ANGLE OF 71°03'11"; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 422.01 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.43°47'47"W., 395.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE S.79°19'23"W., A DISTANCE OF 269.22 FEET; (4) THENCE S.84°46'51"W., A DISTANCE OF 318.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 32°39'01"; (5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 284.93 FEET TO THE END OF SAID CURVE; THENCE N.38°54'25"W., A DISTANCE OF 118.99 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 72°02'05"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.72 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.87°05'40"W., 117.61 FEET, TO THE POINT OF

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REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 37°15'53"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.60 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 80°26'21"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.13°42'50"W., A DISTANCE OF 57.96 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,049.99 FEET AND A CENTRAL ANGLE OF 17°12'03"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 315.22 FEET TO THE POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF ISLES OF SARASOTA, UNIT 1 AS RECORDED IN PLAT BOOK 45, PAGE 21, SAID PUBLIC RECORDS; THENCE S.54°22'16"W., ALONG SAID NORTHERLY PLAT LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 1,531.61 FEET; THENCE N.32°58'59"W., A DISTANCE OF 472.20 FEET; THENCE S.61°51'14"W., A DISTANCE OF 157.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 93°25'53"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HONORE AVENUE (150 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN ROAD PLAT BOOK 4, PAGE 57, SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,460.00 FEET AND A CENTRAL ANGLE OF 32°49'54"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) CALLS; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 836.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE N.01°15'15"E., A DISTANCE OF 491.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.54 FEET TO THE END OF SAID CURVE; (4) THENCE N.01°15'15"E., A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

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EXHIBIT B - DEVELOPMENT ORDER CONDITIONS

LAND USE

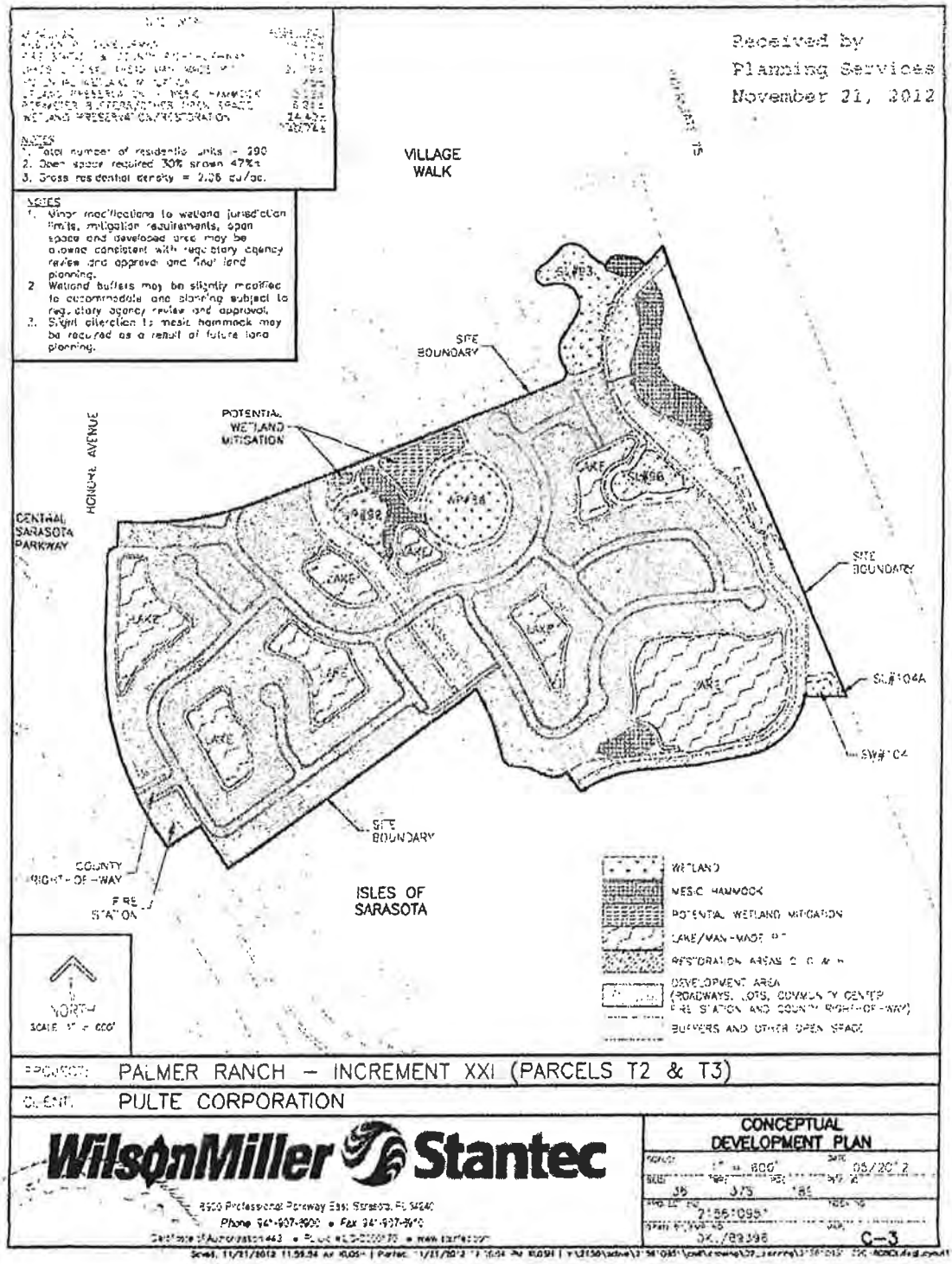
1. The approximately 140 acres subject property shall be developed in substantial accordance with the Master Development Plan date-stamped November 21, 2012 and incorporated as Exhibit C. This does not imply or confer any deviations from applicable zoning or land development regulations.

GENERAL CONSIDERATIONS

2. The wetlands, mesic hammocks, and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, except where approved by Conservation and Environmental Permitting through: 1) the Resource Management Plan for the project, or 2) specific written approval of hand removal of nuisance or exotic vegetation.
3. 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 Natural Resources Conservation & Environmental Permitting with preliminary or site and development plans.
4. The developer shall submit a biennial report on the development of regional impact to Sarasota County, the Southwest Florida Regional Planning Council, the Department of Economic Opportunity and all affected permit agencies as required in Subsection 380.06(18), Florida Statutes.
5. The development phasing schedule presented within the Application for Incremental Development Approval and as adjusted to date of development order approval shall be incorporated as a condition of approval. If development order conditions and applicant commitments incorporated within the development order, AIDA or sufficiency round responses to mitigate regional impacts are not carried out as indicated to the extent or in accord with the timing schedules specified within the development order and this phasing schedule, then this shall be presumed to be a substantial deviation for the affected regional issue.
6. If the local governments, during the course of monitoring the development, can demonstrate that substantial changes in the conditions underlying the approval of the development order has occurred or that the development order was based on substantially inaccurate information provided by the developer, resulting in additional substantial regional impacts, then a substantial deviation shall be deemed to have occurred. The monitoring checklist shall be used as a guide by the local government in determining additional substantial regional impacts.
7. Pursuant to Chapter 380.06(16), Florida Statutes, the applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the developer is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the developer may enter into a capital contribution front-ending agreement to reimburse the developer for voluntary contributions in excess of the fair share.

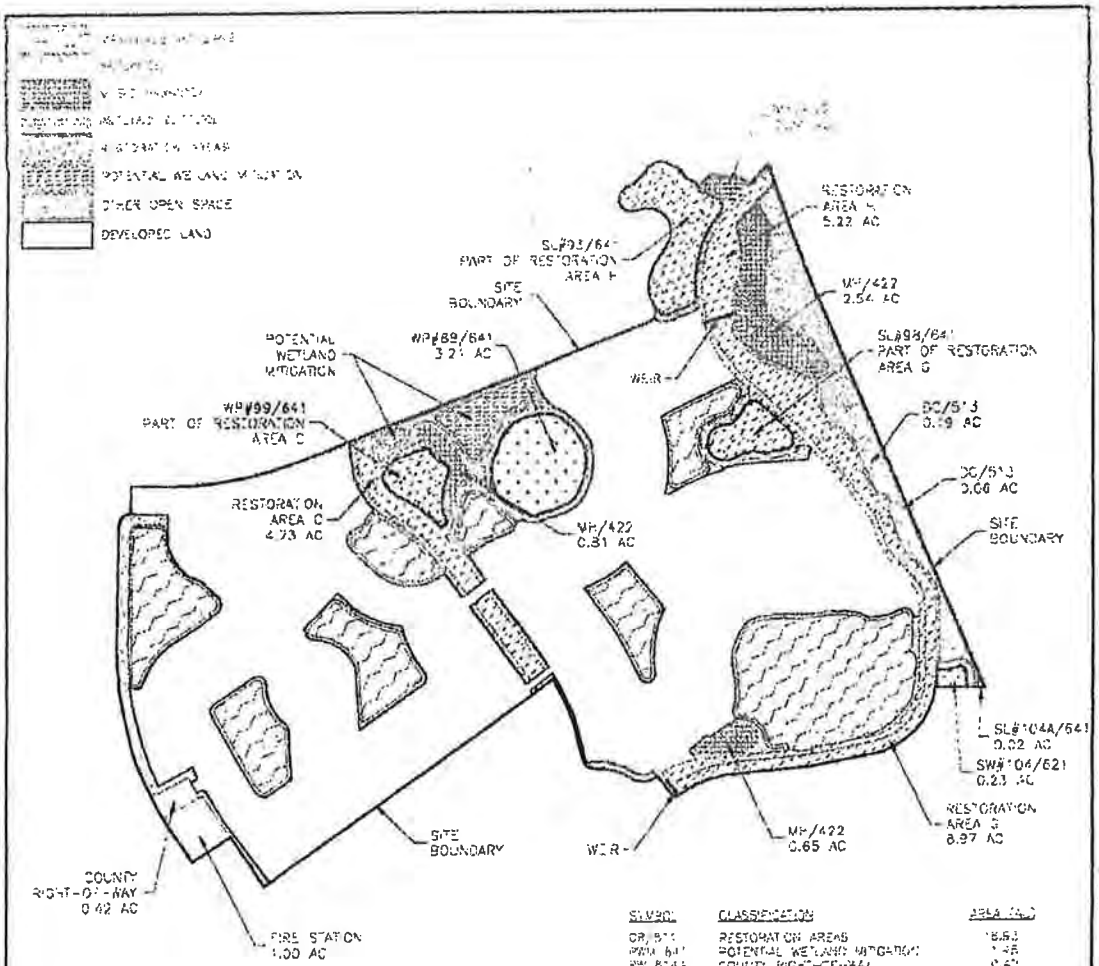
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EXHIBIT C - MASTER DEVELOPMENT PLAN



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EXHIBIT D- HABITAT PRESERVATION AND ALTERATION PLAN (MAP F-2)



SYMBOL	CLASSIFICATION	AREA (AC.)
OR/511	RESTORATION AREAS	18.52
PWM 641	POTENTIAL WETLAND MITIGATION	3.21
RW 6141	COUNTY RIGHT-OF-WAY	0.42
FS/7154	FIRE STATION	1.00
	WETLAND BUFFERS	1.38
	OTHER OPEN SPACE	11.75
	DEVELOPED LAND	24.07
MP/422	MESIC HAMMOCK	4.54
DC/513	DREDGED CANALS	0.25
MMP, 520	MAN-MADE PONDS	20.19
SW 621	HEAD FRESHWATER SWAMP	0.23
SL/641	SLOUGH FRESHWATER MARSH	0.02
WP/641	WET PRAIRIE FRESHWATER MARSH	3.21

Received by
Planning Services
November 21, 2012

PALMER RANCH – INCREMENT XX1 (PARCELS T2 &T3)

PULTE CORPORATION

HABITAT PRESERVATION AND ALTERATION PLAN

WilsonMiller Stantec
6900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6500 • Fax 941-907-6910
Certificate of Authorization #43 • FL Lic. # LC-C000170 • www.stantec.com

F-2

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 12-14-12
KAREN E RUSHING, CLERK OF THE CIRCUIT COURT EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: DEPUTY CLERK

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