

LEE COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

BLUE SHEET NO: 20020131

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize the Chairman to enter into a contractual relationship with the Estero Community Planning Panel to provide public financial support in the development of Land Development Code regulations specific to the Estero Community.

WHY ACTION IS NECESSARY: Section 3.1 of Administrative Code 13-3 requires contract approval by the Board of County Commissioners.

WHAT THE ACTION ACCOMPLISHES: Sets forth requirements for the issuance of grant money to the Estero Community Planning Panel to help pay for development of Land Development Code regulations specific to the Estero Community.

2. DEPARTMENTAL CATEGORY: 04 Community Development

COMMISSION DISTRICT # 3 and 5

5:00 #1

3. MEETING DATE:

02-26-2002

4. AGENDA

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC

TIME REQUIRED:
10 Minutes

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE
 - ORDINANCE
 - ADMIN. CODE AC 13-3
 - OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER _____
- B. DEPARTMENT Community Development
- C. DIVISION Planning PDC 2/8/02
- BY Paul O'Connor, AICP, Director

7. BACKGROUND:

The Estero Community Planning Panel (ECPP) has submitted a request for financial support to the Board of County Commissioners. The applicant is requesting public funding in accordance with Administrative Code (AC) 13-3, Section 3. The applicant proposes to develop Land Development Code regulations for the Estero Planning Area with the intent that its recommendations will be incorporated into the Land Development Code.

Obtaining this grant is contingent upon Estero complying with the terms and conditions of the contract and the provisions of Administrative Code 13-3. It is understood by all parties that the community planning effort is subject to the Florida laws on Open Government; must provide an adequate opportunity for public participation; must provide reasonable notice of all meetings pertaining to the planning effort; and, that all meetings of the Community Panel must be open to the public. The Community Panel must also maintain both recorded and written minutes of all its full meetings.

The estimated total cost of the community planning effort is \$40,500, including \$8,500 already spent on an amendment to the Lee Plan which established a Goal and subsequent Objectives and Policies specific to the Estero Community. That amendment was adopted by the Board on January 10, 2002 and has been submitted to the Department of Community Affairs for final review. This request to the Board for \$25,000 of County funds will pay for approximately 62% of the total estimated project cost.

Per AC 13-3, Section 2.3, staff finds that the request is sufficient for presentation to the Board of County Commissioners. Planning Division Staff recommends that the Board of County Commissioners enter into this grant contract with East Lee County Council. Funds are available in LB5150715500.508309.05 JPD

Attachments:

- Grant Contract
- Application Materials
- Administrative Code 13-3
- Miscellaneous Correspondence

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

A Department Director	B Purchasing or Contracts	C Human Rel.	D Other	E County Attorney	F County Administration				G County Manager
					OA	OM	Risk	GC	
<i>Mary [Signature]</i>	N/A	N/A	N/A	<i>Dmc for Scheduling 2/11/02</i>	<i>JPD 2/12/02</i>	<i>[Signature] 2/12/02</i>	<i>[Signature] 2/12/02</i>	<i>[Signature] 2/12/02</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.
by CO. ATTY.
2/8/02
3:30 PM
CO. ATTY.
FORWARDED TO:
CO. ADMIN.
2-11-02 3:30 PM

RECEIVED BY
COUNTY ADMIN.
2/11/02
10:40 am
2/13 3:30

ESTERO

COMMUNITY PLANNING AGREEMENT BETWEEN LEE COUNTY AND ESTERO COMMUNITY PLANNING PANEL

RECITALS

- A. The Board of County Commissioners recognizes that unincorporated Lee County consists of many diverse communities with various visions on how their community should develop.
- B. The residents of Estero have expressed a desire to undertake a community planning effort to prepare recommendations for amendments to the Lee County Land Development Code (LDC) applicable to the Estero Community that may ultimately be incorporated into the LDC.
- C. The Estero Community Planning Panel (ECP) has approached the County requesting planning funds to be used for expenditures incurred to prepare and submit recommendations for amendments to the LDC.
- D. Lee County Administrative Code 13-3 requires communities who seek planning funds from the County to enter into a contract to govern the disbursement and use of public money on the community planning effort.

NOW, THEREFORE, THE PARTIES HERETO AGREE as follows:

1. Geographic Area. This agreement pertains to the Estero community planning effort to prepare recommendations for amendments to the LDC for a geographical area known as the Estero Community which is described in Exhibit A and pictured in Exhibit B.
2. Deliverables. The ECP is responsible for preparing and submitting recommendations for amending the LDC and for providing representation for the Estero community at all public hearings throughout the amendment process. The intent of the parties is that the County may ultimately incorporate the proposed amendments into the LDC. The parties agree that the recommendations will include data and analysis to support proposed amendments and will specify all sources of any additional revenue required to implement said proposals. See Exhibit C for a detailed description of deliverables.

3. Eligibility for Public Funds. The parties agree that Lee County will provide the ECPP with up to \$25,000 in planning funds that will be used solely for expenditures incurred by the ECPP in the preparation and submission of proposed amendments to the LDC and as payment for representation at various public hearings throughout the LDC amendment process. Total disbursements from the County will not exceed \$25,000.

4. Applicability of Lee County Administrative Code. The parties agree that the community planning effort will be governed by the regulations set forth in Lee County Administrative Code 13-3 entitled "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support From the BOCC." Lee County Administrative Code 13-3 is attached hereto as Exhibit D.

5. Applicability of Florida's Public Records and Open Meetings Laws.

A. Open Government

1. The parties agree that the community planning effort is subject to Florida laws on Open Government. Accordingly, all meetings of the ECPP and its subcommittees will be open to the public. Moreover, the ECPP will provide an adequate opportunity for public participation in the Estero community planning effort. In addition, the ECPP will encourage and allow the participation of residents, property owners, the school district, and other interested parties at all meetings and workshops on the community planning effort.
2. The ECPP will provide reasonable notice of all meetings pertaining to the community planning effort.
3. Notification of meetings and workshops will include the posting of meeting date, time, and location of the meeting/workshop in accordance with Section 5, Lee County Administrative Code 13-3.
4. The parties agree that subcommittees consisting of members of the ECPP and other community members may meet for the purpose of information gathering, information sharing, and the exploration of common concerns. Subcommittee meetings are also required to be publicly noticed. Common concerns explored by the subcommittees must be presented to the full community panel during a properly

noticed public meeting consistent with Section 5 of Lee County Administrative Code 13-3.

5. The ECPP must maintain minutes of its meetings in accordance with Section 5, Lee County Administrative Code 13-3.

B. Public Records

All records created in connection with the community planning effort must be retained by the ECPP for three years following the date of submission of a completed comprehensive plan amendment application. The records will be considered public records as defined by Chapter 119, Florida Statutes.

7. Record Keeping. The ECPP panel must retain all financial, supporting documentation, and other records necessary to document the community planning effort and expenditures during the term of this agreement. If any litigation, claim, negotiation, audit, or other action involving the records are initiated prior to the expiration of a three-year period, the records must be retained for an additional one year after the final resolution of the action and final resolution of all issues that arise from the action.

8. Assurance, certification, and compliance. The ECPP agrees that:

- A. It will comply with Chapter 760, Florida Statutes, and Lee County Ordinance 00-18 that prohibit discrimination in employment on the basis of race, color, national origin, sex, religion, disability, or marital status.
- B. Products or materials purchased with public funds will be procured in accordance with the provisions of 403.7065, Florida Statutes, which refers to the procurement of products or materials with recycled content.
- C. It will comply with the Americans with Disabilities Act of 1990, P.L. 101-336, which prohibits discrimination on the basis of disability and requires reasonable accommodation for persons with disabilities.
- D. It will notify Lee County of any significant change in the organization of the ECPP.

9. Disbursement of Public Funds.

- A. Lee County will disburse up to \$25,000 to the ECPP during the term of this agreement, subject to the provisions pertaining to return of funds and suspension and termination of the agreement. (See paragraph 12.) The ECPP agrees to spend the public funds only on items set forth in the scope of work and schedule of deliverables set forth in the document attached as Exhibit C. The County will disburse money upon the receipt and approval of a completed payment request report. The payment request report must include documentation to support the disbursement. If the ECPP fails to submit a payment request report, disbursements will be delayed until the receipt of a report. The County reserves the right to approve or disapprove payment requests.

Copies of supporting documentation must be attached to the payment request report. The County may require additional supporting documentation before agreeing to disburse money.

- B. Unsupported/unallowable costs. The County has the option to defer payment to the ECPP during the period of a County audit or monitoring due to questionable items. If, as a result of the audit or monitoring, unallowable or unsupported costs are found, no further disbursements will be made until the full amount of overpayment is remitted to Lee County or the County accepts a repayment agreement.

10. Audits, Monitoring, and Records.

- A. Monitoring. The ECPP agrees to permit County employees to inspect records, papers, and documents to be assured of satisfactory performance with the terms and conditions of this agreement. The monitoring is a limited scope of review and does not relieve the ECPP of its obligation to manage the public monies disbursed by the County in accordance with Lee County Administrative Code 13-3 and sound management practices.

Following this monitoring, the County may deliver to the ECPP a written report regarding the status of compliance with the terms and conditions of the agreement. The panel must rectify all noted deficiencies within the specified period of time indicated in the monitoring report or provide the County with a reasonable and acceptable justification for not correcting the noted shortcomings. The ECPP's failure to correct or justify the deficiencies

within the time specified by the County may result in the withholding of future disbursements or termination of the agreement.

- B. Audit and Inspections. The ECPP will make all records and items included on financial statements available for audit or inspection purposes during normal business hours and as often as County deems necessary. The Clerk of Courts internal audit division and Lee County have the right of timely and unrestricted access to books, documents, papers, and other records of the panel that are pertinent to the agreement in order to make audits, examinations, excerpts, transcripts, and copies of those documents.

11. Risk Management. The ECPP will defend, hold harmless, and indemnify the County from and against all liability, loss, claims, damages, costs, attorneys fees, and expenses that the County may sustain, incur, or be required to pay either by reason of the loss of or improper use of money disbursed or to be disbursed hereunder including, but not limited to, fraud, embezzlement, or dishonesty on the part of any person represented or employed by the ECPP, or by reason of the intentional or negligent act of the ECPP or its agents, representatives, or employees.

12. Suspension/Termination. The County reserves the right to suspend the disbursement of money for failure to comply with this agreement. The County may cancel this agreement by giving 24 hours written notice to the ECPP by certified mail following a determination by the Board of County Commissioners that the cancellation is in the best interest of the people of Lee County. Neither party will have further obligations under this agreement as of the date of cancellation unless specified otherwise in the termination notice. The ECPP may cancel this agreement by giving 72 hours prior written notice to the County by certified mail. The County's obligation to make further disbursements under this agreement will cease as of the effective date of termination.

13. Reports

- A. The ECPP agrees to prepare a report outlining the progress of the LDC amendment effort and deliver the report to the County with each request for disbursement of funds.
- B. A closeout report is due 60 days after the termination of the agreement or upon final action by the Board of County Commissioners on proposed amendments to the LDC.

C. If the required reports are not sent to the County or not completed in a manner acceptable to the County, the County may withhold further disbursements until the reports are completed.

14. Duration of agreement. Parties agree that the ECPP will deliver proposed LDC amendments for consideration by the Lee County Planning Division no later than July 2003 unless this agreement is terminated beforehand as specified in Paragraph 12.

15. Notice. The parties agree all notices provided under or pursuant to this agreement will be in writing either by hand delivery or first class certified mail, return receipt requested, to the representative identified below and at the address set forth below. The name and address of the County representative: Paul O'Connor, Director, Planning Division, Department of Community Development, 1500 Monroe Street, P. O. Box 398, Fort Myers, Florida 33902-0398. The name and address of the representative of the Estero Community Planning Panel responsible for the administration of this agreement is: Neal E. Noethlich, Chairman, 20225 Wildcat Run Drive, Estero, Florida 33928. In the event different representatives or addresses are designated by either party after the execution of this agreement, notice of the new information will be provided in accordance with this section.

16. Applicable Law. This agreement will be construed under the laws of the State of Florida and the venue for any actions arising out of this agreement will lie in Lee County.

In witness thereof, Lee County and the Estero Community Planning Panel have executed this agreement:

Attest: Clerk of Court

Lee County

By: _____
Deputy Clerk

By: _____
Chairman
Board of County Commissioners

Date: _____

Estero Community Planning Panel

By: _____

Neal E. Noethlich,

Title: Chairman

Date: _____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ by
(date)

Neal E. Noethlich, ~~Acting~~ Chairperson for the Estero Community Planning Panel, a Florida
Not for Profit corporation, on behalf of the corporation. He is personally known to me or
has

produced _____ as identification.
(type of identification)

(Signature of person taking acknowledgment)

(Name typed, printed, or stamped)
(Title or Rank)
(Serial Number, if any)

APPROVED AS TO FORM:

Assistant County Attorney

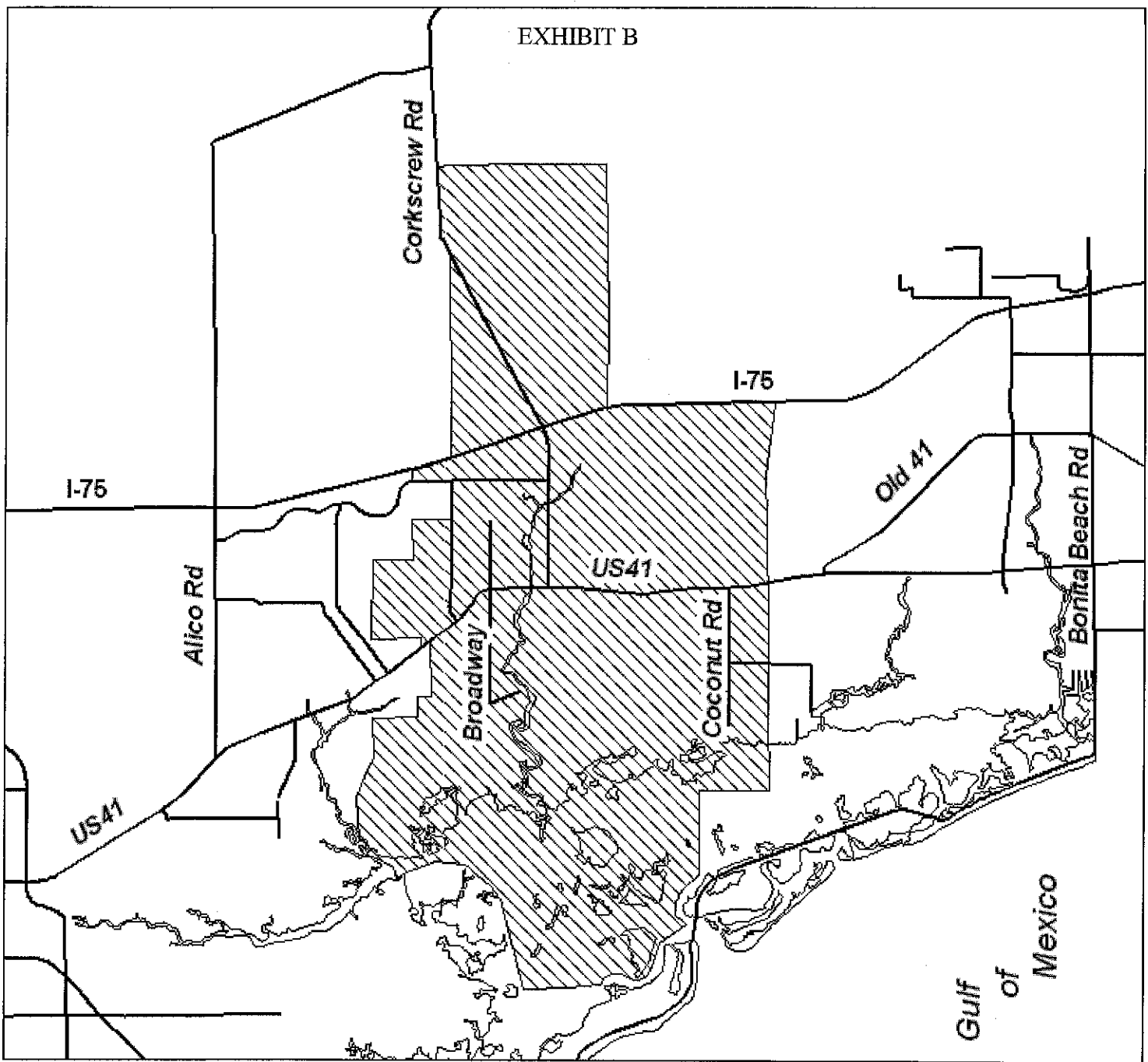
EXHIBIT A

ESTERO PLANNING COMMUNITY

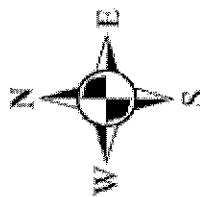
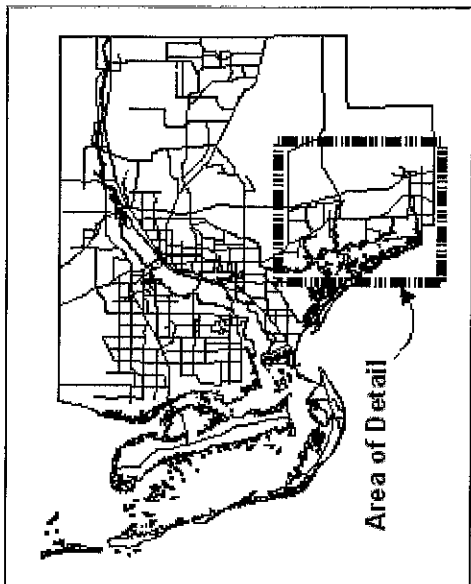
The Estero Planning Community is in the South Central portion of the county and was created from the southern part of the San Carlos Planning Community and the northern Part of the Bonita Springs Planning Community. Estero is characterized primarily by future urban areas: Urban Community, General Interchange, Suburban, and Outlying Suburban along an east/west axis. The coastal area is characterized by the Estero Bay Aquatic Preserve and non-future urban areas while the eastern end of the planning community contains a great deal of Wetlands. There is also a large section of land in the southeastern corner designated Rural.

The Boundary begins at the intersection of the centerline of Corkscrew Road and the West section line of Section 20, T 46 S, R 26 E; thence approximately 5,758 feet West along the centerline of Corkscrew Road to the North section line of Section 30, T 46 S, R 26 E; thence approximately 13,708 feet West along the North section lines of Section 30, T 46 S, R 26 E, and sections 25 and 26, T 46 S, R 25 E, to the centerline of I-75; thence approximately 2,721 feet North-northwest along the centerline of I-75; thence approximately 808 feet West to the centerline of Three Oaks Pkwy; thence approximately 2,640 feet South to the centerline of Koreshan Blvd; thence approximately 2,654 feet West along the centerline of Koreshan Blvd; thence approximately 2,559 feet North along the East/west split line of Section 22, T 46 S, R 25 E; thence approximately 2,660 feet West to the West section line of Section 22, T 46 S, R 25 E; Thence North approximately 2,670 feet to the North section line of Section 21, T 46 S, R 25 E; thence West approximately 5,280 feet to the West section line of Section 21, T 46 S, R 25 E; thence South approximately 3,278 feet; thence West approximately 628 feet to the centerline of US 41; thence Southeast approximately 817 feet along the centerline of US 41 to the centerline of Pine Road; Thence West approximately 3,810 feet along the centerline of Pine Road; thence North approximately 980 feet; thence West approximately 1,321 feet to the Eastern section line of Section 19 T 46 S , R 25 E; thence North approximately 2,996 feet along the Eastern section line of Section 19 T 46 S , R 25 E to the Northern section line of Section 19 T 46 S , R 25 E; thence West approximately 8,423 feet along the Northern section lines of Section 19, T 46 S, R 25 E to the centerline of the Northeast branch of Mullock Creek; thence Southwest approximately 4,344 feet along the centerline of Mullock Creek to the centerline of Hendry Creek; thence South approximately 6,992 feet into Section 25, T 46 S, R 24 E, in Rocky Bay; thence West-Southwest approximately 9,089 feet into Section 34, T 46 S, R 24 E, including Starvation Flats; thence South into Section 3, T 47 S, R 24 E, separating Estero Island and including Coon Key; thence Southeast, excluding Black Island to the South section line of Section 2, T 47 S, R 24 E; thence East along the South section lines of Sections 2 and 1, T 47, S, R 24 E; thence South along the Western section line of section 7, T 47 S, R 25 E; thence East along the Southern section lines of Sections 7, 8, 9, 10, and 11, T 47 S, R 25 E to the centerline of I-75; thence North along the centerline of I-75 to the northern section line of Section 1, T 47 S, R 25 E; thence East along the northern section Lines of Section 1, T 47 S, R 25 E, and Sections 6 and 5, T 47 S, R 26 E; thence North along the Eastern section lines of Sections 32 and 29, T 46 S, R 26 E to the point of beginning.

EXHIBIT B



**Estero Community
Planning Area
(Hatched Area)**



LEE COUNTY
SOUTH WEST FLORIDA
DIVISION OF PLANNING

Map Created: 2/07/02



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science

November 20, 2001

Neal Noethlich
20225 Wildcat Run Drive
Estero, FL 33928

Re: Estero Community Plan Phase II

Dear Estero Planning Panel:

VanasseDaylor is pleased to present the Estero Community Planning Panel this revised proposal to provide continuing planning services to the community in an effort to provide for more predictable growth patterns and adherence to community accepted aesthetic standards. As per our previous discussions this proposal will be conducted in two Phases.

Cycle I of Phase II is intended to provide an additional visioning process that will add to the community's goals as they were outlined in the Estero Community Plan. Cycle I will also concentrate on drafting Land Development Code Revisions that are of particular urgency to the community. Phase II includes the preparation of detail plans, design standards, development guidelines and aesthetic parameters, which will be incorporated through amendments to the Lee County Land Development Code.

The exact scope of services and proposed time frames are presented in the Tasks below.

1. COMMUNITY VISIONING PROCESS. Over the last year and a half Vanasse Daylor assisted the community in developing a "Community Vision" and amendments to the Lee County Comprehensive Plan. This amendment now serves as the guiding set of principals by which land use and development is to occur in Estero. In general, the Lee Plan is a document that serves as a guide for Lee County as to how land development and growth will occur, while the Land Development Code details what parameters must be adhered to for specific land development projects. Because of this, the Estero community's visioning process so far has mainly focused on broad issues of concern. In Phase II it will be necessary to focus on how we can best address the broad issues that the community identified in Phase I, and draft Land Development Code revisions for Estero that will regulate or incentivize development.

In the first cycle of the LDC amendments VanasseDaylor will conduct a full daylong community design charrette (a hands-on workshop) to refine the existing community vision. This workshop will be designed for participants to work directly with VD's landscape architects and planners to visually map out the vision for Estero. For this workshop we will provide pictures and examples of existing places, landscaping, buffers, etc. to better identify the community's concerns. These visuals will better facilitate discussion and make it possible to identify the zoning revisions that are necessary.



2. LAND DEVELOPMENT CODE AMENDMENTS. VanasseDaylor will prepare and submit a detailed request for Amendments to the Lee County Land Development Code. These amendments may include modifications to Land Development Regulations (setbacks, percent of open space, landscaping requirements, buffers, building heights, etc.), as well as document specific changes in the approval process for projects within the Estero Community.

As much as practical, VanasseDaylor will use existing and successful zoning and development code to guide discussions and solutions to the problems faced by Estero. VanasseDaylor will use artistic renderings, street sections and analogues to facilitate discussion on existing and proposed zoning ordinances. We will use these visual means to demonstrate and analyze current and proposed changes to zoning in order to adopt amendments that will implement the community's vision.

At the community's request, we will be splitting the drafting of zoning codes into two cycles. The first cycle will be for identifying and drafting the most urgent and timely codes, to be submitted by the end of this year and adopted in May 2002. The second cycle will be to draft the rest of the Land Development Codes to implement the Lee Plan Goal 19 (The Estero Plan).

The following are some of the focus areas that we anticipate addressing in Phase II.

Landscaping

In order to maintain the aesthetic quality of the Community, VanasseDaylor will prepare landscape guidelines for arterial and collector roads within the Estero Community. These guidelines will establish minimum landscape requirements for roadway landscaping, both within and adjacent to the public road right of way. Additionally, VanasseDaylor will make additional recommendations for landscaping within internal vehicular use areas (parking lots), and perimeter buffering. Recommendations will be made regarding preferred plant material, placement, maintenance, and enhancement options.

The purpose of these recommendations will be to establish a higher standard of landscaping along primary roadways, parking areas and buffer. Additionally, the recommendations will outline anticipated costs per 100 feet of road frontage or parking stall, and recommendations for ongoing maintenance. If requested by the Community, VanasseDaylor will work with Lee County and other agencies to identify and pursue alternative landscaping funds for implementation.

Signage

Based on other successful sign ordinances, and on the input of the Community, VanasseDaylor will develop Signage Guidelines that will address all new commercial, residential and institutional signage within the Estero Community. These sign guidelines will establish parameters for permitted height, quantity, copy area, font size, illumination, materials, placement and color ranges – based on the sign type (retail, office, residential, directional, regulatory, wall signs, etc.). The intent will be to establish more restrictive signage standards for the community that treat all properties fairly within the community, as well as establish a more attractive, unified appearance. The work product for this task will include typical signage specifications and up to three character sketches per sign type.



Architectural Design Guidelines

Based on our community workshops, VanasseDaylor will make recommendations on Criteria that could be incorporated into the Land Development Code to provide greater assurance on the style and quality of architectural design within the Estero Community. It is important to note that the purpose of this Task is not to establish a required community theme or materials list, but rather incorporate minimum levels of articulation, massing, repetition, building treatments, and relationship with community view corridors. These recommendations will be presented in a photographic or sketch format, combined with written criteria. These criteria will be submitted to the community for final evaluation and approval prior to incorporation into the Land Development Code.

3. MEETINGS, COORDINATION AND PUBLIC HEARINGS. VanasseDaylor will attend any meetings (in addition to those outlined in Tasks 1 and 2) directed by official representatives of the community. These meetings may incorporate Community Stakeholders or Lee County Officials. Additionally, coordination for and attendance at Public Hearings will be included in this task. Specifically excluded from this task is representation if an intervener challenges the amendment.

We anticipate several meetings with Lee County Planning staff to draft and refine the Land Development Code amendments. Once policies are proposed, they will be presented before the Land Development Code Advisory Committee (LDCAC), which is an advisory body to the Board of County Commissioners. The LDCAC typically makes comments and suggestions, where they recommend that revisions are made and then are presented again at the following LDCAC hearing. After the LDCAC votes on an amendment or the applicant and staff decide to move the amendment forward, it must be discussed before the Executive Regulatory Oversight Committee (EROC), the Local Planning Agency (LPA) and then the Board of County Commissioners. For this reason we anticipate five public hearings for each amendment cycle.

FEE SUMMARY		
1. Community Visioning	\$8,500	Lump Sum
2. LDC Amendments	\$6,000	Lump Sum
3. Meetings/Coordination	\$5,500	Lump Sum
4. General Expenses	\$2,500	Not to Exceed
Total:	\$22,500	

In addition to the above labor compensation (reference items 1, 2, and 3), VD shall be reimbursed for general expenses (reference item 4 above) made specifically for the project, such as printing and reprographics, travel, telephone charges, shipping, postage, and courier service charge, purchase of maps and similar documents, etc. Direct expenses will be billed at cost plus 15%.



We exclude from the scope of our proposal all services not specifically stated herein. VD shall be held harmless for those items not specifically provided by VD under the terms of this contract.

We are prepared to initiate work upon receipt of the signed agreement. If you are in agreement with the services and fees described above and the attached Terms and Conditions of Agreement, please sign this proposal below and return it to our office.

Periodic comparisons of costs incurred to available funding will be evaluated. If the Estero community does not receive sufficient funding, work will be postponed until such time as funding is available.

Once again, thank you for the opportunity to present this proposal. We are confident that we can assist the Community to achieve the results they desire. We look forward to working with you all. If you have any questions regarding this agreement, please call.

Sincerely,
Vanasse & Daylor, LLP

Dan Delisi
Project Manager

Jay Westendorf
Vice President

Attachments (fee schedule, general conditions)

CONFIRMATION OF AUTHORIZATION:

The Client agrees with and accepts this proposal for professional services. The Client also agrees with the General Terms of Agreement, which are attached, and acknowledges this as being received. Together these constitute the entire Agreement between VD and the Client.

Agreed and Accepted: *SUBJECT TO REVIEW BY CLIENTS ATTORNEY, IF CLIENT CHOOSES TO DO SO, WITHIN 7 WORKING DAYS.*

By: *Neal E Noethlich*
Client's Signature*

NOV 20, 2001
Date

NEAL E NOETHLICH
Client's Name

ACTING CHAIRPERSON
Position

*If the Client is not the property owner, a Letter of Authorization from the owner of the property is required and shall be attached and remain part of this contract.



Preliminary Project Schedule

Date	Activity
November 2001	Prepare for Community Design Charrette
December 1	Charrette
December -- Mid January	Write initial Land Development Code revisions and present to the Community Planning Panel.
January 2002	Lee county staff reviews the proposed LDC amendments and transmits them to the county's Land Development Code Advisory Committee (LDCAC)
January	The Land Development Code Advisory Committee (LDCAC) reviews and makes recommendations regarding the Estero Community LDC Amendment.
May-June	The Lee County Board of County Commissioners votes to adopt the Estero Community LDC Amendment.
February - May	Two or more public meetings for interested Estero residents to review and comment upon the Community Plan Committee's LDC amendment recommendations.
July	Consultant and Community Plan Committee finalize the LDC amendment recommendations for submittal to the county.
July	Estero community LDC Amendment recommendations submitted to the Lee County
July	Lee County staff reviews the proposed LDC amendments and transmits them to the county's Land Development Code Advisory Committee (LDCAC)
August	The Land Development Code Advisory Committee (LDCAC) reviews and makes recommendations regarding the Estero Community LDC Amendment.
October	The Lee County Board of County Commissioners votes to adopt the Estero Community LDC Amendments.

EXHIBIT D

ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS

CATEGORY: Development/Planning/Zoning	CODE NUMBER: 13-3
TITLE: Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BOCC	ADOPTED: 6/26/01
	AMENDED:
	ORIGINATING DEPARTMENT: Department of Community Development

Purpose/Scope: To provide procedures and criteria for community planning effort and to establish the minimum acceptable criteria for community plans in order to be eligible for public financial support.

Policy/Procedure: The Board of County Commissioners recognizes that unincorporated Lee County consists of many diverse communities with various visions of how their community should develop. The intent of a community plan is to propose goals, objectives, and policies applicable to a specific area of the County that may ultimately be incorporated into the Lee Plan. Upon completion of a community planning effort the information gathered and the common concerns identified will be considered for a formal amendment to the Lee Plan.

The following procedures are established by the Board of County Commissioners to assure public confidence in the grass root planning effort when public funds are provided to encourage the development of community plans by the residents of a community:

Section 1. Definitions:

- 1.1. "Community Panel" means the collection of community residents who volunteer to act as the group responsible for coordinating and overseeing the community planning effort. The Community Panel is encouraged to represent a wide variety of the community, including citizens, local business people, landowners, developers, and civic leaders. The Community Panel initiating a community planning effort must be a legal entity, either already existing or established expressly for the purpose of conducting the planning effort. The Community Panel may also be a committee or subset of a legal entity. If the Community Panel receives public funds from the Board of County Commissioners, they will be responsible for the financial accountability of the public funds granted for use in the community planning effort. The Community Panel is not an advisory body to the Board of County Commissioners. Their planning product is a compilation of the common concerns of the community containing suggested amendments to the Lee Plan and/or the Land Development Code to address those concerns.
- 1.2. "Planning Funds" means a grant, not to exceed \$25,000, that will be used for certain expenditures incurred by the Community Panel in the preparation of and the submission of the community plan.
- 1.3. "Seed Money" means an initial grant of public money, authorized by the Board of County Commissioners, to be used to initiate a community plan. Seed money will be disbursed only after the Community Panel has entered into a written grant agreement with the County describing the scope of the community plan and the limitations on the use of the grant.

Section 2. Initiation of a Community Planning Effort:

- 2.1. Residents wishing to serve as a Community Panel that is eligible to receive financial support from the County, must have at least one preliminary meeting with Planning Division staff to discuss the proposed community planning effort.
- 2.2. Following initial discussion with the Planning Division, the Community Panel must develop a written Community Planning Proposal that must contain, at a minimum:
 - a. The proposed name of the Community Panel including a list of the people who will act as the initial Community Panel, and information regarding its organization and composition, including, if applicable, a copy of its current budget and a list of its board of directors. (The membership of the Community Panel may be increased thereafter);
 - b. Copies of completed Form 1 "Statement of Financial Interests" for the previous year and, when applicable: Form 2 "Quarterly Client Disclosure" for the previous four quarters from those people wishing to act as the Community Panel and from any consultants that have been retained by the Community Panel to assist in the community planning effort;
 - c. A preliminary boundary description or a map of the area of the unincorporated County that the plan intends to cover;
 - d. An overview of the main issues that the planning effort intends to address and the expected resources needed to address the issues;
 - e. A preliminary timetable for the planning effort including target dates for project milestones such as completion of a visioning effort, completion of the data and analysis, workshops and public meetings, compilation of a draft study, and study completion date;
 - f. A description of the methods and procedures to be used to foster the maximum amount of public participation in the planning process;
 - g. A good faith estimate of the expected full cost of the planning effort;
 - h. A statement indicating the percentage of the projected costs that will be provided through the County funds; and,
 - i. A tangible demonstration that the planning effort will operated in a financially sound manner.
- 2.3. Planning staff will review and comment on the Community Planning Proposal to determine if it is sufficient for presentation to the Board of County Commissioners. Planning staff may require additional information, clarifications, or revisions to assure that the minimum requirements of this code have been met. Planning Staff will make a recommendation as to whether a Community Planning Proposal is sufficient to proceed before the Board of County Commissioners.

Section 3. Obtaining Seed Money and Planning Funding:

- 3.1 Once a Community Planning Proposal is determined by Planning staff to be sufficient, staff will initiate a blue sheet to bring the proposal, which includes a proposed grant agreement requesting the use of public funds, to a Public Hearing at a regularly scheduled Board of County Commissioner meeting. The grant agreement will set forth the terms and conditions that must be

fulfilled prior to obtaining the Planning Funds and the seed money, if included in the request.

- 3.2. At the Public Hearing the Board of County Commissioners will solicit input from members of the community and the public in general.
- 3.3 Following public comment, the Board of County Commissioners will consider by motion whether to enter into the contract with the Community Panel.

Section 4. Seed Money, Planning Funds and Additional Grant Funding Assistance:

- 4.1. The Board of County Commissioners may initially authorize a grant of up to \$5,000 ("seed money"), to facilitate a community planning effort. No money will be disbursed by the Board until the required grant agreement is approved. The "seed money" will be disbursed pursuant to the written grant agreement between the County and the Community Panel. All disbursements of "seed money" will be deducted from the maximum amount of funds for which the Community Panel may be eligible.
- 4.2. A subsequent disbursement of public money Planning Funds will be available in accordance with the terms and conditions of the grant agreement. The County grant will be based on the size and scope of the planning effort and the Community Panel's ability to complete the effort. In no event may the total amount of funds disbursed exceed \$25,000.
- 4.3. All grants of public funds must be used solely for the creation of the community plan. Acceptable uses of these public funds will include: payment of professional consulting services; advertising of public meetings/workshops; and copying of draft and final documents. Public funds may not be used for the rental of office space, purchase of supplies such as computers and software, or phone service. Before receiving any funds, the Community Panel must document how the funds will be utilized to the Lee County Department of Community Development, Planning Division.
- 4.4. The County will have unrestricted access to all records of the Community Panel pertaining to the community planning effort. The County may conduct audits of the financial records of the Community Panel. Before disbursing a grant of Planning Funds, the County must independently ensure that the proposed expenditure is in accordance with the regulatory requirements set forth in this Code and may enlist the Clerk of the Courts to perform an audit of the Community Panel. The head of the Community Panel must attest that the entity has complied with the provisions of the grant agreement and this Code.
- 4.5 County Planning Staff will assist the Community Panel in identifying additional funding sources to support the community planning efforts such as state or philanthropic grants.

Section 5. Public Participation:

- 5.1. The Community Planning effort is subject to the Florida laws on Open Government. Therefore, there must be an adequate opportunity for public participation in the community planning effort, the Community Panel must encourage and allow the participation of residents, property owners, the school district, and other interested parties. In order to effectuate this purpose, reasonable notice of all meetings pertaining to the community planning effort must be provided to the public. All meetings of the Community Panel must be open to the public.
- 5.2. Proper notification of meetings of the full Community Panel will include the posting of the meeting date and time in several public places including, but not limited to local libraries, post offices,

banks, supermarkets, chambers of commerce, civic associations, and community recreation areas. In addition, these public meetings must be noticed in a local paper that is published daily or weekly. All posted and published notices must provide the date, time, and location of the public meeting. In lieu of a display advertisement, the notice could take the form of an article in a similar publication that provides the date, time, and location of the public meeting.

- 5.3. The Community Panel must maintain both recorded and written minutes of all of its full meetings. All records of the Community Panel pertaining to the community planning effort will be deemed public records and open for personal inspection by any person.
- 5.4. The Community Panel may establish sub-committees consisting of members of the Community Panel and/or other community members for the purpose of information gathering, information sharing, and the exploration of common concerns. The sub-committee meetings are required to be publicly noticed and recorded. The common concerns explored by the sub-committees must be presented to the full Community Panel at an informational sharing session during a properly noticed public meeting as outlined in section 5.2 above.

Section 6. Minimum Community Plan Requirements.

- 6.1. The Community Panel's suggested additions or revisions to the Lee Plan must be based on sufficient data and analysis to support the proposed amendments. Original data collection by the Community Panel to support the vision and unique character of a community is encouraged but not required.
- 6.2. Where data augmentation, updates, or special studies or surveys are deemed necessary by the Community Panel, appropriate methodologies must be clearly described or referenced and must meet professionally accepted standards for those methodologies.
- 6.3. The Community Panel's suggested additions or revisions to the Lee Plan must be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections must be those provided by the Planning Division, or can be generated by the Community Panel. If the local Community Panel chooses to base its community plan on its own projections, a detailed description of the rationale for this choice must be included in the Plan.
- 6.4. If a community plan includes suggested new Capital Expenditures or mandates County actions that will require additional or new public expenditure, the community plan must identify the funding source to achieve these expenditures.

Section 7. Submittal Requirements:

- 7.1. A completed Lee Plan Amendment Application form. (applicable comprehensive plan amendment fees will not be required.)
- 7.2. All text and maps submitted with a community plan must be in a format and size that is easily reproduced.
- 7.3. All maps included in the community plan must include major natural and man-made geographic features, and city and county lines, when applicable, and must contain a legend indicating a north arrow, map scale, and date.
- 7.4. As part of any proposed Comprehensive Plan Amendment, the Community Panel must provide a

written summary on the extent of citizen participation in the planning effort. At a minimum, the citizen participation report must include the following information:

- a. Details of methods the Community Panel used to notify and involve the public. The dates, location, and attendance of all meetings and workshops where citizens were invited to discuss the planning effort;
- b. Copies of all published and posted notices for meetings. A copy of the letters used for mailings, as well as the dates the letters were mailed and numbers of intended recipients. Copies of newspaper articles and newsletters discussing the community planning efforts.
- c. Copies of all Agency Minutes for all meetings and workshops;
- d. Copies of notices, newsletters, or other written materials distributed during the community planning effort;
- e. A tally of the number of people who participated in the process, and if possible, the names of those who attended meetings and workshops;
- f. A summary of the issues and concerns expressed by the participants in the planning effort;
- g. The substance of the issues and concerns;
- h. A description of how the agency has addressed or intends to address the issues and concerns expressed during the planning effort;
- i. A description of the issues and concerns the Community Panel does not intend to address and why;
- j. Copies of correspondence, including e-mail and facsimile transmittals; and
- k. The names and addresses of the members of the Community Panel and all consultants retained to assist the Community Panel, and their additional Form 1 and Form 2 disclosures for the time periods through the date of submittal of the Community Panel's suggested additions or revisions to the Lee Plan.

Section 8. Community Plan Amendment Review Process:

- 8.1 Following submittal of suggested amendments to the Lee Plan, Planning Division staff will conduct a complete evaluation and analysis of the proposal.
- 8.2 Lee County will consider comprehensive plan amendments suggested in community plans as part of the regular yearly amendment process. Those amendments will be reviewed, evaluated and considered in the same manner as any other proposed Lee Plan amendment. This review will follow the procedures and public notification required by Florida Statutes section 163.3187 and Lee County Administrative Code 13-6: Annual Plan Amendment Procedure to the Lee Plan.
- 8.3 The Board of County Commissioners reserves the right to adopt, not adopt or modify any and all of the community plan's suggestions.

ESTERO COMMUNITY PLANNING PANEL

January 14, 2001

Mr. Jim Mudd
Principal Planner, Division of Planning
Lee County DCD
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Estero Community Plan Phases II and III Grant Application

Dear Jim,

Enclosed is a revision (issue 2) of The Estero Grant Application, along with supplemental information addressing the points of your letter to me, dated November 9th, 2001. Please note that we have had one change in the ECPP since our original submission, with Carl Hoke, the new Chairman of the Estero Civic Association replacing Eddi Perri, who resigned from both positions to tend to civic duties in his community of Breckinridge.

As you are aware, since the original Grant Application was submitted, The Estero Community Planning Panel and the Estero Community, in conjunction with our Planning Consultants from Vanasse and Daylor, have continued with Phase II work. This has included the December 4th Community Plan workshop, regular open meetings of The ECPP, as well as the drafting of proposed LDC stipulations specific to Estero. We hope to conduct another public workshop in the near future to present to the Estero community the proposed LDC stipulations to be considered in the DCD Spring 2002 LDC Cycle.

As a result, we continue to incur expenses which, hopefully, we can recover through the Community Plan Grant we are seeking. The enclosed proposal/contract with V&D provides further details about process, objectives, deliverables and costs.

Please inform me of any additional needs and of the schedule for consideration and approval of this application.

Regards,



Neal Noethlich
Chairman, ECPP
495-6698

**GRANT APPLICATION for PLANNING FUNDS
FOR THE PREPARATION OF LAND DEVELOPMENT CODE AND
FUTURE LAND USE MAP AMENDMENTS, IN SUPPORT OF
PHASES II and III OF THE ESTERO COMMUNITY PLAN**

ISSUE TWO

DATE: January 9, 2002

REFERENCE: Lee County AC 13-3, "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BOCC"

APPLICANT: The Estero Community Planning Panel (ECP)

PLANNING CONSULTANT: Vanasse & Daylor, LLP

REQUEST FOR GRANT IN AMOUNT OF: \$25,000.00

PROPOSAL: Following the requirements of AC 13-3, Section 2.2

- a. The ECP currently consists of the following members:
 1. Donald Eslick, Estero Concerned Citizens Organization,
 2. Eileen Galvin, Estero Chamber of Commerce,
 3. David Graham, Bonita Bay Properties, Inc.,
 4. Neal Noethlich, Estero Concerned Citizens Organization,
 5. Carl Hoke, Estero Civic Association,
 6. Gregory Toth, Select Real Estate by Stephanie Miller, Inc.Note: see attachment for additional details on members.
- b. Copies of completed Form 1 "Statement of Financial Interests" are attached, and where applicable, copies of Form 2 "Quarterly Client Disclosure" are also attached.
- c. A Map of The Estero Planning Community, as envisioned in Plan Amendment CPA 2000-00019, is attached.
- d. Phase I of The Estero Community Plan, which was paid for by the Estero Chamber of Commerce, has been completed, reviewed by the LPA, the BOCC and forwarded to Florida State DCA. It is scheduled for a BoCC Adoption hearing on January 10th, 2002. The Phase I Vision, Policies and Objectives are focused on broad issues of concern: Community Character, Commercial Land Uses, Residential Uses, Natural Resources, Public Participation, and Community Facilities.

__ Going forward into Phases II and III, it will be necessary to focus on how best to address the broad issues and draft Land Development Code (LDC) and FLUM revisions for Estero that will regulate and/or provide incentive for development.

__ The main efforts of Phase II include a visioning process leading to the formulation of modifications to LDC regulations (e.g. setbacks, percent of open space, landscaping requirements, buffers, building heights, lighting, signage, parking areas, outdoor display, mixed use development, etc.), as well as documentation of specific changes in the Public Notification and Approval Process for projects within the Estero Community.

__ Phase III will include revisions to the Future Land Use Map (FLUM).

- e. We envision a dual cycle approach to the Phase II activity, with planned submissions of proposed amendments during both the spring and fall DCD 2002 LDC amendment cycles. A detailed schedule for 2002 is attached. Based on the visioning process of Phase II. There may be subsequent amendments (Phase III) proposed to The Lee Plan and to the LDC, as well as a FLUM amendment.
- f. We intend to utilize public workshops and regular public meetings of the Panel and Sub-Committees. We envision the use of Public Workshops and Sub-Committees for the creation and/or review of proposed changes. All meetings of the Panel and Sub-Committees, as well as Workshops, will be advertised in advance and open to the public for input.

__ We intend to search for applicable language and ideas from the LDC's of other communities. We also intend to invite and encourage significant dialog with landowners and the development community, other pertinent industry representatives, environmentalists, planners, and citizens.

- g. A breakdown of estimated full cost expenditures of the Estero Plan project(Phases I, II, and III) is as follows:

- 1. Consultant Fees.....\$35,000.00
- 2. General Expenses*.....\$5,500.00
- 3. Total Expenditures.....\$40,500.00

*copying, mailings, notices, meeting place rentals, insurance, A/V rentals, purchase of reference Plan & LDC codes, etc.

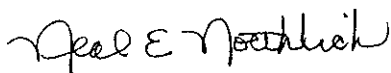
NOTE: For additional details relating to items 2.2 d, e, f, and g above, please refer also to the attached copy of the proposal/contract executed by Vannase/Daylor and The Estero Community Planning Panel.

- h. The \$25,000.00 county funding grant will be only 62% of the total of the estimated total of \$40,500.00 required to complete all three phases of the Estero Plan. (The Estero Chamber of Commerce has already paid \$8500.00 for consultant fees for Phase I and Estero Citizens have contributed \$7,000.00 for Phase II, for a total of \$15,500.00 funding from the Estero Community). It should be noted that a significant amount of non-reimbursed expenses have been contributed in support of this planning effort by individual citizens, the consultant, and businesses. Also not quantified are the internal expenses incurred by DCD in support of Phase I, and ongoing into subsequent phases.
- i. We believe that the accomplishments of Phase I demonstrate the financial diligence, professionalism and true commitment with which the Estero Community and V&D have managed the project. We envision no difference in that commitment, professionalism and diligence as we manage subsequent phases.

The ECPP will be happy to answer any questions or address any concerns which DCD or BOCC may have about this Grant Application. Please feel free to contact the undersigned or any of our Panel Members. If there are questions for the consultant, please refer them to Mr. Dan Delisi, Project manager, Vannasse & Daylor. LLP.

In addition ECPP is prepared to enter into a contract with Lee County for the receipt and management of the requested funds.

Respectfully Submitted for Your Consideration,



Neal Noethlich, for the ECPP
20225 Wildcat Run Drive,
Estero, FL 33928
TEL: 495-6698

**ESTERO COMMUNITY PLANNING PANEL, INC.
BOARD OF DIRECTORS**

NEAL NOETHLICH **CHAIRPERSON**
20225 WILDCAT RUN DRIVE
ESTERO, FLORIDA 33928
(From The Estero Concerned Citizens Organization)
TEL/FAX: 495-6698, Email: nen13@aol.com

EILEEN GALVIN **TREASURER**
20954 COUNTRY BARN DRIVE
ESTERO, FLORIDA 33928
(From The Estero Chamber of Commerce)
TEL: 947-4471, FAX: 947-9968, Email: eileencgalvin@earthlink.net

DONALD ESLICK **DIRECTOR**
23650 VIA VENETO #604
BONITA SPRINGS, FLORIDA 34134
(From The Estero Concerned Citizens Organization)
TEL: 949-4050, FAX: 949-4044, Email: doneslick@worldnet.att.net

CARL HOKE **DIRECTOR**
22625 Forest View Drive
ESTERO, FLORIDA 33928
(From The Estero Civic Association)
TEL: 947-4508, Email: hoker@juno.com

DAVID GRAHAM **DIRECTOR**
BONITA BAY PROPERTIES, INC.
3461 BONITA BAY BLVD., STE 104
BONITA SPRINGS, FLORIDA 34134
(From The Development Community)
TEL: 495-1000, FAX: 498-1193, Email: DavidG@bonitabaygroup.com

GREGORY TOTH **DIRECTOR**
SELECT REAL ESTATE
1700 MEDICAL LANE
FORT MYERS, FLORIDA 33907
(From The Development Community)
TEL: 290-1913, FAX: 592-9305, Email: gtoth49022@aol.com

JIM RAMSBURG **ACTING SECRETARY**
22916 LONE OAK DRIVE **(NON-DIRECTOR)**
ESTERO, FLORIDA 33928
TEL: 949-0362, FAX: 949-0368, Email: jpramsburg@hotmail.com

STATEMENT OF FINANCIAL INTERESTS

LAST NAME — FIRST NAME — MIDDLE NAME:
Eslick, Donald Farrell

MAILING ADDRESS:
23650 Via Veneto
Unit 604

CITY: *Bonita Springs* ZIP: *34134* COUNTY: *LEE*

NAME OF REPORTING PERSON'S AGENCY:
LEE County

CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):

LOCAL OFFICER STATE OFFICER
 CANDIDATE SPECIFIED STATE EMPLOYEE

LIST OFFICE OR POSITION HELD OR SOUGHT: _____

DISCLOSURE PERIOD:
 THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (check one):

DECEMBER 31, 2000 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:
 PRIOR TO 2001, THE THRESHOLDS FOR REPORTING FINANCIAL INTERESTS WERE COMPARATIVE, USUALLY BASED ON PERCENTAGE VALUES. BEGINNING IN 2001, THE LEGISLATURE HAS ALLOWED FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS (old method) OR DOLLAR VALUE THRESHOLDS (new method)

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
<i>Public Finance Associates</i>	<i>2970 Maria Ave, Suite 215 Northbrook, IL</i>	<i>consulting</i>
<i>Charles Schwab</i>	<i>300 5th Avenue So., Naples, FL 34102</i>	<i>brokerage</i>
<i>Social Security</i>	<i>10100 DEER RUN FARMS RD, Ft. Myers FL</i>	<i>retirement</i>
<i>TIAA-CREF</i>	<i>730 Third Avenue NY, NY 10017-3206</i>	<i>retirement-insurance</i>
<i>State of Illinois (SERS)</i>	<i>Springfield, IL 62794-9255</i> <i>2101 S. Veterans Hwy, P.O. Box 19255</i>	<i>retirement</i>
<i>R.W. Baird Pension Trust</i>	<i>P.O. Box 3045, Milwaukee, WI 53201</i>	<i>retirement</i>

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS'S INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
<i>Public Finance Assoc.</i>	<i>Ill. Tax Increment Assoc.</i>	<i>Northbrook, IL 60062</i> <i>2970 Maria Ave #215</i>	<i>Trade Association</i>
	<i>Village of Niles, IL</i>	<i>Niles, IL 60714-3132</i> <i>1000 Civic Center Dr.</i>	<i>Municipal Services</i>

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3 of this packet.

OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts]

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]

BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE: *Donald F. Eslick*

DATE SIGNED: 10-12-01

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

NOTE: MULTIPLE FILING UNNECESSARY:

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers file with the Supervisor of Elections of the county in which you permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.

Candidates file this form together with your qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

WHEN TO FILE:

Initially, each local officer, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

STATEMENT OF FINANCIAL INTERESTS

LAST NAME — FIRST NAME — MIDDLE NAME:
Galvin-Eileen-C.

MAILING ADDRESS:
20954 COUNTRY BARN DR.

ESTERO *33928* *Lee*
 CITY: ZIP: COUNTY:

NAME OF REPORTING PERSON'S AGENCY:

CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):

LOCAL OFFICER STATE OFFICER
 CANDIDATE SPECIFIED STATE EMPLOYEE

LIST OFFICE OR POSITION HELD OR SOUGHT: _____

DISCLOSURE PERIOD:
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PART A — PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
<i>Social Security</i>		
<i>PRUDENTIAL Sec.</i>	<i>5801 Pelican Bay Blvd #200</i>	
	<i>Naples, FL 34108</i>	

PART B — SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS'S INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C — REAL PROPERTY [Land, buildings owned by the reporting person]

My HOME

20954 Country Barn Dr

Estero, FL

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TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

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NAME OF CREDITOR	ADDRESS OF CREDITOR

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BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE:

Steven C. Belvin

DATE SIGNED:

10/30/2001

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

NOTE: MULTIPLE FILING UNNECESSARY:

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Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

STATEMENT OF FINANCIAL INTERESTS

REPORT NAME — FIRST NAME — MIDDLE NAME:
Sraham David Henry
 MAILING ADDRESS:
25352 Galashields Circle
Bonita Springs, Florida
 CITY: Bonita Springs ZIP: 34134 COUNTY: Lee

NAME OF REPORTING PERSON'S AGENCY:
Estero Community Planning Group
 CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):
 LOCAL OFFICER ? STATE OFFICER
 CANDIDATE SPECIFIED STATE EMPLOYEE
 LIST OFFICE OR POSITION HELD OR SOUGHT: member

CLOSURE PERIOD:
 THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (check one):
 DECEMBER 31, 2000 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: 2000

WANNER OF CALCULATING REPORTABLE INTERESTS:
 PRIOR TO 2001, THE THRESHOLDS FOR REPORTING FINANCIAL INTERESTS WERE COMPARATIVE, USUALLY BASED ON PERCENTAGE VALUES. BEGINNING IN 2001, THE LEGISLATURE HAS ALLOWED FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):
 COMPARATIVE (PERCENTAGE) THRESHOLDS (old method) OR DOLLAR VALUE THRESHOLDS (new method)

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
<u>Bonita Bay Group</u>	<u>3457 Bonita Bay Blvd. Suite 202</u>	<u>Community Development</u>

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS'S INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3 of this packet.

OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
401K	w/ Bowita Bay Group

PART E — LIABILITIES [Major debts]

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE:

[Handwritten Signature]

DATE SIGNED:

10/31/01

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

NOTE: MULTIPLE FILING UNNECESSARY:

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers file with the Supervisor of Elections of the county in which you permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.

Candidates file this form together with your qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

WHEN TO FILE:

Initially, each local officer, state officer, an specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

STATEMENT OF FINANCIAL INTERESTS

LAST NAME — FIRST NAME — MIDDLE NAME:
NOETHLICH, NEAL EDWIN

MAILING ADDRESS:
20225 WILDCAT RUN DR.

CITY: ESTERO ZIP: 33928 COUNTY: LEE

NAME OF REPORTING PERSON'S AGENCY:

CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):

LOCAL OFFICER STATE OFFICER
 CANDIDATE SPECIFIED STATE EMPLOYEE

LIST OFFICE OR POSITION HELD OR SOUGHT: MEMBER,
ESTERO COMMUNITY PLANNING PANEL, AC 13-3

DISCLOSURE PERIOD:
 THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (check one):

DECEMBER 31, 2000 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:
 PRIOR TO 2001, THE THRESHOLDS FOR REPORTING FINANCIAL INTERESTS WERE COMPARATIVE, USUALLY BASED ON PERCENTAGE VALUES. BEGINNING IN 2001, THE LEGISLATURE HAS ALLOWED FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS (old method) OR DOLLAR VALUE THRESHOLDS (new method)

PART A — PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
<u>LUCENT TECHNOLOGIES RETIREMENT INCOME PLAN</u>		<u>TELECOM & INFORMATION TECHNOLOGY</u>
<u>FIDELITY INVESTMENTS</u>		<u>RETIREMENT & PENSION ACCTS</u>

PART B — SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS'S INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C — REAL PROPERTY [Land, buildings owned by the reporting person]

REAL ESTATE (HOUSE/LAND) @ 20225 WILDCAT RUN DR., ESTERO

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3 of this packet.

OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts]

NAME OF CREDITOR	ADDRESS OF CREDITOR
BANK of AMERICA	

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]

BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE: *Neal E. Noethlich*

DATE SIGNED: *10/17/09*

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

NOTE: MULTIPLE FILING UNNECESSARY:

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers file with the Supervisor of Elections of the county in which you permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.

Candidates file this form together with your qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

WHEN TO FILE:

Initially, each local officer, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

STATEMENT OF FINANCIAL INTERESTS

LAST NAME -- FIRST NAME -- MIDDLE NAME:
HOKE CARL PETER

MAILING ADDRESS:
22625 FOREST VIEW DR.

ESTERO FL. LEE

CITY: ZIP: COUNTY:
33928

NAME OF REPORTING PERSON'S AGENCY:
ESTERO CIVIC ASSOC.

CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):

LOCAL OFFICER STATE OFFICER
 CANDIDATE SPECIFIED STATE EMPLOYEE

LIST OFFICE OR POSITION HELD OR SOUGHT: MEMBER OF BOARD

DISCLOSURE PERIOD:
 THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (check one):

DECEMBER 31, 2000 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:
 PRIOR TO 2001, THE THRESHOLDS FOR REPORTING FINANCIAL INTERESTS WERE COMPARATIVE, USUALLY BASED ON PERCENTAGE VALUES. BEGINNING IN 2001, THE LEGISLATURE HAS ALLOWED FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS (old method) OR DOLLAR VALUE THRESHOLDS (new method)

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
<u>MORGAN STANLEY</u>	<u>NEW YORK, N.Y.</u>	<u>STOCK BROKERAGE</u>
<u>SOCIAL SECURITY</u>	<u>WASHINGTON D.C.</u>	<u>U.S. GOVT.</u>
<u>DREYFUS</u>	<u>NEW YORK, N.Y.</u>	<u>MUTUAL FUNDS</u>
<u>LOCAL BANKS</u>	<u>ESTERO / BONITA SPRINGS</u>	<u>BANKING (COMMERCIAL)</u>

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS'S INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
/	/	/	/
/	/	/	/
/	/	/	/

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]

22625 FOREST VIEW DRIVE ESTERO (HOME)

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

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OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
STOCKS, BONDS, GOV'T PAPER	ROLLOVER 401-K
STOCKS, BONDS	PERSONAL ACCOUNT
DREYFUS	2-MUTUAL FUNDS

PART E — LIABILITIES [Major debts]

NAME OF CREDITOR	ADDRESS OF CREDITOR
HOMESIDE LENDING (HOME MORTGAGE)	JACKSONVILLE FL. 32231-4255

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	/	/	/
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE:

Carl P. A. Steen

DATE SIGNED:

12/1/01

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

NOTE: MULTIPLE FILING UNNECESSARY:

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

WHERE TO FILE:

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State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.

Candidates file this form together with your qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

WHEN TO FILE:

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Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

STATEMENT OF FINANCIAL INTERESTS

GREGORY F TOTH
348 SHARWOOD DR
NAPLES FL 34110

2001 NOV -6 AM 10: 18

WALTER EDWARDS
SUPERVISOR OF ELECTIONS
COLLIER CO. FL

NAME OF REPORTING PERSON'S AGENCY:
ESTERO COMMUNITY PLANNING PANEL

CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):

LOCAL OFFICER STATE OFFICER
 CANDIDATE SPECIFIED STATE EMPLOYEE

LIST OFFICE OR POSITION HELD OR SOUGHT: BOARD MEMBER

CITY: _____ ZIP: _____ COUNTY: COLLIER

DISCLOSURE PERIOD:
THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (check one):

DECEMBER 31, 2000 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:
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COMPARATIVE (PERCENTAGE) THRESHOLDS (old method) OR DOLLAR VALUE THRESHOLDS (new method)

ART A - PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
<u>348 SHARWOOD DR</u>	<u>348 SHARWOOD DR</u> <u>NAPLES FL 34110</u>	<u>CLEANING & PAINTING CONTRACTOR</u>
<u>SELECT REAL ESTATE</u>	<u>1700 MEDICAL LN</u> <u>FT MYERS FL 33907</u>	<u>REAL ESTATE</u>
<u>GREGORY TOTH, P.A.</u>	<u>348 SHARWOOD DR</u> <u>NAPLES FL 34110</u>	<u>REAL ESTATE</u>

ART B - SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS'S INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
<u>N/A</u>			

ART C - REAL PROPERTY [Land, buildings owned by the reporting person]

TRICA LN - PARTNERSHIP (ON LEE COUNTY CORKSCREW RD)

5.89 ACRES - ESTERO

HOME LOT (CALOUSA COVE ON CALOUSA HATCHEE)

PARK PLACE LLC

PARK CIRCLE LLC

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OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]

TYPE OF INTANGIBLE

BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

MONEY MARKET
SAVINGS

OLD FLORIDA BANK
BANK OF AMERICA

PART E — LIABILITIES [Major debts]
NAME OF CREDITOR

ADDRESS OF CREDITOR

NA

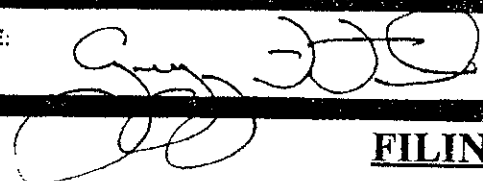
PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
DO I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

NA

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE:



DATE SIGNED:

11-5-01

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

NOTE: MULTIPLE FILING UNNECESSARY:

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Candidates file this form together with your qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

WHEN TO FILE:

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Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 2 QUARTERLY CLIENT DISCLOSURE

LAST NAME—FIRST NAME—MIDDLE NAME HANCOCK—TIM			NAME OF AGENCY		
MAILING ADDRESS 12730 NEW BRITANNY BLVD SUITE 600			<input type="checkbox"/> ELECTED CONSTITUTIONAL OFFICER <input type="checkbox"/> STATE OFFICER <input type="checkbox"/> LOCAL OFFICER		
CITY FORT MYERS	ZIP FL 39907	COUNTY LEE			
FOR QUARTER ENDING (Check One)			POSITION HELD		
<input type="checkbox"/> MARCH <input type="checkbox"/> JUNE <input type="checkbox"/> SEPTEMBER <input checked="" type="checkbox"/> DECEMBER			<input type="checkbox"/> SPECIFIED STATE EMPLOYEE		
YEAR 2001					

PART A

DISCLOSURE OF CLIENTS REPRESENTED BEFORE AGENCIES

[Required by Florida Statutes § 112.3145(4)]

(NOTE: Under Art. II, §8(e), Fla. Const., and §112.313(9), Fla. Stat., members of the Legislature are prohibited from personally representing another person or entity for compensation before State agencies (other than judicial tribunals). However, members of the Legislature are required to list below any such appearances before State agencies made by any partner or associate of a professional firm of which the legislator is a member. Also, public officers and their firms are prohibited by §112.313(7), Fla. Stat., from representing clients before boards on which they serve. Note also that local government attorneys and their firms are prohibited by §112.313(16), Fla. Stat., from representing private clients before the local governments they serve.)

1. If you are a state officer, elected constitutional officer of state government, or specified employee—

Please list below the names of all clients who were represented for a fee or commission during the previous calendar quarter before any agency at the state level of government either by you or by any partner or associate of a professional firm of which you are a member and of which representation you have actual knowledge. Also list the name of the agencies before which such clients were represented.

2. If you are a local officer or elected constitutional officer of local government—

Please list below the names of all clients who were represented for a fee or commission during the previous calendar quarter before any agency within the political subdivision you serve either by you or by any partner or associate of a professional firm of which you are a member and of which representation you have actual knowledge. Also list the name of the agencies before which such clients were represented.

NOTE: "Representation" includes actual physical attendance on behalf of a client in an agency proceeding, letters written or documents filed on behalf of a client, and personal communications made with the officers or employees of any agency on behalf of a client. "Representation" DOES NOT include appearances before any court, or Chief Judges of Compensation Claims or judges of compensation claims, representations on behalf of your agency in your official capacity, the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license based on a quota or a franchise of such agency, or a license or operation permit to engage in a profession, business or occupation, so long as the issuance or granting of such license, permit, or transfer, a variance, a special consideration, or a certificate of public convenience and necessity does not require substantial discretion. You are NOT required to disclose appearances in ministerial matters, i.e., where the person before whom you represent a client takes action in a prescribed manner in obedience to the mandate of legal authority, without the exercise of the person's own judgement or discretion as to the propriety of the action taken. For example, filing a document with a Circuit Court Clerk is a ministerial matter since it requires no discretionary action by the Clerk.

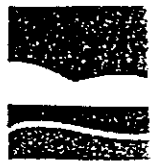
NAME OF CLIENTS	NAME OF AGENCIES	CHECK IF REPRESENTED BY YOU
<input checked="" type="checkbox"/> CHECK IF CONTINUED ON SEPARATE SHEET	Signature	

PART B

FILING INSTRUCTIONS

This form, when completed and signed, should be filed with the Supervisor of Elections of the county in which you are principally employed or a resident if you are a local officer. If you are a state officer, elected constitutional officer, or specified state employee, please file with the Department of State, Room 1802, The Capitol, Tallahassee, Florida 32399-0250. It is due not later than fifteen (15) days following the calendar quarter during which the representation was made. This form need not be filed if no reportable representations were made during the quarter.

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUND FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



The following is a list of clients that staff at Vanasse & Daylor, LLP have represented before agencies in the following municipalities:

Lee County:

1. Colonial Homes
2. The Estero Community Planning Committee
3. The Bonita Bay Group
4. Worthington of Renaissance, LLC
5. Monroe Prestige Group
6. Cheryl Milarcik
7. Watermark Communities, Inc.
8. Southstar Development Partners
9. The Corkscrew Road Service Area
10. Richard E. Jacobs Group, Inc.
11. YMCA of Bonita Springs
12. US Home

City of Ft. Myers:

None at this time.

FORM 2 QUARTERLY CLIENT DISCLOSURE

LAST NAME—FIRST NAME—MIDDLE NAME DELSI—DANIEL			NAME OF AGENCY		
MAILING ADDRESS 12130 NEW BRITANNY BLVD SUITE 600			OFFICE HELD		
CITY FORT MYERS, FL		ZIP 33907	COUNTY LEE		POSITION HELD
FOR QUARTER ENDING (Check One)			YEAR 2001		
<input type="checkbox"/> MARCH <input type="checkbox"/> JUNE <input type="checkbox"/> SEPTEMBER <input checked="" type="checkbox"/> DECEMBER			<input type="checkbox"/> ELECTED CONSTITUTIONAL OFFICER		<input type="checkbox"/> SPECIFIED STATE EMPLOYEE
			<input type="checkbox"/> STATE OFFICER		
			<input type="checkbox"/> LOCAL OFFICER		

PART A

DISCLOSURE OF CLIENTS REPRESENTED BEFORE AGENCIES

[Required by Florida Statutes § 112.3145(4)]

(NOTE: Under Art. II, §8(e), Fla. Const., and §112.313(9), Fla. Stat., members of the Legislature are prohibited from personally representing another person or entity for compensation before State agencies (other than judicial tribunals). However, members of the Legislature are required to list below any such appearances before State agencies made by any partner or associate of a professional firm of which the legislator is a member. Also, public officers and their firms are prohibited by §112.313(7), Fla. Stat., from representing clients before boards on which they serve. Note also that local government attorneys and their firms are prohibited by §112.313(16), Fla. Stat., from representing private clients before the local governments they serve.)

1. If you are a state officer, elected constitutional officer of state government, or specified employee—

Please list below the names of all clients who were represented for a fee or commission during the previous calendar quarter before any agency at the state level of government either by you or by any partner or associate of a professional firm of which you are a member and of which representation you have actual knowledge. Also list the name of the agencies before which such clients were represented.

2. If you are a local officer or elected constitutional officer of local government—

Please list below the names of all clients who were represented for a fee or commission during the previous calendar quarter before any agency within the political subdivision you serve either by you or by any partner or associate of a professional firm of which you are a member and of which representation you have actual knowledge. Also list the name of the agencies before which such clients were represented.

NOTE: "Representation" includes actual physical attendance on behalf of a client in an agency proceeding, letters written or documents filed on behalf of a client, and personal communications made with the officers or employees of any agency on behalf of a client. "Representation" DOES NOT include appearances before any court, or Chief Judges of Compensation Claims or judges of compensation claims, representations on behalf of your agency in your official capacity, the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license based on a quota or a franchise of such agency, or a license or operation permit to engage in a profession, business or occupation, so long as the issuance or granting of such license, permit, or transfer, a variance, a special consideration, or a certificate of public convenience and necessity does not require substantial discretion. You are NOT required to disclose appearances in ministerial matters, i.e., where the person before whom you represent a client takes action in a prescribed manner in obedience to the mandate of legal authority, without the exercise of the person's own judgement or discretion as to the propriety of the action taken. For example, filing a document with a Circuit Court Clerk is a ministerial matter since it requires no discretionary action by the Clerk.

NAME OF CLIENTS	NAME OF AGENCIES	CHECK IF REPRESENTED BY YOU
<input checked="" type="checkbox"/> CHECK IF CONTINUED ON SEPARATE SHEET		Signature <i>Daniel Delisi</i>

PART B

FILING INSTRUCTIONS

This form, when completed and signed, should be filed with the Supervisor of Elections of the county in which you are principally employed or a resident if you are a local officer. If you are a state officer, elected constitutional officer, or specified state employee, please file with the Department of State, Room 1802, The Capitol, Tallahassee, Florida 32399-0250. It is due not later than fifteen (15) days following the calendar quarter during which the representation was made. This form need not be filed if no reportable representations were made during the quarter.

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



The following is a list of clients that staff at Vanasse & Daylor, LLP have represented before agencies in the following municipalities:

Lee County:

1. Colonial Homes
2. The Estero Community Planning Committee
3. The Bonita Bay Group
4. Worthington of Renaissance, LLC
5. Monroe Prestige Group
6. Cheryl Milarcik
7. Watermark Communities, Inc.
8. Southstar Development Partners
9. The Corkscrew Road Service Area
10. Richard E. Jacobs Group, Inc.
11. YMCA of Bonita Springs
12. US Home

City of Ft. Myers:

None at this time.

FORM 2 QUARTERLY CLIENT DISCLOSURE

LAST NAME—FIRST NAME—MIDDLE NAME C. Chad Elkins, ASLA		NAME OF AGENCY Vinasse & Ray, LLP	
MAILING ADDRESS 12730 New Brittany Blvd. Suite 600		<input type="checkbox"/> ELECTED CONSTITUTIONAL OFFICER <input type="checkbox"/> STATE OFFICER <input type="checkbox"/> LOCAL OFFICER	
CITY Fort Myers	ZIP FL 33907	COUNTY 33907	
FOR QUARTER ENDING (Check One) <input type="checkbox"/> MARCH <input type="checkbox"/> JUNE <input type="checkbox"/> SEPTEMBER <input checked="" type="checkbox"/> DECEMBER		YEAR 2001	<input type="checkbox"/> SPECIFIED STATE EMPLOYEE

PART A

DISCLOSURE OF CLIENTS REPRESENTED BEFORE AGENCIES

[Required by Florida Statutes § 112.3145(4)]

[NOTE: Under Art. II, §8(e), Fla. Const., and §112.313(9), Fla. Stat., members of the Legislature are prohibited from personally representing another person or entity for compensation before State agencies (other than judicial tribunals). However, members of the Legislature are required to list below any such appearances before State agencies made by any partner or associate of a professional firm of which the legislator is a member. Also, public officers and their firms are prohibited by §112.313(7), Fla. Stat., from representing clients before boards on which they serve. Note also that local government attorneys and their firms are prohibited by §112.313(16), Fla. Stat., from representing private clients before the local governments they serve.]

1. If you are a state officer, elected constitutional officer of state government, or specified employee—

Please list below the names of all clients who were represented for a fee or commission during the previous calendar quarter before any agency at the state level of government either by you or by any partner or associate of a professional firm of which you are a member and of which representation you have actual knowledge. Also list the name of the agencies before which such clients were represented.

2. If you are a local officer or elected constitutional officer of local government—

Please list below the names of all clients who were represented for a fee or commission during the previous calendar quarter before any agency within the political subdivision you serve either by you or by any partner or associate of a professional firm of which you are a member and of which representation you have actual knowledge. Also list the name of the agencies before which such clients were represented.

NOTE: "Representation" includes actual physical attendance on behalf of a client in an agency proceeding, letters written on behalf of a client, and personal communications made with the officers or employees of any agency on behalf of a client. "Representation" DOES NOT include appearances before any court, or Chief Judges of Compensation Claims or judges of compensation claims, representations on behalf of your agency in your official capacity, the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license based on a quota or a franchise of such agency, or a license or operation permit to engage in a profession, business or occupation, so long as the issuance or granting of such license, permit, or transfer, a variance, a special consideration, or a certificate of public convenience and necessity does not require substantial discretion. You are NOT required to disclose appearances in ministerial matters, i.e., where the person before whom you represent a client takes action in a prescribed manner in obedience to the mandate of legal authority, without the exercise of the person's own judgement or discretion as to the propriety of the action taken. For example, filing a document with a Circuit Court Clerk is a ministerial matter since it requires no discretionary action by the Clerk.

NAME OF CLIENTS	NAME OF AGENCIES	CHECK IF REPRESENTED BY YOU
<input checked="" type="checkbox"/> CHECK IF CONTINUED ON SEPARATE SHEET		Signature

PART B

FILING INSTRUCTIONS

This form, when completed and signed, should be filed with the Supervisor of Elections of the county in which you are principally employed or a resident if you are a local officer. If you are a state officer, elected constitutional officer, or specified state employee, please file with the Department of State, Room 1802, The Capitol, Tallahassee, Florida 32399-0250. It is due not later than fifteen (15) days following the calendar quarter during which the representation was made. This form need not be filed if no reportable representations were made during the quarter.

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11. YMCA of Bonita Springs.
12. US Home

City of Ft. Myers:

None at this time.



Urban Planning

Landscape Architecture

Civil Engineering

Traffic Engineering

Environmental Science

November 20, 2001

Neal Noethlich
20225 Wildcat Run Drive
Estero, FL 33928

Re: Estero Community Plan Phase II

Dear Estero Planning Panel:

VanasseDaylor is pleased to present the Estero Community Planning Panel this revised proposal to provide continuing planning services to the community in an effort to provide for more predictable growth patterns and adherence to community accepted aesthetic standards. As per our previous discussions this proposal will be conducted in two Phases.

Cycle I of Phase II is intended to provide an additional visioning process that will add to the community's goals as they were outlined in the Estero Community Plan. Cycle I will also concentrate on drafting Land Development Code Revisions that are of particular urgency to the community. Phase II includes the preparation of detail plans, design standards, development guidelines and aesthetic parameters, which will be incorporated through amendments to the Lee County Land Development Code.

The exact scope of services and proposed time frames are presented in the Tasks below.

1. COMMUNITY VISIONING PROCESS. Over the last year and a half Vanasse Daylor assisted the community in developing a "Community Vision" and amendments to the Lee County Comprehensive Plan. This amendment now serves as the guiding set of principals by which land use and development is to occur in Estero. In general, the Lee Plan is a document that serves as a guide for Lee County as to how land development and growth will occur, while the Land Development Code details what parameters must be adhered to for specific land development projects. Because of this, the Estero community's visioning process so far has mainly focused on broad issues of concern. In Phase II it will be necessary to focus on how we can best address the broad issues that the community identified in Phase I, and draft Land Development Code revisions for Estero that will regulate or incentivize development.

In the first cycle of the LDC amendments VanasseDaylor will conduct a full daylong community design charrette (a hands-on workshop) to refine the existing community vision. This workshop will be designed for participants to work directly with VD's landscape architects and planners to visually map out the vision for Estero. For this workshop we will provide pictures and examples of existing places, landscaping, buffers, etc. to better identify the community's concerns. These visuals will better facilitate discussion and make it possible to identify the zoning revisions that are necessary.



2. LAND DEVELOPMENT CODE AMENDMENTS. VanasseDaylor will prepare and submit a detailed request for Amendments to the Lee County Land Development Code. These amendments may include modifications to Land Development Regulations (setbacks, percent of open space, landscaping requirements, buffers, building heights, etc.), as well as document specific changes in the approval process for projects within the Estero Community.

As much as practical, VanasseDaylor will use existing and successful zoning and development code to guide discussions and solutions to the problems faced by Estero. VanasseDaylor will use artistic renderings, street sections and analogues to facilitate discussion on existing and proposed zoning ordinances. We will use these visual means to demonstrate and analyze current and proposed changes to zoning in order to adopt amendments that will implement the community's vision.

At the community's request, we will be splitting the drafting of zoning codes into two cycles. The first cycle will be for identifying and drafting the most urgent and timely codes, to be submitted by the end of this year and adopted in May 2002. The second cycle will be to draft the rest of the Land Development Codes to implement the Lee Plan Goal 19 (The Estero Plan).

The following are some of the focus areas that we anticipate addressing in Phase II.

Landscaping

In order to maintain the aesthetic quality of the Community, VanasseDaylor will prepare landscape guidelines for arterial and collector roads within the Estero Community. These guidelines will establish minimum landscape requirements for roadway landscaping, both within and adjacent to the public road right of way. Additionally, VanasseDaylor will make additional recommendations for landscaping within internal vehicular use areas (parking lots), and perimeter buffering. Recommendations will be made regarding preferred plant material, placement, maintenance, and enhancement options.

The purpose of these recommendations will be to establish a higher standard of landscaping along primary roadways, parking areas and buffer. Additionally, the recommendations will outline anticipated costs per 100 feet of road frontage or parking stall, and recommendations for ongoing maintenance. If requested by the Community, VanasseDaylor will work with Lee County and other agencies to identify and pursue alternative landscaping funds for implementation.

Signage

Based on other successful sign ordinances, and on the input of the Community, VanasseDaylor will develop Signage Guidelines that will address all new commercial, residential and institutional signage within the Estero Community. These sign guidelines will establish parameters for permitted height, quantity, copy area, font size, illumination, materials, placement and color ranges – based on the sign type (retail, office, residential, directional, regulatory, wall signs, etc.). The intent will be to establish more restrictive signage standards for the community that treat all properties fairly within the community, as well as establish a more attractive, unified appearance. The work product for this task will include typical signage specifications and up to three character sketches per sign type.



Architectural Design Guidelines

Based on our community workshops, VanasseDaylor will make recommendations on Criteria that could be incorporated into the Land Development Code to provide greater assurance on the style and quality of architectural design within the Estero Community. It is important to note that the purpose of this Task is not to establish a required community theme or materials list, but rather incorporate minimum levels of articulation, massing, repetition, building treatments, and relationship with community view corridors. These recommendations will be presented in a photographic or sketch format, combined with written criteria. These criteria will be submitted to the community for final evaluation and approval prior to incorporation into the Land Development Code.

3. MEETINGS, COORDINATION AND PUBLIC HEARINGS. VanasseDaylor will attend any meetings (in addition to those outlined in Tasks 1 and 2) directed by official representatives of the community. These meetings may incorporate Community Stakeholders or Lee County Officials. Additionally, coordination for and attendance at Public Hearings will be included in this task. Specifically excluded from this task is representation if an intervener challenges the amendment.

We anticipate several meetings with Lee County Planning staff to draft and refine the Land Development Code amendments. Once policies are proposed, they will be presented before the Land Development Code Advisory Committee (LDCAC), which is an advisory body to the Board of County Commissioners. The LDCAC typically makes comments and suggestions, where they recommend that revisions are made and then are presented again at the following LDCAC hearing. After the LDCAC votes on an amendment or the applicant and staff decide to move the amendment forward, it must be discussed before the Executive Regulatory Oversight Committee (EROC), the Local Planning Agency (LPA) and then the Board of County Commissioners. For this reason we anticipate five public hearings for each amendment cycle.

FEE SUMMARY		
1. Community Visioning	\$8,500	Lump Sum
2. LDC Amendments	\$6,000	Lump Sum
3. Meetings/Coordination	\$5,500	Lump Sum
4. General Expenses	\$2,500	Not to Exceed
Total:	\$22,500	

In addition to the above labor compensation (reference items 1, 2, and 3), VD shall be reimbursed for general expenses (reference item 4 above) made specifically for the project, such as printing and reprographics, travel, telephone charges, shipping, postage, and courier service charge, purchase of maps and similar documents, etc. Direct expenses will be billed at cost plus 15%.



We exclude from the scope of our proposal all services not specifically stated herein. VD shall be held harmless for those items not specifically provided by VD under the terms of this contract.

We are prepared to initiate work upon receipt of the signed agreement. If you are in agreement with the services and fees described above and the attached Terms and Conditions of Agreement, please sign this proposal below and return it to our office.

Periodic comparisons of costs incurred to available funding will be evaluated. If the Estero community does not receive sufficient funding, work will be postponed until such time as funding is available.

Once again, thank you for the opportunity to present this proposal. We are confident that we can assist the Community to achieve the results they desire. We look forward to working with you all. If you have any questions regarding this agreement, please call.

Sincerely,
Vanasse & Daylor, LLP

Dan Delisi
Project Manager

Jay Westendorf
Vice President

Attachments (fee schedule, general conditions)

CONFIRMATION OF AUTHORIZATION:

The Client agrees with and accepts this proposal for professional services. The Client also agrees with the General Terms of Agreement, which are attached, and acknowledges this as being received. Together these constitute the entire Agreement between VD and the Client.

Agreed and Accepted: *SUBJECT TO REVIEW BY CLIENTS ATTORNEY, IF CLIENT CHOOSES TO DO SO, WITHIN 7 WORKING DAYS.*

By: *Neal E Noethlich*
Client's Signature*

NOV 20, 2001
Date

NEAL E NOETHLICH
Client's Name

ACTING CHAIRPERSON
Position

*If the Client is not the property owner, a Letter of Authorization from the owner of the property is required and shall be attached and remain part of this contract.



Preliminary Project Schedule

Date	Activity
November 2001	Prepare for Community Design Charrette
December 1	Charrette
December – Mid January	Write initial Land Development Code revisions and present to the Community Planning Panel.
January 2002	Lee county staff reviews the proposed LDC amendments and transmits them to the county's Land Development Code Advisory Committee (LDCAC)
January	The Land Development Code Advisory Committee (LDCAC) reviews and makes recommendations regarding the Estero Community LDC Amendment.
May-June	The Lee County Board of County Commissioners votes to adopt the Estero Community LDC Amendment.
February - May	Two or more public meetings for interested Estero residents to review and comment upon the Community Plan Committee's LDC amendment recommendations.
July	Consultant and Community Plan Committee finalize the LDC amendment recommendations for submittal to the county.
July	Estero community LDC Amendment recommendations submitted to the Lee County
July	Lee County staff reviews the proposed LDC amendments and transmits them to the county's Land Development Code Advisory Committee (LDCAC)
August	The Land Development Code Advisory Committee (LDCAC) reviews and makes recommendations regarding the Estero Community LDC Amendment.
October	The Lee County Board of County Commissioners votes to adopt the Estero Community LDC Amendments.

ESTERO COMMUNITY PLANNING PANEL, INC. (ECPP)

February 3, 2002

Mr. Jim Mudd, Principal Planner
Lee County Department of Community Development
Division of Planning
1500 Monroe Street, Fort Myers FL 33901

RE: Grant Application

Dear Jim,

In response to the questions you raised in your email of January 15, 2002, and also as a follow up to our discussion at your office on January 28th, I offer the following:

1) All references to Phases I, II and III of the Estero Community Planning effort are intended to be consistent with the phases as described in the original submission by Vanasse & Daylor to DCD of 9/29/01, entitled "Preliminary Draft: The Estero Community Plan"

*Phase I is The Amendment to the LEE PLAN, adopted by the BoCC on Jan 14th,

*Phase II is underway for corresponding Amendment(s) to the LDC,

*Phase III will be an Amendment to the FLUM (if necessary).

It is important to note that Phase II will occur in at least two LDC amendment cycles, the Spring 2002 cycle, and again in the Fall 2002 cycle.

Following completion of Phase II, we may in the future need to do some additional amendments to either or both The LEE PLAN and to the LDC. This activity could be included in Phase III. Therefore, a Phase III effort will likely be required, even if we do not do not propose an amendment to the FLUM.

2) Administrative Code AC13-3, 2.2 (g) asks for a good faith estimate of the full cost of **the entire project**, which we have interpreted to mean all Phases of the project (Phases I, II, and III), not just Phase II.

a) The cost of Phase I, already completed, was \$8,500.

b) The Vanasse & Daylor proposal/contract for Phase II is for \$22,500 (plus Reimbursable Expenses). Additional general expenses for Phase II are estimated at \$2,500.

c) The cost of Phase III is estimated at no less than \$7,000 of which at least \$4,000 will be for Consultant Services.

e) The **sub-total** costs in a, b and c for Consultant Services is \$35,000.

d) The **total** costs of a, b and c will be at least \$40,500.

3) Our Grant Application breaks out our best estimate of the full cost of the entire project as \$35,000 for Consultant Fees plus \$5,500 for General Expenses. Although these estimates may well turn out to be insufficient to fully fund Phases I, II, and III, their basis for this estimate is simple. Assuming we are successful in obtaining the full amount (\$25,000) of funding available from Lee County, \$40,500 represents the total **funding** presently available, broken out as follows:

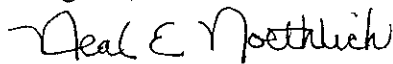
- a) \$8,500 from the Estero Chamber of Commerce, which funded Phase I.
- b) \$25,000 from Lee County.
- c) \$7,000 contributed directly by Estero citizens,
- d) **Sub-total** from b) and c) of \$32,000 will be used to fund Phases II and III.
- e) **Total** of a, b and c equals \$40,500.

3) The project schedule for Phase II provides suggested LDC changes for both Cycles 1 and 2 of the DCD 2002 LDC Amendment Year. At this time we have yet to develop our Phase III submission(s). However, we would like to leave open the possibility of submitting a proposed amendment to the FLUM in the fall of 2002.

I hope that the explanations provided will answer your questions and clear up any confusion over the phases of activity. If there is any other information or clarification needed, please do not hesitate to ask.

Also, please inform me of the date when you expect the Grant Request to be presented to the BoCC for consideration.

Regards,



Neal Noethlich, for the ECPP