

Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: Approve an agreement with the Page Park Community Club, Inc. to provide public financial support in the development of the Page Park Community Plan.

2. WHAT ACTION ACCOMPLISHES: Sets forth requirements for the issuance of Sector Planning funds to the Page Park Community Club for the development of the Page Park Community Plan.

3. MANAGEMENT RECOMMENDATION: Approval of the agreement.

4. Departmental Category: <u>4</u> <u>AAA</u>		5. Meeting Date: <u>08-30-2005</u>
6. Agenda: <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)	
	<input type="checkbox"/> Statute	
	<input type="checkbox"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code	<u>AC 13-3</u>
	<input type="checkbox"/> Other	
		8. Request Initiated: Commissioner _____ Department <u>Community Development</u> Division <u>Planning</u> By: <u>Paul O'Connor, AICP, Director</u> <u>POC</u> <u>8/15/05</u>

9. Background: The Page Park Community Planning Panel, in conjunction with the Page Park Community Club, Inc., has submitted a request for financial support to the Board of County Commissioners. The applicant is requesting \$48,900.00 of public funding in accordance with Administrative Code (AC) 13-3, Section 3. The applicant proposes to develop the Page Park Community Plan with the intent that its recommendations will be incorporated into the Lee Plan.

Obtaining this grant is contingent upon the Community Panel 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 and Subcommittees must be open to the public. The Community Panel must also maintain both recorded and written minutes of all its full meetings.

This request for \$48,900.00 will cover the estimated cost of the Page Park Community Plan. Any additional costs incurred will be the responsibility of the Page Park community.

Funds are available in account: LB5150715500.508309.05 (Community Development /Planning/Unincorporated MSTU/Other Grants & Aids/Sector Planning)

Attachments:

- Funding Request
- Page Park Community Planning Agreement
- Application Materials

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
					Analyst	Risk	Grants	
<u>M. M. [Signature]</u>	NA	NA	NA	<u>[Signature]</u>	<u>[Signature]</u> 8/17/05	<u>[Signature]</u> 8/17/05	<u>[Signature]</u> 8/18/05	<u>[Signature]</u> 8/18/05

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

FORWARDED TO:
 by CO. ATTY.

RECEIVED BY
 COUNTY ADMIN: [Signature]
 8-15-05
 1:40
 COUNTY ADMIN
 FORWARDED TO: [Signature]
 3:20

Lee County Board of County Commissioners

During the past several months the Page Park Community Club has conducted a series of meetings in an effort to initiate a sound process for revitalizing the neighborhood in compliance with the administrative code governing the procedures for amending the Lee Plan. Wayne Daltry and Jim Mudd have attended these meetings, providing advise and direction for establishing a panel and explaining how its work should evolve.

The Page Park Community Club voted to establish a committee of members to be called the "Page Park Planning Panel" consisting of volunteer members to serve and provide impute throughout the process. Following are the members who have submitted financial disclosure forms in compliance with State of Florida Sunshine Laws:

John Sibley (Chairman)	108 2 nd Street	Fort Myers FL 33907	239.936.7920
Lee Coleman (Co-Chair)	106 3 rd Street	Fort Myers FL 33907	239.278.1274
Sean O'Connell	110 Danley Dr.	Fort Myers FL 33907	239.939.0377
Hugh Thimlar	311 Delmar Ave.	Fort Myers Beach FL 33931	239.463.0421
Everett Walter	205 Center Rd.	Fort Myers FL 33907	239.936.5190

As you are probably aware, Page Park has been the focus of several redevelopment proposals dating back to the early 1990s and is currently assisted in those efforts through the "Page Park NDC" receiving HUD block grant funding through Lee County Department of Human Services. The Page Park Community Club was created as a non-profit entity shortly after the end of World War II and has met on a regular basis since. There are currently 26 members and meetings are held at the Page Park Community Club every 2 months. Annual membership dues are \$10 and all property owners in the community are welcome.

Lee Coleman, co-chair of the Page Park Planning Panel, is the treasurer of the Page Park Community Club and has managed the budget and all other financial matters for several years. He also serves on the NDC and the Page Park MSTBU. John Sibley is the secretary for the Page Park Community Club and has kept detailed records of meetings for several years and also serves on the Page Park NDC and is chairman of the Page Park MSTBU.

We are seeking your favorable vote on providing "seed money" for "planning funds" for the purpose of hiring a professional planning firm in the amount of \$48,900. We are a small community with modest means, but we are very focused and dedicated to a successful outcome of this effort by providing "sweat equity" and volunteer hours. Initially, county funding will be 100% but the community club is seeking funds from other sources and will manage the funds in a professional and fiscally responsible manner as we have for years.

We have commitment for participation and assistance in this process from Lee County Department of Community Development, Lee County Port Authority, Lee County Department of Parks and Recreation, Lee County Department of Human Services and Commissioner St. Cerny.

Sincerely, John Sibley, Page Park Planning Panel Chairman

COMMUNITY PLANNING AGREEMENT
BETWEEN LEE COUNTY AND PAGE PARK COMMUNITY CLUB, INC.

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 the Page Park community have expressed a desire to prepare a community plan to propose goals, objectives, and policies applicable to the Page Park community that may ultimately be incorporated into the Lee Plan.
- C. The Page Park Community Planning Panel has approached the County requesting planning funds to be used for expenditures incurred to prepare and submit a community plan for the Page Park community.
- 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 preparation of a community plan for a geographical area known as Page Park, which is generally described as follows:

East of Hwy. 41, north of Beacon Blvd., west of Ten Mile Canal, and south of Danly Drive.

The geographic area has been illustrated in Exhibit A hereto.

2. Deliverables. The Page Park Community Planning Panel (the "Panel") is responsible for the preparation of a community plan, including suggested goals, objectives, and policies applicable to the area described in paragraph 1 above. The intent of the parties is that the County may ultimately incorporate the proposed goals, objectives, and policies into the Lee County Comprehensive Plan. The parties agree that the draft community plan will include data and analysis to support recommended goals, policies, and objectives for consideration by Lee County Planning Division staff. See Exhibit B for detailed description of deliverables.

3. Eligibility for Public Funds. The parties agree that Lee County will provide the Panel with up to \$48,900 in planning funds that will be used solely for expenditures incurred by the Panel in the preparation and submission of a community plan. Total disbursements from the County will not exceed \$48,900.

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 C.

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 Panel and its subcommittees will be open to the public. Moreover, the Panel will provide an adequate opportunity for public participation in the Page Park community planning effort. In addition, the Panel 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 Panel 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 Panel 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 Panel 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 Panel 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.

6. Record Keeping. The 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.

7. Assurance, certification, and compliance. The Panel 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 Panel.

8. Disbursement of Public Funds.

- A. Lee County will disburse up to \$48,900 to the Page Park Community Club, Inc., 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 Panel 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 B. The County will disburse money upon the receipt and approval of a completed payment request report. Disbursements may be made in installments based on the completion of items contemplated in the deliverables. The payment request report must include documents to support the expenditures. If the Panel 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 Panel 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.

9. Audits, Monitoring, and Records.

- A. Monitoring. The Panel 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 Panel 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 Panel 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 Panel'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 Panel 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.

10. Risk Management. The Panel 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 Panel, or by reason of the intentional or negligent act of the Panel or its agents, representatives, or employees.

11. 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 Panel 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 Panel 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.

12. Reports.

- A. The Panel agrees to prepare a report outlining the progress of the Page Park community planning 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 the submission of a completed community plan in the form of a comprehensive plan amendment application.
- 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.

13. Duration of agreement. Parties agree that the Panel will deliver a proposed community plan for consideration by the Lee County Planning Division no later than September, 2006 unless this agreement is terminated beforehand as specified in Paragraph 11.

14. 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 is: 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 Page Park Community Club, Inc., responsible for the administration of this agreement is: Lee Coleman, 106 3rd Street, Fort Myers, Florida 33907-2413. 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.

15. 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 Page Park Community Club, Inc., have executed this agreement:

Attest: Clerk of Court

Lee County

By: _____
Deputy Clerk

By: _____
Chairman
Board of County Commissioners

Date: _____

APPROVED AS TO FORM:

Donna Marie Collins
Assistant County Attorney

Page Park Community Club, Inc., A
Florida Not-for-Profit Corporation

By: _____
Lee Coleman, President

Date: _____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ by
(date)
Lee Coleman, President of the Page Park Community Club, Inc.,
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)

Exhibits:

- A: Map of Geographic Areas subject to the Community Planning effort
- B: Deliverables - Prepared by Dyer, Riddle, Mills & Precourt, Inc.
- C: Lee County Administrative Code 13-3

Exhibit B

Page Park Community Plan Proposal

August 2005

I. Proposal Summary

This proposal for Lee County Community Planning funding is intended to support a community planning process directed by the Page Park Planning Panel (PPPP) in conjunction with the Page Park Community Club (PPCC).

Page Park is a residential, commercial and industrial area located just south of Page Field Airport which contains a variety of housing types and tenures. The residents are a mix of both young working families and retirees. The need for this community planning process is motivated by a number of concerns: there are several conflicting land uses, some of which include industrial; the lack of central sewer in the area; and many of the properties are characterized by code compliance issues, including abandoned vehicles and trash. It is the desire of the PPPP to include all residents, property owners, and other affected parties in the community building process, so that Page Park may develop a vision and goals for the area, and identify specific initiatives to enhance local amenities such as shopping, education and youth activities, and eliminate any detractors from the area so as to attract and retain the diverse set of residents.

There are several neighboring areas actively engaged in economic development activities that affect the Page Park neighborhood. Page Park must decide how best to design initiatives that will leverage the increased commercial activity and residential redevelopment occurring in close proximity. Page Park must have a plan to ensure that good-quality affordable housing and social supports are available for those low-income families that choose to locate in Page Park. A community planning process will strengthen and enable all Page Park residents to have a voice in critical housing, employment and commercial initiatives that will improve the quality of life for the residents of this neighborhood.

The output of this process will be a Community Plan for the Page Park Community that will incorporate:

- Demographic and marketing information on Page Park residents and businesses
- Detailed information on the rental and owner-occupied real estate market in Page Park
- Quantitative information on Page Park amenities: historic, natural resources, transportation, recreation, shopping, social services, and infrastructure

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- Quantitative information and recommendations on Page Park dis-amenities: crime, blighted conditions, substandard or unsafe buildings, infrastructure deficiencies, land use incompatibilities, code compliance issues, and traffic conflicts/issues.
- Vacant and County-owned land analysis and opportunities for acquisitions and/or consolidation of lots.
- A set of action categories for which policy ought to be developed, and, within each action category, a set of action items, a plan for action, and well-defined outcome measures
- A conclusion that commits Page Park Planning Panel, any Page Park civic institutions, and Lee County (where appropriate) to address action items listed above.

It is the intent of this planning proposal that the Page Park Plan follow the concepts identified in the Governor's Front Porch Initiative to the greatest extent possible. Although Front Porch funding is not available at present, the development of a plan in concert with recognized successful Front Porch policies and procedures may possibly enable Page Park to qualify for future Front Porch funding if and when it becomes available. The Initiative identifies the following issues that make a large neighborhood a great place to live, work, and play:

Education and Human Development:

Learning Centers
Educational Opportunities
Job Training Opportunities

Economic Development Mechanisms:

Necessary goods and services
Job Opportunities
Business Development

Enhancement of Family and Civic Responsibilities:

Youth and Family Oriented Events
Community-based Events
Faith-based Opportunities
Social Services

Quality of Life and Essential Substructures:

Recreational Facilities
Safe Neighborhoods
Affordable Housing
Transportation
Pleasant Neighborhoods

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This proposal requests \$48,900 to help meet total community planning. The Page Park Planning Panel has chosen to pursue the community planning process in partnership with Dyer, Riddle, Mills & Precourt, Inc. (DRMP), Prather Associates, Inc. and Heidt & Associates, Inc.

We believe that this proposal for funding is timely, appropriate in scope and scale for Page Park and properly appreciative of the grass-roots and time-intensive nature of the community planning process. We look forward to the production of a Community Plan that will serve as a model for Lee County and will enable Page Park to fulfill its promise as an inclusive, diverse community providing economic opportunity and a high quality of life for all of its residents.

II. Proposal Narrative

Primary Issues to be addressed

This Community Plan will be based on detailed knowledge of residents, businesses, housing stock and local amenities of Page Park and surrounding communities. This knowledge will be gleaned from demographic and marketing data, data on rental- and owner-occupied housing markets, and assessments of a broad range of community characteristics through surveys, focus groups and current studies by government bodies and non-profit organizations.

Page Park is located just south of the Page Field Airport with access to both US 41 to the west and Metro Parkway to the east. The area was originally developed to provide residential opportunities and support services to the airport when it was a military installation. Currently, it is comprised of a mix of residential, commercial, and industrial uses.

Page Park has a number of "quality of life" concerns. Within the proposed boundaries of Page Park there are numerous sources of blight and identified constraints to the revitalization and viability of the area. The area's constraints include, but are not limited to: over-development of industrial lots; lack of easy transportation access to industrial sites; commercial traffic moving through residential areas; localized flooding; illegal dumping of trash and debris; lack of on-site parking at commercial sites; lack of stormwater management on commercial sites; inappropriate and incompatible land use mix; excessive access points off US 41 from commercial sites; high crime rate; overcrowded living conditions; large concentration of absentee landlords; and lack of central sewer.

However, not all attributes to Page Park area are negative, there are many significant opportunities that need to be focused upon and enhanced, which in turn may offset the negative impacts of the aforementioned constraints. Some of the opportunities include: a dedicated core of residents who are eager to invoke positive change; close proximity to shopping and services; elimination of land use conflicts by the establishment of mixed-use zoning to allow for a business park concept; increasing the viability of the area by sewer installation; enhance the aesthetic and quality value of the area by developing design guidelines; providing streetscape, landscaping and other public space

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amenities; evaluate traffic, street layout and routing; coordination of redevelopment planning with Page Field Airport; increase pedestrian way to shopping districts; coordinate with Lee County Human Services Department to improve housing conditions and assistance; establish Crime Prevention Through Environmental Design guidelines; and many others. In short, the location and characteristics of Page Park may make it an ideal location in which to implement Smart Growth and New Urbanism initiatives.

These latter strengths are an indication that Page Park's structural and cultural problems may be amenable to focused policy initiatives in the long term. We believe that a Community Plan is a viable means to identify policy opportunities and generate specific policy initiatives to build on the strengths of Page Park and address the community's structural and cultural deficits for the long term and more immediate local dis-amenities.

Timetable for implementation

The anticipated start date for the Page Park community planning process is September 2005; the anticipated finish date is September, 2006. The twelve months of actual community plan development will be divided into four overlapping tasks. Task sequencing is displayed in Figure 1; the pre-kick-off phase of the project is denoted "Phase 0".

Phase One of the community planning process is administration of a written visioning survey to Page Park residents and businesses and subsequent statistical analysis of the responses. This survey is intended to identify concerns of Page Park residents and businesses regarding quality of life across the areas as previously mentioned: crime, recreation, business services, housing and other areas. This task is intended to take four months.

Following analysis of this survey, **Phase Two** will consist of in-person follow-up interviews conducted by the consulting team with the help of volunteer residents to a non-random sample of survey respondents, the "stakeholders". These interviews are intended to clarify quality of life concerns identified in the written survey and to generate hypotheses regarding the effect of varying emphases given to different local initiatives on resident satisfaction with Page Park. These interviews will also allow respondents to talk in detail about the decision processes they followed to move to Page Park, to remain in Page Park, or to decide to relocate from Page Park.

In concert with the in-person follow-up interviews, two, day-long, hands-on public participation Visioning Charette/Workshop will be conducted to develop an initial vision for the Page Park community. A broad range of concerns and issues, based on survey responses, will be further identified and addressed during the workshop. The overall objective would be to develop a set of principles and goals which will help guide how Page Park should grow, redevelop, or respond to proximal growth. These two tasks of Phase Two are intended to take two months.

Phase Three of the community plan will be collection and analysis of a variety of data describing Page Park residents, real estate, commercial activity and local amenities. This phase will primarily focus on paper- or computer-based data, although some house-

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by-house canvassing will be conducted. Much of the data required for this phase is or will be publicly available, such as: Census demographics, characteristics of property parcels from the Lee County Property Appraiser, building conditions, crime measures, code enforcement violations, infrastructure needs, etc. This task is intended to take six months and will be done in parallel with the first two resident survey-based and workshop participation tasks.

Following completion of the first three tasks, **Phase Four** of the community planning process will address actual broad strategies, action items and outcome measures to develop the overall community plan. This task, which is anticipated to take five months, will commence with a kick-off meeting open to all interested citizens, and be followed by focus group meetings covering all of Page Park. These focus groups are designed to encourage participation even by those who choose not to respond to surveys or attend public meetings, and are similar in spirit to community organizing meetings. These topic-specific meetings will focus on all aspects of a particular domain previously identified as important by community residents such as quality of housing, sidewalks and streets, as well as social concerns such as formal and informal recreation activities by adults and children within Page Park. Following the conclusion of community-wide focus groups will be a period of analysis and synthesis of findings. This phase will conclude with presentation of specific goals, policies and the proposed plan in the form of printed and on-line documents, and, where feasible, supporting data. This will lead to the eventual approval and adoption of the Page Park Community Plan by the Lee County Board of County Commissioners and ultimately amend the Lee County Comprehensive Plan.

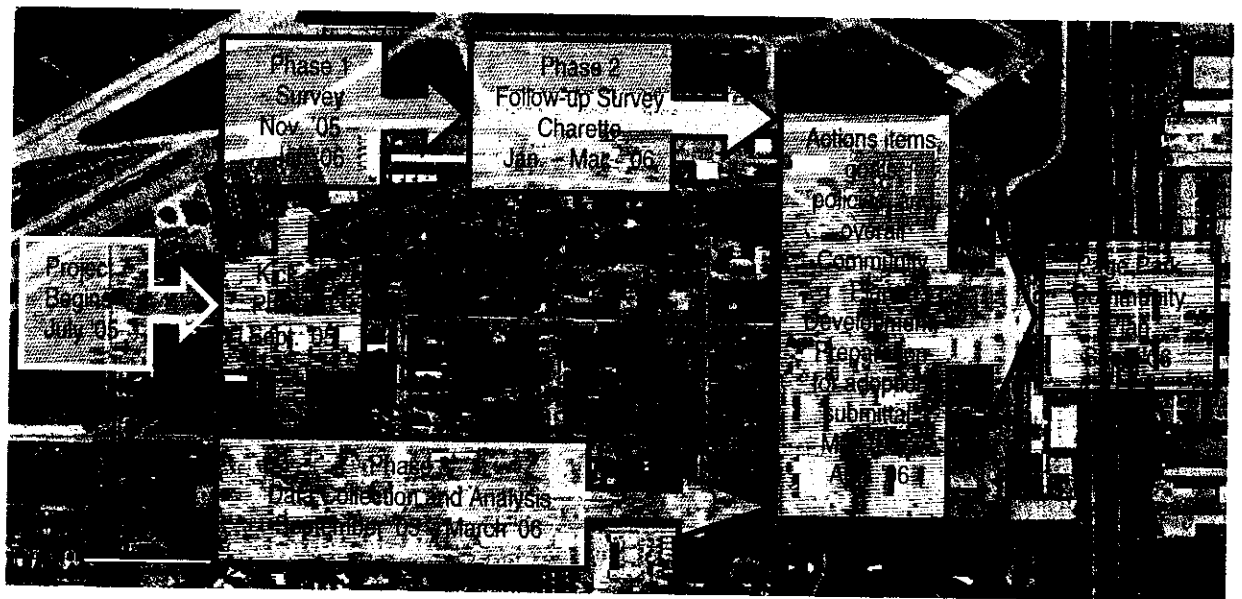


Figure 1: Task Diagram for Page Park Community Plan Process

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Methods and Procedures to Foster Public Participation

This proposal for a Page Park Community Plan has a number of specific goals. First, as mentioned above, the process itself is a goal. Second, we hope that the community planning process can increase the cohesion and sense of empowerment among Page Park residents to recognize, discuss and set priorities for addressing difficult and/or divisive community concerns, such as: over-development of industrial lots; commercial traffic moving through residential areas; localized flooding; illegal dumping of trash and debris; lack of on-site parking at commercial sites; inappropriate and incompatible land use mix; high crime rate; overcrowded living conditions; and lack of central sewer.

Third, we hope that the community planning process will result in specific action items to increase the perceived and actual quality of life. As a sub-goal, it is our intent that at least one short-term, visible action strategy will be forthcoming from the planning process, to be implemented within the first year. This type of "success" often leads to increased neighborhood cohesiveness and empowerment, resulting in increased desire to move forward with longer-range efforts.

Fourth, we hope to define outcome measures for goals defined by the community plan that are measurable and achievable, and to collect data related to these outcome measures in order to perform a thorough evaluation of the planning process. Finally, to adopt a plan with goals, objective and policies that will guide Page Park in the direction the residents view at "their" vision for the community.

Throughout the planning process, the consultant will be in continual contact with the PPPP and will provide progress reports for each monthly meeting of the Page Park Community Council. Such ambitious goals and objectives imply a number of necessary requirements. First, PPPP must solicit community participation from all strata of, and all local organizations within the Page Park community. This will be done via written surveys sent to a sample of all Page Park residents and block-by-block focus group discussions. These surveys and block discussions are intended to identify and elaborate upon current concerns and community perceptions, while focusing on symptoms and not causes.

Next, given a broad list of concerns, and detailed knowledge of Page Park demographic, spatial and commercial characteristics, theme-based focus groups, or subcommittees, will be created to identify potential action items for certain common groups of concerns, e.g. recreation, businesses, youth, and so on. These action items, in the context of a comprehensive "portrait" of Page Park based on a broad range of qualitative and quantitative data, will constitute a vision statement for the Page Park community. We hope that such a statement of principles will be endorsed by local organizations, including churches, political representatives, nonprofit organizations and business owners and thus result in specific action items that reflect a consensus across Page Park stakeholders. Last, to ensure that the community planning process may be replicated by PPPP as it updates its own community plan, the plan outputs and selected data will be made publicly available via the Web as well as traditional printed form.

We recognize that a number of Lee County communities have successfully created their own community plans and have reaped the benefits of greater community cohesion

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and more focused programmatic initiatives. Plans, such as *Estero Community Plan* (2002) *The Boca Grande Community Plan* (pending) and *Caloosahatchee Shores Community Plan* (2003) could serve as models for this proposed community plan. We hope to benefit from the collective experience of the individuals involved with all these plans, and thus avoid common pitfalls.

Cost Estimate of Planning Effort

This proposal requests \$48,900 to help meet total community planning distributed as follows:

a. Consultant:	\$35,500
b. Recording/clerical:	\$ 2,700
c. Public Notices:	\$ 2,000
d. Copying/graphics/maps:	\$ 5,200
e. Miscellaneous:	\$ 3,500

Total Estimated Expenses: \$48,900

The Page Park Planning Panel has agreed to contribute volunteer human resources, especially with regard to recruitment of participants for, and facilitation of block-by-block focus groups and surveys. Community residents will volunteer their own time in block-by-block discussions, focus group discussions, and door-by-door data gathering. Page Park Community Club Building, 507 Center Road, will be the meeting space for group meetings. This form of "sweat-equity" is the most likely form of monetary contribution to the plan by the residents of Page Park. They do not have the financial wherewithal that was available to other neighborhood planning areas, nor do they have the opportunity for City of Fort Myers funding, as did the Palm Beach Boulevard neighborhood. Despite the lack of readily available matching funding sources, the consultant will assist the Page Park Community Council in researching opportunities for grant funding through the Florida Department of Community Affairs, private foundations such as the Southwest Florida Community Foundation, and others.

Exhibit C

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: 6/28/05
	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 that will be used for certain expenditures incurred by the Community Panel in the preparation of and the submission of: (a) a community plan, (b) land development regulations to implement a community plan, or (c) update a previously adopted community plan.
- 1.3. "Seed Money" means an initial grant of public money, authorized by the Board of County Commissioners, to be used to: (a) initiate a community plan, (b) pursue the development of land development regulations to implement a community plan, or (c) update 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. Subsequent disbursements of public money for 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.
- 4.3 Each Community Panel may be eligible to receive a grant of up to \$50,000 for the development of a community plan and up to an additional \$50,000 for the preparation of land development regulations necessary to implement the community plan. The maximum amount of funds disbursed for each phase of the planning effort may not exceed \$50,000.
- 4.4. Community Panels may update community plans and the land development regulations necessary to implement the plan after five years. The County may authorize a grant of up to \$50,000 to defray the cost of the update.
- 4.5. All grants of public funds must be used solely for the creation of, or update to, the community plan and the preparation of land development regulations necessary to implement the 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.
- 4.6. 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.

- 4.7. 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.

- 6.5. County staff may make suggestions to the Community Panel regarding issues, upcoming projects, and other needs relevant to the community. The Community Panel is not obligated to incorporate those suggestions into the plan, but will recognize the suggestions as public input into the planning process.

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.

FINANCIAL INTERESTS

Please print or type your name, mailing address, agency name, and position below:

LAST NAME - FIRST NAME - MIDDLE NAME:

SIBLEY JOHN THOMAS

MAILING ADDRESS:

108 2ND ST

FT

CITY: ZIP: COUNTY:

FT MYERS 33907.2409 LEE

NAME OF AGENCY:

PAGE PARK PLANNING PANEL

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

COMMITTEE MEMBER

CHECK ONLY IF [] CANDIDATE OR [] NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:

ID Code

ID No.

Conf. Code

P. Req. Code

COPY

RECEIVED 2005 MAR 18 AM 10:22 SUPERVISOR OF ELECTIONS

BOTH PARTS OF THIS SECTION MUST BE COMPLETED

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):

[x] DECEMBER 31, 2004 OR [] SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR:

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

[] COMPARATIVE (PERCENTAGE) THRESHOLDS OR [x] DOLLAR VALUE THRESHOLDS

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

ALL NATIVE GARDEN CENTER 300 CENTER RD FT MYERS FL 33907 GARDEN CENTER, NUZERY

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' INCOME

ADDRESS OF SOURCE

PRINCIPAL BUSINESS ACTIVITY OF SOURCE

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

RETAIL BUSINESS @ 300 CENTER RD FT MYERS FL 33907

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.

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

FIFTH THIRD BANK

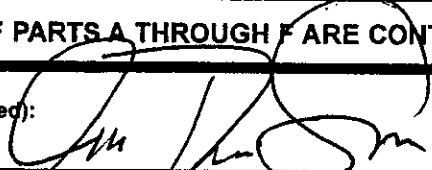
SUMMERLIN RD FT MYERS FL

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			

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

SIGNATURE (required):



DATE SIGNED (required):

3.18.05

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/employees file with the Supervisor of Elections of the county in which they 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; physical address: 3600 Maclay Boulevard, South, Suite 201, Tallahassee, FL 32312.

Candidates file this form together with their 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/employee, 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/employees, 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/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FINANCIAL INTERESTS

RECEIVED

Please print or type your name, mailing address, agency name, and position below:

LAST NAME - FIRST NAME - MIDDLE NAME:

O'CONNELL SEAN DARIN

FOR OFFICE USE ONLY

MAR -4 AM 10: 23

MAILING ADDRESS:

110 DANLEY

SUPERVISOR OF ELECTIONS

FT MYERS FL 33907 LEE

CITY: ZIP: COUNTY:

ID Code

ID No.

Conf. Code

P. Req. Code

NAME OF AGENCY:

PAGE PARK

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

CHECK IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

THIS SECTION MUST BE COMPLETED

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, 2003 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: 12/31/04

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

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

NAVID HOLDINGS LTD FORD 62087 PROPERTY MGMT

FT MYERS FL 33904

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' INCOME

ADDRESS OF SOURCE

PRINCIPAL BUSINESS ACTIVITY OF SOURCE

GARY SYDOR WOOD FLOORS ENTRADA AVE WOOD FLOORS

FT MYERS FL 33901

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

NA

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.

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

IRA / EASTMAN KODAK

PART E — LIABILITIES (Major debts)

NAME OF CREDITOR

ADDRESS OF CREDITOR

RAISIC AMERICA

FT MYERS FLA

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	N/A		
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 (required):



DATE SIGNED (required):

1/31/05

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/employees file with the Supervisor of Elections of the county in which they 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 their 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/employee, 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/employees, 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/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FINANCIAL INTERESTS

Please print or type your name, mailing address, agency name, and position below:

LAST NAME - FIRST NAME - MIDDLE NAME:

THIMMAR, Hugh S.

MAILING ADDRESS:

311 DELMAR, AVE.

FT. MYERS BEACH 33931 Lee

CITY: ZIP: COUNTY:

NAME OF AGENCY:

PAGE PARK COMMUNITY PLANNING

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

PANEL MEMBER

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:

ID Code

ID No.

Conf. Code

P. Req. Code

RECEIVED
 2006 MAR 22 PM 3:31
 SUPERVISOR OF FINANCIAL INTERESTS

****BOTH PARTS OF THIS SECTION MUST BE COMPLETED****

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, 2004 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

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
STATE OF FL. DIV. RETIREMENT	2639 CH. MONROE ST. TALLAHASSEE, FL. 32399	RETIREMENT INCOME
SOCIAL SECURITY		SOCIAL SECURITY BENEFITS

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' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
THIMMAR APTS.		509 Center Rd.	RENTAL
		203 5th St.	RENTAL
		FT MYERS FL. 33907	APTS.

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

THIMMAR APTS. 509 Center Rd.
203 FIRST ST. FT MYERS, FL. 33902
17 APTS. on corner lot

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.

Boyer

PART D — INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc.)
 TYPE OF INTANGIBLE

BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

ANNUITY
 SAVINGS
 SAVINGS

VARIABLE ANNUITY LIFE INS. CO.
 BANK OF AMERICA
 SUNCOAST SCHOOLS FEDERAL CREDIT UNION

PART E — LIABILITIES (Major debts)
 NAME OF CREDITOR

ADDRESS OF CREDITOR

BANK OF AMERICA

2525 ESTERO BLVD. FLA. 33931

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			

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

SIGNATURE (required):

John S. Kimball

DATE SIGNED (required):

3-10-05

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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FILING INSTRUCTIONS:

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Candidates file this form together with their qualifying papers.

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

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

Thereafter, local officers/employees, 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/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

2005
2004

Please print or type your name, mailing address, agency name, and position below:

LAST NAME - FIRST NAME - MIDDLE NAME:
WALTER, EVERETT RICHARD

MAILING ADDRESS:
205 CENTER ROAD
FT. MYERS

CITY: FT. MYERS ZIP: 33907 COUNTY: LEE

NAME OF AGENCY:
PROG 5 Park

NAME OF OFFICE OR POSITION HELD OR SOUGHT:
PLANNING COMMITTEE

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:



FILE
SUPERVISOR OF ELECTIONS
2005 JUL 12 PM 1:54
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P. Req. Code

****BOTH PARTS OF THIS SECTION MUST BE COMPLETED****

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, 2004 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

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
STATE OF FLORIDA	RETIREMENT ONLY	/
DEFENSE DEPARTMENT	RETIREMENT PENSION, CAPITAL TALENTS	
SOCIAL SECURITY	RETIREMENT PENSION, DCA'S, U.S. TREASURY, CLEVELAND, OHIO	

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' 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.

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

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.] **NONE**
 TYPE OF INTANGIBLE BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts]
 NAME OF CREDITOR ADDRESS OF CREDITOR

CHASE BANK - CREDIT	WILMINGTON, DE.
USAA - CREDIT/INSURANCE	SAN ANTONIO, TX
NFCU - CREDIT	MERRIFIELD, VA
CAPITAL ONE BANK - CREDIT	DALLAS, TX
GMAC - MORTGAGE	BALTIMORE, MD.

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses] **NONE**

	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 (required):

DATE SIGNED (required):

[Handwritten Signature]

07/12/05

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/employees file with the Supervisor of Elections of the county in which they 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; physical address: 3600 Maclay Boulevard, South, Suite 201, Tallahassee, FL 32312.

Candidates file this form together with their 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/employee, 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/employees, 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/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

Jenitha

FORM 1

STATEMENT OF

2004

FINANCIAL INTERESTS

Please print or type your name, mailing address, agency name, and position below:

LAST NAME -- FIRST NAME -- MIDDLE NAME:

MAILING
COLEMAN, LEE ROY
106 3RD ST
FORT MYERS FL 33907

83-004737

CITY:

NAME OF AGENCY:
PAGE PARK NDC ; PAGE PARK PLANNING

NAME OF OFFICE OR POSITION HELD OR SOUGHT:
CO. CHAIRMAN (2 COMMITTEES) COMM.

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:

A/C

ID Code

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COPY

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COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

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>SS-DISABILITY</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' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
	<i>N/A</i>		

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

<i>N/A</i>

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

TYPE OF INTANGIBLE

BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

N
A

PART E — LIABILITIES [Major debts]

NAME OF CREDITOR

ADDRESS OF CREDITOR

N
A

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

N
A

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

SIGNATURE (required):

Lee Oleson

DATE SIGNED (required):

5/23/05

FILING INSTRUCTIONS:

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