FOLEY
MASTER DEVELOPMENT OF REGIONAL IMPACT EVALUATION REPORT

Prepared for the

Taylor County Board of County Commissioners

by the

North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, FL 32653-1603
352.955.2200

January 26, 2012

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EXECUTIVE SUMMARY

The Florida Environmental Land and Water Act of 1972 charges regional planning agencies with the responsibility of reviewing proposed developments which, because of their "character, magnitude, or location" might have a substantial effect on the health, safety or welfare of citizens of more than one county.

In accordance with this mandate, the following report presents the evaluation, conclusions and recommendations of the North Central Florida Regional Planning Council concerning the Foley Master Development of Regional Impact located within Taylor County, Florida.

This report is primarily based on information supplied by the Applicant as presented in the Application for Master Development Approval (July 25, 2011) and additional material supplied by the Applicant as a result of sufficiency review. Supplemental information was obtained through contact with officials of state and local agencies. In accordance with state law, the comments and recommendations from other agencies have been considered in this evaluation and are included in Appendix A.

This report is intended to provide potentially affected local governments with an assessment of regional impacts that are likely to result should the development be allowed as proposed in the Application for Master Development Approval and recommend, where appropriate, modifications and/or stipulations to the proposal which might preclude the potential for, or alleviate the effect of, any adverse regional impacts identified.

This report, including the proposed recommended conditions, was adopted as the regional planning agency recommendation to the County Board of County Commissioners by the North Central Florida Regional Planning Council at its regularly scheduled meeting held January 26, 2012.

The Master Development of Regional Impact is intended to implement the Economic Development Plan of the County Vision 2060 Plan, as well as the goals, objectives and policies of the Economic Development Element of the County Comprehensive Plan. The project, upon completion, will consist of ten geographically discrete Planning Areas located throughout the County. In total, the ten Planning Areas comprises 30,726 acres. Total development for the 10 Planning Areas consists of 25,673 residential dwelling units, 2,083,300 square feet of retail commercial and service, 840,000 square feet of hospital/medical, 1,005,700 square feet of office, 650,000 square feet of industry, 900 hotel rooms, and 473,500 square feet of post-secondary educational facilities. The 10 Planning Areas also include 8,846 acres of open space, 7,075 acres of wetlands, and 2,570 acres of land used for stormwater management. In addition to the 10 Planning Areas, the project includes 82,797 acres of Agriculture-Transfer Area from which dwelling unit development rights will be transferred to individual Planning Areas. Additionally, a new coastal road will be constructed which will link Planning Areas 1 through 7 to State Road 51 and County Roads 361 and 361A. Construction of the project is scheduled for completion in the year 2035.

The Master Development Regional Impact is and its Application for Master Development Approval are conceptual in nature. That is, they identify the general location of the project, the general amount and types of development and identify general impacts. More specific information regarding the project is deferred to the Incremental Applications for Development Approval. Therefore, more specific analysis of impacts is deferred to the Incremental Applications for Development Approval. In the case of the Foley Master Development of Regional Impact, a separate Incremental Application for Master Development Approval will be filed for approval for each of the 10 Planning Areas. The purpose of the Master Development of Regional Impact is to result in an agreement which specifies the general terms of the project and what types of impacts as well as how the impacts will be determined for each Application for Incremental Development Approval. It is anticipated that each Application for Incremental Development Approval will have its own local government incremental development order with associated conditions which are both unique to the individual Planning Area and consistent with the conditions contained in the master development order for the Application for Master Development Approval.

SUMMARY OF IMPACTS

POPULATION

The direct impacts of the Master Development of Regional Impact will be responsible for an estimated regionwide population increase of 68,547 at buildout, all of which will reside on the project site.[1] The direct impacts of the project will increase the school-age population within the County by 8,147 students. A further refinement of population estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different estimates than presented herein.

ECONOMY

Due to the conceptual nature of the Application for Master Development Approval, impacts to the regional economy cannot be determined. A determination of impacts on the economy of the region will occur during Council review of the individual Applications for Incremental Development Approval.

WATER SUPPLY

Since the Master Development of Regional Impact relies on the construction of new water treatment facilities, adverse impacts are not anticipated to regional water treatment facilities as a result of the project. A further refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

WASTEWATER

Since the Master Development of Regional Impact relies on the construction of new wastewater treatment facilities, adverse impacts are not anticipated to regional wastewater treatment facilities as a result of the project. A further refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

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[1]Based on the American Community Survey 2006-2010 Five-Year estimated Taylor County average household size of 2.67, as reported by the U.S. Census Bureau, multiplied by 25,673 residential dwelling units.

STORMWATER MANAGEMENT

Significant adverse impacts to surfacewaters are not expected to occur, provided the Applicant complies with the commitments expressed in the Application for Master Development Approval, the Application for Master Development Approval development agreement and the surfacewater management rules of the Suwannee Water Management District. Adverse local impacts could occur if the entity for maintaining the master drainage management facilities is inadequately established and/or inadequately funded. A further refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein. Therefore, conditions are recommended to be included to the local government master development order to mitigate the adverse impacts of stormwater and to ensure that the stormwater facilities are adequately maintained.

EDUCATION

The direct impacts of the project are anticipated to generate 1,863 elementary school students, 2,037 middle school students, and 4,821 high school students. Impacts to schools will be determined at the time of Application for Incremental Development Approval submittal. A further refinement of student population estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

RECREATION AND OPEN SPACE

Generally, significant adverse impacts are not anticipated to occur to regional recreation and open space as a result of the project. However, the potential exists for the spreading of invasive plant species from landscaped areas and yards in Planning Areas near publicly-owned lands. Therefore, a condition is recommended to be included in the local government master development order to mitigate this concern. A further refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

HEALTH CARE

Impacts to regional health care facilities cannot be determined until the time of submittal of the Application for Incremental Development Approval. A determination of impacts to regional health care facilities will occur during Council review of the individual Applications for Incremental Development Approval.

POLICE AND FIRE PROTECTION

Impacts to police and fire protection services and facilities cannot be determined until the time of Application for Incremental Development Approval submittal. However, need may arise at some point in the construction of the project for police and fire/rescue services near one or more of the Planning Areas. Therefore, a condition is recommended to be included in the local government master development order to mitigate this potential impact. A determination of impacts to police and fire protection services and facilities will occur during Council review of the individual Applications for Incremental Development Approval.

TRANSPORTATION

Significant and adverse impacts are anticipated to occur to road segments of U.S. highways and State roads as a result of the project. Therefore, conditions are recommended to be included in the local government master development order to mitigate impacts to these road segments.

HOUSING

Impacts to affordable housing of the region cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts to affordable housing will occur during Council review of the individual Applications for Incremental Development Approval. Therefore, a condition is recommended to be included in the local government master development order to ensure the analysis and mitigation of affordable housing impacts.

VEGETATION AND WILDLIFE

Impacts to vegetation and wildlife of the region cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval. Therefore, conditions are recommended to be included in the local government master development order to mitigate impacts to native vegetation and wildlife as well as listed animal and plant species.

WATER

Impacts to water resources cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

CONCLUSIONS

1. The project is anticipated to have a positive impact on employment opportunities and the tax base of the region. However, due to the conceptual nature of the Application for Master Development Approval, a determination of the specific impacts on the economy of the region will occur during Council review of the individual Applications for Incremental Development Approval.

2. With the exception of the regional transportation network, the project is not anticipated to create an undue strain on the public facilities of the region provided that the commitments identified in the Applicant Commitments section of this report and the conditions located in the Recommendations section of this report are included as conditions in the local government master development order. However, due to the conceptual nature of the Application for Master Development Approval, a refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

3. The project is anticipated to produce significant adverse impacts on the regional transportation network. These impacts will be adequately addressed provided the Transportation commitments identified in the Applicant Commitments section of this report and the transportation conditions located in the Recommendations section of this report are included as conditions in the local government master development order. A refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

4. The affordable housing impacts of the project cannot be determined at this time. These impacts will be adequately addressed provided the Housing commitments identified in the Applicant Commitments section of this report are included as conditions in the local government master development order. The determination of affordable housing impacts will occur during the review of each Application for Incremental Development Approval which may result in different findings, conclusions, and recommendations than contained herein.

5. Impacts to regional water quality, vegetation and wildlife, or listed species cannot be determined at this time. These impacts will be adequately addressed provided the Water and Vegetation and Wildlife commitments identified in the Applicant Commitments section of this report as well as by Water and Vegetation and Wildlife conditions located in the Recommendations section of this report are included as conditions in the local government master development order. A determination of these impacts will occur during Council review of the individual Applications for Incremental Development Approval which may result in different findings, conclusions, and recommendations than contained herein.

6. Impacts to wetlands, soils, floodplains, or historical and archaeological sites of the region cannot be determined at this time. These impacts will be adequately addressed provided the Wetlands, Water, Soils, Floodplains, Water Supply and Wastewater Management, Stormwater Management and Historical and Archaeological Sites commitments identified in the Applicant Commitments section of this report as well as by the Wetlands, Water Supply and Wastewater Management and Stormwater Management conditions located in the Recommendations section of this report are included as conditions in the local government master development order. A determination of these impacts will occur during Council review of the individual Applications for Incremental Development Approval which may result in different findings, conclusions, and recommendations than contained herein.

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I

APPLICATION INFORMATION

Applicant:	Foley Timber and Land Company 1700 Foley Lane Perry, FL 32347
Authorized Agent:	Angus B. Taff, III Foley Timber and Land Company 1700 Foley Lane Perry, FL 32347
Name of Project:	Foley Master Development of Regional Impact
Date, Time and Place of Public Hearing:	February 21, 2012, 6:00 p.m. Board of County Commissioners Meeting Room Taylor County Administrative Complex 201 East Green Street Perry, FL

The Master Development of Regional Impact is intended to implement the Economic Development Plan of the County Vision 2060 Plan, as well as the goals, objectives and policies of the Economic Development Element of the County Comprehensive Plan. The project, upon completion, will consist of ten geographically discrete Planning Areas located throughout the County. In total, the ten Planning Areas comprises 30,726 acres. Total development for the 10 Planning Areas including 25,673 residential dwelling units, 2,083,300 square feet of retail commercial and service, 840,000 square feet of hospital/medical, 1,005,700 square feet of office, 650,000 square feet of industry, 900 hotel rooms, and 473,500 square feet of post-secondary educational facilities. The 10 Planning Areas also include 8,846 acres of open space, 7,075 acres of wetlands, and 2,570 acres of land used for stormwater management. In addition to the 10 Planning Areas, the project includes 82,797 acres Agriculture-Transfer Area from which dwelling unit development rights will be transferred to individual Planning Areas. Finally, a new coastal road will be constructed which will link Planning Areas 1 through 7 to State Road 51 and County Roads 361 and 361A. Approval is scheduled for completion in the year 2035. The Master Development Approval is scheduled for completion in the year 2035. Phasing for each Planning Area will be addressed at the time the Application for Incremental Development Approval for each respective Planning Area. The Master Development of Regional Impact is described in Table 1, below.

TABLE 1
FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT
DEVELOPMENT BY PLANNING AREA

	NON-RESIDENTIAL (1)							RESIDENTIAL (1)						OTHER (1)		TOTAL		
Planning Area	Non-Residential Gross Acres	Retail and Services (Square Feet)	Hospital/ Medical (Square Feet)	Office (Square Feet)	Industrial (Square Feet)	Post Secondary Educational Facility (Square Feet)	Hotel Rooms	Residential Gross Acres	Total Dwelling Units	Minimum Net Density	Gross Density	Educational Acres (2)	Open Space Acres (3)	Stormwater Acres (4)	Wetlands Acres (5)	Total Gross Acres	Total Dwelling Units	Total Non-Residential Square Feet (6)
1	126	360,000	210,000	160,000	125,000	47,500	300	2,112	4,658	2.0	2.2	120	2,861	403	2,723	7,942	4,658	1,045,000
2/3	29	133,700	0	62,800	0	0	100	1,063	2,285	2.0	2.2	0	644	197	489	2,225	2,285	244,000
4/5/6	51	243,550	0	125,200	0	0	150	1,168	2,401	2.0	2.1	15	1,085	219	502	2,821	2,401	440,000
7	121	392,750	210,000	172,000	125,000	0	150	2,474	5,050	2.0	2.0	30	563	467	593	3,781	5,050	971,000
8	6	31,300	0	15,700	0	0	0	278	419	2.0	1.5	0	1,052	51	163	1,499	419	47,000
13	3	20,000	0	0	0	0	0	220	910	3.0	4.1	0	42	40	17	282	910	20,000
14	16	86,000	0	40,000	0	0	0	797	1,066	0.5	1.3	0	378	146	699	1,890	1,066	126,000
15	39	211,000	0	95,000	0	0	0	1,244	2,780	3.0	2.2	15	781	231	807	2,886	2,780	306,000
16	1,525	440,000	420,000	264,000	400,000	426,000	200	1,332	4,004	n/a	3.0	348	955	514	960	5,120	4,004	2,049,000
19	30	165,000	0	71,000	0	0	0	1,644	2,100	0.5	1.3	0	484	301	122	2,280	2,100	236,000
Subtotal	1,946	2,083,300	840,000	1,005,700	650,000	473,500	900	12,331	25,673	n/a	2.1	528	8,846	2,570	7,075	30,726	25,673	5,484,000
AT(7)	-	-		-	-	-	-	-	-	-	-	-	-	-	-	82,797	-	-
Total	1,946	2,083,300	840,000	1,005,700	650,000	473,500	900	12,331	25,673	n/a	2.1	528	8,846	2,570	7,075	113,523	25,673	5,484,000

Source: Foley Master Development of Regional Impact, July 2011, Table 10.1.B.1, page 10-9 and Table 21-2.

Notes:

(1) All acreage calculations for the Application for Master Development Approval are conceptual estimates and have not been surveyed. All acreage calculations and estimates will be refined for each Application for Incremental Development Approval when site-specific development footprints are established.
(2) Includes public/private and/or post-secondary educational uses.
(3) Includes golf course acreage, lands managed for agriculture and silviculture, and other open space lands. Up to 50 percent of required Open Space may consist of wetlands or stormwater management facilities, consistent with Table I-1 of the County Comprehensive Plan Future Land Use Element.
(4) Stormwater acreage estimate assumes 18 percent of non-residential and residential acreage and is included in the respective gross acreage. Each Application for Incremental Development Approval will provide refined stormwater acreage calculations based on site-specific development footprints and applicable Suwannee River Water Management District criteria.
(5) Wetland acreage is based upon existing data sources (County Comprehensive Plan Data and Analysis) and is not field-verified. Each Application for Incremental Development Approval will provide refined wetland acreages base upon field data.
(6) Total Non-Residential includes retail and services, hospital/medical, office, industrial, hotel, and post-secondary education facility.
(7) AT refers to the Agriculture-Transfer Area.

Eight Planning Areas are designated as Urban Planning Areas while two are identified as Rural Planning Areas. More specifically, Planning Areas 1, 2/3, 4/5/6, 7, 8, 13, 15, and 16 are designated as Urban Planning Areas and will be serviced by central sanitary sewer and potable water. Planning Areas 14 and 19 are designated as Rural Planning Areas and may be serviced by individual water wells and septic tanks. Each Planning Area contains residential development as well non-residential development, including retail and services. The actual configuration and type of the retail and services will be determined at each Application for Incremental Development Approval, when a more specific site plan will be established. A location map and master development plan map are shown in Illustrations I and II, respectively.

ILLUSTRATION I
Foley Master Development of Regional Impact
General Location Map

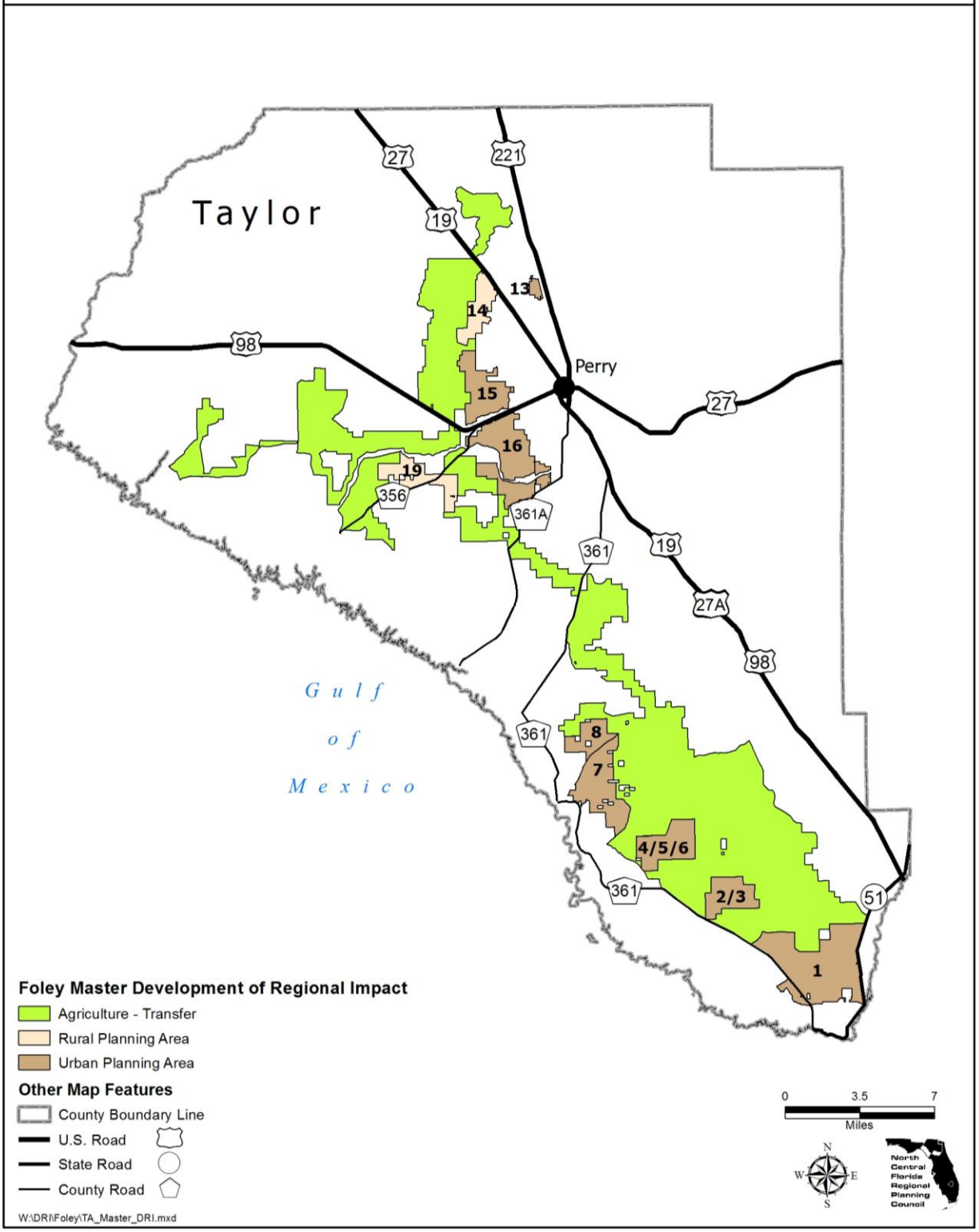
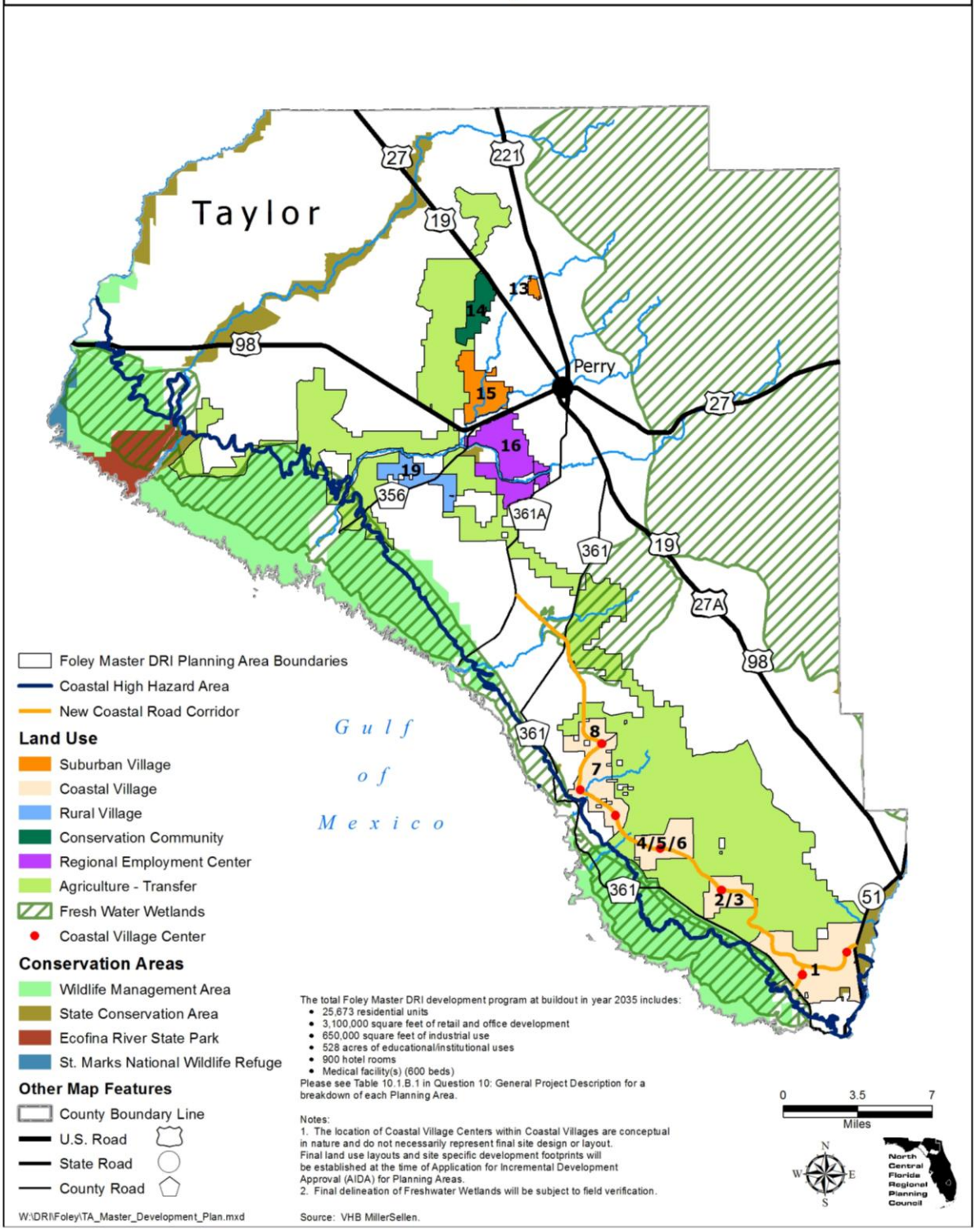


ILLUSTRATION II
Foley Master Development of Regional Impact - Year 2035
Master Development Plan



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II

APPLICANT COMMITMENTS

Rule 9J-2.025(3), Florida Administrative Code, requires the Applicant to submit biannual reports to identify the status of the project with regards to compliance with the conditions contained in the local government master development order as well as any commitments made by the Applicant in the Application for Master Development Approval which have been identified by the County, the regional planning council, and the Florida Department of Economic Opportunity as being significant. Council review of the Application for Master Development Approval identifies the following Applicant Commitments.

GENERAL COMMITMENTS

1. The project shall be developed as described in the Foley Master Development of Regional Impact Application for Master Development Approval as submitted by the Owner on July 25, 2011, the Foley Master Development of Regional Impact, Responses to the First Sufficiency Request for Additional Information, submitted by the Owner on October 21, 2011, and the Foley Master Development of Regional Impact, Responses to the Second Sufficiency Request for Additional Information, submitted by the Owner on November 22, 2011.

2. Individual Planning Areas or combinations of Planning Areas shall be processed as separate Application for Incremental Development Approvals, consistent with the provisions of the Application for Master Development Approval Agreement which is part of the attached Exhibit "2.", and this Master Development Order (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 10-2).

3. Specific Demographic, Employment and Phasing Information tables shall be provided for each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 10-14).

4. High-quality wetlands and buffer preservation areas shall be determined with each Planning Area in conjunction with each Application for Incremental Development Approval submittal and shall be consistent with Future Land Use Element Policies I.19.6 and I.19.7 as well as Conservation Element Policies V.2.4, V.2.7, V.2.8, V.2.14, V.2.15, V.4.5, V.6.3 and V.7.1 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 12-4).

5. The Development Program approved by this Master Development Order as set forth in Exhibit "5" and as set forth in the notes on the Master Development Plan contained in Exhibit "4" are hereby modified and clarified as follows: The maximum allowable square footage of hospital/medical use authorized in Planning Area 1 is 210,000 square feet. The maximum authorized amount of Retail and Services uses in Planning Area 1 is 360,000 square feet. The maximum authorized square footage of hospital/medical use in Planning Area 7 is 210,000 square feet. The maximum authorized amount of Retail and Services uses in Planning Area 7 is 392,750 square feet. The maximum allowable square footage of hospital/medical use authorized in Planning Area 16 is 420,000 square feet. The maximum authorized amount of Retail and Service uses in Planning Area 16 is 444,000 square feet.

VEGETATION AND WILDLIFE COMMITMENTS

1. Detailed wildlife and plant surveys shall be performed in conjunction with each Application for Incremental Development Approval submittal and consistent with Conservation Element Policies V.4.1 and V.4.3 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 12-8).

2. Surveys for protected species pursuant to Florida Fish and Wildlife Conservation Commission or U.S. Fish and Wildlife Service criteria shall be conducted at the time of each Application for Incremental Development Approval, consistent with Conservation Element Policies V.4.1 and V.4.3 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order. If protected species are found onsite, a management plan shall be prepared, if required, to mitigate any adverse effects the project may have on the species. Species management plans shall be consistent with Conservation Element Policies V.4.2 and V.4.3 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 12-10).

WETLANDS COMMITMENTS

1. Wetland mitigation measures shall be addressed consistent with Conservation Element Policies V.4.2 and V.4.11 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order and described at the time of each Application for Incremental Development Approval. Avoidance and minimization of wetland impacts shall be consistent with the Comprehensive Plan of the County, Land Development Code of the County, and applicable state and federal wetland permitting programs (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 12-14).

2. A detailed inventory of all wetlands and other environmentally sensitive lands shall be provided during each subsequent Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 13-1).

3. Detailed data for historic hydroperiods and seasonal high water elevations shall be provided for each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 13-3).

4. Proposed hydroperiods, seasonal water elevations, and methods of preservation shall be provided at the time of each Application for Incremental Development Approval submittal. Wetland enhancement areas, if needed, shall be determined during each Application for Incremental Development Approval submittal. Detailed data regarding wetland mitigation shall be provided during the Application for Incremental Development Approval process, if necessary (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 13-4).

5. Best Management Practices approved by the Suwannee River Water Management District and/or the United States Army Corps of Engineers, as appropriate, shall be used during construction to protect the remaining on-site wetlands within the developed portions of the Planning Areas. The use of Best Management Practices during construction activities shall be consistent with Conservation Element Policy V.2.16 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order. If applicable, jurisdictional wetland determinations shall be provided during each Application for Incremental Development Approval process. Any proposed enhanced wetlands shall be identified at the time of each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 13-9).

WATER COMMITMENTS

1. Site-specific surface water data for the Planning Areas shall be provided at the time of each Application for Incremental Development Approval. Site specific groundwater data for the Planning Areas shall be provided at the time of each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 14-2).

2. Best Management Practices recommended by the Suwannee River Water Management District shall be implemented in the developed portions of the Planning Areas to minimize the impacts on receiving surface waters. Specific Best Management Practices appropriate for the development footprint and characteristics of each Planning Area shall be described at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 14-4).

3. Stormwater reuse ponds shall be used to further reduce discharge of runoff by distributing captured stormwater throughout the development for irrigation and, where possible, for other uses which do not require potable water (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 14-4).

SOILS COMMITMENTS

1. Because site-specific development footprints have not been identified in the Application for Master Development Approval, details, as applicable, regarding potential for subsidence, the protection and/or use of unique geological features, specific construction methods that take into account soil limitations, steps taken during site preparation and construction to prevent or control wind and water soil erosion, detailed information regarding proposed plans for clearing, grading and erosion control, as well as the use of fill or placement of spoil shall be addressed by each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, pages 15-3 through 15-5).

FLOODPLAINS COMMITMENTS

1. Post-development flood prone areas for each Planning Area shall be provided with each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 16-1).

2. A flood study shall be prepared prior to development of each Application for Incremental Development Approval to determine base flood elevations within these areas to further refine the limits of the floodplain (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 16-2).

3. No residential structures shall be located within the Coastal High Hazard Area as delineated in the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 16-2).

4. Detailed information, including mitigation measures, to mitigate the potential flood hazard and to maintain the one hundred (100)-year floodplain storage volume shall be provided at the time of an Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 16-3).

5. Within each Planning Area, the stormwater management system may combine wet-detention ponds, stormwater reuse ponds, bio-retention swales, and restoration of natural hydroperiods in the on-site wetlands, as approved by the Suwannee River Water Management District (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 16-4).

WATER SUPPLY AND WASTEWATER MANAGEMENT COMMITMENTS

1. The Planning Areas shall use both potable and non-potable water sources. This practice shall provide the lowest-quality water available for the lowest quality need. The use of non-potable water by a stormwater reuse distribution network constructed on-site shall be evaluated at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-4).

2. The individual residential dwelling units within Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 13, 15, and 16 shall not be permitted to construct potable or non-potable water wells (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-5).

3. Details regarding individual water wells at Rural Planning Areas 14 and 19, if applicable, shall be provided at the time of the Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-5).

4. If on-site water wells are used, the applicable Application for Incremental Development Approvals shall evaluate potential adverse impacts to underlying or overlying aquifers (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-6).

5. The Urban Planning Areas shall be serviced by new sub-regional water and wastewater distribution and collection systems consistent with Policy IV.2.6 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-6).

6. The exact location of off-site water supply shall be established at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-6).

7. The water supply system(s) provided within the Urban Planning Areas may be provided by a public utility, if available at the time of development, or be created, operated and maintained by (i) an Incremental Developer; (ii) a utility district(s); (iii) a Community Development District(s) or similar mechanism(s) as appropriate; or (iv) a combination thereof as approved by the County. If public utilities are available to serve development, the election to connect to a public utility system or to create a utility district(s) to provide water service, shall be made by the Incremental Developer at the time of each Application for Incremental Development Approval application (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-6), provided that any connection to a public utility system shall be subject to approval by the owner of the public utility.

8. An executed development agreement(s) shall be used to ensure the financial feasibility of the construction of any off-site water supply facilities needed to service the project (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 17-7). Specific providers and facilities shall be identified with each Application for Incremental Development Approval.

9. Detailed information regarding types of industrial uses proposed within Planning Areas 1, 7 and 16 shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 18-1).

10. The wastewater system(s) provided within the Urban Planning Areas may be provided by a public utility, if available at the time of development, or be created, operated and maintained by (i) an Incremental Developer; (ii) a utility district(s); (iii) a Community Development District(s) or similar mechanism(s) as appropriate; or (iv) a combination thereof as approved by the County. If public utilities are available to serve development, the election to connect to a public utility system or to create a utility district(s) to provide wastewater service, shall be made by the Incremental Developer at the time of each Application for Incremental Development Approval application, provided that any connection to a public utility system shall be subject to approval by the owner of the public utility.

11. An executed development agreement(s) shall be used to ensure the financial feasibility of the construction of any wastewater facilities needed to service the project. Specific providers and facilities shall be identified with each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 18-4).

12. All development within Planning Areas 1, 2/3, 4/5/6, 7, 8, 13, 15, and 16 shall be connected to central potable water and sanitary sewer systems consistent with Policy IV.2.6 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 18-4).

STORMWATER MANAGEMENT COMMITMENTS

1. The conceptual stormwater management plan for each Application for Incremental Development Approval shall use existing surface waters and wetlands in conjunction with man-made treatment ponds for stormwater management. The conveyance of off-site stormwater in the predevelopment condition shall be maintained to the existing outfall locations (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 19-5).

2. Post-development stormwater drainage areas shall be identified in each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 19-6).

3. The proposed rate of discharge from the post-development site shall be less than or equal to existing discharge from the site. The site discharges shall be minimized by on-site detention within the stormwater management system and the recycling of stormwater for non-potable water used throughout the development. Discharge velocities shall be minimized to non-erosive velocities by utilizing spreader swales at outfall locations (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, pages 19-7 and 19-8).

4. Operation and maintenance responsibilities for the stormwater drainage system shall be established with each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 19-8).

SOLID WASTE COMMITMENTS

1. Detailed information regarding the volume of industrial, hazardous, medical or other special wastes for each Planning Area shall be provided at the time of Application for Incremental Development Approval submittal, where applicable. Detailed information regarding hazardous and toxic materials which may be generated within a Planning Area shall be provided at the time of Application for Incremental Development Approval submittal, where applicable. Detailed information regarding types and volumes of waste and waste disposal areas shall be provided at the time of Application for Incremental Development Approval submittal, as applicable (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, pages 20-1 through 20-3).

TRANSPORTATION COMMITMENTS

1. The County and the landowner or developer shall enter into a Right-of-Way Corridor Reservation Agreement within one hundred eighty (180) days after this Master Development Order is recorded. In accordance with said Agreement, the landowner shall reserve a one-thousand (1,000) foot wide corridor on their lands, as generally depicted on Maps J-21.5 through J-21.7 of the Application for Master Development Approval, within which the road right-of-way necessary for the New Coastal Road shall be generally located (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 21-1).

2. The traffic analysis for each Application for Incremental Development Approval for Planning Areas 1, 2/3, 4/5/6, 7 and 8 shall identify the threshold at which peak hour traffic from development (the "Peak Hour Threshold") proposed in the Application for Incremental Development Approval shall require the additional capacity provided by construction of any applicable portion of the Coastal Road. Prior to the County permitting any development within the Application for Incremental Development Approval that exceeds the Peak Hour Threshold, the Incremental Developer(s) shall complete a centerline study (the "Center Line Study") for the Coastal Road segment within the Planning Area(s) and necessary extensions beyond the planning area (including any necessary connections to existing roadways) to distribute traffic onto a functional roadway network. If the Center Line Study identifies any necessary Coastal Road modifications, (the "Coastal Road Modifications"), the Incremental Developer(s) must provide a schedule for the design, permitting and construction of the Coastal Road Modifications which clearly identifies the funding source(s) for all costs associated with the design, permitting, acquisition of right-of-way and construction of the Coastal Road Modifications. Prior to the issuance of any vertical permit for development that exceeds the Peak Hour Threshold, the Incremental Developer shall demonstrate in a form acceptable to the County, that there are adequate funds committed to construct the Coastal Road Modifications. The Incremental Developer(s) may enter into one (1) or more Development Agreements with the County for the Coastal Road Modifications, or portion thereof, to satisfy the requirements of this Section. Each Application for Incremental Development Approval developer shall submit a right-of-way survey and legal description, obtain applicable permits and construct or cause to be constructed the roadway segment(s) necessary to distribute traffic onto a functional roadway network when the peak hour trip threshold noted above is exceeded (Foley Master Development of Regional Impact Application for Master Development Approval, Responses to the First Sufficiency Request for Additional Information, October 21, 2011, Appendix B, page 21-22).

AIR COMMITMENTS

1. Specific dust mitigation activities during site preparation and construction of the project shall be identified in the Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 22-1).

2. Specific structural or operational measures to minimize air quality impacts shall be identified with each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 22-2).

3. Air quality modeling shall be provided at the time of Application for Incremental Development Approval submittal, if required (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 22-2).

HURRICANE PREPAREDNESS COMMITMENTS

1. Measures to mitigate hurricane impacts for hotel/motel uses, if necessary, shall be addressed at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 23-1).

2. Detailed information regarding public hurricane shelter space requirements shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 23-2).

3. Detailed information regarding evacuating vehicles during a hurricane evacuation event shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 23-2).

4. Specific actions or provisions to mitigate impacts on hurricane preparedness shall be identified, if necessary, at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 23-2).

HOUSING COMMITMENTS

1. Detailed information for Table 24.A.1 of Florida Department of Economic Opportunity Form RPM-BSP-ADA-1 shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 24-1).

2. Detailed information regarding the number and percentage of unimproved lots to be sold without constructed dwelling units shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 24-1).

3. Detailed information regarding the target market for residential development shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 24-1).

4. All Application for Incremental Development Approvals shall use the latest version of the Council Development of Regional Impact Affordable Housing Methodology in effect as of the date of the applicable Application for Incremental Development Approval pre-application conference to identify and mitigate adequate housing impacts pursuant to Rule 9J-2.048, Florida Administrative Code (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 24-3).

5. Information regarding displacement or relocation of existing residents shall be provided at the time Application for Incremental Development Approval submittal, as applicable (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 24-3).

POLICE AND FIRE PROTECTION COMMITMENTS

1. Letters from the Sheriff's Office and fire protection providers shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 25-1).

RECREATION AND OPEN SPACE COMMITMENTS

1. Detailed information regarding the closing of certain lands to hunting clubs shall be addressed at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 26-1).

EDUCATION COMMITMENTS

1. A letter from the School Board regarding what capital improvements shall be necessary to accommodate the estimated number of students shall be provided at the time of each Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 27-3).

HEALTH CARE COMMITMENTS

1. The location and specific use of new medical facilities shall be determined at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 28-1).

2. A letter from Doctors' Memorial Hospital, Perry, Florida or other State Certified hospital regarding its ability to serve the project shall be provided for each Planning Area at the time of each Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 28-1).

ENERGY COMMITMENTS

1. Estimates of average daily electricity demand by Planning Area shall be refined at the time of Application for Incremental Development Approval submittal, including estimated demand by development phase (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 29-1).

2. Estimates of industrial electricity demand shall be provided at the time of Application for Incremental Development Approval submittal when the specific type of use has been established (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 29-5).

3. If applicable, on-site electrical generating facilities shall be described at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 29-5).

4. Letters from off-site energy providers shall be provided at time of Application for Incremental Development Approval submittal, if applicable (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 29-5).

5. Specific energy conservation strategies for building construction for each Planning Area shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 29-7).

HISTORICAL AND ARCHAEOLOGICAL SITES COMMITMENTS

1. The presence of historical resources shall be evaluated for each Application for Incremental Development Approval when site-specific development footprints have been established. A letter from the Florida Division of Historical and Archaeological Resources shall be provided at the time of each Application for Incremental Development Approval (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 30-2).

POST-SECONDARY EDUCATION COMMITMENTS

1. Specific information regarding full-time equivalent students, types of support management, faculty, and facility design for the post-secondary school facilities in Planning Areas 1 and 16 shall be provided at the time of Application for Incremental Development Approval submittal (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page Q.31:38-2).

III

RECOMMENDATIONS

RECOMMENDED MASTER DEVELOPMENT ORDER CONDITIONS

The North Central Florida Regional Planning Council recommends that the Foley Master Development of Regional Impact be approved as proposed in the Application for Master Development Approval (which is comprised of the Foley Master Development of Regional Impact Application for Master Development Approval, dated July 2011; the Foley Master Development of Regional Impact Responses to the First Sufficiency Request for Additional Information, dated October 21, 2011, and the Foley Master Development of Regional Impact Responses to the Second Sufficiency Request for Information, dated November 22, 2011), and all the measures enumerated therein designed to mitigate or have the effect of mitigating potential adverse impacts, provided however, that the following conditions be specified in the master development order.

GENERAL CONDITIONS

1. Each Application for Incremental Development Approval shall provide information as per pages B1 through B19, Exhibit "B" of the Application for Master Development Approval Agreement, which is part of the attached Exhibit "2", and shall address all questions in Florida Department of Economic Opportunity Form RPM-BSP-ADA-1 in full.

2. As a result of review of Application for Incremental Development Approvals, identification of impacts may necessitate the establishment of further local government Incremental Development Order conditions than contained herein in order to mitigate identified impacts which are identified for specific Planning Areas as a result of the Application for Incremental Development Approval review process.

3. Each Application for Incremental Development Approval shall identify and map that portion of the Agriculture-Transfer Area from which dwelling unit development rights are being transferred to allow for the increased density in specific Planning Areas.

WETLANDS CONDITIONS

1. Wetland impacts within Planning Areas shall be avoided and minimized through application of the Comprehensive Plan of the County, the Land Development Code of the County, and applicable state and federal wetlands permitting programs administered by the Florida Department of Environmental Protection, Suwannee River Water Management District, and the United States Army Corps of Engineers. Residential and non-residential building footprints shall minimize impacts to the natural functions of wetlands to the greatest extent practicable, utilizing uplands acreage whenever feasible and practicable.

   The following definitions for "low quality wetlands" and "high quality wetlands" are applicable to those areas within the Planning Area boundaries and shall be applied at the time of Incremental Development of Regional Impact review.

"Low quality wetlands" means wetlands that meet at least one of the following criteria:

a) Any wetland planted in pine or otherwise disturbed by silviculture activities;
b) Any wetland consisting of a ditch, man-made canal or borrow pit;
c) Any wetland containing paved or maintained roads, timber roads or utility rights-of-way; or
d) Any wetlands that have been degraded to the extent that more than fifty percent (50%) of the wetlands contain exotic, non-native or nuisance invasive plant species.

The planting of new pines, creation of new timber roads, or granting of new utility rights-of-way in wetlands shall not cause high quality wetlands to be reclassified as low quality wetlands.

"High quality wetlands" means all wetlands that do not qualify as low quality wetlands under the foregoing definition. High quality wetlands shall be protected with a naturally vegetated buffer of at least twenty-five (25) feet measured from the delineated edge of the wetlands.

2. Development within high quality wetlands and their associated buffers shall be prohibited except for uses approved by the appropriate permitting agency or agencies for roads, utility lines, passive recreational trails, water access, or wetlands maintenance and restoration; provided, however, that impacts to high quality wetlands may be allowed in cases where no other feasible and practicable alternative is available that shall allow a reasonable beneficial use of the land.

WATER SUPPLY AND WASTEWATER MANAGEMENT CONDITIONS

1. If at the time of development public water and/or wastewater is not available, the Incremental Developer(s) of each Urban Planning Area shall designate an entity (the ("Designated Entity") that shall be responsible for the design, construction, operation and maintenance of the interim water and wastewater systems within the Planning Area. The Designated Entity shall be subject to approval by the County. As additional Application for Incremental Development Approvals are approved, but no later than when wastewater flows reach a level of point twenty-five (0.25) million gallons per day (MGD), the County shall require the Designated Entity to evaluate the feasibility of combining the interim planning area facilities into a sub-regional facility. The Designated Entity evaluation shall consider the environmental and economic advantages to consolidating the interim facilities, and at its discretion, shall consolidate those interim facilities. A sub-regional facility shall be considered to serve Planning Areas 1, and 2/3; a separate sub-regional facility shall be considered to serve Planning Areas 4/5/6, 7, and 8.

2. For Planning Areas in the Perry Urban Service Area, the local government Incremental Development Order for the first Application for Incremental Development Approval approved for the Planning Area(s) shall include a condition that directs new development to be served either by the City of Perry or by a sub-regional water and wastewater system designed for said Planning Areas. In the case that it is determined by the County that a sub-regional plant is desired, then a condition shall be placed in the applicable local government Incremental Development Order requiring the utilization of a utility district, Community Development District, similar mechanism or a combination thereof as approved by the County pursuant to applicable provisions of Florida Law.

STORMWATER MANAGEMENT CONDITIONS

1. Stormwater management systems for each Planning Area shall consider the use of a stormwater "treatment train" to reduce the annual load for the parameter of concern discharging from the developed site to less than or equal to pre-development levels for the existing conditions. The "treatment train" may include but is not limited to: dry retention ponds, wet detention ponds, stormwater reuse ponds and bio-retention swales and basins. If on-site wetlands are affected by the stormwater management system, the system for the applicable Application for Incremental Development Approval shall be designed to restore and enhance on-site wetlands so that there is no net loss of high quality wetlands.

2. Each Application for Incremental Development Approval shall identify the legal entity which shall own, operate and maintain stormwater facilities and how adequate funding shall be provided for the proper operation and maintenance of the drainage facilities.

TRANSPORTATION CONDITIONS

1. For each Application for Incremental Development Approval for the individual Planning Areas, the Incremental Developer(s) shall perform a transportation impact analysis in accordance with the Foley Master Development of Regional Impact Application for Master Development Approval Transportation Methodology, dated September 23, 2010, which is part of the attached Exhibit "2."

2. The Incremental Developer(s) shall be responsible for mitigating its proportion of the impacts to the Regional Road Network, resulting from the development of the Planning Areas if the detailed transportation analysis for the Application for Incremental Development Approval indicates the impacts are both significant and adverse. Mitigation of the impacts may be achieved by construction of the widening projects identified in Table 13 of the Foley Master Development of Regional Impact Evaluation Report prepared by the Council, dated January 26, 2012, which is attached as Exhibit "6" (the "Table 13 Modifications"). However, the mitigation of transportation impacts is not restricted to constructing the Table 13 Modifications. Mitigation of transportation impacts may also be achieved by utilizing any of the mitigation options and strategies shown in Table 21-6, Foley Master Development of Regional Impact, Responses to the First Sufficiency Request for Additional Information, dated October 21, 2011, which is attached as Exhibit "7" (the "Alternative Mitigation Option(s)"), provided the Alternative Mitigation Option(s) demonstrate that the adopted level of service standard is maintained. The proportionate contribution or construction shall be sufficient to accomplish one or more mobility improvements that will benefit a significantly and adversely affected segment of a regionally significant transportation facility, but not necessarily located on such a facility.

3. The Incremental Developer(s) shall not be responsible for making any Table 13 Modifications for specific road segments in Table 13 of the above-referenced report if the detailed transportation analysis for the Application for Incremental Development Approval indicates the Planning Area does not have significant and adverse impacts on specific road segments included in Table 13. The Incremental Developer(s) shall be responsible for mitigating its proportion of impacts for specific road segments not identified in Table 13 of the above-referenced report when the detailed transportation analysis for the Application for Incremental Development Approval indicates the Planning Area has significant and adverse impact on specific segments of the Regional Road Network not included in Table 13. If the detailed transportation analysis for the Application for Incremental Development Approval indicates the Planning Area has significant and adverse impacts on specific road segments of the Regional Road Network resulting in necessary roadway modifications, as enumerated in Table 13, the Incremental Developer(s) shall provide a schedule for the design, permitting and construction of the Table 13 Modifications which clearly identifies the funding source(s) for all costs associated with the design, permitting, acquisition of right-of-way and construction of the Modifications. Alternatively, the Incremental Developer may provide a schedule which clearly identifies the funding source(s) for all costs associated with the design, permitting and acquisition of right-of-way (if appropriate) and construction of the Alternative Mitigation Option(s) Prior to the issuance of any vertical permit for development that exceeds the Peak Hour Threshold, the Incremental Developer(s) shall demonstrate in a form acceptable to the County, that there are adequate funds committed to construct the Table 13 Modifications or the Alternative Mitigation Option(s). The proportionate contribution or construction shall be sufficient to accomplish one or more mobility improvements that will benefit a significantly and adversely affected segment of a regionally significant transportation facility, but not necessarily located on such a facility.

4. The determination whether to make the Table 13 Modifications or to select an Alternative Mitigation Option(s) shall be selected by the Incremental Developer(s) at the time of the Application for Incremental Development Approval submittal after further evaluation of the site-specific development footprints, costs and other applicable factors. Any Table 13 Modifications or Alternative Mitigation Option(s) shall be proportionate to the level of transportation impacts and consider the overall impact to the community and further the intent of the Comprehensive Plan of the County in effect as of the date of this Master Development Order and the Vision 2060 Plan. Any Table 13 Modification(s) or Alternative Mitigation Option(s) shall be subject to review by the Council and approval by the County. The Incremental Developer(s) shall demonstrate in a form acceptable to the County that there are adequate funds committed to construct or otherwise implement, as applicable, the selected modification.

POLICE AND FIRE PROTECTION CONDITIONS

1. Conditions of police and fire/rescue facilities dedication shall be established at the time of Application for Incremental Development Approval submittal through mutual agreement between the Incremental Developer and the County.

RECREATION AND OPEN SPACE CONDITIONS

1. The planting of Category I exotic species as published in the Florida Exotic Pest Plant Council's list of invasive species shall be prohibited from Planning Areas 1, 2/3, 4/5/6, and 7.

APPLICANT COMMITMENTS

The findings and conclusions reached by the Council regarding regional impacts is based on the information provided in the Application for Master Development Approval, which includes commitments made by the Applicant as identified in the Applicant Commitments section of this evaluation report. The inclusion of the Applicant commitments in the local government master development order is necessary to ensure the Applications for Incremental Development Approval are reviewed and their associated Planning Areas are constructed in accordance with the Application for Master Development Approval. Therefore, it is recommended that the Applicant commitments identified in this evaluation report be included as conditions in the local government master development order.

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IV

EVALUATION OF REGIONAL IMPACTS

In accordance with the legislation and rules governing the review process, this section of the report discusses five major impact subject areas: Impacts on the economy of the region, impact on the public facilities of the region, impacts on the transportation facilities of the region, impacts on housing of the region, and impacts on the environment and natural resources of the region. Each subject area begins with a summary statement of impacts and is followed by a discussion of impact determination.

IMPACT ON THE ECONOMY OF THE REGION

This section evaluates the impacts of the project on the economy of the region. In this evaluation, consideration is limited to the direct effects on the economy.

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.1. Diversify the economy of the region and thereby increase the level of employment opportunities and decrease out-migration of productive members of the labor force. This includes non-traditional job sectors and high-skill, high-wage job sectors.

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

IMPACT DETERMINATION

Due to the conceptual nature of the Application for Master Development Approval, impacts to the regional economy cannot be determined. A determination of impacts on the economy of the region will occur during Council review of the individual Applications for Incremental Development Approval.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

WATER SUPPLY

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

REGIONAL GOAL 4.1. Use the natural resources of the region in a sustainable manner.

Policy 4.1.4. Ensure that local government comprehensive plans and Developments of Regional Impact include provisions which encourage the inclusion of water conservation and reuse strategies in order to minimize demand for surface water and groundwater Natural Resources of Regional Significance.

REGIONAL GOAL 4.3. Maintain an adequate supply of high-quality groundwater to meet the needs of north central Florida residents, in recognition of its importance to the continued growth and development of the region.

Policy 4.3.8. Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for the protection of the Floridan Aquifer, Areas of High Recharge Potential to the Floridan Aquifer, the Ichetucknee Trace, as well as Stream-to-Sink Watersheds and Sinks which have been identified and mapped in the regional plan as Natural Resources of Regional Significance.

IMPACT DETERMINATION

Water service to the project will be provided by new facilities funded by the developers of the Master Development of Regional Impact. Since the Master Development of Regional Impact relies on the construction of new water treatment facilities, adverse impacts are not anticipated to occur to regional water treatment facilities as a result of the project. A further refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

Table 2 presents estimated water consumption rates for the Master Development of Regional Impact. As can be seen in the table, the project is estimated to consume approximately 7,111,105 gallons of potable water per day at buildout. The generation estimates for residential demand were prepared by the Applicant based on the level of service standard contained in the County Comprehensive Plan. Estimated daily demand rates for hotel, office, retail and hospital/medical uses were prepared by the Applicant based on rates established by Rule 64E-6.008, Florida Administrative Code. Industry/warehouse estimated daily consumption were prepared by the Applicant based on rates published in the Orlando Utility Commission Growth Management Plan.

TABLE 2

ESTIMATED POTABLE WATER CONSUMPTION RATES AT BUILD-OUT FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

PLANNING AREA	AVERAGE DAILY FLOW (GALLONS PER DAY)	PEAK DAILY DESIGN FLOW (GALLONS PER MINUTE)
1	1,383,920	1,922
2/3	581,190	807
4/5/6	634,375	881
7	1,349,575	1,874
8	106,045	147
13	220,400	306
14	270,440	376
15	702,550	976
16	1,331,460	1,849
19	531,150	738
Total	7,111,105	9,877

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact
Application for Master Development Approval, July 2011, Table 17.A.1.

The water supply system for the project will be provided by new facilities funded by the developers of the Master Development of Regional Impact. The water supply system will be operated and maintained by a developer-funded utility district or a Community Development District approved by the County.

As noted in the Application for Master Development Approval, the County is not located within an existing or proposed Water Supply Planning Area or Caution Area (where water is projected to be inadequate for the 20-year planning period without exceeding minimum flow level constraints). Furthermore, no portion of the County has been identified by the Suwannee River Water Management District as under consumptive use permitting restrictions.

In order to mitigate adverse impacts to the water supply, it is recommended that the Water Supply Commitments located in the Applicant Commitments section of this report and the Water Supply and Wastewater Management Conditions located in the Recommendations section of this report be included as conditions to the local government master development order.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

WASTEWATER MANAGEMENT

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

REGIONAL GOAL 4.7. Maintain the quantity and quality of the region's surface water systems in recognition of their importance to the continued growth and development of the region.

Policy 4.7.6. Support the coordination of land use and water resources planning for surface water resources designated as Natural Resources of Regional Significance among the Council, local governments, and the water management districts through regional review responsibilities, participation in committees and study groups, and ongoing communication.

IMPACT DETERMINATION

Wastewater service to the project will be provided by new facilities funded by the developers of the Applications for Incremental Development Approval. Since the Master Development of Regional Impact relies on the construction of new wastewater treatment facilities, adverse impacts are not anticipated to occur to regional wastewater treatment facilities as a result of the project. A further refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

Table 3 presents estimated wastewater generation rates for the Master Development of Regional Impact. As can be seen in the table, the project is estimated to generate an average daily flow of approximately 7,111,105 gallons, and a peak daily flow of 9,877 gallons per minute, of wastewater water per day at buildout. The generation estimates for residential demand were prepared by the Applicant based on the level of service standard contained in the County Comprehensive Plan. Estimated daily demand rates for hotel, office, retail and hospital/medical uses were prepared by the Applicant based on rates established by Rule 64E-6.008, Florida Administrative Code. Industry/warehouse estimated daily demand were prepared by the Applicant base on rates published in the Orlando Utility Commission Growth Management Plan.

TABLE 3

ESTIMATED WASTEWATER GENERATION RATES AT BUILD-OUT FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

PLANNING AREA	AVERAGE DAILY FLOW (GALLONS PER DAY)	PEAK DAILY DESIGN FLOW (GALLONS PER MINUTE)
1	1,383,920	1,922
2/3	581,190	807
4/5/6	634,375	881
7	1,349,575	1,874
8	106,045	147
13	220,400	306
14	270,440	376
15	702,550	976
16	1,331,460	1,849
19	531,150	738
Total	7,111,105	9,877

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact
Application for Master Development Approval, July 2011, Table 18.A.1.

In order to mitigate adverse impacts to wastewater systems, it is recommended that the Wastewater Management Commitments located in the Applicant Commitments section of this report and the Wetland Conditions located in the Recommendations section of this report be included as conditions to the local government master development order.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

STORMWATER MANAGEMENT

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 4.1. Use the natural resources of the region in a sustainable manner.

Policy 4.1.2. Ensure that local government comprehensive plans and Developments of Regional Impact include provisions which encourage the use of low impact development practices within Natural Resources of Regional Significance.

REGIONAL GOAL 4.6. Protect Natural Resources of Regional Significance identified in this plan as "Planning and Resource Management Areas."

Policy 4.6.4. Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for the protection of Planning and Resource Management Areas identified and mapped in the regional plan as Natural Resources of Regional Significance.

REGIONAL GOAL 4.7. Maintain the quantity and quality of the region's surface water systems in recognition of their importance to the continued growth and development of the region.

Policy 4.7.5. Use non-structural water management controls as the preferred water management approach for rivers, lakes, springs, and fresh water wetlands identified as Natural Resources of Regional Significance.

Policy 4.7.12. Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for stormwater management, including retrofit programs for known surface water runoff problem areas, and aquifer recharge protection in order to protect the quality and quantity of water contained in the Floridan Aquifer and surface water systems identified as Natural Resources of Regional Significance.

IMPACT DETERMINATION

Regional impacts as a result to surfacewaters as a result of the Foley Master Development of Regional Impact cannot be determined until the time of the Application for Incremental Development Approval submittal. A determination of impacts to surfacewater will occur during Council review of the individual Applications for Incremental Development Approval.

The Planning Areas are not located within or near an Area of High Recharge Potential, a Natural Resource of Regional Significance identified and mapped in the North Central Florida Strategic Regional Policy Plan. Portions of Planning Areas 1 through 8 are located within two miles of Coastal Freshwater Wetlands identified and mapped as Natural Resources of Regional Significance identified and mapped in the regional plan. The Coastal Freshwater Wetlands are, in turn, adjacent to the Big Bed Salt Marsh another Natural Resource of Regional Significance. The Big Bend Salt Marsh is adjacent to the Big Bed Seagrass Beds, another Natural Resource of Regional Significance. The Big Bend Seagrass Beds are also designated by

the State of Florida as an Aquatic Preserve and as an Outstanding Florida Water. Although the Planning Areas are not located within or may not drain directly to an Outstanding Florida Water, Chapter 403, Florida Statutes stipulates that the state may not issue permits for indirect discharges which would significantly degrade a nearby waterbody designated as an Outstanding Florida Water.[2] The surface water management systems for the Planning Areas will be designed to meet or exceed the drainage criteria established by the Suwannee River Water Management District.

Stormwater management systems for each Planning Area will utilize a stormwater "treatment train" to reduce the annual load for the parameter of concern discharging from the developed site to less than or equal to pre-development levels for the existing conditions. The "treatment train" may include but not be limited to: dry retention ponds, wet detention ponds, stormwater reuse ponds and bio-retention swales and basins to achieve a net improvement in the quality of stormwater leaving the developed site compared to pre-development conditions. The stormwater management systems will be designed to restore and enhance the on-site wetlands, should they be affected by the development footprint established during Application for Incremental Development Approval review.

In addition to stormwater treatment volume, the stormwater management systems for the Planning Areas will employ a variety of Best Practices. The following is a list of Best Practices which may be integrated into the Stormwater Management System. These practices will help to further reduce pollutant loads released from the site.

Swales with raised storm inlets
Pervious pavements
Minimize impervious areas (green roofs, compact development)
Disconnecting directly connected impervious areas
Utilize stormwater retention where feasible
Rain gardens receiving discharge from residential roof downspouts
Stormwater planters receiving discharge from commercial roof downspouts
Cisterns for commercial, office, industrial and multifamily residential buildings
Floating vegetative mats and/or littoral plantings within wet ponds to enhance nutrient removal
Perimeter swales and berms along wetlands
Spreader swales to maintain non-erosive velocities to wetlands
Oil and grease skimmers
Street cleaning and general site maintenance
Source reduction programs for pollutants (restrictions for fertilizer, herbicides, and pesticides)
Community education and outreach programs
Tree plantings for nutrient uptake and reduction of "head island" effects

The stormwater facilities will be owned, operated and maintained by the County, a Community Development District, property owners association or other legal entity acceptable to the County and the Suwannee River Water Management District. Operation and maintenance responsibilities for the stormwater drainage system will be established with each Application for Incremental Development Approval. The Application for Master Development Approval does not address how the owners association will be funded in order to assure proper maintenance of the master drainage facilities.

[2]Factsheet About Outstanding Florida Waters, Florida Department of Environmental Protection, April 2011.

In order to mitigate adverse impacts from stormwater, it is recommended that the Stormwater Commitments located in the Applicant Commitments section of this report and the Stormwater Conditions located in the Recommendations section of this report be included as conditions to the local government master development order.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

IMPACT DETERMINATION

Regional impacts as a result of solid waste, hazardous waste, and medical waste generated by the Foley Master Development of Regional Impact cannot be determined until the time of the Application for Incremental Development Approval submittal. A determination of impacts as a result of solid waste, hazardous waste, and medical waste will occur during Council review of the individual Applications for Incremental Development Approval.

All Class-1 solid waste generated by the project through project completion will be disposed at the Florida Department of Environmental Protection-approved Aucilla Area Solid Waste Facility located near Greenville in Madison County. The Applicant estimates that the project will generate approximately 175 tons of solid waste per day and 63,875 tons of solid waste per year. The Aucilla Area Solid Waste Facility currently has 70 acres available to accept solid waste. Table 4 presents estimated solid waste generation rates for the Master Development of Regional Impact.

TABLE 4

ESTIMATED SOLID WASTE GENERATION RATES AT BUILD-OUT FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

PLANNING AREA	TONS PER DAY	CUBIC YARDS PER DAY
1	32	631
2/3	14	281
4/5/6	17	334
7	34	680
8	3	54
13	5	98
14	7	139
15	18	356
16	33	667
19	14	270
Total	175	3,510

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact
Application for Master Development Approval, July 2011, Table 17.A.1.

In order to mitigate adverse hazardous waste impacts, it is recommended that the Solid Waste Applicant Commitment located in the Recommendations section of this report be included as conditions to the local government master development order.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

ENERGY

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 4.1. Use the natural resources of the region in a sustainable manner.

Policy 4.1.3. Ensure that local government comprehensive plans and Developments of Regional Impact include provisions which encourage the use of energy conservation design principles in order to minimize demand on regional electric power generation facilities.

IMPACT DETERMINATION

Impacts of regional significance on regional energy supplies cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts to regional energy supplies will occur during Council review of the individual Applications for Incremental Development Approval.

Table 5 presents estimated electricity demand for the Master Development of Regional Impact. As identified in Table 5, the Foley Master Development or Regional Impact average daily electrical demand is estimated at 1,516,935 kilowatt-hours per day with a peak-hour demand of 128,939.5 kilowatt-hours.

TABLE 5

ESTIMATED ELECTRICITY DEMAND AT BUILD-OUT
FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

PLANNING AREA	AVERAGE DAILY DEMAND (KILOWATT HOURS)	PEAK-HOUR DEMAND (KILOWATTS)
1	277,418.8	24,580.3
2/3	119,117.8	10,125.0
4/5/6	139,242.4	11,835.6
7	290,208.0	24,667.7
8	22,220.5	1,888.7
13	41,827.9	3,555.4
14	57,088.0	4,825.5
15	147,106.8	12,504.1
16	311,149.6	26,447.7
19	111,559.3	9,482.5
Total	1,516,935.0	128,939.5

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, Table 29.A.1.

In order to minimize impacts to regional electric power generation facilities, it is recommended that the Energy Commitments located in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

EDUCATION

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

IMPACT DETERMINATION

Impacts to schools will be determined at the time of Application for Incremental Development Approval submittal. A further refinement of student population estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

Table 6 presents estimated number of school-age children by school level of the Master Development of Regional Impact. As indicated in Table 6, the direct impacts of the project are anticipated to generate 1,863 elementary school students, 2,037 middle school students, and 4,821 high school students.

TABLE 6

ESTIMATED NUMBER OF SCHOOL-AGE CHILDREN BY SCHOOL LEVEL AT BUILD-OUT FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

PLANNING AREA	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL
1	347	372	164	883
2/3	178	185	78	440
4/5/6	188	194	81	464
7	367	401	181	949
8	29	33	15	78
13	74	74	30	178
14	56	79	46	181
15	193	218	103	514
16	318	325	134	777
19	111	155	90	357
Total	1,863	2,037	921	4,821

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, Table 27.A.1.

In order to mitigate impacts to education facilities, it is recommended that the Education Commitment located in the Applicant Commitments section of this report be included as a condition to the local government master development order.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

RECREATION AND OPEN SPACE

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

REGIONAL GOAL 4.6. Protect Natural Resources of Regional Significance identified in this plan as "Planning and Resource Management Areas."

Policy 4.6.4. Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for the protection of Planning and Resource Management Areas identified and mapped in the regional plan as Natural Resources of Regional Significance.

Policy 4.6.5. Ensure that Developments of Regional Impact located proximate to lands classified as Planning and Resource Management Areas in the regional plan do not increase costs for the control and removal of invasive exotic plant species within such areas by including conditions in Development of Regional Impact local government development orders which prohibit the planting of Category I Invasive Exotic Plant Species as classified by the Florida Exotic Pest Plant Council.

IMPACT DETERMINATION

Significant adverse impacts are not anticipated to occur to regional recreation and open space as a result of the project. A further refinement of impact estimates will occur during Council review of the individual Applications for Incremental Development Approval, which may result in different findings, conclusions and recommendations than presented herein.

The Application for Master Development Approval notes the Foley Master Development of Regional Impact includes approximately 10,606 acres for recreation, open space, agriculture and silviculture uses, including a golf course. The Application for Master Development Approval notes that some of the recreation and/or open space lands and facilities may be dedicated to the County for use as public recreation. If the land is not dedicated to the County, then it will be maintained by a property owners association.

The Big Bend Wildlife Management Area and Econfina River State Park are the closest regional recreation and open spaces to the project site. Adverse impacts may occur to these state-owned lands should invasive plant species be used in Planning Areas 1, 2/3, 4/5/6/, and 7. Birds carry seeds from exotic species planted in landscaped areas and yards from these Planning Areas to the Wildlife Management Areas and the State Park, resulting in the proliferation of unwanted exotic plants within these areas and necessitating additional state expenditures for their control and removal.

In order to mitigate adverse impacts to the Big Bend Wildlife Management Areas and Econfina River State Park, it is recommended that the Recreation and Open Space Commitment located in the Applicant Commitments section of this report and the Recreation and Open Space Condition located in the Recommendations section of this report be included to the local government master development order.

IMPACT OF THE PUBLIC FACILITIES OF THE REGION

HEALTH CARE

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

IMPACT DETERMINATION

Impacts to regional health care facilities cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts to regional health care facilities will occur during Council review of the individual Applications for Incremental Development Approval.

The project proposes to construct hospital/medical facilities which may include a clinic and medical offices consisting of 840,000 square feet of hospital/medical use gross floor area (600 beds). The County is currently served by Doctors' Memorial Hospital in Perry, Florida. The hospital is a 48-bed for-profit acute care facility which serves Dixie, Lafayette, Madison and Taylor Counties.

In order to mitigate adverse impacts to health care facilities, it is recommended that the Health Care Commitments locate in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

POLICE AND FIRE PROTECTION

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 2.2. Encourage and guide infrastructure development into those areas where needed, and where development would not place undue strain on those aspects of the region that are already overloaded, and increase by three the number of communities in the region with centralized sanitary sewer systems.

IMPACT DETERMINATION

Impacts to police and fire protection services and facilities cannot be determined until the time of Application for Incremental Development Approval submittal. The Application for Master Development Approval for the Foley Master Development of Regional Impact notes that the location of future police/fire service facilities will be determined at the time of the submittal of the Applications for Incremental Development Approval. Therefore, a determination of impacts, as well as any recommendations for the dedication of land for police and fire/rescue facilities within one or more of the Planning Areas will occur during Council review of the individual Applications for Incremental Development Approval.

In order to mitigate adverse impacts to police and fire/rescue services, it is recommended that the Police and Fire Commitment located in Applicant Commitments section of this report as well as the Police and Fire/Rescue condition located in the Recommendations section of this report be included to the local government master development order.

IMPACT ON PUBLIC TRANSPORTATION FACILITIES OF THE REGION

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 5.1. Mitigate the impacts of development to the Regional Road Network as well as adverse extrajurisdictional impacts while encouraging development within urban areas.

DEVELOPMENTS OF REGIONAL IMPACT

Table 7 below summarizes Regional Policies 5.1.5 and 5.1.6.

TABLE 7
SUMMARY OF REGIONAL PLAN POLICIES 5.1.5 THROUGH 5.1.6
DEVELOPMENTS OF REGIONAL IMPACT

AREA	LOCAL GOVERNMENT COMPREHENSIVE PLANS CONTAINING TRANSPORTATION PLANNING BEST PRACTICES	REGIONAL PLAN DETERMINATION OF IMPACTS
Municipalities, Urban Service Areas, Urban Development Areas	Yes	Local Comprehensive Plan Level of Service Standard
Municipalities, Urban Service Areas, Urban Development Areas	No	Local Comprehensive Plan Level of Service Standard
Rural Areas	Yes	Local Comprehensive Plan Level of Service Standard
Rural Areas	No	Local Comprehensive Plan Level of Service Standard

Source: North Central Florida Regional Planning Council, 2011.

Policy 5.1.5. The significant and adverse transportation impacts to the Regional Road Network created by a Development of Regional Impact shall be considered adequately mitigated where the local government development order contains conditions which either maintain the minimum level of service standard established in local government comprehensive plans for all significantly and adversely impacted portions of the Regional Road Network consistent with Section 380.06, Florida Statutes, or where the local government development order mitigates impacts to the Regional Road Network through the use of proportionate share consistent with Section 163.3184, Florida Statutes, and Rule 9J-2.045, Florida Administrative Code.

Policy 5.1.6. For purposes of Policy 5.1.5, the minimum level of service standard for the Regional Road Network shall be as established in local government comprehensive plans.

Policy 5.1.7. All proportionate share funds generated by anticipated significant and adverse impacts to the Regional Road Network as a result of Developments of Regional Impact shall be used to make transportation modifications identified in the local government development order which benefit the Regional Road Network.

APPLICANT COMMITMENTS

In Section J (pages 21-21 to 21-23) of the Foley Master Development of Regional Impact, Application for Development Approval, dated July 2011, the Applicant discusses the Master Development of Regional Impact Coastal Road Corridor Study. This section defines the coastal road as a parallel route to relieve traffic from US 19/27A/98 and portions of CR 361, also referred to as the Beach Road. According to this material:

> "*Traffic Circulation Element Policy II.5.6 - A conceptual corridor analysis of the new coastal road that connects the coastal Planning Areas shall be conducted at the time of Master DRI [Development of Regional Impact] review. The corridor analysis shall identify the design cross section, right-of-way width required, and the corridor within which the future right-of-way shall be dedicated. The Master DRI [Development of Regional Impact] shall establish responsibilities for the acquisition, method(s) of financing, and construction of the roadway necessary to connect the coastal Planning Areas with the existing roadway system."*

In Section J.1 (page 21-21) of the Foley Master Development of Regional Impact, Application for Development Approval, dated July 2011, the Applicant discusses the Coastal Road Study Area. According to this material:

> *"The conceptual corridor study area establishes the area within which the new coastal road will likely be constructed. The corridor study area is approximately 30 miles (157,143 feet) in length, and is approximately 1,000 feet wide, as shown on Maps J-21.5 through J-21.7."*

COMMITMENT #1- RIGHT-OF-WAY CORRIDOR RESERVATION

In Section J.2 (page 21-21) of the Foley Master Development of Regional Impact, Application for Development Approval, dated July 2011, the Applicant discusses the Coastal Road Right-of-Way Corridor Reservation. According to this material:

> *"Taylor County and the landowner or developer will enter into a Right-of-Way Corridor Reservation Agreement within 180 days after the Master DRI Development Order is recorded. In accordance with this Agreement, the landowner shall reserve a one-thousand (1,000) foot wide corridor on their lands, as generally depicted on Maps J-21.5 through J-21.7, within which the road right-of-way necessary for the New Coastal Road shall be generally located."*

COMMITMENT #2- DEDICATION AND CONSTRUCTION

In Section J.4 (page 21-22) of the Foley Master Development of Regional Impact, Application for Development Approval, dated July 2011, the Applicant discusses dedication and construction of the Coastal Road. According to this material:

> *"As part of the traffic analysis required for the AIDA [Application for Incremental Development Approval] for each planning area, the Applicant shall identify the threshold at which peak hour traffic from development proposed in the AIDA [Application for Incremental Development Approval] will require the additional capacity provided by construction of the applicable portion of the coastal road. Prior to Taylor County permitting any development within the AIDA [Application for Incremental Development Approval] that exceeds this peak hour trip threshold, the responsible developer shall complete a centerline study for the coastal road segment within the planning area and applicable extensions beyond the planning area, including appropriate connections to existing roadways to distribute traffic onto a functional roadway network, receive construction plan approval from Taylor County for the appropriate road segments and provide documentation to the county that adequate funds have been committed for acquisition of right-of-way and the construction of the segments of the road, along with a schedule of construction. Each AIDA [Application for Incremental Development Approval] developer will submit a right-of-way survey and legal description, obtain applicable permits, and construct or cause to be constructed the roadway segments necessary to distribute traffic onto a functional roadway network when the peak hour trip threshold noted above is exceeded."*

IMPACT DETERMINATION

According to the Applicant, the Foley Master Development of Regional Impact is projected to generate 331,423 daily trips and 32,172 PM peak hour trips at build-out in 2035. Table 8 lists daily and peak hour total vehicle trips and external trips by planning area.

TABLE 8

FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT
TRIP GENERATION SUMMARY

PLANNING AREA	TOTAL DAILY TRIPS	EXTERNAL DAILY TRIPS	TOTAL P.M. PEAK TOTAL TRIPS	EXTERNAL P.M. PEAK TRIPS
1	57,252	31,489	5,373	2,955
2/3	26,242	15,745	2,500	1,500
4/5/6	31,956	19,174	3,044	1,826
7	65,605	36,083	6,467	3,557
8	7,171	5,378	746	560
13	6,702	5,027	630	473
14	15,988	19,442	1,583	1,859
15	32,404	36,281	3,099	3,628
16	60,469	8,793	6,047	871
19	27,634	16,580	2,683	1,610
TOTAL	331,423	193,993	32,172	18,838

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional Information, October 21, 2011, Table 21.C.1 page 21-3.

The Applicant conducted an analysis of the transportation impacts of the project in accordance with the agreed-upon transportation methodology entitled, Foley Master Development of Regional Impact Application for Master Development Approval Transportation Methodology, dated September 23, 2010. The Council has reviewed the analysis of the transportation impacts provided by the Applicant and concludes that it is consistent with the agreed-upon transportation methodology.

METHODOLOGY

STANDARDS AND LEVELS OF SERVICE

Taylor County- The level of service standards that are used to evaluate the transportation impacts of this project within unincorporated area of the County are contained in the County's adopted Comprehensive Plan – Traffic Circulation Element and shown in the following chart.

TAYLOR COUNTY

FACILITY TYPE	LEVEL OF SERVICE STANDARD		
	TRANSITIONING	COMMUNITY	RURAL
Principal Arterial- Intrastate	C	-	B
Principal Arterial- Other	C*/D**	-	D
Minor Arterial	-	C	D
Major Collector	-	-	D
Minor Collector	-	-	D

* US 27/State Road 20/J. Tom Moore to Buckeye Nursery Road
** US 98/ State Road 30/County Road 588 to Sandra Street

City of Perry- The level of service standards that are used to evaluate the transportation impacts of this project within the City are contained in the City's adopted Comprehensive Plan- Traffic Circulation Element and shown in the following chart.

CITY OF PERRY

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Principal Arterial- Intrastate	C
Principal Arterial- Other	C
Minor Arterial	C
Major Collector	D
Minor Collector	D

PLANNED OR PROGRAMMED MODIFICATIONS OR NEW FACILITIES WHICH WILL HAVE AN INFLUENCE ON THE PROPOSED DEVELOPMENT

This section discusses planned or programmed modifications or new facilities which will have an influence on the proposed development within the study area. According to page 21-1 of the document entitled Foley Master Development of Regional Impact, Application for Development Approval, dated July 2011:

> *"There are no transportation system modifications as specified in FDOT [Florida Department of Transportation], Florida's Adopted Five-Year Work Program, July 1, 2010 through June 30, 2015, published July 1, 2010 and as specified in the Capital Improvements Element of the local governments in the study area scheduled for construction and affecting capacity located within the project study area."*

REGIONAL ROAD NETWORK – ROAD SEGMENTS

The North Central Florida Regional Planning Council's Strategic Regional Policy Plan defines the regional road network as including the following facilities:

- All Interstate Highways
- All U.S. Highways
- All State Roads

Illustration III and Table 9 show the regional road network within the study area as identified by the Applicant based upon information contained in Map J-21.2A and Tables 21-4 and 21-5 Future Year Analysis Revised of the document entitled Foley Master Development of Regional Impact, Application for Development Approval, dated October 21, 2011. This network includes all segments of regional roads that are being significantly impacted by the Foley Master Development of Regional Impact.

Illustration IV and Table 10 show segments of the regional road network that are significantly and adversely impacted by the Year 2035. This Illustration and Table is based upon information contained in Map J-21.3A and Tables 21-4 and 21-5 Future Year Analysis Revised of the document entitled Foley Master Development of Regional Impact, Application for Development Approval, dated October 21, 2011.

ILLUSTRATION III
Foley Master Development of Regional Impact - Year 2035
Regional Roads - Significantly Impacted

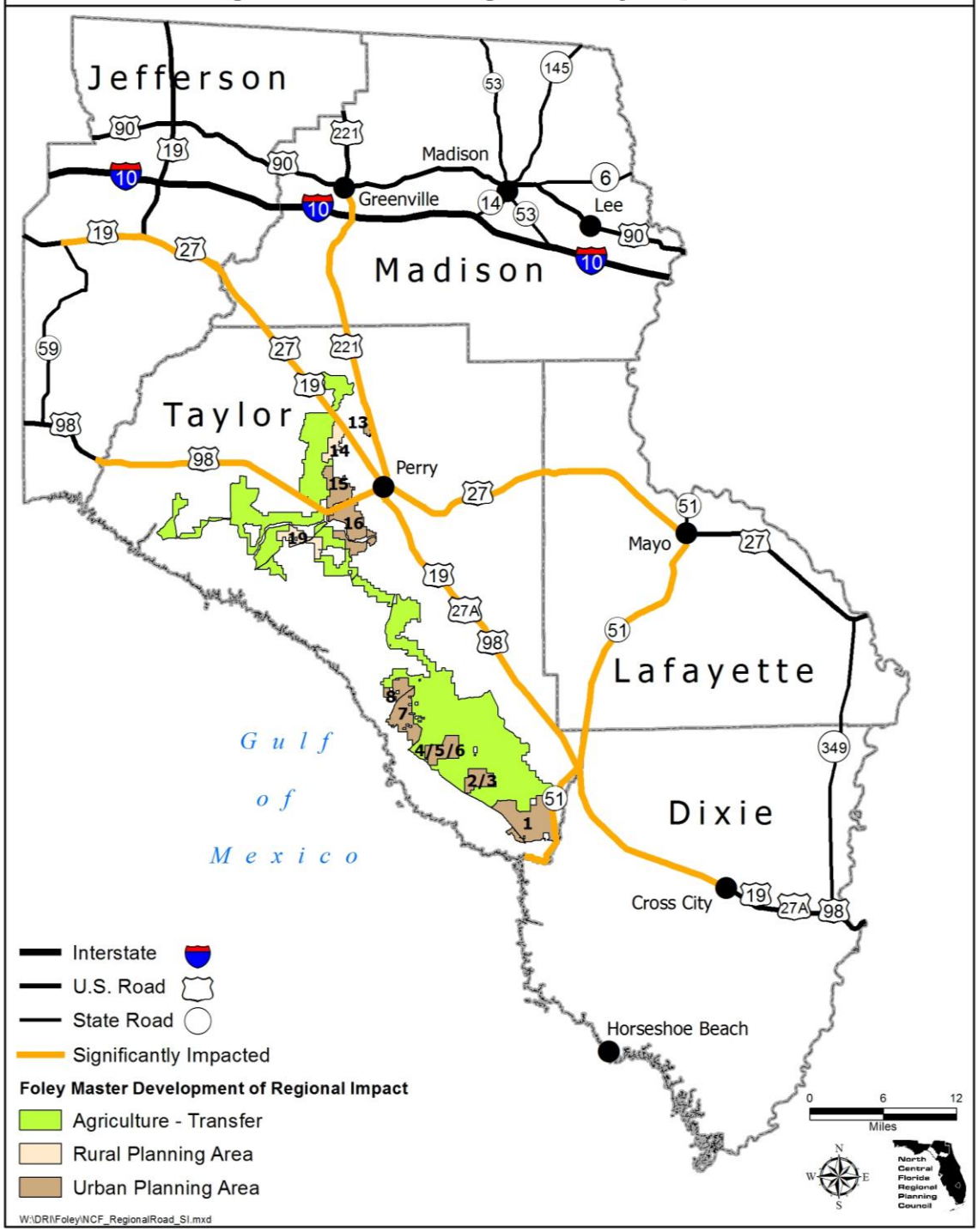


TABLE 9

FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT- YEAR 2035
REGIONAL ROADS - SIGNIFICANTLY IMPACTED

COUNTY	ROADWAY	FROM	TO	LEVEL OF SIGNIFICANCE]PERCENT]
Taylor	US 19/27/SR 20/Byron Butler Blvd	Madison County line	Riddick Rd	20.5
	US 19/27/SR 20	Riddick Rd	US 98/SR 30	72.7
	US 19/27/SR 30/Byron Butler Pky	US 27/SR 30	US 221/SR 55	71.1
	US 19/98/27A/SR 55/Byron Butler Pky	US 221/SR 55	Old Foley Rd	59.0
	US 19/98/27A/SR 55	Old Foley Rd	CR 361 (Beach Rd)	164.9
	US 19/98/27A/SR 55	CR 361 (Beach Rd)	Steinhatchee River Dixie County line	86.9
	US 98/SR 30	Jefferson County Line	CR 588 (beg Painted Median)	8.5
	US 98/SR 30/Hampton Springs Ave	CR 588 (beg Painted Median)	Sandra St. Perry W. City Limits	105.6
	US 98/SR 30/Hampton Springs Ave	Sandra St. Perry W. City Limits	US 19/SR 20	90.2
	US 27/SR 20/Hampton Springs Ave	US 19	SR 55	151.3
	US 27/SR 20/Hampton Springs Ave	SR 55	Beg of 4 lane (J. Tom Moore)	152.2
	US 27/SR 20/Hampton Springs Ave	Beg of 4 lane	Buckeye Nursery Rd	89.4
	US 19/SR 20	Buckeye Nursery Rd.	End of 4 Lane (Connel Rd)	28.4
	US 27/SR 20	End of 4 Lane-Connel Rd	Lafayette County Line	93.2
	US 221/SR 55	Madison Co. Line	CR 14 (Aman Rd)	19.8
	US 221/SR 55	CR 14 (Aman Rd)	CR 361 North	26.5
	US 221/SR 55	CR 361 North	CR 202 (Will Clark Rd)	39.1
	US 221/SR 55/Jefferson St	CR 202 (Will Clark Rd.)	US 27/SR 20	91.9
	US 221/SR 55/Jefferson St	US 27/SR 20	US 19/98/27A/SR 30	47.5
	SR 51	CR 361 (south end)	Oak St.	109.1
	SR 51	Oak St.	US 19/98/27A/SR 55	76.7
	SR 51	US 19/98/27A/SR 55	Dixie County Line	62.8
Dixie	SR 51	Taylor County Line	Lafayette County. Line	62.8
	US 19/27A/98/SR 55	Taylor County Line	(Howard Ave)	53.2
Lafayette	US 27/SR 20	Taylor County Line	SW CR 320	93.2
	US 27/SR 20	SW CR 320	CR 251A/Bloxham St. NW	67.7
	US 27/SR 20	CR 251A/ Bloxham St. NW	SR 51	96.2
	US 27/SR 20	SR 51	NW CR 400	8.1
	SR 51	Dixie County Line	Palmetto Street	62.8
	SR 51	Palmetto Street	SR 27	67.3
Madison	US 19/US 27/SR 20	Taylor County Line	Jefferson County Line	10.3
	US 221/SR 55	Taylor County Line	I-10	21.9
	US 221/SR 55	I-10	CR 150	8.3
Jefferson	US 98/SR 30	500' East of SR 59	Taylor County Line	7.5
	US 27/SR 20	.665 miles E. of US 19/SR 57	N/A	9.1
	US 27/SR 20	US 19	N/A	5.1

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional Information, October 21, 2011, Table 21-4 and 21-5 Future Year Analysis Revised.

ILLUSTRATION IV
Foley Master Development of Regional Impact - Year 2035
Regional Roads - Significantly and Adversely Impacted

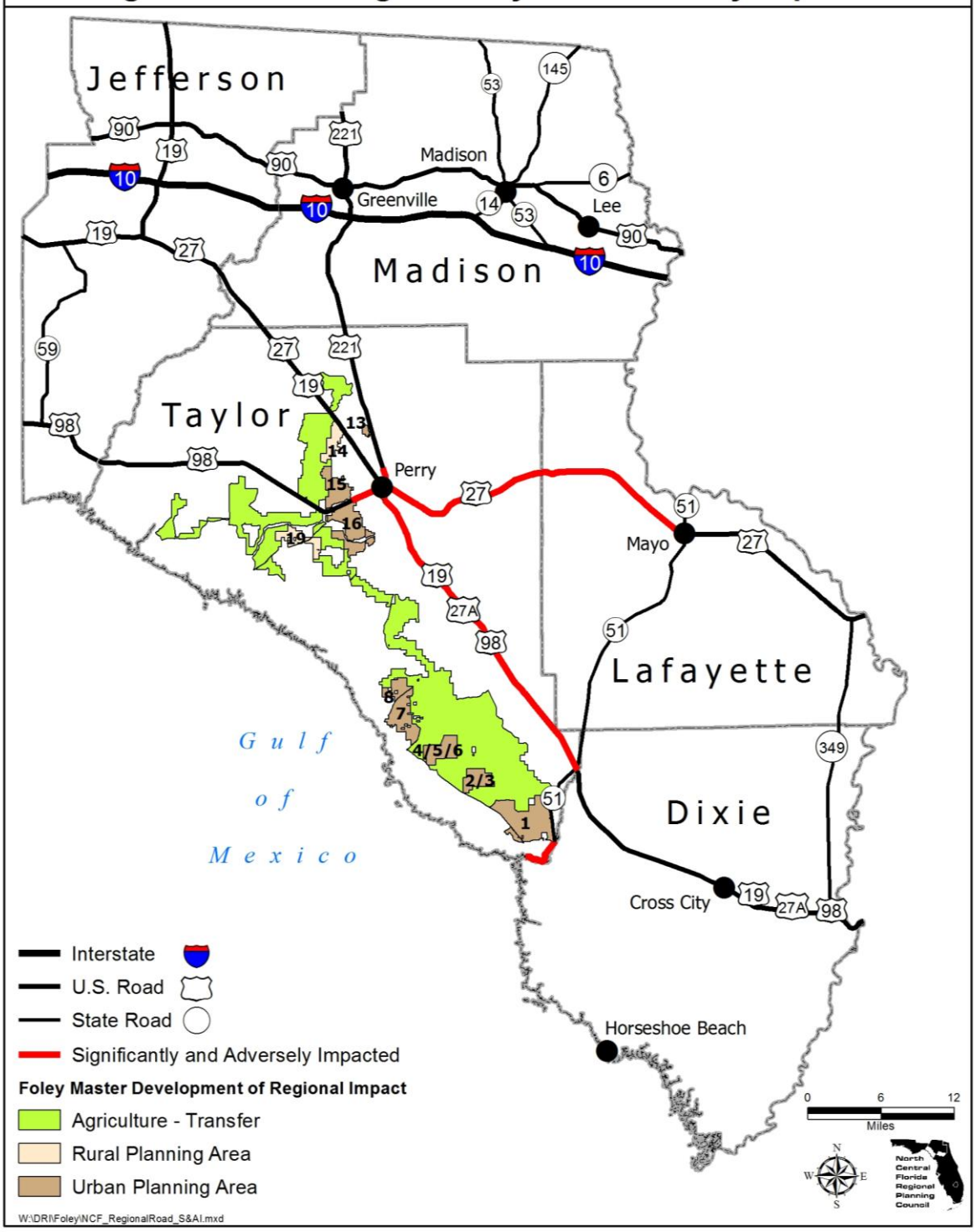


TABLE 10

FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT- YEAR 2035
REGIONAL ROADS - SIGNIFICANTLY AND ADVERSELY IMPACTED

COUNTY	ROADWAY	FROM	TO
Taylor	US 19/27/SR 20	Riddick Rd	US 98/SR 30
	US 19/27/SR 30/Byron Butler Parkway	US 27/SR 30	US 221/SR 55
	US 19/98/27A/SR 55/Byron Butler Parkway	US 221/SR 55	Old Foley Rd
	US 19/98/27A/SR 55	Old Foley Rd	CR 361/Beach Rd
	US 19/98/27A/SR 55	CR 361/Beach Rd	Steinhatchee River/Dixie County line
	US 98/SR 30/Hampton Springs Ave	CR 588/Beginning of Painted Median	Sandra St./Perry West City Limits
	US 98/SR 30/Hampton Springs Ave	Sandra St./Perry West City Limits	US 19/SR 20
	US 27/SR 20/Hampton Springs Ave	US 19	SR 55
	US 27/SR 20/Hampton Springs Ave	SR 55	Beginning of 4 lane/J. Tom Moore
	US 27/SR 20/Hampton Springs Ave	Beginning of 4 lane	Buckeye Nursery Rd
	US 27/SR 20	End of 4 Lane-Connel Rd	Lafayette County Line
	US 221/SR 55/Jefferson St	CR 202/Will Clark Rd	US 27/SR 20
	US 221/SR 55/Jefferson St	US 27/SR 20	US 19/98/27A/SR 30
	SR 51	CR 361 (south end)	Oak St.
	SR 51	Oak St.	US 19/98/27A/SR 55
	SR 51	US 19/98/27A/SR 55	Dixie County Line
Dixie	None	-	-
Lafayette	US 27/SR 20	Taylor County Line	SW CR 320
	US 27/SR 20	SW CR 320	CR 251A/Bloxham St NW
	US 27/SR 20	CR 251A/Bloxham St NW	SR 51
Madison	None	-	-
Jefferson	None	-	-

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional information, October 21, 2011, Table 21-4 and 21-5 Future Year Analysis Revised.

LOCAL ROAD NETWORK – ROADWAY SEGMENTS

Illustration V and Table 11 show local roads which are significantly impacted by this project based upon information contained in Map J-21.2A and Tables 21-4 and 21-5 Future Year Analysis Revised of the document entitled Foley Master Development of Regional Impact, Application for Development Approval, dated October 21, 2011. This network includes all segments of local roads that are being significantly impacted by the Foley Master Development of Regional Impact.

Illustration VI and Table 12 show segments of the regional road network that are significantly and adversely impacted by the Year 2035 as identified by the Applicant and based upon information contained in Map J-21.3A and Tables 21-4 and 21-5 Future Year Analysis Revised of the document entitled Foley Master Development of Regional Impact, Application for Development Approval, dated October 21, 2011.

ILLUSTRATION V
Foley Master Development of Regional Impact - Year 2035
Local Roads - Significantly Impacted

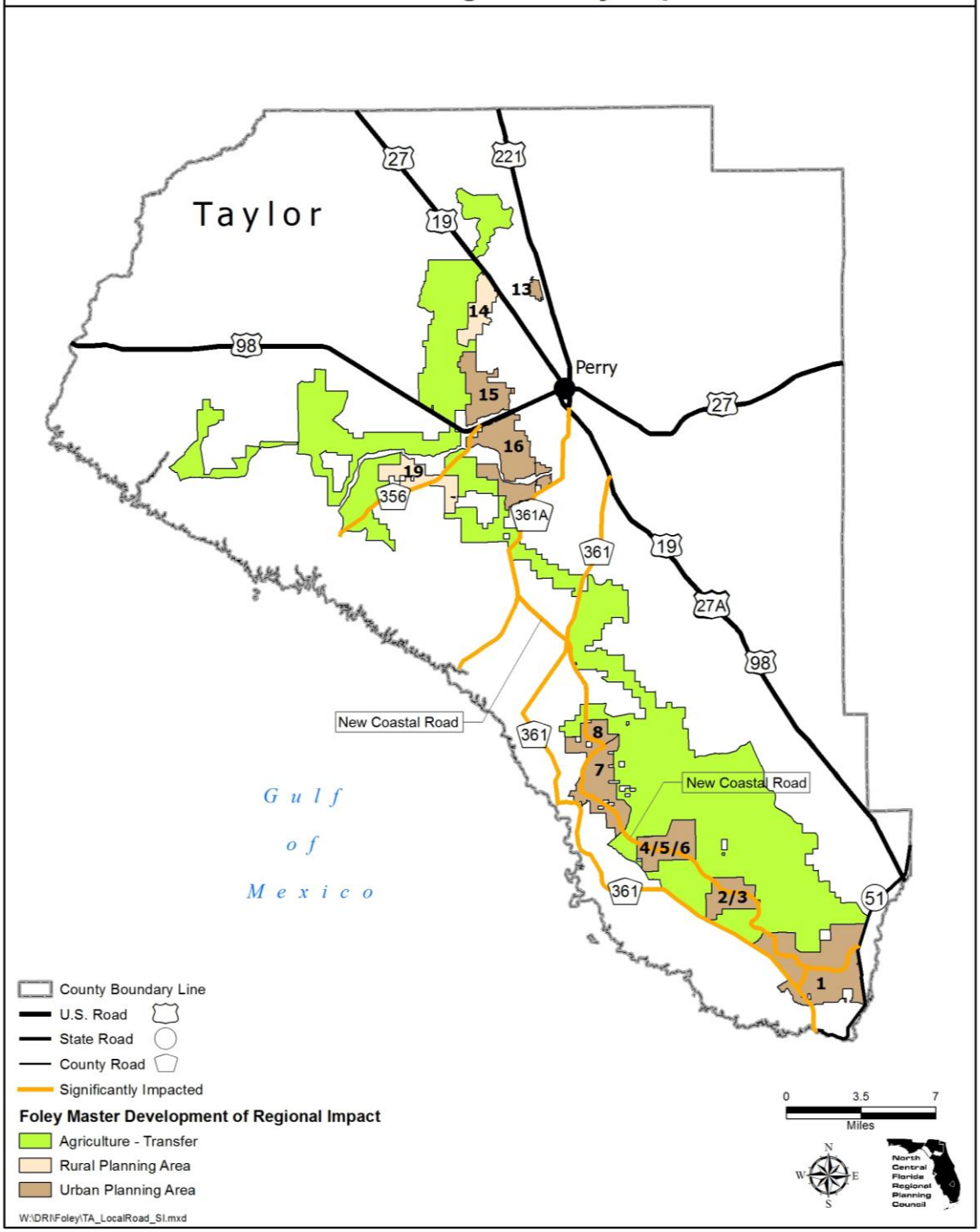


TABLE 11

FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT- YEAR 2035
LOCAL ROADS - SIGNIFICANTLY IMPACTED

COUNTY	ROADWAY	FROM	TO	LEVEL OF SIGNIFICANCE [PERCENT]
Taylor	CR 361/Keaton Beach Road	US 19/98/27A/SR 55	Potts Still Road	83.7
	CR 361/Keaton Beach Road	Potts Still Road	New Coastal Road	167.4
	CR 361/Keaton Beach Road	New Coastal Road	Keaton Beach	41.9
	CR 361 (Scenic Rd)	Keaton Beach	SR 51	14.0
	CR 356/Hampton Springs Road	US 98/SR30/Hampton Springs Rd	Fenholloway River	69.8
	CR 361A/Spring Warrior/Puckett	Potts Still Road	CR 359/Golf Course Road	111.6
	CR 361A/Spring Warrior/Puckett	CR 359/Golf Course Road	End of Road	41.9
	New Coastal Road	CR 361/Keaton Beach Road	Planning Area 8	153.5
	New Coastal Road	Planning Area 8	Planning Area 4-5-6	153.5
	New Coastal Road	Planning Area 4-5-6	Planning Area 2-3	167.4
	New Coastal Road	Planning Area 2-3	Planning Area 1	97.7
	New Coastal Road	Planning Area 1	SR 51	167.4

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional information, October 21, 2011, Table 21-4 and 21-5 Future Year Analysis Revised.

ILLUSTRATION VI
Foley Master Development of Regional Impact - Year 2035
Local Roads - Significantly and Adversely Impacted

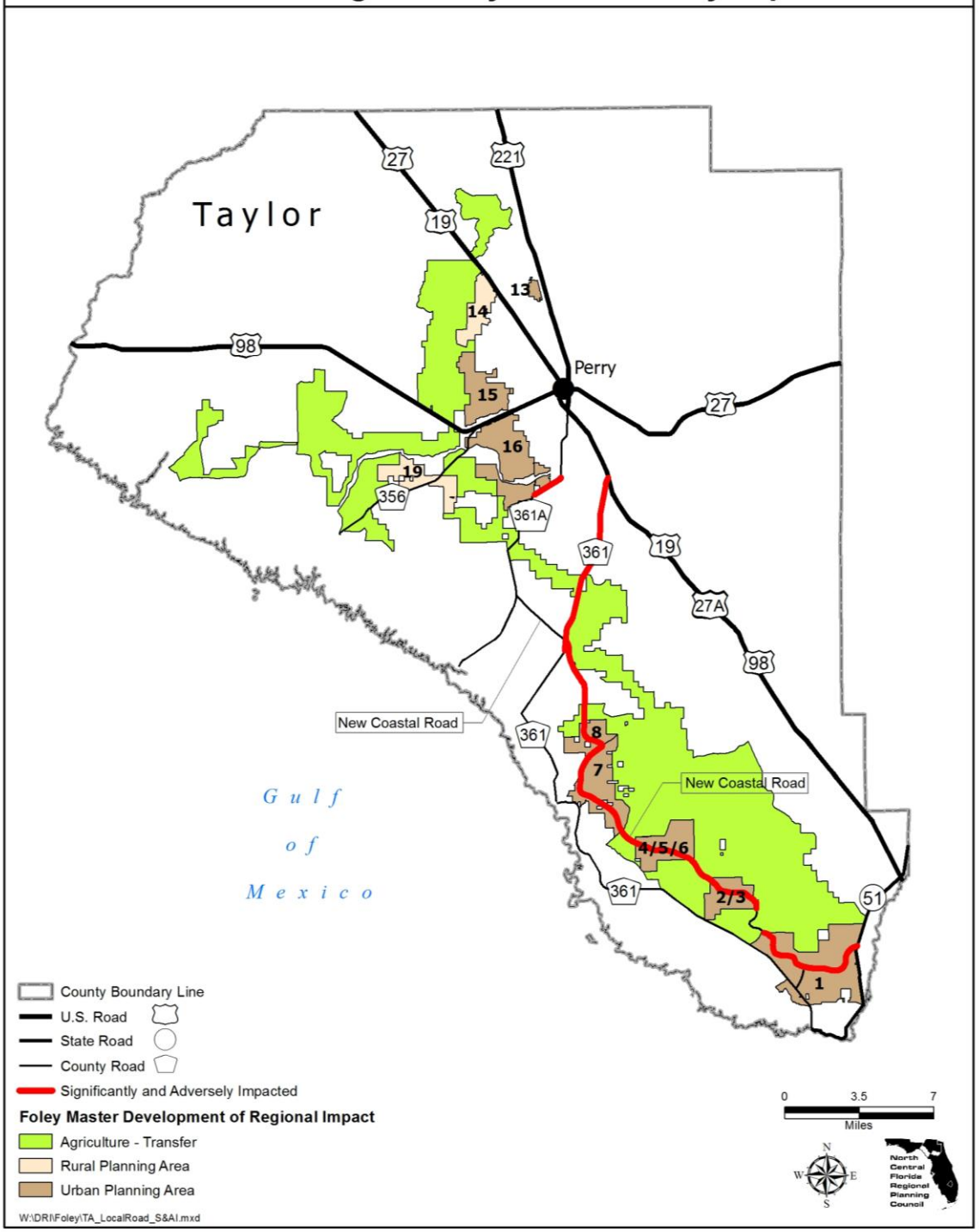


TABLE 12

FOLEY MASTER DRI- YEAR 2035
LOCAL ROADS - SIGNIFICANTLY AND ADVERSELY IMPACTED

COUNTY	ROADWAY	FROM	TO
Taylor	CR 361/Keaton Beach Road	US 19/98/27A/SR 55	Potts Still Road
	CR 361/Keaton Beach Road	Potts Still Road	New Coastal Road
	CR 361A/Spring Warrior /Puckett	Potts Still Road	CR 359/Golf Course Road
	New Coastal Road	CR 361/Keaton Beach Road	Planning Area 8
	New Coastal Road	Planning Area 8	Planning Area 4-5-6
	New Coastal Road	Planning Area 4-5-6	Planning Area 2-3
	New Coastal Road	Planning Area 1	SR 51

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional information, October 21, 2011, Table 21-4 and 21-5 Future Year Analysis Revised.

MITIGATION OF IMPACTS

TRANSPORTATION MODIFICATIONS NEEDED AS A RESULT OF THIS PROJECT

The Applicant has identified a workable transportation plan – defined as all regional roadways operating at the adopted level of service standard. The following sections describe the recommended modifications in the highway network necessary to maintain the adopted level of service standard. This section discusses transportation modifications that are needed to maintain an acceptable level of service for roadway segments through the Year 2035.

Encouraging the development of sustainable communities supported by multiple mode and route choices will help ensure that the transportation system effectively supports and guides development in the Foley Master Development of Regional Impact Planning Areas. The projected deficiencies in the transportation network at build-out, and potential mitigation strategies to maintain the adopted level of service standard, are shown in Table 21-6 of the Foley Master Development of Regional Impact, Responses to the First Sufficiency Request for Additional Information, dated October 21, 2011 for each roadway segment that is significantly and adversely impacted. Four types of mitigation were analyzed to quantitatively demonstrate that for each deficiency (capacity shortfall) a variety of mitigation options could maintain the adopted level of service standard. These mitigation strategies are as follows:

1. **widening the deficient roadway segment** by adding additional travel lanes;

2. **providing parallel reliever roads**, creating extensions and connections using existing roadways;

3. **Transportation System Management (TSM) improvements**, such as providing a high level of access management and signal and turn lane improvements; and

4. **strategy**, defined as conducting additional analysis on the roadway segment prior to making any physical modifications, revising the level of service standard and recategorizing the roadway.

Utilizing a combination of strategies and modifications provides choices and alternatives to widening roadways that are projected to be deficient. This results in a more holistic, well-connected transportation system that utilizes existing capacity efficiently and provides route and mode choice.

The preferred mitigation technique will be selected by the Incremental Developer(s) subject to review by the Council and approval by the Board of County Commissioners at the time of the Application for Incremental Development Approval submittal after further evaluation of the site specific development footprints, cost and other applicable factors. For each deficiency, the mitigation option to be selected should match the needed improvement to the level of impact, balance competing needs, consider the overall impact to the community and further the intent of the County Comprehensive Plan and Vision 2060 Plan.

It should be noted that no pass-by trip reductions were calculated in the Foley Master Development of Regional Impact analysis. Therefore, where a deficiency is created by only a few trips, it is likely that with the pass-by reduction the deficiency could be resolved.

REGIONAL IMPACTS - ROADWAY SEGMENTS

Illustration VII and Table 13 show needed roadway widenings on the Regional Road Network through the Year 2035 that are listed in the Foley Master Development of Regional Impact, Responses to the First Sufficiency Request for Additional Information, dated October 21, 2011 Table 21-6. The more refined analysis conducted for the Application for Incremental Development Approval (AIDA) may identify alternative mitigation to the roadway widenings listed in Table 13.

LOCAL IMPACTS - ROADWAY SEGMENTS

Illustration VIII and Table 14 identify needed roadway widenings and new roads on the Local Road Network through the Year 2035. The more refined analysis conducted for the Application for Incremental Development Approval (AIDA) may identify alternative mitigation to the roadway widenings in Table 14.

ILLUSTRATION VII
Foley Master Development of Regional Impact - Year 2035
Regional Roads - Needed Roadway Modifications

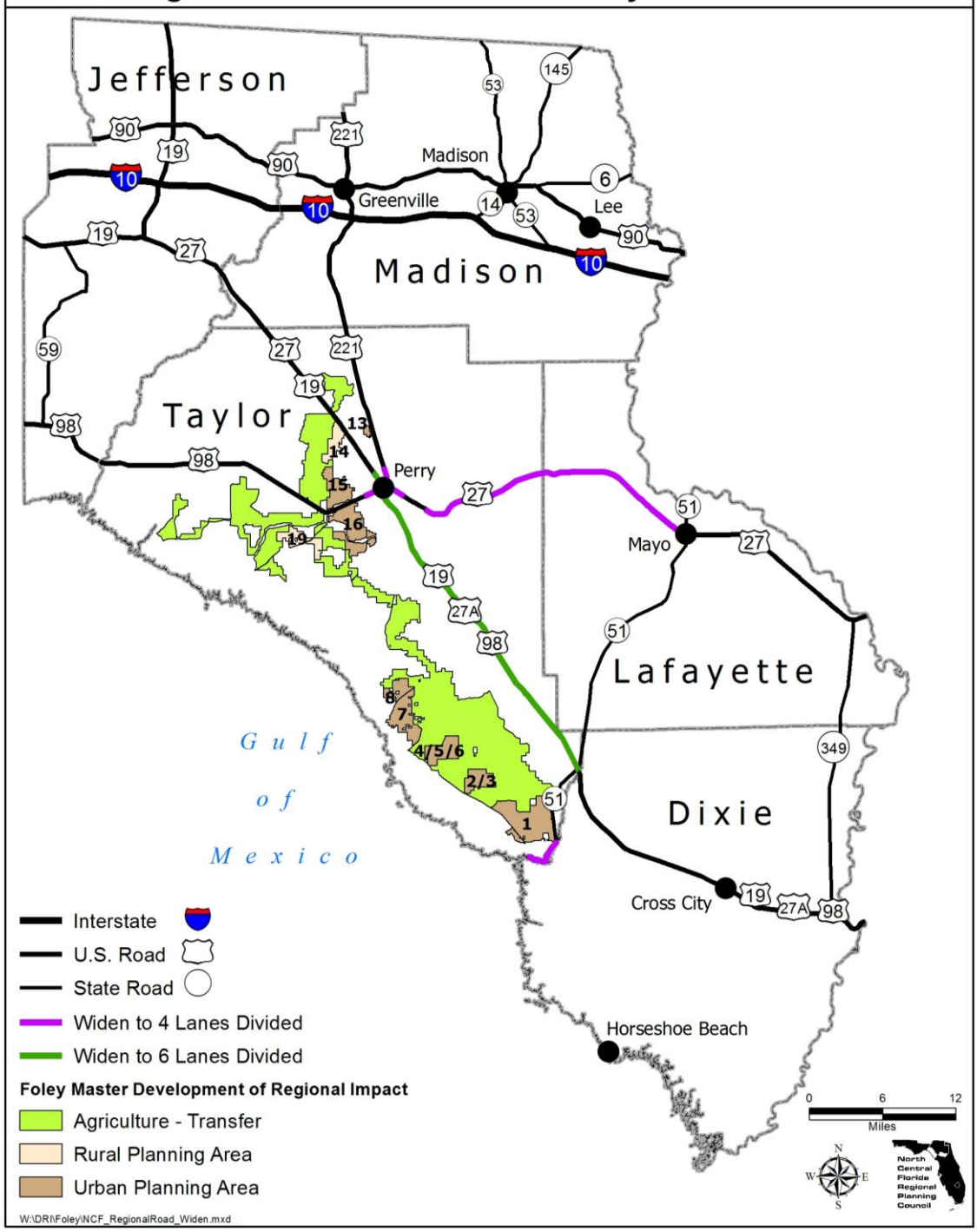


TABLE 13

FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT- YEAR 2035
REGIONAL ROADS - NEEDED ROADWAY MODIFICATIONS

ROAD	SEGMENT	MODIFICATION
TAYLOR COUNTY		
US 19/27/State Road 20	Reddick Drive to US 98/State Road 30	Widen to 6 Lane Divided
US/19/27/State Road 30	US 27/State Road 30 to US 221/State Road 55	Widen to 6 Lane Divided
US 19/98/27A/State Road 55	US 221/State Road 55 to Old Foley Road	Widen to 6 Lane Divided
US 19/98/27A/State Road 55	Old Foley Road to County Road 361	Widen to 6 Lane Divided
US 19/98/27A/State Road 55	County Road 361 to Steinhatchee River	Widen to 6 Lane Divided
US 98/State Road 30	County Road 588 to Sandra Street	Widen to 4 Lane Divided
US 98/State Road 30	Sandra Street to US 19/State Road 20	Widen to 4 Lane Divided
US 27/State Road 20	US 19 to State Road 55	Widen to 4 Lane Divided
US 27/State Road 20	State Road 55 to Beginning of 4-lane	Widen to 4 Lane Divided
US 27/State Road 20	Beginning of 4-lane to Buckeye Nursery Road	Widen to 4 Lane Divided
US 27/State Road 20	End of 4-lane to Lafayette County Line	Widen to 4 Lane Divided
US 221/State Road 55	County Road 202 to US 27/State Road 20	Widen to 4 Lane Divided
US 221/State Road 55	US 27/State Road 20 to US 19/98/27A/State Road 30	Widen to 6 Lane Divided
State Road 51	County Road 361 (south end) to Oak Street	Widen to 4 Lane Divided
LAFAYETTE COUNTY		
US 27/State Road 20	Taylor County Line to SW County Road 320	Widen to 4 Lane Divided
US 27/State Road 20	SW County Road 320 to County Road 251A	Widen to 4 Lane Divided
US 27/State Road 20	County Road 251A to State Road 51	Widen to 4 Lane Divided

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional information, October 21, 2011, Table 21-6.

ILLUSTRATION VIII
Foley Master Development of Regional Impact - Year 2035
Local Roads - Needed Roadway Modifications

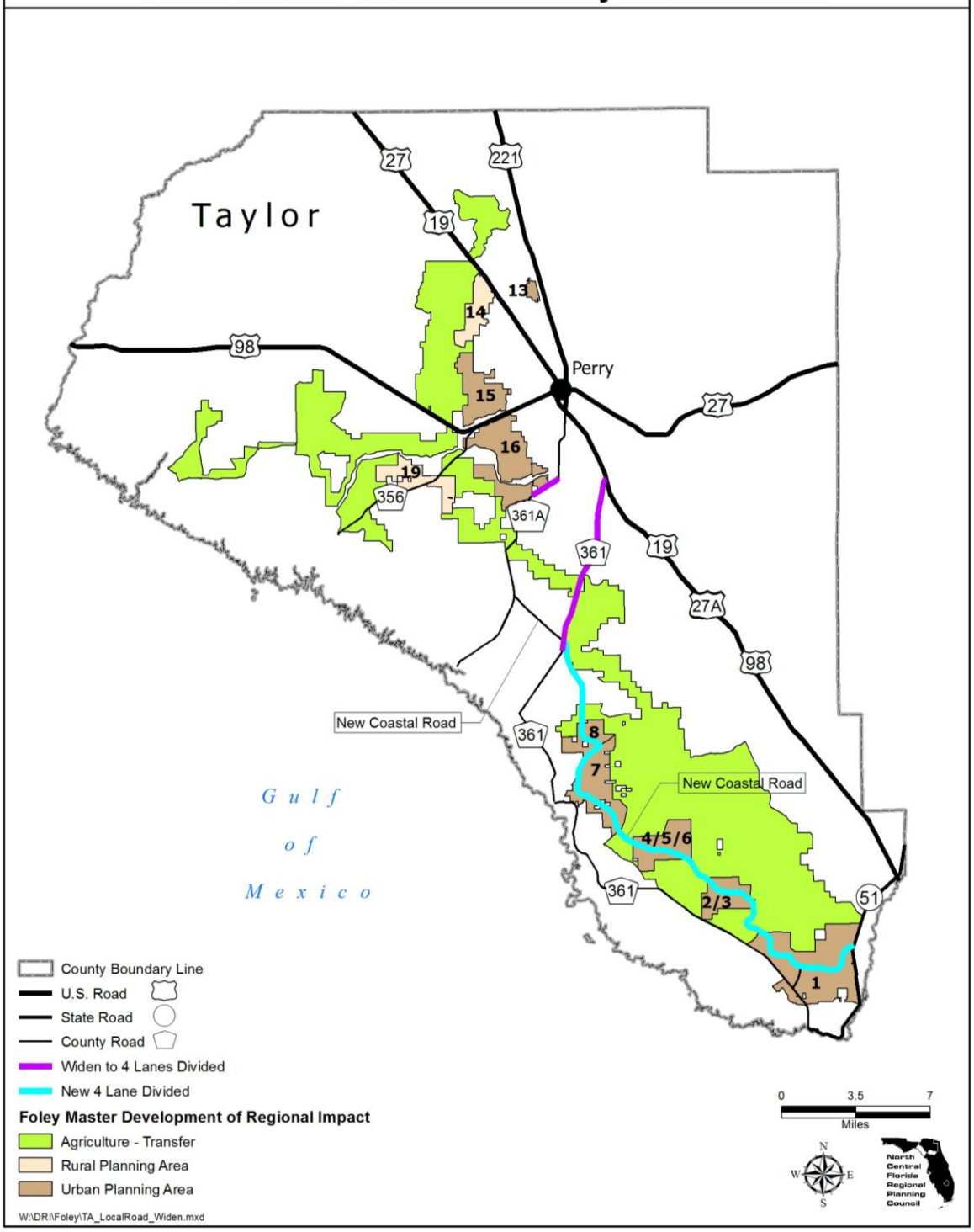


TABLE 14

FOLEY MASTER DEVELOPMENTS OF REGIONAL IMPACT- YEAR 2035
LOCAL ROADS - NEEDED ROADWAY MODIFICATIONS

ROAD	SEGMENT	MODIFICATION
CR 361/Keaton Beach Road	US 19/98/27A/SR 55 to Potts Still Road	Widen to 4 Lane Divided
CR 361/Keaton Beach Road	Potts Still Road to New Coastal Road	Widen to 4 Lane Divided
CR 361A/Spring Warrior/ Puckett	Potts Still Road to CR 359/Golf Course Road	Widen to 4 Lane Divided
New Coastal Road	CR 361/Keaton Beach Road to Planning Area 8	New 4 Lane Divided
New Coastal Road	Planning Area 8 to Planning Area 4-5-6	New 4 Lane Divided
New Coastal Road	Planning Area 4-5-6 to Planning Area 2-3	New 4 Lane Divided
New Coastal Road	Planning Area 1 to SR 51	New 4 Lane Divided

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional information, October 21, 2011, Table 21-6 Modification Strategies to Maintain LOS.

PROVISIONS FOR THE MOVEMENT OF PEOPLE BY MEANS OTHER THAN PRIVATE AUTOMOBILE

All trips were assigned to the highway network for the Application for Master Development Approval. Transit may be proposed as part of the transportation system or as a mitigation option in future Application for Incremental Development Approvals. If transit service is proposed, a transit study will be provided to determine anticipated ridership, origins and destinations, and otherwise demonstrate the anticipated benefits and costs of providing transit services.

Additional mitigation strategies that could reduce the transportation impacts of the Foley Master Development of Regional Impact Planning Areas, and that were not included in the quantitative analysis for the Application for Master Development Approval, include transportation demand management (TDM) strategies and promotion of bicycle and pedestrian accessibility. These mitigation strategies are available to the Applicant(s) for subsequent Application for Incremental Development Approvals analysis and, if implemented, may reduce the projected impacts of the development. They were not included in the Application for Master Development Approval analysis because they are more detailed and site-specific than the Master Development of Regional Impact level and are more appropriately analyzed at the Application for Incremental Development Approval level.

In order to mitigate adverse impacts to the Regional Road Network and to ensure the construction of the Coastal Road, it is recommended that the Transportation Commitments contained in the Applicant Commitments section of this report and the Transportation Conditions contained in the Recommendations section of the report be included in the local government master development order.

IMPACT ON HURRICANE PREPAREDNESS

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 3.1. Improve emergency preparedness for coastal storms in the region.

Policy 3.1.2. Establish National Oceanic and Atmospheric Administration weather radio station radio coverage for all of north central Florida.

Policy 3.1.3. Establish emergency warning sirens for north central Florida coastal communities.

Policy 3.1.5. With the exception of enhancements necessary for the health, safety, and welfare of its residents, avoid the expenditure of state funds that subsidize development in Coastal High Hazard Areas.

Policy 3.1.7. Determine the public shelter Risk Capacity net surplus/deficit for all north central Florida counties.

IMPACT DETERMINATION

Impacts to hurricane preparedness cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts to hurricane preparedness will occur during Council review of the individual Applications for Incremental Development Approval.

The Application for Master Development Approval for the Foley Master Development of Regional Impact states that no residential dwelling units will be developed within the Coastal High Hazard Area as depicted on the County 2035 Future Land Use Map and that the Planning Areas are located outside of the County's designated Coastal High Hazard Area. The Application notes that hotel/motel uses and locations will be defined at the time of the Applications for Incremental Development Approval submittal, as well as appropriate actions or provisions to mitigate hurricane impacts, as applicable. Therefore, a determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

In order to mitigate the impacts of hurricanes it is recommended that the Hurricane Preparedness Commitments located in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON HOUSING OF THE REGION

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 1.1. Reduce the percentage of the region's very low-, low-, and moderate-income households spending 30.0 percent or more of their annual household income on housing.

REGIONAL GOAL 1.2. Mitigate significant affordable housing impacts associated with Developments of Regional Impact.

Policy 1.2.1. The Council shall incorporate the results of an affordable housing analysis conducted by a Development of Regional Impact applicant in accordance with Rule 9J-2.048, Florida Administrative Code, and in accordance with any clarifications made to the methodology as a result of a Preapplication Conference pursuant to Rule 9J-2.021, Florida Administrative Code, in the Development of Regional Impact report prepared by the Council pursuant to Section 380.06(12), Florida Statutes, when the Council can verify and validate that the analysis has been conducted in accordance with the Rule and in accordance with any clarifications made to the methodology as a result of a Preapplication Conference conducted pursuant to Rule 9J-2.021, Florida Administrative Code.

Policy 1.2.2. If the Council cannot verify and validate that an affordable housing analysis has been prepared by a Development of Regional Impact applicant in accordance with Rule 9J-2.048, Florida Administrative Code, and in accordance with any clarifications made to the methodology as a result of a Preapplication Conference conducted pursuant to Rule 9J-2.021, Florida Administrative Code, the Council may:

> Amend that portion of the analysis which was not conducted in accordance with the Rule 9J-2.048, Florida Administrative Code, and in accordance with clarifications made to the methodology as a result of a Preapplication Conference conducted pursuant to Rule 9J-2.021, Florida Administrative Code;
>
> Conduct its own analysis in accordance with the Rule and preapplication conference clarifications, using the applicant's data and analysis to the maximum extent feasible; or
>
> Recommend that the proposed Development of Regional Impact be denied until such time as an affordable housing analysis is conducted in accordance with the Rule and in accordance with any clarifications made to the methodology as a result of a Preapplication Conference conducted pursuant to Rule 9J-2.021, Florida Administrative Code.

Policy 1.2.3. As an alternative to Rule 9J-2.048, Florida Administrative Code, the Council may provide Development of Regional Impact applicants a method to mitigate affordable housing impacts using a payment to an affordable housing trust fund and/or a minimum percentage of project site residential units to be set aside for affordable housing.

IMPACT DETERMINATION

Impacts to affordable housing of the region cannot be determined until the time of Application for Incremental Development Approval submittal. The Application for Master Development Approval for the Foley Master Development of Regional Impact states that housing impacts will be determined at the time of the submittal of the Applications for Incremental Development Approval. Therefore, in order to mitigate adverse impacts to housing it is recommended that the Housing Commitments located in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

AIR

APPLICABLE REGIONAL GOALS/POLICIES

None.

IMPACT DETERMINATION

Impacts to regional air quality of the region cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

As noted in Air Commitments located in the Applicant Commitments section of this report, air quality will not be addressed by the Applicant until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

In order to mitigate adverse impacts to air quality, it is recommended that the Air Commitments located in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

VEGETATION AND WILDLIFE

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 4.5. Protect all listed species within the Regional Ecological Greenways Network.[3]

Policy 4.5.1. Allow development and economic activity within and near the Regional Ecological Greenway to the extent that such development and economic activity does not significantly and adversely affect the functions of the resource as an ecological greenway.

Policy 4.5.2. Work with local governments and the Florida Fish and Wildlife Conservation Commission to ensure the survival of all listed species and their habitats found in the Regional Ecological Greenways Network.

Policy 4.5.4. Coordinate planning efforts to protect listed species and their habitats found within the Regional Ecological Greenways Network.

Policy 4.5.5 Endangered and threatened species and their habitats within the Regional Ecological Greenways Network shall be protected.

Policy 4.5.6. When a land use designation change is proposed or an increase in allowable land use density or intensity is proposed, listed species and their habitat known to exist within the Regional Ecological Greenways Network shall be protected. Protection should include, but not necessarily be limited to, the following:

a) conservation easements;
b) on and offsite mitigation/conservation banks;
c) tax breaks;
d) transferable densities;
e) management agreements; and,
f) agriculture and silviculture best management practices.

Policy 4.5.7. Working with private property owners, encourage voluntary protection of listed species and their habitat located on private property within the Regional Ecological Greenways Network through the use of best management practices and public education programs.

Policy 4.5.9. Support agricultural and silvicultural practices that maintain the function and value of natural systems through the use of best management practices.

[3]Listed species means an animal species designated as Endangered, Threatened, or Species of Special Concern in Chapter 68A-27.003-68A-27.005, Florida Administrative Code; a plant species designated as Endangered, Threatened, or Commercially Exploited as designated in Chapter 5B-40, Florida Administrative Code, or an animal or plant species designated as Endangered or Threatened in Title 50, Code of Federal Regulations, Part 17.

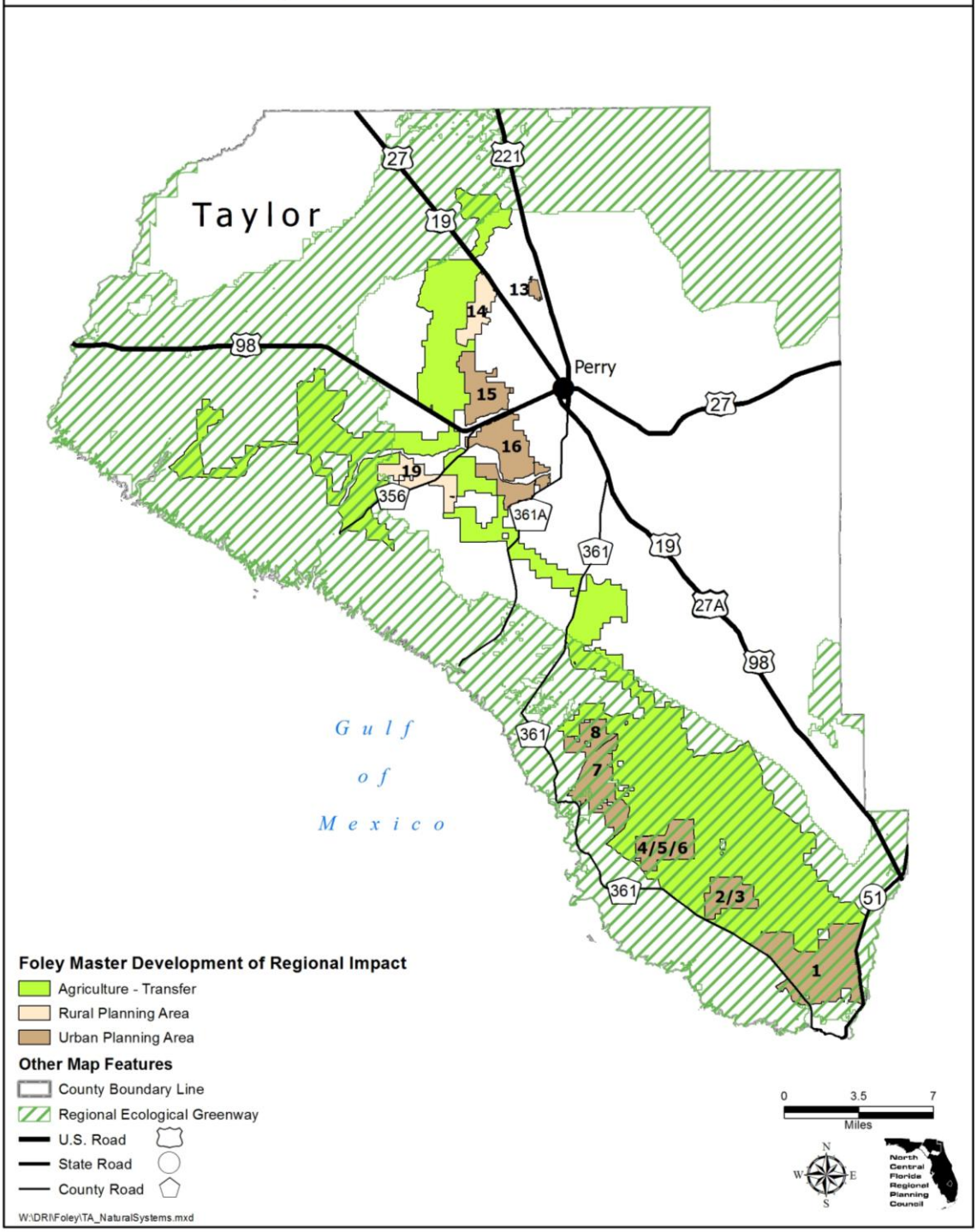
Policy 4.5.13. Within the Regional Ecological Greenways Network, when listed species and their habitat are identified on a Development of Regional Impact project site, prepare a listed species management plan to prevent and/or mitigate adverse impacts to listed species and their habitat, and prohibit development activities until the survey is conducted and the plan is approved by the Council and the local government of jurisdiction.

IMPACT DETERMINATION

Impacts to vegetation and wildlife of the region cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

Illustration III below identifies the location of the Regional Ecological Greenway and the Foley Master Development of Regional Impact Planning Areas. Planning Areas 1, 2/3, 4/5/6, 7, 8 as well as a portion of Planning Area 19 are located within the Regional Ecological Greenway. Additionally, a significant portion of the Agriculture - Transfer Area is also located within the Regional Ecological Greenway.

ILLUSTRATION IX
Foley Master Development of Regional Impact
Regionally Significant Natural Resources - Natural Systems



The Regional Ecological Greenway is a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The Regional Ecological Greenways Network, is a subset of the Florida Ecological Greenways Network included in the legislatively-adopted Florida Greenways Plan administered by the Office of Greenways and Trails. The Florida Ecological Greenways Network consists of a statewide network of ecological hubs and linkages designed to maintain large-scale ecological functions including focal species habitat and ecosystem services throughout the state. Critical Linkages 1 Critical Linkages 2, Priority 1 and Priority 2 coverages identified in the Critical Lands and Waters Identification Project initiated by the Century Commission for Sustainable Florida are, collectively, the areas of the Florida Ecological Greenways Network with the highest state and regional significance and are therefore included in the Regional Plan as the Regional Ecological Greenways Network, a Natural Resource of Regional Significance.

The Florida Ecological Greenways Network aggregates various data which identify areas of ecological significance from the Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, existing and proposed conservation lands, and other relevant data. The data were combined to identify large areas of ecological significance (ecological hubs), and a network of linkages and corridors connecting the hubs into a statewide system of hubs and corridors.

It is the intent of the regional plan to protect listed species and their associated habitats located within the Regional Ecological Greenways Network while, at the same time, allowing development and economic activity to occur within the Network to the extent that such development and economic activity does not significantly and adversely harm the function of the resource as an ecological greenway.

Due to the size and scale of the project, as well as the conceptual nature of the Application for Master Development Approval, surveys for protected species were not conducted. The Application notes that detailed wildlife and plant surveys will be performed in conjunction with each Application for Incremental Development Approval.

In order to mitigate adverse impacts to vegetation and wildlife, it is recommended that the Vegetation and Wildlife Commitments located in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

WETLANDS

APPLICABLE REGIONAL GOALS/POLICIES

REGIONAL GOAL 4.2. Preserve Big Bend coastal and marine resources identified as Natural Resources of Regional Significance for future generations of residents in recognition of their economic and ecological importance to the region.

Policy 4.2.1. Use non-structural water management controls as the preferred water management approach for the coastal areas of the region.

Policy 4.2.4. Minimize the impacts of development activities which occur within and/or adjacent to the coastal wetlands.

REGIONAL GOAL 4.7. Maintain the quantity and quality of the region's surface water systems in recognition of their importance to the continued growth and development of the region.

Policy 4.7.5. Use non-structural water management controls as the preferred water management approach for rivers, lakes, springs, and fresh water wetlands identified as Natural Resources of Regional Significance.

Policy 4.7.12. Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for stormwater management, including retrofit programs for known surface water runoff problem areas, and aquifer recharge protection in order to protect the quality and quantity of water contained in the Floridan Aquifer and surface water systems identified as Natural Resources of Regional Significance.

Policy 4.7.13. Work with local governments, state and federal agencies, and the local water management districts in the review of local government comprehensive plans and developments of regional impact as they affect wetlands identified as Natural Resources of Regional Significance to ensure that any potential adverse impacts created by the proposed activities on wetlands are minimized to the greatest extent possible.

IMPACT DETERMINATION

Impacts to wetlands of the region cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

Illustration IV, below, identifies the location of the freshwater wetlands identified in the North Central Florida Strategic Regional Policy Plan as Natural Resources of Regional Significance. Portions of Planning Areas 1 through 8 are located within two miles of Coastal Freshwater Wetlands identified and mapped as Natural Resources of Regional Significance identified and mapped in the regional plan. The Coastal Freshwater Wetlands are, in turn, adjacent to the Big Bed Salt Marsh, another Natural Resource of Regional Significance, which are depicted in Illustration V.

ILLUSTRATION X
Foley Master Development of Regional Impact
Regionally Significant Natural Resources - Surface Water Resources

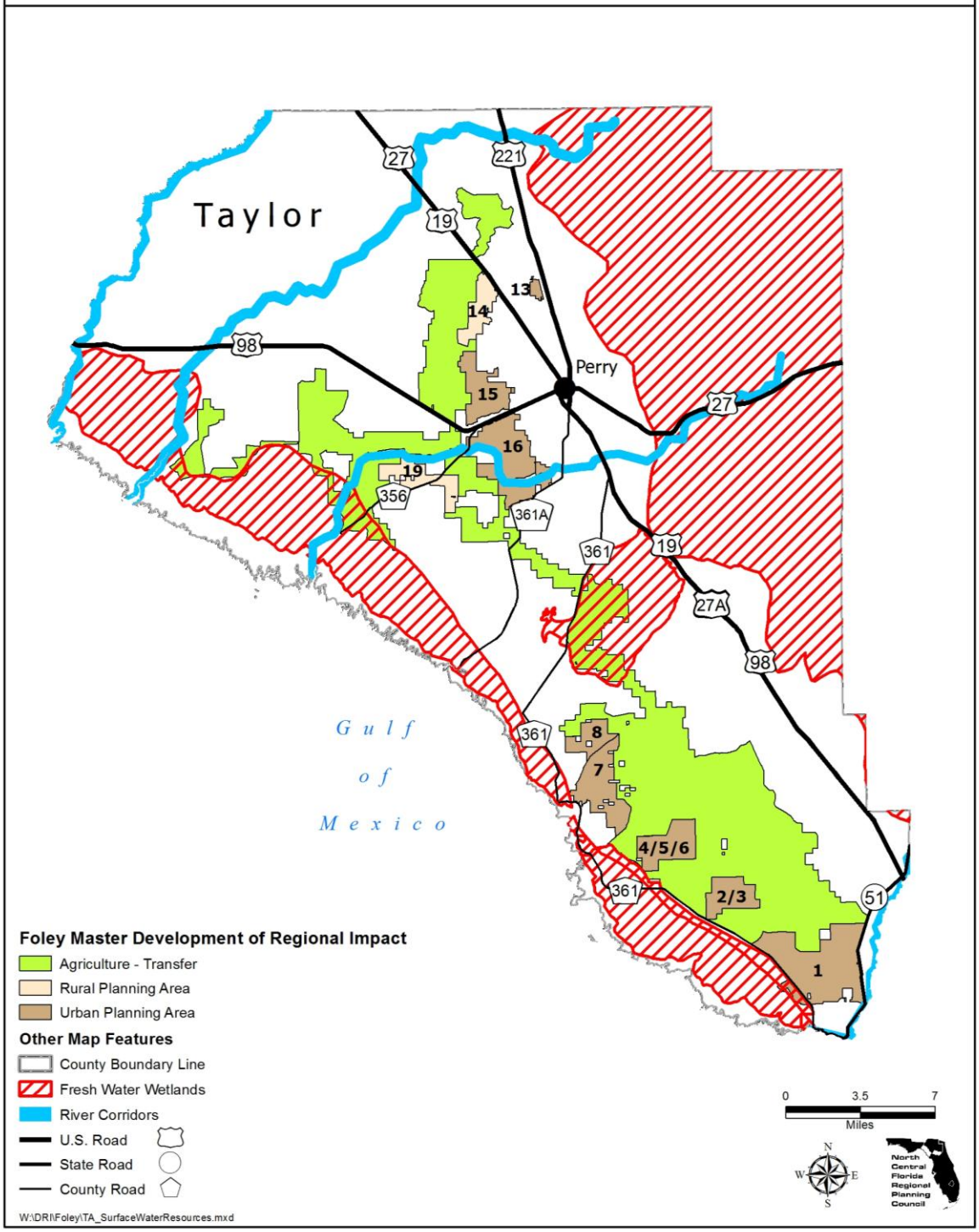


ILLUSTRATION XI
Foley Master Development of Regional Impact
Regionally Significant Natural Resources - Coastal and Marine Resources

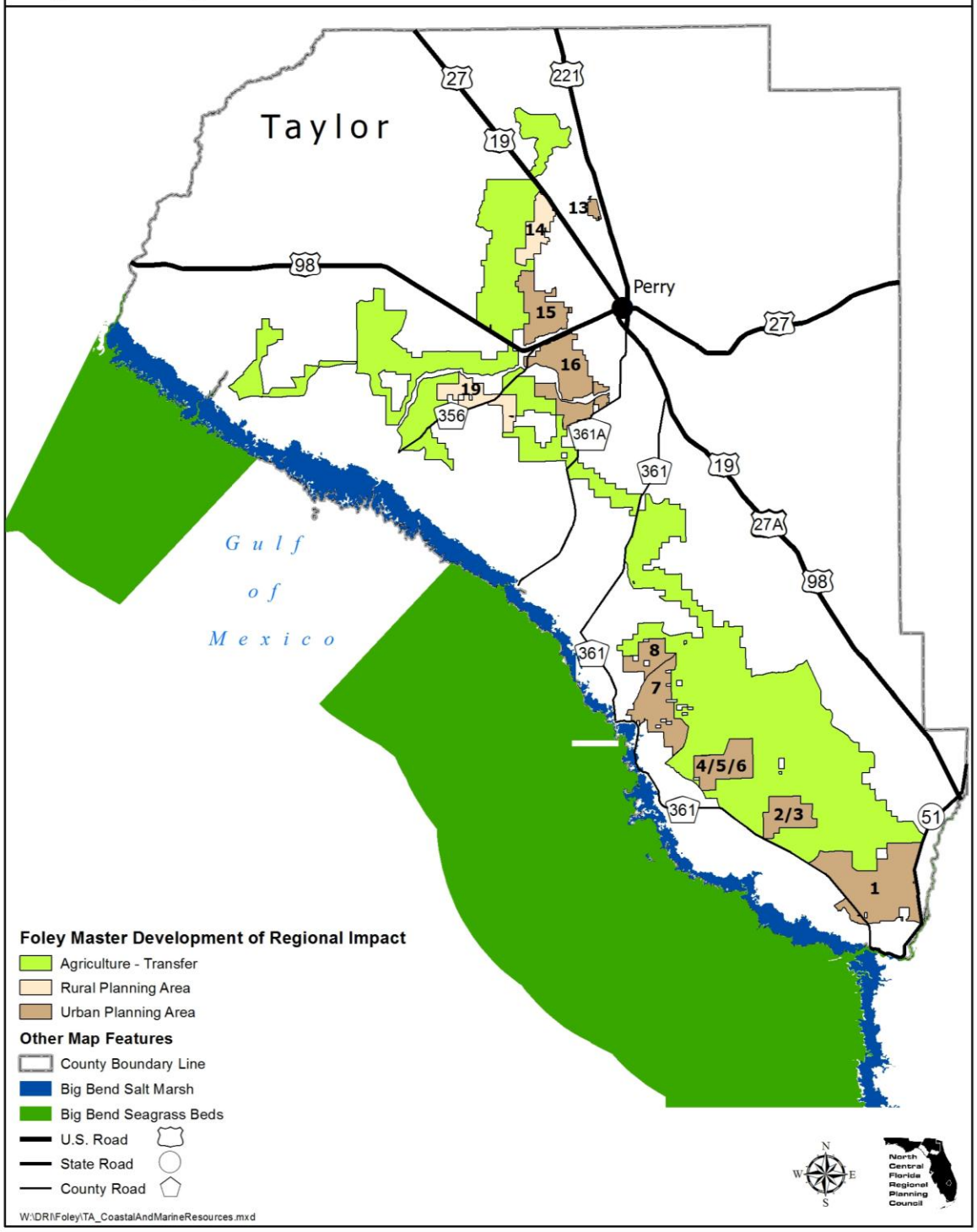


TABLE 15

WETLANDS
FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

PLANNING AREA	TOTAL UPLANDS (ACRES)	TOTAL UPLANDS (PERCENT)	TOTAL WETLANDS (ACRES)	TOTAL WETLANDS (PERCENT)	TOTAL (ACRES)
1	5,203	65.5%	2,739	34.5%	7,942
2/3	1,735	78.9%	489	22.0%	2,225
4/5/6	2,320	82.2%	502	17.8%	2,821
7	3,188	84.3%	593	15.7%	3,781
8	1,337	89.2%	163	10.8%	1,499
13	265	93.9%	17	6.1%	282
14	1,191	63.0%	699	37.0%	1,890
15	2,080	72.0%	807	28.0%	2,886
16	4,148	81.0%	972	19.0%	5,120
19	2,158	94.6%	122	5.4%	2,280
Total	23,624	76.9%	7,102	23.1%	30,726

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact
Application for Master Development Approval, July 2011, Table 13.A.1.

Due to the size and scale of the project, as well as the conceptual nature of the Application for Master Development Approval, detailed wetland surveys were not conducted. The Application notes that detailed wetland surveys will be performed in conjunction with each Application for Incremental Development Approval. Furthermore, methods of wetland preservation for specific wetland areas will be provided with each Application for Incremental Development Approval. Finally, the Application for Master Development Approval further states that wetland buffers and mitigation will be consistent with County Comprehensive Plan Future Land Use Element Policies I.19.6 and I.19.7, as well as Conservation Element Policies V.2.4, V.2.6, V.2.7, V.2.8, V.2.14, V.2.15, V.4.8, V.4.11, V.6.2, V.6.3 and V.7.1.

In order to mitigate adverse impacts to wetlands, it is recommended that the Wetlands Commitments located in the Applicant Commitments section of this report and the Wetland Condition located in the Recommendations section of this report be included as conditions to the local government master development order.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

WATER

APPLICABLE REGIONAL GOALS/POLICIES

Regional Goal 4.3. Protect all sources of recharge to the Floridan Aquifer from all activities which would impair these functions or cause a degradation in the quality of the water being recharged in recognition of the importance of maintaining adequate supplies of high-quality groundwater for the region.

REGIONAL GOAL 4.3. Maintain an adequate supply of high-quality groundwater to meet the needs of north central Florida residents, in recognition of its importance to the continued growth and development of the region.

Policy 4.3.8. Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for the protection of the Floridan Aquifer, Areas of High Recharge Potential to the Floridan Aquifer, the Ichetucknee Trace, as well as Stream-to-Sink Watersheds and Sinks which have been identified and mapped in the regional plan as Natural Resources of Regional Significance.

Policy 4.3.9. Encourage local and regional development of alternative water supplies within south Georgia, the Suwannee River Water Management District and the St. Johns River Water Management District, including desalination, conservation, reuse of nonpotable reclaimed water and stormwater, as well as aquifer storage and recovery.

REGIONAL GOAL 4.7. Maintain the quantity and quality of the region's surface water systems in recognition of their importance to the continued growth and development of the region.

Policy 4.7.5. Use non-structural water management controls as the preferred water management approach for rivers, lakes, springs, and fresh water wetlands identified as Natural Resources of Regional Significance.

Policy 4.7.12. Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for stormwater management, including retrofit programs for known surface water runoff problem areas, and aquifer recharge protection in order to protect the quality and quantity of water contained in the Floridan Aquifer and surface water systems identified as Natural Resources of Regional Significance.

Policy 4.7.13. Work with local governments, state and federal agencies, and the local water management districts in the review of local government comprehensive plans and developments of regional impact as they affect wetlands identified as Natural Resources of Regional Significance to ensure that any potential adverse impacts created by the proposed activities on wetlands are minimized to the greatest extent possible.

IMPACT DETERMINATION

Due to the size and scale of the project as well as the conceptual nature of the Application for Master Development Approval, impacts to water resources cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

As noted in the Application for Master Development Approval, the County is not located within an existing or proposed Water Supply Planning Area or Caution Area (where water is projected to be inadequate for the 20-year planning period without exceeding minimum flow level constraints). Furthermore, no portion of the County has been identified by the Suwannee River Water Management District as under consumptive use permitting restrictions. Impacts to water resources cannot be determined until the time of Application for Incremental Development Approval submittal.

In order to mitigate adverse impacts to water, it is recommended that the Water Commitments located in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

SOILS

APPLICABLE REGIONAL GOALS/POLICIES

None.

IMPACT DETERMINATION

Due to the size and scale of the project, as well as the conceptual nature of the Application for Master Development Approval, impacts to soils cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

Table 16 presents the estimated percentage of each Planning Area which is identified by soil types classified as either hydric, non-hydric with hydric inclusions, non-hydric, or water. Hydric soils include soils which are sufficiently saturated, flooded, or ponded enough to support the growth and regeneration of hydrophytic (wetland) vegetation. Soils with Potential for Hydric Inclusions refers to non-hydric soils which contain smaller pockets of hydric soils.

TABLE 16

SUMMARY OF SOIL CATEGORIES PER PLANNING AREA
FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

	PERCENTAGE OF PLANNING AREA BY HYDRIC STATUS			
PLANNING AREA	HYDRIC	SOILS WITH POTENTIAL FOR HYDRIC INCLUSIONS	NON-HYDRIC	WATER
1	26.9%	61.9%	11.2%	0.1%
2/3	16.6%	51.1%	32.3%	0.0%
4/5/6	16.2%	42.2%	41.5%	0.0%
7	11.5%	48.5%	38.3%	1.7%
8	14.0%	56.1%	29.9%	0.0%
13	18.4%	78.3%	3.3%	0.0%
14	23.7%	75.2%	1.2%	0.0%
15	30.8%	46.0%	23.1%	0.0%
16	21.4%	55.3%	23.3%	0.0%
19	6.8%	72.3%	20.9%	0.0%

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact
Application for Master Development Approval, July 2011, Table 15.A.2.

The Application for Master Development Approval also notes that some onsite soil types are characterized by the United States Department of Agriculture Natural Resources Conservation Soil Survey of the County (2000) as having potential for subsidence. The Application for Master Development Approval states that the characteristics for these soil types will be evaluated within the Planning Areas at the time of each Application for Incremental Development Approval.

In order to mitigate adverse impacts to soils, it is recommended that the Soils Commitment located in the Applicant Commitments section of this report be included as a condition to the local government master development order.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

FLOODPLAINS

APPLICABLE REGIONAL GOALS/POLICIES

None.

IMPACT DETERMINATION

Due to the size and scale of the project, as well as the conceptual nature of the Application for Master Development Approval, impacts to floodplains cannot be determined until the time of Application for Incremental Development Approval submittal. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

Table 17 presents the estimated amount of each Planning Area which is located within a flood zone. The Flood Insurance Rate Map of the County identifies the project site as located within Flood Zone X. Flood Zone X represents land areas located outside of a special flood hazard area. This zone corresponds to areas outside the one percent annual chance of floodplain, areas of one percent annual chance of sheet flow flooding wherever average depths are less than one foot, areas of one percent annual chance of stream flooding wherever the contributing drainage area is less than one square mile, or areas protected from the one percent annual chance flood by levees.

TABLE 17

PRE-DEVELOPMENT FLOOD ZONE AREA
FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

PLANNING AREA	PLANNING AREA ACREAGE	FLOOD ZONE ACREAGE	PERCENT OF PLANNING AREA IN FLOOD ZONE
1	7,942	3,481	43.8%
2/3	2,225	556	25.0%
4/5/6	2,821	633	22.4%
7	3,781	807	21.3%
8	1,499	305	20.3%
13	282	48	17.0%
14	1,890	1,282	67.8%
15	2,886	1,487	51.5%
16	5,120	2,137	41.7%
19	2,280	515	22.6%
Total	30,726	11,251	36.6%

Note: Totals may not sum due to rounding.

Source: Foley Master Development of Regional Impact
Application for Master Development Approval, July 2011, Table 16.A.1.

The Application for Master Development Approval states that detailed information, including mitigation measures, to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume will be provided at the time of an Application for Incremental Development Approval submittal.

In order to mitigate adverse impacts to floodplains, it is recommended that the Floodplains Commitments located in the Applicant Commitments section of this report be included as conditions to the local government master development order.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

HISTORICAL AND ARCHAEOLOGICAL SITES

APPLICABLE REGIONAL GOALS/POLICIES

None.

SUMMARY OF IMPACTS

Due to the size and scale of the project, as well as the conceptual nature of the Application for Master Development Approval, impacts to historical and archaeological resources cannot be determined. A determination of impacts will occur during Council review of the individual Applications for Incremental Development Approval.

IMPACT DETERMINATION

A search of Florida Division of Historical and Archaeological Resources Master File identifies potential historical/archaeological sites in or within 300 feet of Planning Areas 1, 4/5/6, and 16. As noted in Applicant Commitment 61, the presence of historical resources will be evaluated for each Application for Incremental Development Approval when site-specific development footprints have been established.

In order to mitigate adverse impacts to historical and archaeological sites, it is recommended that the Historical and Archaeological Sites Commitment located in the Applicant Commitments section of this report be included as a condition to the local government master development order.

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V

CONSISTENCY WITH THE NORTH CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

The North Central Florida Strategic Regional Policy Plan is a long-range guide for the physical and economic development of a planning region which identifies regional goals and policies. It is not just a plan for the regional planning council. It is a plan for the region. The plan contains regional goals and policies designed to promote a coordinated program of regional actions directed at resolving problems identified in the trends and conditions statements contained within each strategic regional subject area. The required strategic regional subject areas are affordable housing, economic development, emergency preparedness, natural resources of regional significance, and regional transportation. The plan also identifies and addresses regional facilities and Natural Resources of Regional Significance which could be adversely affected by development activities.

Applicable regional plan goals and policies have been cited under each regional resource/facility impact evaluation section. Affected regional facilities and Natural Resources of Regional Significance are similarly cited.

The application of the goals and policies of the regional plan should result in a balancing of the beneficial and adverse impacts that might be created by a proposed development of regional impact. The application of the goals and policies of the plan should not necessarily result in a finding of inconsistency should one feature of the project be inconsistent with one regional goal or policy. Therefore, regional consistency review examines the Application for Master Development Approval within the context of the five elements of the regional plan.

AFFORDABLE HOUSING

Due its size and conceptual nature, the Application for Master Development Approval does not assess affordable housing impacts. However, the Applicant has committed to assessing affordable housing impacts for each Application for Incremental Development Approval using use the latest version of the North Central Florida Regional Planning Council Development of Regional Impact Affordable Housing Methodology in effect as of the date of the applicable Application for Incremental Development Approval pre-application conference to identify and mitigate adequate housing impacts pursuant to Rule 9J-2.048, Florida Administrative Code (Foley Master Development of Regional Impact Application for Master Development Approval, July 2011, page 24-3). Therefore, the Application for Master Development Approval is consistent with the Affordable Housing Element of the North Central Florida Strategic Regional Policy Plan provided that the Housing Commitments located in the Applicant Commitments section of this report are included as conditions in the local government master development order. However, Council review of the individual Applications for Incremental Development Approval may result in different findings and conclusions than presented herein regarding consistency with the regional plan.

ECONOMIC DEVELOPMENT

The Application for Master Development Approval notes that the project, if built to its maximum allowable intensity of use, will include 2,083,300 square feet of retail commercial and service, 840,000 square feet of hospital/medical, 1,005,700 square feet of office, 650,000 square feet of industry, 900 hotel rooms, and 473,500 square feet of post-secondary educational facilities. The Application for Master Development Approval is consistent with the Economic Development Element of the North Central Florida Strategic Regional Policy Plan. However, Council review of the individual Applications for Incremental Development Approval may result in different findings and conclusions than presented herein regarding consistency with the Economic Development Element of the North Central Florida Strategic Regional Policy Plan.

EMERGENCY PREPAREDNESS

The Emergency Preparedness Element of the regional plan contains goals and policies addressing coastal storms and their associated flooding as well as the management of hazardous materials releases. The project site is located outside of the Coastal High Hazard Area as depicted on the County 2035 Future Land Use Map and that the Planning Areas are located outside of the County's established Coastal High Hazard Area. The Application notes that hotel/motel uses and locations will be defined at the time of the Applications for Incremental Development Approval submittal, as well as appropriate actions or provisions to mitigate hurricane impacts, as applicable. The Application for Master Development Approval is consistent with the Emergency Preparedness Element of the North Central Florida Strategic Regional Policy Plan provided that the Hurricane Preparedness Commitments contained in the Applicant Commitments section of this report are included as conditions in the local government master development order. However, Council review of the individual Applications for Incremental Development Approval may result in different findings and conclusions than presented herein regarding consistency with the Emergency Preparedness Element of the North Central Florida Strategic Regional Policy Plan.

NATURAL RESOURCES OF REGIONAL SIGNIFICANCE

The Planning Areas and Agriculture-Transfer Areas which are the subject of the Application for Master Development Approval are located within or near the following Natural Resources of Regional Significance identified and mapped in North Central Florida Strategic Regional Policy Plan: The Big Bend Seagrass Beds, the Big Bend Coastal Marsh, Coastal Freshwater Wetlands, the Big Bend Coastal Tracts, the Steinhatchee and Fenholloway River Corridors, and the North Central Florida Ecological Greenway. The Application for Master Development Approval is consistent with the Natural Resources of Regional Significance Element of the North Central Florida Strategic Regional Policy Plan provided that the Vegetation and Wildlife Commitments, the Wetlands Commitments, the Water Commitments, the Soils Commitments, the Floodplain Commitments, the Stormwater Management Commitments, and the Recreation and Open Space Commitments contained in the Applicant Commitments section of this report as well as the Wetlands Conditions, the Stormwater Management Conditions, and the Recreation and Open Space Condition located in the Recommendations section of this report are included as conditions in the local government master development order. However, Council review of the individual Applications for Incremental Development Approval may result in different findings and conclusions than presented herein regarding consistency with the Natural Resources of Regional Significance Element of the North Central Florida Strategic Regional Policy Plan.

REGIONAL TRANSPORTATION

Significant and adverse impacts are anticipated to occur to the Regional Road Network as a result of the Foley Master Development of regional Impact. Conditions are recommended to be included in the local government master development order to mitigate impacts to these road segments. Therefore, the Application for Master Development Approval is consistent with the Regional Transportation Element of the Regional Plan provided the Transportation Commitments contained in the Applicant Commitments section of this report as well as the Transportation Conditions contained in the Recommendations section of this report are included in the local government master development order. However, Council review of the individual Applications for Incremental Development Approval may result in different findings and conclusions than presented herein regarding consistency with the Regional Transportation Element of the North Central Florida Strategic Regional Policy Plan.

CONCLUSION

The Application for Master Development Approval is consistent with the North Central Florida Strategic Regional Policy Plan provided the Applicant Commitments located in the Applicant Commitments section of this report as well as the Conditions located in the Recommendations section of this report are included in the local government master development order. However, Council review of the individual Applications for Incremental Development Approval may result in different findings and conclusions than presented herein regarding consistency with the North Central Florida Strategic Regional Policy Plan.

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APPENDIX 1

COMMENTS FROM OTHER AGENCIES

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Florida Fish and Wildlife Conservation Commission

Commissioners
Kathy Barco
Chairman
Jacksonville

Kenneth W. Wright
Vice Chairman
Winter Park

Ronald M. Bergeron
Fort Lauderdale

Richard A. Corbett
Tampa

Charles W. Roberts III
Tallahassee

Dwight Stephenson
Delray Beach

Brian S. Yablonski
Tallahassee

Executive Staff
Nick Wiley
Executive Director

Greg Holder
Assistant Executive Director

Karen Ventimiglia
Chief of Staff

Division of Habitat & Species Conservation
Eric Sutton, Director

(850) 488-3831
(850) 921-7793 FAX

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

December 12, 2011

NORTH CENTRAL FLORIDA
RECEIVED
DEC 14 2011
REGIONAL PLANNING COUNCIL

Mr. Steven Dopp
Senior Planner
North Central Florida Regional Planning Council
2009 NW 67th Place
Gainesville, FL 32653-1603
dopp@ncfrpc.org

Re: Foley Master Development of Regional Impact, Application for Master Development Approval, Final Report, Taylor County

Dear Mr. Dopp:

The Division of Habitat and Species Conservation, Conservation Planning Services Section, of the Florida Fish and Wildlife Conservation Commission (FWC) has coordinated our agency's review of the Application for Master Development Approval for the Foley Master Development of Regional Impact. We offer the following comments in accordance with Chapter 380.06 of the Florida Statutes and Chapter 9J-2.041 of the Florida Administrative Code.

Description

Foley Timber and Land Company has applied for a Master Development of Regional Impact that would provide the basic outline for eight urban and two rural planning areas that would partially implement the Taylor County Vision 2060 Plan, the Taylor County 2035 Comprehensive Plan, and the Taylor County Economic Development Plan. The planning areas would total 30,726 acres that are primarily tree plantations (23,624 acres), wetland forested mixed (3,414 acres), wetland coniferous forest (2,239 acres), vegetated non-forested wetlands (647 acres), and wetland hardwood forest (407 acres); the rest is a mixture of commercial services, streams and waterways, lakes, and disturbed lands (totaling approximately 395 acres). Five of the parcels lie west and northwest of Perry, while the other five are arrayed along, but not immediately adjacent to, the southern coastline of Taylor County. As a Master Application for Development Approval, the plans for each planning area are still conceptual; detailed plans would be developed through Individual Applications for Development Approval, with an expected build-out date of 2035.

Recommendations

We have been pleased to work with the applicant, Taylor County, the then-Department of Community Affairs, and your office during the development of this plan from its early stages, and we look forward to continuing to work proactively with the applicant and all involved agencies. We have supported, and continue to support, the orderly planning for developing the economic resources while conserving the rich fish and wildlife resources of Taylor County. Accordingly, we commit to assisting in the development of the Individual Applications for Development Approval, and encourage the applicant, the County, the Department of Economic Development, and your office to contact us early in the planning stages for each application.

As the project moves forward, please coordinate interactions with the FWC through my office at email FWCConservationPlanningServices@MyFWC.com or at 850-410-5367, and we will be glad to make the necessary arrangements. If there are specific questions stemming from this letter, please contact Mary Ann Poole at 850-488-8783 or by email at maryann.poole@myfwc.com.

Sincerely,

Thomas Walsh, Ast Section Ldr

for Scott Sanders, Section Leader
Conservation Planning Services

ss/map
ENV 1-11-3
Foley Master DRI_2429_**121211**

cc: Curtis Ostrodka, VHB, MillerSellen, Orlando (COstrodka@VHM.com)
Darla Miller, VHB, MillerSellen, Orlando (DMiller@VHB.com)
Arte Roman, VHB, MillerSellen, Orlando (ARoman@VHB.com)
Ana Richmond, FDEO, Tallahassee (anastasia.mcguinness@deo.myflorida.com)
Jack R. Brown, Taylor County Board of County Commissioners, Perry (jack.brown@taylorcountygov.com)

APPENDIX 2

RECOMMENDED LOCAL GOVERNMENT MASTER DEVELOPMENT ORDER

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RESOLUTION NO. 2012-____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF TAYLOR COUNTY, FLORIDA, ADOPTING THE MASTER DEVELOPMENT ORDER FOR THE FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, the Taylor County Vision 2060 Plan (Vision 2060 Plan) was adopted by the Board of County Commissioners of Taylor County, Florida, a political subdivision of the State of Florida (the "County") and included in its local comprehensive plan in September 2008; and

WHEREAS, the County intends to promote sound economic development and sustainable development patterns by adopting amendments to its comprehensive plan that shall implement its Vision 2060 Plan; and

WHEREAS, amendments to implement the Vision 2060 Plan were included in County comprehensive plan amendments which have been found in compliance with State requirements by the Florida Department of Economic Opportunity; and

WHEREAS, Foley Timber and Land Company, Limited Partnership, a Delaware Limited Partnership (the "Owner"), desires to assist the County in implementing the Vision 2060 Plan and local comprehensive plan by creating a master plan for its property located in Taylor County, Florida; and

WHEREAS, the property that is subject to this Master Development Order is owned by the Owner as of the effective date of this Master Development Order and is more particularly described in Exhibit "1" which is attached hereto and by reference made part of this Agreement; and

WHEREAS, Section 380.06(21)(b), Florida Statutes, provides that if a proposed development is planned for development over an extended period of time, the Owner may file an Application for Master Development Approval ("AMDA") of the project and agree to present subsequent increments of the development for preconstruction review pursuant to applications for incremental development approval ("AIDA"). Any subsequent applicant for an AIDA shall be referenced herein as an "Incremental Developer"; and

WHEREAS, on October 28, 2010, the Owner, the North Central Florida Regional Planning Council (the "Council") and the County, entered into a Master Development of Regional Impact Agreement as required by Section 380.06(21)(b), Florida Statutes, hereafter referred to as the "AMDA Agreement", which is attached hereto and by reference made part hereof as Exhibit "2", establishes the scope of review for the AMDA and each AIDA increment; and

WHEREAS, on July 25, 2011, the Owner, in accordance with Subsections 380.06(6) and (21), Florida Statutes, filed an AMDA for the Foley Master Development of Regional Impact with the County and the Council; and

WHEREAS, the Council issued its First Sufficiency Review Comments on August 25, 2011 and its Second Sufficiency Review Comments on November 17, 2011; and

WHEREAS, the Owner provided responses to the Council Sufficiency Review Comments on October 24, 2011 and November 22, 2011 (the "Sufficiency Responses"); and

WHEREAS, on December 1, 2011 the Owner, the County and the Council approved the First Amendment to the AMDA Agreement hereafter referred to as the "Amended AMDA Agreement" which modified the legal description of the geographic area subject to the Master Development of Regional Impact Agreement and is attached hereto and made part hereof as Exhibit "3"; and

WHEREAS, the Council issued its Notice of Determination of Sufficiency on December 5, 2011 and instructed the County to set the public hearing date for the AMDA; and

WHEREAS, the County is the governing body of the unincorporated areas of Taylor County, Florida having jurisdiction pursuant to Section 380.06, Florida Statutes, is authorized and empowered to consider the AMDA for the Foley Master Development of Regional Impact; and

WHEREAS, the public notice requirements of Section 380.06, Florida Statutes, have been satisfied; and

WHEREAS, the County conducted a duly noticed public hearing on February 21, 2012 to consider the adoption of this Master Development Order; and

WHEREAS, at the duly noticed public hearing, all interested parties and members of the public were afforded the opportunity to participate in the public hearing on the matters described above, relating to the Foley Master Development of Regional Impact; and

WHEREAS, at the duly noticed public hearing, the County received and considered a report and recommendation of the North Central Florida Regional Planning Council and received and considered testimony and documents offered at the public hearing; and

WHEREAS, at said public hearing, the County was presented with substantial competent evidence and heard testimony of interested persons regarding the Master Development of Regional Impact; and

WHEREAS, the AMDA Agreement, the Amended AMDA Agreement and the Sufficiency Responses are incorporated herein and by reference made part of this Master Development Order, to the extent that they are not inconsistent with this Master Development Order; and

WHEREAS, at a duly noticed public hearing held December 13, 2011, the County approved an amendment to the Comprehensive Plan of the County which renders the Foley Master Development of Regional Impact consistent with the Comprehensive Plan of the County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF TAYLOR COUNTY, FLORIDA THAT:

This Resolution shall constitute the Master Development Order of Taylor County issued in response to the Foley Master Development of Regional Impact AMDA as submitted by the Owner on July 25, 2011, the Foley Master Development of Regional Impact, Responses to the First Sufficiency Request for Additional Information, submitted by the Owner on October 21, 2011, and the Foley Master Development of Regional Impact, Responses to the Second Sufficiency Request for Additional Information, submitted by the Owner on November 22, 2011. The County makes the following recitals, and findings of fact and conclusions of law:

1. RECITALS

The recitals set forth above are true and correct and are incorporated herein and made by reference a part hereof.

2. FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. The Owner is proposing to develop the Foley Master Development of Regional Impact in accordance with the Master Development Plan in the AMDA (Map "H" in the AMDA) attached hereto and incorporated herein as Exhibit "4." The Owner and the County hereby agree that Map H may be further revised as part of each AIDA Incremental Development Order.

b. The real property constituting the Foley Master Development of Regional Impact in Taylor County, Florida, which is the subject of the AMDA, consists of 30,726 acres of Urban and Rural Planning Areas and 82,797 acres of Agriculture-Transfer Area which is legally described and set forth in Exhibit "1."

c. The Development Program approved by this Master Development Order is described as set forth in Exhibit "5" attached hereto and by reference made part hereof and as modified by General Condition 3.a.(5) which is contained herein.

d. The Foley Master Development of Regional Impact is not located in an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes.

e. The Foley Master Development of Regional Impact is expected to be developed in increments subject to preconstruction review pursuant to applications for an AIDA.

f. The AMDA is consistent with Subsections 380.06(6) and (21), Florida Statutes.

g. The County has determined that the Foley Master Development of Regional Impact is consistent with the State Comprehensive Plan, its comprehensive plan, its Land Development Code and the Report and Recommendation from the Council.

h. The Owner, the County and the Council have reviewed this Master Development Order to ensure that anticipated regional impacts have been adequately addressed and that information requirements for subsequent AIDA review are clearly defined.

THE FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT IS SUBJECT TO THE FOLLOWING CONDITIONS, RESTRICTIONS AND LIMITATIONS.

3. GENERAL CONDITIONS

a. Owner Commitments as Conditions

(1) The project shall be developed as described in the Foley Master Development of Regional Impact AMDA as submitted by the Owner on July 25, 2011, the Foley Master Development of Regional Impact, Responses to the First Sufficiency Request for Additional Information, submitted by the Owner on October 21, 2011, and the Foley Master Development of Regional Impact, Responses to the

Second Sufficiency Request for Additional Information, submitted by the Owner on November 22, 2011.

(2) Individual Planning Areas or combinations of Planning Areas shall be processed as separate AIDAs, consistent with the provisions of the AMDA Agreement which is part of the attached Exhibit "2.", and this Master Development Order (Foley Master Development of Regional Impact AMDA, July 2011, page 10-2).

(3) Specific Demographic, Employment and Phasing Information tables shall be provided for each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 10-14).

(4) High-quality wetlands and buffer preservation areas shall be determined with each Planning Area in conjunction with each AIDA submittal and shall be consistent with Future Land Use Element Policies I.19.6 and I.19.7 as well as Conservation Element Policies V.2.4, V.2.7, V.2.8, V.2.14, V.2.15, V.4.5, V.6.3 and V.7.1 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact AMDA, July 2011, page 12-4).

(5) The Development Program approved by this Master Development Order as set forth in Exhibit "5" and as set forth in the notes on the Master Development Plan contained in Exhibit "4" are hereby modified and clarified as follows: The maximum allowable square footage of hospital/medical use authorized in Planning Area 1 is 210,000 square feet. The maximum authorized amount of Retail and Services uses in Planning Area 1 is 360,000 square feet. The maximum authorized square footage of hospital/medical use in Planning Area 7 is 210,000 square feet. The maximum authorized amount of Retail and Services uses in Planning Area 7 is 392,750 square feet. The maximum allowable square footage of hospital/medical use authorized in Planning Area 16 is 420,000 square feet. The maximum authorized amount of Retail and Service uses in Planning Area 16 is 444,000 square feet.

b. Other Conditions

(1) Each AIDA shall provide information as per pages B1 through B19, Exhibit "B" of the AMDA Agreement, which is part of the attached Exhibit "2", and shall address all questions in Florida Department of Economic Opportunity Form RPM-BSP-ADA-1 in full.

(2) As a result of review of AIDAs, identification of impacts may necessitate the establishment of further local government Incremental Development Order conditions than contained herein in order to mitigate identified impacts which are identified for specific Planning Areas as a result of the AIDA review process.

(3) Each AIDA shall identify and map that portion of the Agriculture-Transfer Area from which dwelling unit development rights are being transferred to allow for the increased density in specific Planning Areas.

4. VEGETATION AND WILDLIFE CONDITIONS

a. Owner Commitments as Conditions

(1) Detailed wildlife and plant surveys shall be performed in conjunction with each AIDA submittal and consistent with Conservation Element Policies V.4.1 and V.4.3 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact AMDA, July 2011, page 12-8).

(2) Surveys for protected species pursuant to Florida Fish and Wildlife Conservation Commission or U.S. Fish and Wildlife Service criteria shall be conducted at the time of each AIDA, consistent with Conservation Element Policies V.4.1 and V.4.3 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order. If protected species are found onsite, a management plan shall be prepared, if required, to mitigate any adverse effects the project may have on the species. Species management plans shall be consistent with Conservation Element Policies V.4.2 and V.4.3 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact AMDA, July 2011, page 12-10).

5. WETLANDS CONDITIONS

a. Owner Commitments as Conditions

(1) Wetland mitigation measures shall be addressed consistent with Conservation Element Policies V.4.2 and V.4.11 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order and described at the time of each AIDA. Avoidance and minimization of wetland impacts shall be consistent with the Comprehensive Plan of the County, Land Development Code of the County, and applicable state and federal wetland permitting programs (Foley Master Development of Regional Impact AMDA, July 2011, page 12-14).

(2) A detailed inventory of all wetlands and other environmentally sensitive lands shall be provided during each subsequent AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 13-1).

(3) Detailed data for historic hydroperiods and seasonal high water elevations shall be provided for each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 13-3).

(4) Proposed hydroperiods, seasonal water elevations, and methods of preservation shall be provided at the time of each AIDA submittal. Wetland enhancement areas, if needed, shall be determined during each AIDA submittal. Detailed data regarding wetland mitigation shall be provided during the AIDA process, if necessary (Foley Master Development of Regional Impact AMDA, July 2011, page 13-4).

(5) Best Management Practices approved by the Suwannee River Water Management District and/or the United States Army Corps of Engineers, as appropriate, shall be used during construction to protect the remaining on-site wetlands within the developed portions of the Planning Areas. The use of Best Management Practices during construction activities shall be consistent with Conservation Element Policy V.2.16 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order. If applicable, jurisdictional wetland determinations shall be provided during each AIDA process. Any proposed enhanced wetlands shall be identified at the time of each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 13-9).

b. Other Conditions

(1) Wetland impacts within Planning Areas shall be avoided and minimized through application of the Comprehensive Plan of the County, the Land Development Code of the County, and applicable state and federal wetlands permitting programs administered by the Florida Department of Environmental Protection, Suwannee River Water Management District, and the United States Army Corps of Engineers. Residential and non-residential building footprints shall minimize impacts to the natural functions of wetlands to the greatest extent practicable, utilizing uplands acreage whenever feasible and practicable.

The following definitions for "low quality wetlands" and "high quality wetlands" are applicable to those areas within the Planning Area boundaries and shall be applied at the time of Incremental Development of Regional Impact review.

"Low quality wetlands" means wetlands that meet at least one of the following criteria:

a) Any wetland planted in pine or otherwise disturbed by silviculture activities;
b) Any wetland consisting of a ditch, man-made canal or borrow pit;
c) Any wetland containing paved or maintained roads, timber roads or utility rights-of-way; or
d) Any wetlands that have been degraded to the extent that more than fifty percent (50%) of the wetlands contain exotic, non-native or nuisance invasive plant species.

The planting of new pines, creation of new timber roads, or granting of new utility rights-of-way in wetlands shall not cause high quality wetlands to be reclassified as low quality wetlands.

"High quality wetlands" means all wetlands that do not qualify as low quality wetlands under the foregoing definition. High quality wetlands shall be protected with a naturally vegetated buffer of at least twenty-five (25) feet measured from the delineated edge of the wetlands.

(2) Development within high quality wetlands and their associated buffers shall be prohibited except for uses approved by the appropriate permitting agency or agencies for roads, utility lines, passive recreational trails, water access, or wetlands maintenance and restoration; provided, however, that impacts to high quality wetlands may be allowed in cases where no other feasible and practicable alternative is available that shall allow a reasonable beneficial use of the land.

6. WATER CONDITIONS

a. Owner Commitments as Conditions

(1) Site-specific surface water data for the Planning Areas shall be provided at the time of each AIDA. Site specific groundwater data for the Planning Areas shall be provided at the time of each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 14-2).

(2) Best Management Practices recommended by the Suwannee River Water Management District shall be implemented in the developed portions of the Planning Areas to minimize the impacts on receiving surface waters. Specific Best Management Practices appropriate for the development footprint and characteristics of each Planning Area shall be described at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 14-4).

(3) Stormwater reuse ponds shall be used to further reduce discharge of runoff by distributing captured stormwater throughout the development for irrigation and, where possible, for other uses which do not require potable water (Foley Master Development of Regional Impact AMDA, July 2011, page 14-4).

7. SOILS CONDITIONS

a. Owner Commitments as Conditions

(1) Because site-specific development footprints have not been identified in the AMDA, details, as applicable, regarding potential for subsidence, the protection and/or use of unique geological features, specific construction methods that take into account soil limitations, steps taken during site preparation and construction to prevent or control wind and water soil erosion, detailed information regarding proposed plans for clearing, grading and erosion control, as well as the use of fill or placement of spoil shall be addressed by each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, pages 15-3 through 15-5).

8. FLOODPLAINS CONDITIONS

a. Owner Commitments as Conditions

(1) Post-development flood prone areas for each Planning Area shall be provided with each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 16-1).

(2) A flood study shall be prepared prior to development of each AIDA to determine base flood elevations within these areas to further refine the limits of the floodplain (Foley Master Development of Regional Impact AMDA, July 2011, page 16-2).

(3) No residential structures shall be located within the Coastal High Hazard Area as delineated in the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact AMDA, July 2011, page 16-2).

(4) Detailed information, including mitigation measures, to mitigate the potential flood hazard and to maintain the one hundred (100)-year floodplain storage volume shall be provided at the time of an AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 16-3).

(5) Within each Planning Area, the stormwater management system may combine wet-detention ponds, stormwater reuse ponds, bio-retention swales, and restoration of natural hydroperiods in the on-site wetlands, as approved by the Suwannee River Water Management District (Foley Master Development of Regional Impact AMDA, July 2011, page 16-4).

9. WATER SUPPLY AND WASTEWATER MANAGEMENT CONDITIONS

a. Owner Commitments as Conditions

(1) The Planning Areas shall use both potable and non-potable water sources. This practice shall provide the lowest-quality water available for the lowest quality need. The use of non-potable water by a stormwater reuse distribution network constructed on-site shall be evaluated at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 17-4).

(2) The individual residential dwelling units within Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 13, 15, and 16 shall not be permitted to construct potable or non-potable water wells (Foley Master Development of Regional Impact AMDA, July 2011, page 17-5).

(3) Details regarding individual water wells at Rural Planning Areas 14 and 19, if applicable, shall be provided at the time of the AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 17-5).

(4) If on-site water wells are used, the applicable AIDAs shall evaluate potential adverse impacts to underlying or overlying aquifers (Foley Master Development of Regional Impact AMDA, July 2011, page 17-6).

(5) The Urban Planning Areas shall be serviced by new sub-regional water and wastewater distribution and collection systems consistent with Policy IV.2.6 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact AMDA, July 2011, page 17-6).

(6) The exact location of off-site water supply shall be established at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 17-6).

(7) The water supply system(s) provided within the Urban Planning Areas may be provided by a public utility, if available at the time of development, or be created, operated and maintained by (i) an Incremental Developer; (ii) a utility district(s); (iii) a Community Development District(s) or similar mechanism(s) as appropriate; or (iv) a combination thereof as approved by the County. If public utilities are available to serve development, the election to connect to a public utility system or to create a utility district(s) to provide water service, shall be made by the Incremental Developer at the time of each AIDA application (Foley Master Development of Regional Impact AMDA, July 2011, page 17-6), provided that any connection to a public utility system shall be subject to approval by the owner of the public utility.

(8) An executed development agreement(s) shall be used to ensure the financial feasibility of the construction of any off-site water supply facilities needed to service the project (Foley Master Development of Regional Impact AMDA, July 2011, page 17-7). Specific providers and facilities shall be identified with each AIDA.

(9) Detailed information regarding types of industrial uses proposed within Planning Areas 1, 7 and 16 shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 18-1).

(10) The wastewater system(s) provided within the Urban Planning Areas may be provided by a public utility, if available at the time of development, or be created, operated and maintained by (i) an Incremental Developer; (ii) a utility district(s); (iii) a Community Development District(s) or similar mechanism(s) as appropriate; or (iv) a combination thereof as approved by the County. If public utilities are available to serve development, the election to connect to a public utility system or to create a utility district(s) to provide wastewater service, shall be made by the Incremental Developer at the time of each AIDA application, provided that any connection to a public utility system shall be subject to approval by the owner of the public utility.

(11) An executed development agreement(s) shall be used to ensure the financial feasibility of the construction of any wastewater facilities needed to service the project. Specific providers and facilities shall be identified with each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 18-4).

(12) All development within Planning Areas 1, 2/3, 4/5/6, 7, 8, 13, 15, and 16 shall be connected to central potable water and sanitary sewer systems consistent with Policy IV.2.6 of the Comprehensive Plan of the County in effect as of the date of this Master Development Order (Foley Master Development of Regional Impact AMDA, July 2011, page 18-4).

b. Other Conditions

(1) If at the time of development public water and/or wastewater is not available, the Incremental Developer(s) of each Urban Planning Area shall designate an entity (the ("Designated Entity") that shall be responsible for the design, construction, operation and maintenance of the interim water and wastewater systems within the Planning Area. The Designated Entity shall be subject to approval by the County. As additional AIDAs are approved, but no later than when wastewater flows reach a level of point twenty-five (0.25) million gallons per day (MGD), the County shall require the Designated Entity to evaluate the feasibility of combining the interim planning area facilities into a sub-regional facility. The Designated Entity evaluation shall consider the environmental and economic advantages to consolidating the interim facilities, and at its discretion, shall consolidate those interim facilities. A sub-regional facility shall be considered to serve Planning Areas 1, and 2/3; a separate sub-regional facility shall be considered to serve Planning Areas 4/5/6, 7, and 8.

(2) For Planning Areas in the Perry Urban Service Area, the local government Incremental Development Order for the first AIDA approved for the Planning Area(s) shall include a condition that directs new development to be served either by the City of Perry or by a sub-regional water and wastewater system designed for said Planning Areas. In the case that it is determined by the County that a sub-regional plant is desired, then a condition shall be placed in the applicable local government Incremental Development Order requiring the utilization of a utility district, Community Development District, similar mechanism or a combination thereof as approved by the County pursuant to applicable provisions of Florida Law.

10. STORMWATER MANAGEMENT CONDITIONS

a. Owner Commitments as Conditions

(1) The conceptual stormwater management plan for each AIDA shall use existing surface waters and wetlands in conjunction with man-made treatment ponds for stormwater management. The conveyance of off-site stormwater in the predevelopment condition shall be maintained to the existing outfall locations (Foley Master Development of Regional Impact AMDA, July 2011, page 19-5).

(2) Post-development stormwater drainage areas shall be identified in each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 19-6).

(3) The proposed rate of discharge from the post-development site shall be less than or equal to existing discharge from the site. The site discharges shall be minimized by on-site detention within the stormwater management system and the recycling of stormwater for non-potable water used throughout the development. Discharge velocities shall be minimized to non-erosive velocities by utilizing spreader swales at outfall locations (Foley Master Development of Regional Impact AMDA, July 2011, pages 19-7 and 19-8).

(4) Operation and maintenance responsibilities for the stormwater drainage system shall be established with each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 19-8).

b. Other Conditions

(1) Stormwater management systems for each Planning Area shall consider the use of a stormwater "treatment train" to reduce the annual load for the parameter of concern discharging from the developed site to less than or equal to pre-development levels for the existing conditions. The "treatment train" may include but is not limited to: dry retention ponds, wet detention ponds, stormwater reuse ponds and bio-retention swales and basins. If on-site wetlands are affected by the stormwater management system, the system for the applicable AIDA shall be designed to restore and enhance on-site wetlands so that there is no net loss of high quality wetlands.

(2) Each AIDA shall identify the legal entity which shall own, operate and maintain stormwater facilities and how adequate funding shall be provided for the proper operation and maintenance of the drainage facilities.

11. SOLID WASTE CONDITIONS

a. Owner Commitments as Conditions

(1) Detailed information regarding the volume of industrial, hazardous, medical or other special wastes for each Planning Area shall be provided at the time of AIDA submittal, where applicable. Detailed information regarding hazardous and toxic materials which may be generated within a Planning Area shall be provided at the time of AIDA submittal, where applicable. Detailed information regarding types and volumes of waste and waste disposal areas shall be provided at the time of AIDA submittal, as applicable (Foley Master Development of Regional Impact AMDA, July 2011, pages 20-1 through 20-3).

12. TRANSPORTATION CONDITIONS

a. Owner Commitments as Conditions

(1) The County and the landowner or developer shall enter into a Right-of-Way Corridor Reservation Agreement within one hundred eighty (180) days after this Master Development Order is recorded. In accordance with said Agreement, the landowner shall reserve a one-thousand (1,000) foot wide corridor on their lands, as generally depicted on Maps J-21.5 through J-21.7 of the AMDA, within which the road right-of-way necessary for the New Coastal Road shall be generally located (Foley Master Development of Regional Impact AMDA, July 2011, page 21-1).

(2) The traffic analysis for each AIDA for Planning Areas 1, 2/3, 4/5/6, 7 and 8 shall identify the threshold at which peak hour traffic from development (the "Peak Hour Threshold") proposed in the AIDA shall require the additional capacity provided by construction of any applicable portion of the Coastal Road. Prior to the County permitting any development within the AIDA that exceeds the Peak Hour Threshold, the Incremental Developer(s) shall complete a centerline study (the "Center Line Study") for the Coastal Road segment within the Planning Area(s) and necessary extensions beyond the planning area (including any necessary connections to existing roadways) to distribute traffic onto a functional roadway network. If the Center Line Study identifies any necessary Coastal Road modifications, (the "Coastal Road Modifications"), the Incremental Developer(s) must provide a schedule for the design, permitting and construction of the Coastal Road Modifications which clearly identifies the funding source(s) for all costs associated with the design, permitting, acquisition of right-of-way and construction of the Coastal Road Modifications. Prior to the issuance of any vertical permit for development that exceeds the Peak Hour Threshold, the Incremental Developer shall demonstrate in a form acceptable to the County, that there are adequate funds committed to construct the Coastal Road Modifications. The Incremental Developer(s) may enter into one (1) or more Development Agreements with the County for the Coastal Road Modifications, or portion thereof, to satisfy the requirements of this Section. Each AIDA developer shall submit a right-of-way survey and legal description, obtain applicable permits and construct or cause to be constructed the roadway segment(s) necessary to distribute traffic onto a functional roadway network when the peak hour trip threshold noted above is exceeded (Foley Master Development of Regional Impact AMDA, Responses to the First Sufficiency Request for Additional Information, October 21, 2011, Appendix B, page 21-22).

b. Other Conditions

(1) For each AIDA for the individual Planning Areas, the Incremental Developer(s) shall perform a transportation impact analysis in accordance with the Foley Master Development of Regional Impact AMDA Transportation Methodology, dated September 23, 2010, which is part of the attached Exhibit "2."

(2) The Incremental Developer(s) shall be responsible for mitigating its proportion of the impacts to the Regional Road Network, resulting from the development of the Planning Areas if the detailed transportation analysis for the AIDA indicates the impacts are both significant and adverse. Mitigation of the impacts may be achieved by construction of the widening projects identified in Table 13 of the Foley Master Development of Regional Impact Evaluation Report prepared by the Council, dated January 26, 2012, which is attached as Exhibit "6" (the "Table 13 Modifications"). However, the mitigation of transportation impacts is not restricted to constructing the Table 13 Modifications. Mitigation of transportation impacts may also be achieved by utilizing any of the mitigation options and strategies shown in Table 21-6, Foley Master Development of Regional Impact, Responses to the First Sufficiency Request for Additional Information, dated October 21, 2011, which is attached as Exhibit "7" (the "Alternative Mitigation Option(s)"), provided the Alternative Mitigation Option(s) demonstrate that the adopted level of service standard is maintained. The proportionate contribution or construction shall be sufficient to accomplish

one or more mobility improvements that will benefit a significantly and adversely affected segment of a regionally significant transportation facility, but not necessarily located on such a facility.

(3) The Incremental Developer(s) shall not be responsible for making any Table 13 Modifications for specific road segments in Table 13 of the above-referenced report if the detailed transportation analysis for the AIDA indicates the Planning Area does not have significant and adverse impacts on specific road segments included in Table 13. The Incremental Developer(s) shall be responsible for mitigating its proportion of impacts for specific road segments not identified in Table 13 of the above-referenced report when the detailed transportation analysis for the AIDA indicates the Planning Area has significant and adverse impact on specific segments of the Regional Road Network not included in Table 13. If the detailed transportation analysis for the AIDA indicates the Planning Area has significant and adverse impacts on specific road segments of the Regional Road Network resulting in necessary roadway modifications, as enumerated in Table 13, the Incremental Developer(s) shall provide a schedule for the design, permitting and construction of the Table 13 Modifications which clearly identifies the funding source(s) for all costs associated with the design, permitting, acquisition of right-of-way and construction of the Modifications. Alternatively, the Incremental Developer may provide a schedule which clearly identifies the funding source(s) for all costs associated with the design, permitting and acquisition of right-of-way (if appropriate) and construction of the Alternative Mitigation Option(s) Prior to the issuance of any vertical permit for development that exceeds the Peak Hour Threshold, the Incremental Developer(s) shall demonstrate in a form acceptable to the County, that there are adequate funds committed to construct the Table 13 Modifications or the Alternative Mitigation Option(s). The proportionate contribution or construction shall be sufficient to accomplish one or more mobility improvements that will benefit a significantly and adversely affected segment of a regionally significant transportation facility, but not necessarily located on such a facility.

(4) The determination whether to make the Table 13 Modifications or to select an Alternative Mitigation Option(s) shall be selected by the Incremental Developer(s) at the time of the AIDA submittal after further evaluation of the site-specific development footprints, costs and other applicable factors. Any Table 13 Modifications or Alternative Mitigation Option(s) shall be proportionate to the level of transportation impacts and consider the overall impact to the community and further the intent of the Comprehensive Plan of the County in effect as of the date of this Master Development Order and the Vision 2060 Plan. Any Table 13 Modification(s) or Alternative Mitigation Option(s) shall be subject to review by the Council and approval by the County. The Incremental Developer(s) shall demonstrate in a form acceptable to the County that there are adequate funds committed to construct or otherwise implement, as applicable, the selected modification.

13. AIR CONDITIONS

a. Owner Commitments as Conditions

(1) Specific dust mitigation activities during site preparation and construction of the project shall be identified in the AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 22-1).

(2) Specific structural or operational measures to minimize air quality impacts shall be identified with each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 22-2).

(3) Air quality modeling shall be provided at the time of AIDA submittal, if required (Foley Master Development of Regional Impact AMDA, July 2011, page 22-2).

14. HURRICANE PREPAREDNESS CONDITIONS

a. Owner Commitments as Conditions

(1) Measures to mitigate hurricane impacts for hotel/motel uses, if necessary, shall be addressed at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 23-1).

(2) Detailed information regarding public hurricane shelter space requirements shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 23-2).

(3) Detailed information regarding evacuating vehicles during a hurricane evacuation event shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 23-2).

(4) Specific actions or provisions to mitigate impacts on hurricane preparedness shall be identified, if necessary, at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 23-2).

15. HOUSING CONDITIONS

a. Owner Commitments as Conditions

(1) Detailed information for Table 24.A.1 of Florida Department of Economic Opportunity Form RPM-BSP-ADA-1 shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 24-1).

(2) Detailed information regarding the number and percentage of unimproved lots to be sold without constructed dwelling units shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 24-1).

(3) Detailed information regarding the target market for residential development shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 24-1).

(4) All AIDAs shall use the latest version of the Council Development of Regional Impact Affordable Housing Methodology in effect as of the date of the applicable AIDA pre-application conference to identify and mitigate adequate housing impacts pursuant to Rule 9J-2.048, Florida Administrative Code (Foley Master Development of Regional Impact AMDA, July 2011, page 24-3).

(5) Information regarding displacement or relocation of existing residents shall be provided at the time AIDA submittal, as applicable (Foley Master Development of Regional Impact AMDA, July 2011, page 24-3).

16. POLICE AND FIRE PROTECTION CONDITIONS

a. Owner Commitments as Conditions

(1) Letters from the Sheriff's Office and fire protection providers shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 25-1).

b. Other Conditions

(1) Conditions of police and fire/rescue facilities dedication shall be established at the time of AIDA submittal through mutual agreement between the Incremental Developer and the County.

17. RECREATION AND OPEN SPACE CONDITIONS

a. Owner Commitments as Conditions

(1) Detailed information regarding the closing of certain lands to hunting clubs shall be addressed at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 26-1).

b. Other Conditions

(1) The planting of Category I exotic species as published in the Florida Exotic Pest Plant Council's list of invasive species shall be prohibited from Planning Areas 1, 2/3, 4/5/6, and 7.

18. EDUCATION CONDITIONS

a. Owner Commitments as Conditions

(1) A letter from the School Board regarding what capital improvements shall be necessary to accommodate the estimated number of students shall be provided at the time of each AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 27-3).

19. HEALTH CARE CONDITIONS

a. Owner Commitments as Conditions

(1) The location and specific use of new medical facilities shall be determined at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 28-1).

(2) A letter from Doctors' Memorial Hospital, Perry, Florida or other State Certified hospital regarding its ability to serve the project shall be provided for each Planning Area at the time of each AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 28-1).

20. ENERGY CONDITIONS

a. Owner Commitments as Conditions

(1) Estimates of average daily electricity demand by Planning Area shall be refined at the time of AIDA submittal, including estimated demand by development phase (Foley Master Development of Regional Impact AMDA, July 2011, page 29-1).

(2) Estimates of industrial electricity demand shall be provided at the time of AIDA submittal when the specific type of use has been established (Foley Master Development of Regional Impact AMDA, July 2011, page 29-5).

(3) If applicable, on-site electrical generating facilities shall be described at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 29-5).

(4) Letters from off-site energy providers shall be provided at time of AIDA submittal, if applicable (Foley Master Development of Regional Impact AMDA, July 2011, page 29-5).

(5) Specific energy conservation strategies for building construction for each Planning Area shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page 29-7).

21. HISTORICAL AND ARCHAEOLOGICAL SITES CONDITIONS

a. Owner Commitments as Conditions

(1) The presence of historical resources shall be evaluated for each AIDA when site-specific development footprints have been established. A letter from the Florida Division of Historical and Archaeological Resources shall be provided at the time of each AIDA (Foley Master Development of Regional Impact AMDA, July 2011, page 30-2).

22. POST-SECONDARY EDUCATION

a. Owner Commitments as Conditions

(1) Specific information regarding full-time equivalent students, types of support management, faculty, and facility design for the post-secondary school facilities in Planning Areas 1 and 16 shall be provided at the time of AIDA submittal (Foley Master Development of Regional Impact AMDA, July 2011, page Q.31:38-2).

23. AGRICULTURE TRANSFER LANDS

Any revision to the location of Agriculture Transfer lands described in Exhibit "1" shall be governed by the Non-Substantial Change Policy for Agriculture Transfer Lands attached to this Agreement as Exhibit "8."

24. DEVELOPMENT AGREEMENTS

The Owner and the Incremental Developer(s) may enter into the Development Agreements with the County, as provided by law to implement any development program approved by this Master Development Order or by future AIDA Incremental Development Orders.

25. BIENNIAL REPORTS

The County and the Council acknowledge and agree that no development is authorized pursuant to this Master Development Order. Therefore, Owner's reporting biennial requirement shall consist of submitting a letter to the County, the Council, the state land planning agency, and all affected permit agencies confirming that no development has occurred on any of the Planning Areas. The first letter from the Owner shall be submitted not later than two (2) years after the effective date of this Master Development Order. Further reporting shall be submitted not later than once every two (2) years thereafter, until buildout, so long as such reporting is required by law. Upon approval of any AIDA Incremental Development Order, the Incremental Developer(s) shall be responsible for the biennial reports for the AIDA Incremental Development Order(s), thereby relieving the Owner from any further reporting responsibility in those areas that are subject to an AIDA Development Order.

26. COMPLIANCE MONITORING

The County Administrator, or his or her designee, shall be the local official responsible for assuring compliance with the Master Development Order. Monitoring procedures shall include the site plan review and code enforcement procedures of the County and the Biennial Reports.

27. EXEMPTION FROM DOWNSIZING AND DENSITY/INTENSITY REDUCTION

Pursuant to Subsection 380.06(15)(c)(3), Florida Statutes, as of the effective date of this Development Order, the Foley Master Development of Regional Impact shall not be subject to down zoning, unit density reduction, or intensity reduction until December 31, 2042 unless the local government can demonstrate that substantial changes in the conditions underlying the approval of this Master Development Order have occurred or this Master Development Order was based on substantially inaccurate information provided by the Owner or that the change is clearly established by the County to be essential to the public health, safety or welfare.

28. COMMENCEMENT OF DEVELOPMENT

Development shall commence in accordance with the deadline(s) established in future AIDAs.

29. PROJECTED BUILDOUT

The Foley Master Development of Regional Impact is being built out in increments. The buildout of the final increment is projected to occur December 31, 2035 ("Buildout Date").

30. EXPIRATION DATE

The Expiration Date for this Master Development Order shall be December 31, 2042.

31. INFORMATION REQUIRED TO BE SUBMITTED IN THE AIDAS

Information required to be in each AIDA shall be as enumerated in the AMDA Agreement, which is attached as Exhibits "2" and "3", and as enumerated in the Conditions contained in this Master Development Order.

32. BASIS FOR DENIAL

A finding by the County of inconsistency between the Comprehensive Plan of the County and an AIDA shall serve as the basis for denial of an AIDA, or finding by the County of an inconsistency between this Master Development Order and an AIDA shall serve as the basis for denial of an AIDA.

33. GENERAL PROVISIONS

a. The approval granted by this Master Development Order is limited to the terms herein. Such approval shall not be construed to relieve Owner or Incremental Developer(s) of the duty to comply with all other applicable local, state or federal permitting regulations.

b. The County and Incremental Developer(s) shall work together in a cooperative manner to ensure that the necessary applications to the County, issuance of permits and the conduct of the inspections occur expeditiously and that development is not impeded by unnecessary delays associated with such applications, permit issuances and inspections.

c. Any reference herein to any governmental agency shall be construed to mean any future entity which may be created or be designated to succeed in interest to, or which otherwise possess any of the powers and duties of any referenced governmental agency in existence on the effective date of this Master Development Order.

d. This Master Development Order is intended to provide the Owner and any Incremental Developer(s) with the maximum amount of flexibility to implement the long term planning goals set forth in both the Comprehensive Plan of the County and the Vision 2060 Plan. Therefore, to the extent that Florida Statutes provide for alternative planning programs that provide greater flexibility to achieve the planning goals of the Owner, the County or the Incremental Developer(s), the Owner and/or the Incremental Developer(s) may choose to utilize those programs to implement the Development Program set forth herein or set forth in any subsequent AIDA, subject to the review and approval of the County and, as appropriate, subject to the review by the Council.

e. The terms of this Master Development Order shall run with the land and be binding on, and inure to the benefit of the Owner, its successors in interest and assigns. The Owner may assign this Master Development Order and all its rights and obligations hereunder to its heirs, legal representatives, successors-in-interest and/or any person, firm, corporation or entity.

f. In the event that any portion or section of this Master Development Order is determined to be invalid, illegal or unconstitutional by a court or agency of competent justification, such decision, shall in no manner affect the remaining portions of this Master Development Order which shall remain in full force and effect.

g. Copies of this Master Development Order shall be furnished to the Owner, the Florida Department of Economic Opportunity and the Council.

h. This Master Development Order shall become effective as provided by law.

i. This Master Development Order shall be recorded in the Public Records of Taylor County, Florida, pursuant Section 380.06(15)(f), Florida Statues.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Taylor County, Florida, this _____ day of _____ 2012.

BOARD OF COUNTY COMMISSIONERS OF
TAYLOR COUNTY, FLORIDA

_____
Patricia Patterson, Chair

ATTEST:

_____
Annie Mae Murphy, County Clerk

(SEAL)

APPROVAL AS TO LEGAL FORM
AND SUFFICIENCY:

_____
Conrad C. Bishop, Jr., County Attorney

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Exhibit 1
Legal Description of the Property

FIRST AMENDMENT TO MASTER DRI AGREEMENT

THIS AMENDMENT is entered into this 1st day of December, 2011, by and between FOLEY TIMBER AND LAND COMPANY, LIMITED PARTNERSHIP, a Delaware limited partnership, ("**FOLEY**"), NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL ("**NCFRPC**"), and TAYLOR COUNTY, a political subdivision of the State of Florida, ("**THE PARTIES**").

WHEREAS, on October 28th, 2010 the Parties entered into a Master DRI Agreement ("**MASTER AGREEMENT**") which applies to certain land in Taylor County owned by FOLEY;

WHEREAS, the Parties desire to modify the legal description of the geographic area subject to the MASTER AGREEMENT;

WHEREAS, the property that is subject to this Amendment is described in Exhibit "A" which is attached hereto and incorporated herein;

NOW THEREFORE, in consideration of the foregoing premises and of the following covenants, conditions and promises, the parties hereto agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein and made a part hereof.

2. The Parties through the signatories to this Amendment represent they have full authority to enter into and execute this amendment.

3. The sole purpose for amending the MASTER AGREEMENT is to modify the legal description of the geographic area subject to review, which is attached hereto as Exhibit "A" and incorporated herein.

4. Except as modified by this Amendment, all other terms, covenants, conditions and obligations of the MASTER AGREEMENT shall remain in full force and effect, and are hereby ratified and confirmed by the parties thereto. To the extent that any provisions herein conflict with the MASTER AGREEMENT, the provisions contained herein shall supersede such conflicting provisions in the MASTER AGREEMENT.

5. Effective Date. The effective date of this Amendment is the date upon which the last party signs the Amendment.

6. Binding Effect. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida, and shall be binding upon and inure to the benefit of the parties hereto and their heirs, respective legal representatives, successors and assigns.

7. Counterparts. This Amendment may be executed in one or more counterparts, each of which will be deemed an original.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

ATTEST

Name: Scott R. Koons, AICP
Title: Executive Director

By: Roy Ellis
Name: Roy Ellis
Its: Chair
Date: 12/1/11

TAYLOR COUNTY

ATTEST:

Annie Mae Murphy
Name: Annie Mae Murphy
Title: County Clerk - Taylor

By:
Name:
Its: Chair
Date: 11-17-11

BOARD OF COUNTY COMMISSIONERS TAYLOR COUNTY SEAL FLORIDA

Toni Buchanan
Witness
Name: Toni Buchanan

Edwina Schupper
Witness
Name: Edwina Schupper

FOLEY TIMBER AND LAND COMPANY, LIMITED PARTNERSHIP, a Delaware limited partnership

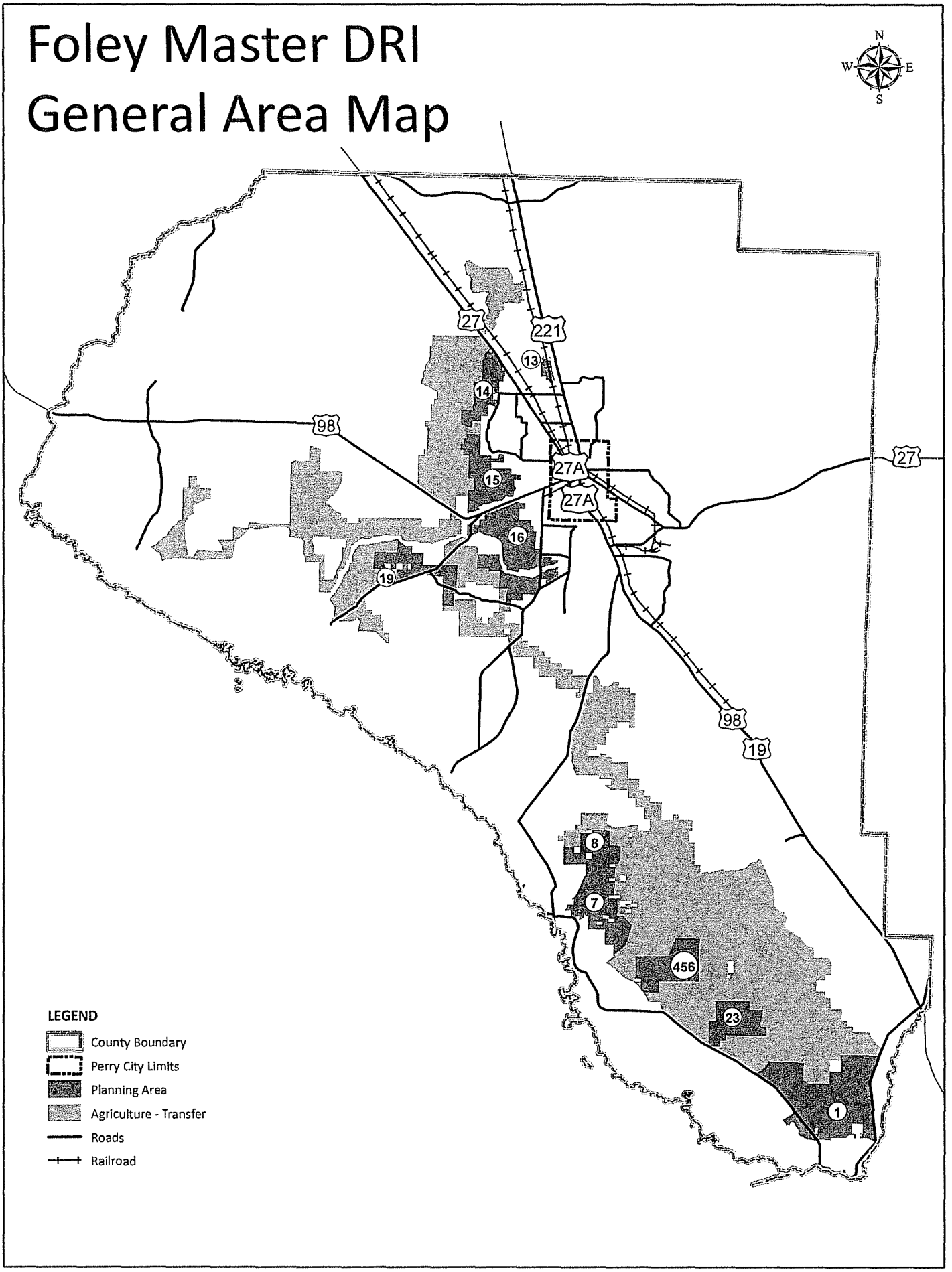
By: FOLEY TIMBER COMPANY, INC., a Delaware corporation, as its general partner

By: Angus B. Tait
Name: Angus B. Tait III
Its: Sr. Vice President, Planning
Date: 11/16/11

4818-5431-3229.1

EXHIBIT "A" PROPERTY DESCRIPTION

Foley Master DRI
General Area Map



DESCRIPTIONS

FOR

FOLEY TIMBER AND LAND CO.

PLANNING AREAS

OCTOBER 26, 2009

REVISED SEPTEMBER 21, 2010

REVISED JULY 20, 2011

REVISED OCTOBER 18, 2011

M.H. RATLIFF
REGISTERED LAND SURVEYOR
2998 GOLF-COURSE ROAD
PERRY FLORIDA 32348

PLANNING AREA #1
TOWNSHIP 8 SOUTH, RANGE 9 EAST:

SECTION 32- ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD.

SECTION 33-ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD AND SOUTHERLY OF TRACTOR BOG ROAD.

SECTION 34-ALL THAT PORTION LYING SOUTHERLY OF TRACTOR BOG ROAD AND WESTERLY OF SUGAR MOUNTAIN ROAD.

SECTION 36-THE S3/4 OF THE E3/4.

TOWNSHIP 9 SOUTH, RANGE 9 EAST:

SECTION 1-ALL.

SECTION 2-THE E1/2 OF E1/2 AND THAT PORTION OF THE W3/4 OF THE S ½ LYING SOUTHERLY OF GARBAGE ROAD.

SECTION 3-ALL THAT PORTION LYING SOUTHERLY OF GARBAGE ROAD AND WESTERLY OF SUGAR MOUNTAIN ROAD.

SECTION 4-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 5-ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD AND NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 9-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361 AND ALL THAT PORTION OF THE SE1/4 OF SE1/4 LYING SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA.

SECTION 10-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.AND ALL THAT PORTION OF THE SW1/4 LYING SOUTHWESTERLY OF C.R. #361 AND SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA.

SECTION 11-ALL.

SECTION 12-ALL.

SECTION 13-ALL, LESS AND EXCEPT PARCEL #9459-025, PARCEL #9459-100 AND SUGAR HILL ESTATES SUBDIVISION.

PLANNING AREA #1, (CONTINUED)
TOWNSHIP 9 SOUTH, RANGE 9 EAST:

SECTION 14-ALL; LESS AND EXCEPT STEINHATCHEE ACRES SUBDIVISION, STEINHATCHEE ACRES COVE SUBDIVISION AND THE E1/2 OF NW1/4 OF SW1/4., LESS AND EXCEPT R/W OF C.R. #361.

SECTION 15-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361 AND ALL THAT PORTION LYING SOUTHWESTERLY OF COUNTY ROAD #361 AND NORTHERLY OF THE COASTAL HIGH HAZARD AREA LINE, LESS AND EXCEPT PARCEL # 9464-200.

SECTION 16-ALL THAT PORTION LYING SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA AND NORTHEASTERLY OF THE COASTAL HIGH HAZARD AREA LINE.

SECTION 22-ALL THAT PORTION OF THE NE1/4 LYING NORTH OF ROY'S ROAD.

SECTION 23-ALL THAT PORTION OF THE NW1/4 LYING NORTH OF ROY'S ROAD AND SOUTHWEST OF COUNTY ROAD #361.

TOWNSHIP 8 SOUTH, RANGE 10 EAST:

SECTION 31-ALL OF THE S3/4 LYING WEST OF STATE ROAD NO. 51.

TOWNSHIP 9 SOUTH, RANGE 10 EAST:

SECTION 6-ALL LYING WEST OF STATE ROAD NO 51.

SECTION 7-ALL LYING WEST OF STATE ROAD NO. 51 LESS AND EXCEPT WATERS MEMORIAL GARDENS CEMETERY.

SECTION 18-ALL LYING WEST OF STATE ROAD NO. 51 LESS AND EXCEPT PARCEL #9459-025, PARCEL #10182-025, PARCEL #10182-100, PARCEL # 10182-025, PARCEL #9459-040, PARCEL #10182-125 AND PARCEL #10182-500.

SECTION 19-THAT PART OF PARCEL #10182-000 IN SECTION 19.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 7,942 ACRES, MORE OR LESS.

PLANNING AREA #2 & 3
TOWNSHIP 8 SOUTH, RANGE 9 EAST:

SECTION 19-ALL.

SECTION 20-ALL THAT PORTION OF THE SOUTH 5/8 LYING WEST OF THE C.C. GRADE AND THE N3/8 OF W1/4.

SECTION 29-ALL THE N1/2 LESS AND EXCEPT THAT PORTION LYING EAST OF TIDE CITY ROAD AND NORTH OF JACKSON HUNTING CAMP ROAD AND EAST OF C.C. GRADE.

SECTION 30-THE N1/2 AND THE NW1/4 OF THE SW1/4.

TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 24-THE E1/4 AND THE SW1/4 OF THE SE1/4.

SECTION 25- THE E1/2.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,225 ACRES, MORE OR LESS.

PLANNING AREA #4, 5 & 6

TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 2-THE S3/4.

SECTION 3-THE S3/4 LYING SOUTHEAST OF AGNES ROAD.

SECTION 9-THE E3/4.

SECTION 10-ALL.

SECTION 11-ALL.

SECTION 14-THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 15-THE N5/8 WEST OF AGNES ROAD AND THE E3/4 OF THE N1/2 OF N1/2 OF N1/2.

SECTION 16-ALL THAT PORTION OF THE N5/8 OF THE E1/2 LYING EAST OF HENDRY FIELD ROAD.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,821 ACRES, MORE OR LESS.

PLANNING AREA #7
TOWNSHIP 7 SOUTH, RANGE 7 EAST:

SECTION 24-ALL THAT PORTION LYING SOUTHEASTERLY OF THE JODY MORGAN ROAD.

SECTION 25-ALL THAT PORTION LYING SOUTHEASTERLY OF THE JODY MORGAN ROAD, LESS AND EXCEPT THE N1/2 OF SW1/4, AND PARCEL #6999-200.

SECTION 36-THE E1/2 OF NE1/4 OF NW1/4 AND ALL THAT PORTION OF THE NE1/4 LYING NORTHERLY OF BLUE CREEK, LESS AND EXCEPT THE E1/2 OF SW1/4 OF NE1/4 AND PARCEL #6999-200.

TOWNSHIP 7 SOUTH, RANGE 8 EAST:

SECTION 17-ALL THAT PORTION OF THE W1/2 LYING SOUTH EAST OF JODY MORGAN ROAD AND NORTHWESTERLY OF GLOVER ROAD.

SECTION 18-ALL THAT PORTION LYING SOUTHEAST OF THE JODY MORGAN ROAD.

SECTION 19-ALL THAT PORTION LYING SOUTHEAST OF THE JODY MORGAN ROAD.

SECTION 20-THE W1/2 OF W1/2, LESS AND EXCEPT THE N1/2 OF NW1/4 OF NW1/4 AND THE S1/2 OF NW1/4 OF SW1/4.

SECTION 29-THE NW1/4 OF NW1/4 AND THE N1/2 OF SW1/4 OF NW1/4 AND THE W3/4 OF SW1/4.

SECTION 30-ALL.

SECTION 31-ALL, LESS AND EXCEPT THE S3/4 OF W1/2 OF W1/2 OF W1/2, N1/2 OF SE1/4 OF NE1/4, THE N1/2 OF NW1/4 OF SE1/4, THE W7/8 OF THE S1/2 OF S1/2 OF S1/2.

SECTION 32-THE NW1/4 OF NW1/4 AND THE W1/2 OF NE1/4 OF NW1/4 AND THE S3/4 LYING SOUTHWEST OF THE FLOATING BRIDGE ROAD AND WEST OF THE FISH CREEK ROAD, LESS AND EXCEPT THE S1/2 OF SW1/4 OF NW1/4.

SECTION 33-ALL THAT PORTION LYING WEST OF THE FISH CREEK ROAD

PLANNING AREA #7 (CONTINUED)
TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 5-ALL THAT PORTION LYING NORTHWESTERLY OF FISH CREEK ROAD, LESS AND EXCEPT THE W1/2 OF SW1/4.

SECTION 6-E1/2 OF E1/2 OF NE1/4.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 3,781 ACRES, MORE OR LESS.

PLANNING AREA #8
TOWNSHIP 7 SOUTH, RANGE 7 EAST:

SECTION 12-SE1/4 OF SE1/4 AND S1/2 OF NE1/4 OF SE1/4.

SECTION 13-E1/2 OF E1/2; THE W1/2 OF SE1/4 AND S3/4 OF W1/2.

TOWNSHIP 7 SOUTH, RANGE 8 EAST:

SECTION 7-THE S1/2, LESS AND EXCEPT THE N1/2 OF NW1/4 OF SW1/4.

SECTION 17-ALL THAT PORTION OF THE S3/4 OF THE W1/2 LYING NORTHWEST OF THE JODY MORGAN ROAD.

SECTION 18-ALL THAT PORTION LYING NORTHWEST OF THE JODY MORGAN ROAD, LESS AND EXCEPT THE NW1/4 OF SW1/4.

SECTION 19-ALL THAT PORTION OF THE NW1/4 LYING NORTHWEST OF THE JODY MORGAN ROAD.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 1,499 ACRES, MORE OR LESS.

PLANNING AREA #13
TOWNSHIP 3 SOUTH, RANGE 7 EAST:

SECTION 27-ALL THAT PORTION OF PARCEL #1969-000 LYING SOUTH OF BOYD ROAD.

SECTION 34-ALL OF PARCEL #2011-000.

SECTION 35-ALL OF PARCEL #2027-000.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 282 ACRES, MORE OR LESS.

PLANNING AREA #14
TOWNSHIP 3 SOUTH, RANGE 7 EAST:

SECTION 29-ALL THAT PORTION OF THE S1/2 LYING WESTERLY OF U.S. HIGHWAY #19 AND SOUTHEASTERLY OF NO. 15 ROAD. LESS AND EXCEPT PARCEL # 1980-000.

SECTION 32-ALL LYING WESTERLY OF U.S. HIGHWAY #19, LESS AND EXCEPT PARCEL #1985-000, PARCEL #1987-000, PARCEL #2000-000.

TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 5-THE NW1/4, THE W1/2 OF NE1/4, THE SW1/4 AND THAT PORTION OF THE SW1/4 OF SE1/4 LYING WEST OF WOODS CREEK ROAD LESS AND EXCEPT PARCEL #2205-100, PARCEL #2211-100, PARCEL # 2211-000, PARCEL 2205-250, PARCEL #2205-200, PARCEL #2217-600 AND 60' R/W FOR HARRISON-BLUE ROAD.

SECTION 6-THE E3/8.

SECTION 7-THE E3/8 OF N1/2 OF N1/2, THE E7/8 OF THE S1/2 OF N1/2, THE E7/8 OF THE N1/2 OF S1/2, AND ALL THAT PORTION OF THE E7/8 OF THE S1/2 OF S1/2 LYING WEST OF NO. 15 ROAD AND NORTHERLY OF THE WATER WELL ROAD.

SECTION 8-THE W1/2 OF NW1/4 AND ALL THAT PORTION OF THE N1/2 OF N1/2 LYING WESTERLY OF THE WOODS CREEK ROAD AND NORTHERLY OF THE CARLTON ROAD, LESS AND EXCEPT PARCEL # 2217-250 AND PARCEL #2205-200.

SECTION 18-ALL THAT PORTION LYING NORTH OF WATER WELL ROAD AND WEST OF NO. 15 ROAD.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 1,890 ACRES, MORE OR LESS.

PLANNING AREA #15
TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 18-ALL THAT PORTION OF THE E5/8 OF THE S1/2 OF N1/2 LYING SOUTH OF THE POWERLINE RIGHT OF WAY AND THE E3/4 OF S1/2 AND THE E1/2 OF SW1/4 OF SW1/4.

SECTION 19-THE E1/2 AND NE1/4 OF NW1/4.

SECTION 20-ALL THAT PORTION OF THE W1/2 LYING SOUTH OF GREEN ROAD, THE S1/2 OF SE1/4 AND THE S1/2 OF NE1/4 LESS AND EXCEPT PARCEL #2793-020, PARCEL #2793-200, PARCEL # 2793-100.
ALSO: ALL THAT PORTION OF THE NE1/4 OF NE1/4 SOUTH OF WOODS CREEK ROAD LESS AND EXCEPT PARCEL #2823-000, PARCEL #2794-100, PARCEL #2795-000, PARCEL #2793-100, PARCEL #2793-500, PARCEL #2793-250, AND PARCEL #2793-050.

SECTION 21-THE W3/8 OF S1/2 OF S1/2.AND ALL OF PARCEL #2822-000.

SECTION 28-THE NW1/4 OF NE1/4 LESS AND EXCEPT RIGHT OF WAY OF O'STEEN ROAD.
ALSO: THE W1/2, LESS AND EXCEPT PARCEL #5653-050 AND PARCEL #5610-310.
ALSO: THAT PORTION OF THE NW1/4 OF SE1/4 LYING WEST OF SPRING CREEK.

SECTION 29-ALL.

SECTION 30-THE E1/2 OF E1/2, THE NW1/4 OF NE1/4 AND SW1/4 OF SE1/4.

SECTION 31-ALL OF THE N3/4 OF THE E1/2 LYING NORTHERLY OF ROCKY CREEK.

SECTION 32-ALL THAT PORTION LYING NORTHERLY OF SPRING CREEK AND ROCKY CREEK.

SECTION 33-ALL THAT PORTION OF THE NW1/4 OF NW1/4 LYING NORTHERLY OF SPRING CREEK.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,886 ACRES, MORE OR LESS.

PLANNING AREA #16
TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 32-ALL THAT PORTION OF THE E3/4 LYING SOUTH OF U.S. HIGHWAY # 98, LESS AND EXCEPT PARCEL #5641-400, PARCEL #5641-100, PARCEL #5641-210, PARCEL #5641-230, PARCEL #5641-200 AND PARCEL # 5651-500.

SECTION 33-ALL THAT PORTION OF THE W3/4 LYING SOUTH OF A LINE THAT IS 600 FEET SOUTH OF U.S. HIGHWAY #98 (MEASURED ALONG THE WEST SECTION LINE) AND PARALLEL WITH SAID HIGHWAY #98.
ALSO: THE SE1/4 OF NE1/4.

TOWNSHIP 5 SOUTH, RANGE 7 EAST:

SECTION 3-THE W1/2 OF W1/2, THE E1/2 OF SW1/4 AND THE W1/2 OF SE1/4 OF NW1/4.

SECTION 4-ALL, LESS AND EXCEPT PARCEL #5989-200.

SECTION 5-ALL THAT PORTION NORTH OF PARCEL #5990-200.

SECTION 6-ALL OF THE S3/4 OF THE E1/2 LYING NORTHERLY OF PARCEL #6014-200, LESS AND EXCEPT RIGHT OF WAY OF HAMPTON SPRINGS ROAD.

SECTION 8-ALL THAT PORTION OF PARCEL #6019-000 LYING WESTERLY OF PARCEL #6019-100.

SECTION 9-ALL, LESS AND EXCEPT PARCEL #6021-200.

SECTION 10-ALL THAT PORTION OF THE W3/4 LYING WEST OF GOLF COURSE ROAD, LESS AND EXCEPT THE NW1/4 OF NE1/4 AND PARCELS #6029-200 AND #6029-500
ALSO: THE E1/2 OF SE1/4 LESS AND EXCEPT RIGHT OF WAY OF HOLT ROAD AND GOLF COURSE ROAD.

SECTION 11-ALL THAT PORTION OF THE S1/2 OF SW1/4 AND THE S1/2 OF NW1/4 OF SW1/4 LYING NORTHWESTERLY OF PARCEL #6041-500.

SECTION 14-ALL THAT PORTION OF THE W1/2 LYING SOUTH OF PARCEL #6096-100 AND NORTH OF PUCKETT ROAD, LESS AND EXCEPT PARCEL #6082-000, PARCEL #6094-000 AND PARCEL #6093-300.

PLANNING AREA #16 (CONTINUED)

SECTION 15-ALL THAT PORTION LYING NORTHWEST OF PUCKETT ROAD LESS AND EXCEPT PARCEL #6109-050, PARCEL #6109-075, PARCEL #6109-500, PARCEL #6109-100, PARCEL #6108-100 AND PARCEL #6109-000 AND GOLF-COURSE ROAD R/W..

SECTION 16-ALL, LESS AND EXCEPT PARCEL #6110-100.

SECTION 17-THE N1/2 OF NE1/4 AND THE N1/2 OF N1/2 OF NW1/4.

SECTION 21-ALL THAT PORTION OF THE N1/2 LYING EAST OF THE SOUTH WALDO SPRINGS ROAD AND ALL THAT PORTION OF THE NE1/4 OF SW1/4 LYING NORTH OF THE COURTNEY GRADE AND EAST OF THE SOUTH WALDO SPRINGS ROAD.

SECTION 22-ALL THAT PORTION OF THE N1/2 OF N1/2 LYING NORTH-WESTERLY OF THE PUCKETT ROAD LESS AND EXCEPT PARCEL #6142-000.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 5,120 ACRES, MORE OR LESS.

PLANNING AREA #19

TOWNSHIP 5 SOUTH, RANGE 6 EAST:

SECTION 3-ALL THAT PORTION OF THE E1/2 LYING SOUTH OF PARCEL #1587-000.

SECTION 9-THE SE1/4.

SECTION 10-THE S1/2 AND ALL THAT PORTION OF THE NE1/4 LYING SOUTH OF PARCEL #1600-200.

SECTION 11-THE W5/8 OF THE S1/2 AND ALL THAT PORTION OF THE W1/2 OF THE W1/2 OF THE NW1/4 LYING SOUTH OF PARCEL #1601-100.

SECTION 13-ALL LESS AND EXCEPT THE SW1/4, HAMPTON SPRINGS ROAD RIGHT OF WAY AND COURTNEY GRADE RIGHT OF WAY.

SECTION 14-ALL THAT PORTION LYING NORTHWEST OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF PARCEL #1613-000 IN THE SE1/4 OF THE NE1/4 LYING SOUTH OF HAMPTON SPRINGS ROAD, LESS AND EXCEPT RIGHT OF WAY OF COURTNEY GRADE AND HAMPTON SPRINGS HIGHWAY. AND LESS AND EXCEPT THE W1/2 OF NW1/4 OF NW1/4.

SECTION 15- ALL THAT PORTION OF THE E1/2 LYING NORTH OF HAMPTON SPRINGS ROAD AND THE NE1/4 OF THE NW1/4 LESS AND EXCEPT THE NW1/4 OF THE NE1/4.

SECTION 16- THE N1/2 OF THE NE1/4.

SECTION 24-THE N3/4 OF E1/2.

TOWNSHIP 5 SOUTH, RANGE 7 EAST

SECTION 18-W1/2 OF W1/2 OF W1/2.

SECTION 19-W1/2 OF NW1/4 OF NW1/4.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,280 ACRES, MORE OR LESS.

DESCRIPTIONS

FOR

FOLEY TIMBER AND LAND CO.

AGRICULTURE-TRANSFER LANDS

DECEMBER 14, 2009

REVISED SEPTEMBER 15, 2010

REVISED JULY 15, 2011

REVISED OCTOBER 18, 2011

M.H. RATLIFF
REGISTERED LAND SURVEYOR
2998 GOLF-COURSE ROAD
PERRY FLORIDA 32348

AGRICULTURE-TRANSFER LANDS DESCRIPTION

TOWNSHIP 8 SOUTH, RANGE 10 EAST

SECTION 29-ALL OF THAT PORTION LYING SOUTH OF SNAKE ROAD AND WEST OF STATE ROAD NO.51.

SECTION 30-ALL OF THAT PORTION OF THE S3/4 LYING SOUTHWEST OF SNAKE ROAD.

SECTION 31-ALL THAT PORTION OF THE N1/4 LYING WEST OF STATE ROAD NO. 51.

SECTION 32-ALL OF THAT PORTION LYING NORTHWEST OF STATE ROAD NO. 51.

TOWNSHIP 7 SOUTH, RANGE 9 EAST

SECTION 17-ALL THAT PORTION LYING SOUTHEAST OF FISH CREEK GRADE AND SOUTHWEST OF C.C.C. ROAD.

SECTION 19-ALL THAT PORTION LYING SOUTH OF FISH CREEK GRADE.

SECTION 20-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD AND SOUTHEAST OF FISH CREEK GRADE.

SECTION 21-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD.

SECTION 28-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD, LESS AND EXCEPT PARCEL #9398-000, PARCEL #9397-500.

SECTION 29-ALL.

SECTION 30-ALL.

SECTION 31-ALL.

SECTION 32-ALL.

SECTION 33-ALL THAT PORTION LYING WEST OF C.C.C. ROAD AND SOUTHWEST OF SNAKE ROAD.

SECTION 34-ALL THAT PORTION LYING SOUTHWEST OF SNAKE ROAD.

TOWNSHIP 8 SOUTH, RANGE 9 EAST

SECTION 3-ALL THAT PORTION LYING SOUTHWEST OF SNAKE ROAD.

SECTION 4-ALL.

SECTION 5-ALL.

SECTION 6-ALL.

SECTION 7-THE S1/2 OF THE SW1/4, LESS AND EXCEPT PARCEL #9415-000, ALL OF THE E1/2, THE N1/2 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4, AND THE NW1/4 OF THE SW1/4.

SECTION 8-ALL.

SECTION 9-ALL.

SECTION 10-ALL.

SECTION 11-THE W3/4 LYING SOUTHWEST OF SNAKE ROAD, LESS AND EXCEPT THE SW1/4 OF THE SE1/4.

SECTION 14-ALL OF THE W1/2 OF THE W1/2 OF THE W1/2 OF THE N1/2, THE SW1/4 AND THE SW1/4 OF THE SE1/4.

SECTION 15-ALL.

SECTION 16-ALL.

SECTION17-ALL.

SECTION 18-ALL.

SECTION 20-THE E3/4 OF THE N3/8 AND THAT PORTION OF THE S5/8 OF THE E1/4 LYING EAST OF C.C.C. ROAD.

SECTION 21-ALL.

SECTION 22-ALL.

SECTION 23-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4.

SECTION 24-THE SW1/4 OF THE NW1/4,THE W1/2 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4.

SECTION 25-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4.

SECTION 26-ALL.

SECTION 27-ALL.

SECTION 28-ALL.

SECTION 29-ALL OF THE S1/2 AND ALL THAT PORTION LYING EAST OF THE C.C.C. ROAD AND NORTH OF JACKSON HUNTING CAMP ROAD.

SECTION 30-THE S1/2 LESS AND EXCEPT THE NW1/4 OF THE SW1/4.

SECTION 31-ALL THAT PORTION LYING NORTHEAST OF COUNTY ROAD NO. 361.

SECTION 32-ALL THAT PORTION LYING NORTHEAST OF COUNTY ROAD NO.361 AND NORTHWEST OF BEEHIVE ROAD.

SECTION 33-ALL THAT PORTION LYING NORTHWEST OF BEEHIVE ROAD AND NORTH OF TRACTOR BOG ROAD.

SECTION 34-ALL THAT PORTION LYING NORTH OF TRACTOR BOG ROAD AND EAST OF SUGAR MOUNTAIN ROAD.

SECTION 35-ALL, LESS AND EXCEPT THE E1/2 OF THE SE1/4.

SECTION 36-THE N1/2 OF THE N1/2 AND SW1/4 OF THE NW1/4.

TOWNSHIP 9 SOUTH, RANGE 9 EAST

SECTION 2-ALL THAT PORTION LYING NORTH OF GARBAGE ROAD LESS AND EXCEPT THE E1/2 OF THE E1/2.

SECTION 3-ALL THAT PORTION LYING NORTH OF GARBAGE ROAD AND EAST OF SUGAR MOUNTAIN ROAD.

SECTION 5- ALL OF THAT PORTION LYING NORTHWEST OF BEEHIVE ROAD AND NORTHEAST OF COUNTY ROAD NO. 361.

TOWNSHIP 6 SOUTH, RANGE 8 EAST

SECTION 6-THE E1/2 OF THE SW1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 LYING SOUTHWESTERLY OF HUXFORD GRADE.

SECTION 7-ALL THAT PORTION LYING SOUTHERLY OF HUXFORD GRADE, LESS AND EXCEPT THE W1/2 OF THE W1/2 OF THE NW1/4.

SECTION 8-ALL, LESS AND EXCEPT THE E3/4 OF THE N1/2 OF THE N1/2 AND SE1/4 OF THE NE1/4.

SECTION 17-ALL, LESS AND EXCEPT PARCEL #8813-500.

SECTION 18-ALL.

SECTION 19-ALL, LESS AND EXCEPT PARCEL #8816-000.

SECTION 29-ALL OF THE W3/4 OF THE S1/2.

SECTION 30-ALL, LESS AND EXCEPT PARCEL #8851-500.

SECTION 31-THE N1/2 OF THE N1/2 OF THE N1/2 OF THE NW1/4 AND THE N1/2 OF THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE SE1/4 LYING NORTHEASTERLY OF FOX HUNTER GRADE.

SECTION 32-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4 AND THE W3/4 OF THE S1/2 OF THE S1/2.

SECTION 33-ALL THAT PORTION OF THE W1/2 OF THE SW1/4,THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4.

TOWNSHIP 7 SOUTH, RANGE 8 EAST

SECTION 3-ALL THAT PORTION OF THE W1/2 OF THE SW1/4,THE SW1/4 OF THE NW1/4 AND THE SE1/4 OF THE SE1/4.

SECTION 4-THE SE1/4, AND ALL THAT PORTION OF THE N1/2, LESS AND EXCEPT THE NE1/4 OF THE NE1/4 AND THE W1/2 OF THE W1/2 OF THE S3/4 OF THE NW1/4.

SECTION 5-ALL THAT PORTION OF THE N1/2 OF THE NE1/4 OF THE NE1/4.

SECTION 6-ALL THAT PORTION OF THE S1/2 OF THE S1/2 LYING WEST OF #4 ROAD.

SECTION 7-ALL OF THE N1/2 LYING SOUTHWESTERLY OF #4 ROAD.

SECTION 8-ALL THAT PORTION LYING SOUTH OF #4 ROAD,
LESS AND EXCEPT PARCEL #8912-000 AND PARCEL #8911-000..

SECTION 9-ALL, LESS AND EXCEPT PARCEL #8913-000 AND #8914-000.

SECTION 10-ALL.

SECTION 11-ALL THAT PORTION OF THE SW1/4, THE NW1/4 AND
THE W1/2 OF THE W1/2 OF THE NE1/4.

SECTION 14-ALL THAT PORTION OF THE W3/4.

SECTION 15-ALL.

SECTION 16-ALL.

SECTION 17-ALL THAT PORTION OF THE E1/2, THE SE1/4 OF THE SW1/4
LYING SOUTHEASTERLY OF GLOVER ROAD AND THE N1/2 OF
THE OF THE NW1/4.

SECTION 20-THE E3/4, LESS AND EXCEPT PARCEL #8933-000 AND
#8934-000.

SECTION 21-ALL.

SECTION 22-ALL.

SECTION 23-ALL.

SECTION 24-ALL THAT PORTION LYING SOUTH OF FISH CREEK GRADE.

SECTION 25-ALL.

SECTION 26-ALL.

SECTION 27-ALL.

SECTION 28-ALL, LESS AND EXCEPT PARCEL #8944-000.

SECTION 29-THE E3/4, LESS AND EXCEPT THE S1/2 OF THE S1/2 OF THE
NW1/4, THE W3/8 OF S1/2 AND PARCEL #8947-000.

SECTION 32-ALL OF THAT PORTION OF THE E1/2 LYING NORTHEASTERLY
OF FLOATING BRIDGE ROAD, THE E1/2 OF THE NE1/4 OF
THE NW1/4 AND THE NW1/4 OF THE NE1/4 LYING SOUTH-
WESTERLY OF FLOATING BRIDGE ROAD, LESS AND EXCEPT

PARCEL #8963-000 AND #8963-009.

SECTION 33-ALL LESS AND EXCEPT THAT PORTION LYING SOUTHWEST OF FLOATING BRIDGE ROAD AND NORTHWEST OF FISH CREEK GRADE.

SECTION 34-ALL.

SECTION 35-ALL.

SECTION 36-ALL.

TOWNSHIP 8 SOUTH, RANGE 8 EAST

SECTION 1-ALL.

SECTION 2-ALL OF THE N1/2 OF THE N1/2.

SECTION 3-THE N1/2 OF THE N1/2 AND THAT PORTION OF THE S3/4 LYING WEST OF AGNES ROAD.

SECTION 4-ALL.

SECTION 5-ALL THAT PORTION LYING SOUTHEASTERLY OF FISH CREEK GRADE.

SECTION 7-ALL THAT PORTION LYING SOUTHEAST OF FISH CREEK GRADE AND NORTHEAST OF HENRY FIELD ROAD.

SECTION 8-ALL THAT PORTION LYING SOUTHEASTERLY OF FISH CREEK GRADE AND NORTHEASTERLY OF HENRY FIELD ROAD.

SECTION 9-THE W1/2 OF THE W1/2.

SECTION 12-ALL.

SECTION 13-ALL.

SECTION 14-THE S7/8

SECTION 15-THE S7/8 LESS AND EXCEPT THE N5/8 OF THE W1/2 OF THE W1/2.

SECTION 16-THE S3/8 LYING EAST OF HENRY FIELD ROAD AND THAT PORTION OF THE NW1/4 LYING NORTH OF HENRY FIELD ROAD LESS AND EXCEPT PARCEL #8998-000.

SECTION 17-ALL THAT PORTION LYING NORTHEAST OF HENRY FIELD ROAD.

SECTION 22-ALL THAT PORTION LYING NORTH OF TENNILLE TURNPIKE ROAD, EAST OF AGNES ROAD, AND NORTHEAST OF COUNTY ROAD NO. 361.

SECTION 23-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO.361.

SECTION 24-ALL LESS AND EXCEPT THE E1/4 AND THE S1/2 OF THE SW1/4 OF THE SE1/4.

SECTION 25-ALL THAT PORTION OF THE W1/2 LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 26-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 36-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

TOWNSHIP 3 SOUTH, RANGE 7 EAST

SECTION 6-ALL THAT PORTION LYING SOUTHWESTERLY OF WILLIE SHEFFIELD ROAD, SOUTHERLY OF MUTT ANDREWS ROAD AND SOUTHEASTERLY OF PEAR TREE ROAD.

SECTION 7-ALL THAT PORTION LYING EASTERLY OF PEAR TREE ROAD.

SECTION 8-ALL.

SECTION 9-ALL THAT PORTION OF THE W1/2 OF THE W1/2 OF THE NW1/4 LYING SOUTHWESTERLY OF MILL CREEK ROAD AND ALL OF THE S1/2 LYING WEST OF OLD U.S. HIGHWAY #221 AND SOUTH OF MILL CREEK ROAD.

SECTION 16-ALL THAT PORTION LYING WEST OF OLD U.S. HIGHWAY #221 AND NORTHWESTERLY OF W & L ROAD.

SECTION 17-ALL THAT PORTION LYING NORTH WEST OF W & L ROAD, EAST OF 430 LOOP ROAD AND NORTH OF PEAR TREE CUT OFF ROAD.

SECTION 18-ALL THAT PORTION LYING NORTH OF PEAR TREE CUTOFF ROAD AND EAST OF PEAR TREE ROAD.

SECTION 19-ALL OF THE SE1/4 LYING SOUTHERLY OF 430 LOOP ROAD, NORTHWESTERLY OF W & L ROAD AND NORTHEASTERLY OF OLD ACL RAILROAD RIGHT OF WAY, LESS AND EXCEPT POWERLINE RIGHT OF WAY.

SECTION 20-ALL THAT PORTION LYING NORTHWESTERLY OF W & L ROAD AND SOUTHEASTERLY OF 430 LOOP ROAD.

SECTION 29-ALL THAT PORTION LYING NORTHWESTERLY OF NO. 15 ROAD SOUTHWESTERLY OF U.S. HIGHWAY #19, LESS AND EXCEPT PARCEL #1982-000.

SECTION 30-ALL, LESS AND EXCEPT PARCEL #1982-000.

SECTION 31-ALL.

TOWNSHIP 4 SOUTH, RANGE 7 EAST

SECTION 6-ALL OF THE W1/2 AND THE W1/2 OF THE W1/2 OF THE E1/2.

SECTION 7-THE W5/8 OF THE N1/2 OF THE N1/2, THE S3/4 OF THE W1/8, AND THE S1/2 OF THE SE1/4 LYING EAST OF NO. 15 RD. AND THAT PORTION OF THE E3/8 OF THE SW1/4 LYING SOUTH OF WATER WELL ROAD.

SECTION 18-THE W1/2 OF THE SW1/4 OF SW1/4, THE NW1/4 OF SW1/4, THE N1/2 LESS AND EXCEPT THE E5/8 OF THE S1/2 OF THE N1/2 AND THAT PORTION LYING NORTH OF WATER WELL RD. AND WEST OF NO. 15 RD.

SECTION 19-ALL OF THE W1/2, LESS AND EXCEPT THE NE1/4 OF THE NW1/4.

SECTION 30-ALL OF THE W1/2, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4.

TOWNSHIP 5 SOUTH, RANGE 7 EAST

SECTION 6-ALL OF THE SE1/4 OF THE SW1/4 LYING NORTHWESTERLY OF HAMPTON SPRINGS ROAD AND THE W1/2 OF THE W1/2, LESS AND EXCEPT PARCEL #6014-200.

SECTION 7-ALL THAT PORTION LYING NORTHWESTERLY OF HAMPTON SPRINGS ROAD AND THE S7/8 LYING SOUTHEASTERLY OF HAMPTON SPRINGS ROAD.

SECTION 17-ALL, LESS AND EXCEPT THE W3/4 OF THE S1/2 OF THE S1/2, THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE N1/2 OF THE NW1/4.

SECTION 18-ALL, LESS AND EXCEPT THE S1/2 OF THE SE1/4, THE W1/2 OF THE W1/2 OF THE W1/2.

SECTION 19-ALL OF THE S1/2.

SECTION 21-ALL OF THE SW1/4 LYING SOUTHWESTERLY OF COURTNEY GRADE AND THE N3/4 LYING WESTERLY OF SOUTH WALDO SPRINGS ROAD.

SECTION 28-ALL OF THE W1/2 OF THE NW1/4 AND ALL OF THE S1/2, LESS AND EXCEPT PARCEL #6195-000.

SECTION 29-ALL, LESS AND EXCEPT THE W3/4 OF THE N1/2 OF THE N1/2 AND THE SE1/4 OF THE NW1/4.

SECTION 30-THE E3/4.

SECTION 31-THE E3/4 OF THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 32-THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 33-ALL OF THE N1/2 OF THE N1/2 OF THE N1/2 AND ALL OF THAT PORTION LYING EAST OF MIKE HUNTER ROAD EASEMENT AND EAST OF SPRING WARRIOR ROAD LESS AND EXCEPT PUCKETT RD (CR 361-A) R/W.

SECTION 34-THE SW1/4 OF THE NW1/4 AND ALL OF THE S1/2, LESS AND EXCEPT THE NE1/4 OF THE SE1/4.

TOWNSHIP 6 SOUTH, RANGE 7 EAST

SECTION 1-ALL THAT PORTION OF THE S1/2 OF THE S1/2 LYING WESTERLY COUNTY ROAD NO. 361 AND THE NW1/4 OF THE SW1/4.

SECTION 2-THE SE1/4, THE N3/4 OF THE SW1/4, THE W3/4 OF THE S1/2 OF THE N1/2 AND THE NW1/4 OF THE NW1/4.

SECTION 3-THE NE1/4 AND THE N3/4 OF THE E1/2 OF THE SE1/4.
SECTION 11-THE N3/8 OF E1/2.

SECTION 12-ALL OF THE NE1/4 LYING WESTERLY OF COUNTY ROAD NO.361 THE N3/4 OF THE NW1/4, THE E1/2 OF THE NE1/4 OF THE SW1/4, AND SE1/4, LESS AND EXCEPT THAT PORTION OF THE SW1/4

OF SE1/4 LYING WEST OF C.R. #361, ALSO LESS ROAD R/W.

SECTION 13-ALL THAT PORTION LYING SOUTHEASTERLY OF COUNTY ROAD NO. 361, LESS AND EXCEPT PARCEL #6287-000.

SECTION 24-ALL THAT PORTION LYING EASTERLY OF COUNTY ROAD NO. 361 AND NORTHEASTERLY OF FOX HUNTER GRADE.

SECTION 25-ALL THAT PORTION LYING NORTHEASTERLY OF FOX HUNTER GRADE, LESS AND EXCEPT PARCEL #6373-100.

SECTION 36-ALL THAT PORTION OF THE N1/2 OF THE N1/2 OF THE N1/2 LYING NORTHEASTERLY OF FOX HUNTER GRADE.

TOWNSHIP 7 SOUTH, RANGE 7 EAST

SECTION 1-THE SE1/4 OF THE SE1/4.

SECTION 11-THE SE1/4 OF THE SE1/4.

SECTION 12-THE SW1/4, THE W1/2 OF THE SE1/4, THE N1/2 OF THE NE1/4 OF THE SE1/4, THE E1/2 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4.

SECTION 13-THE W3/4 OF THE N1/2 OF THE N1/2.

TOWNSHIP 3 SOUTH, RANGE 6 EAST

SECTION 25-ALL.

SECTION 26-ALL OF THE E1/2 OF THE E1/2 AND THE E1/2 OF THE W1/2 OF THE SE1/4.

SECTION 35-ALL THAT PORTION LYING SOUTHEASTERLY OF CAT ROAD.

SECTION 36- ALL.

TOWNSHIP 4 SOUTH, RANGE 6 EAST

SECTION 1-ALL.

SECTION 2-ALL OF THE N1/2 LYING NORTHEASTERLY OF NO. 2 ROAD AND EASTERLY OF CAT RD. AND THE E1/2 OF THE SE1/4 OF THE SE1/4.

SECTION 11-THE E1/2 OF THE E1/2 AND THE SW1/4 OF THE SE1/4.

SECTION 12-ALL.

SECTION 13-ALL.

SECTION 14-THE E3/4 OF THE E1/2.

SECTION 23-ALL OF THE E1/2, SE1/4 OF THE NW1/4, AND E1/2 OF THE SW1/4.

SECTION 24-ALL.

SECTION 25-ALL.

SECTION 26-ALL OF THE E3/4 LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 98, LESS AND EXCEPT PARCEL# 1563-000.

SECTION 30-ALL THAT PORTION LYING NORTHWESTERLY OF CONTAINER GRADE.

SECTION 31-ALL THAT PORTION LYING WESTERLY OF CONTAINER GRADE.

SECTION 35-ALL THAT PORTION LYING NORTHEASTERLY OF U.S. HIGHWAY #98.

SECTION 36-ALL THAT PORTION LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 98 AND THE E1/2 OF THE SE1/4 LYING SOUTH-WESTERLY OF U.S. HIGHWAY NO. 98.

TOWNSHIP 5 SOUTH, RANGE 6 EAST

SECTION 1-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1582-100, LESS AND EXCEPT THE NW1/4 OF THE NW1/4 AND THE N1/2 OF THE SW1/4 OF THE NW1/4. ALSO ALL THAT PORTION OF THE SE1/4 LYING SE OF PARCEL #1582-100.

SECTION 2-ALL THE W1/2, SE1/4 AND S1/2 OF THE S1/2 OF THE NE1/4.

SECTION 3-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1587-000. AND ALL THAT PORTION OF THE W1/2 LYING SOUTH OF PARCEL #1587-000.

SECTION 4-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1588-100.

SECTION 5-ALL THE S1/2 OF THE N1/2, NW1/4 OF THE NW1/4, NE1/4 OF THE NE1/4 AND ALL OF THE S1/2 LYING NORTHWESTERLY OF PARCEL #1589-100.

SECTION 6-ALL, LESS AND EXCEPT THE S1/2 OF THE S1/2 OF THE SW1/4.

SECTION 7-THE S1/2 OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4. .

SECTION 8-ALL, LESS AND EXCEPT PARCEL #1593-200 AND THAT PORTION LYING WEST OF CONTAINER GRADE AND NORTH OF WHITFIELD ROAD.

SECTION 9-ALL THAT PORTION LYING SOUTH OF PARCEL #1598-200 LESS AND EXCEPT THE SE1/4.

SECTION 10-ALL OF THE NW1/4 LESS AND EXCEPT PARCEL #1600-200

SECTION 11-ALL THAT PORTION LYING NORTH OF PARCEL #1601-100.

SECTION 12-ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF THE E1/2 LYING NW OF HAMPTON SPRINGS ROAD AND SOUTH OF PARCEL #1605-100 AND ALL OF THAT PORTION OF THE NW1/4 LYING NORTH OF PARCEL #1605-100.

SECTION 16-ALL, LESS AND EXCEPT THE SE1/4 OF THE SE1/4, HAMPTON SPRINGS ROAD R/W, AND THE N1/2 OF THE NE1/4.

SECTION 17-ALL, LESS AND EXCEPT PARCEL #1628-200.

SECTION 18-ALL THAT PORTION OF THE E1/2 LYING EAST OF CROOKED TOP PINE ROAD AND WEST OF PARCEL #1631-000 AND THE S1/2 OF SW1/4 AND THE N3/4 OF THE W1/4.

SECTION 19-ALL THAT PORTION OF THE N3/8 LYING WEST OF PARCEL #1632-100 AND ALL THAT PORTION LYING EAST OF PARCEL #1632-100.

SECTION 20-ALL, LESS AND EXCEPT RIGHT OF WAY OF HAMPTON SPRINGS ROAD.

SECTION 21-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF THE N1/2 OF SW1/4

LYING SOUTH OF HAMPTON SPRINGS ROAD AND WEST OF GEORGE PAGE ROAD AND THE SW1/4 OF THE SW1/4.

SECTION 24-THE S1/2 OF SE1/4.

SECTION 28-THE W1/2 AND THE S3/4 OF THE E1/2, LESS AND EXCEPT E1/2 OF SE1/4 OF NE1/4.

SECTION 29-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND NORTH OF SPRING CREEK CUTOFF AND ALL THAT PORTION LYING EAST OF SPRING CREEK ROAD.

SECTION 30-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND EAST OF PARCEL #1667-200 AND ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND NORTH OF SPRING CREEK CUTOFF.

SECTION 33-ALL THAT PORTION LYING NE OF GEORGE PAGE ROAD.

SECTION 34-ALL THAT PORTION OF THE W1/2 OF NW1/4 LYING NE OF GEORGE PAGE ROAD.

TOWNSHIP4 SOUTH, RANGE 5 EAST

SECTION 23-ALL THAT PORTION LYING EAST OF THE J.C. FRANKLIN GRADE AND SOUTH OF THE HARRY DAVIS GRADE.

SECTION 24-THE E1/2 AND THAT PORTION OF THE SW1/4 LYING SOUTH OF THE HARRY DAVIS GRADE.

SECTION 25-ALL.

SECTION 26-ALL THAT PORTION LYING EAST OF J.C. FRANKLIN GRADE

SECTION 30-THE E1/2 OF SW1/4 AND THE W1/2 OF W1/2 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF THE SE1/4.

SECTION 31-THE W1/2 AND ALL THAT PORTION OF THE E1/2 LYING NORTH OF CABBAGE SINKS ROAD.

SECTION 32-W1/2 OF NW1/4.

SECTION 35-ALL THAT PORTION LYING EAST OF J.C. FRANKLIN GRADE.

SECTION 36-ALL.

TOWNSHIP 5 SOUTH, RANGE 5 EAST

SECTION 1-ALL LESS AND EXCEPT THE S1/2 OF S1/2 OF SE1/4 LYING SOUTH OF PADGETT RD.

SECTION 2-ALL THAT PORTION LYING EAST OF THE J.C. FRANKLIN GRADE AND ALL THAT PORTION OF THE S1/2 LYING WEST OF THE FRANKLIN GRADE AND NORTH OF RATTLESNAKE GRADE AND THAT PORTION OF THE E1/2 OF SE1/4 LYING NORTH OF RATTLESNAKE GRADE AND EAST OF BILLY MARTIN GRADE.

SECTION 3-ALL THAT PORTION OF THE S1/2 LYING NORTH OF RATTLESNAKE GRADE.

SECTION 4-ALL THAT PORTION OF THE E3/4 LYING WEST OF BILLY MARTIN GRADE AND SOUTH OF RATTLESNAKE GRADE AND NORTHWEST OF WARD TRAM AND ALL OF THAT PORTION OF THE E1/2 OF THE SE1/4 LYING NORTH OF RATTLESNAKE GRADE AND EAST OF BILLY MARTIN GRADE.

SECTION 6-ALL THAT PORTION OF THE W1/2 LYING NORTH OF MOSSY HAMMOCK GRADE AND WEST OF COKER ISLAND ROAD.

SECTION 7-ALL THAT PORTION LYING WEST OF COKER ISLAND ROAD AND ALL THAT PORTION LYING SOUTH AND EAST OF THE CRUCE GRADE.

SECTION 8-ALL THAT PORTION LYING SOUTH OF THE CRUCE GRADE AND EAST OF THE CANNON GRADE LESS AND EXCEPT THE N1/2 OF N1/2.

SECTION 9-ALL THAT PORTION LYING NORTHWESTERLY OF WARD TRAM ROAD LESS AND EXCEPT THE NW1/4 OF NW1/4.

SECTION 11-ALL THAT PORTION LYING NORTH OF BROWN TRAM AND EAST OF J.C. FRANKLIN GRADE.

SECTION 12-ALL THAT PORTION LYING NORTH AND EAST OF PARCEL #1330-500 AND WEST OF CULPEPPER ROAD AND SOUTH OF SEALY SLOUGH ROAD.

SECTION 13-ALL THAT PORTION IN PARCEL #1331-000 LYING WEST OF

COOEY ISLAND GRADE LESS AND EXCEPT DEES GRADE R/W AND DEES BORROW PIT.

SECTION 16-ALL THAT PORTION LYING NORTHWEST OF WARD TRAM.

SECTION 17-ALL THAT PORTION LYING NORTH OF WARD TRAM.

SECTION 18-ALL THAT PORTION LYING NORTH OF WARD TRAM

TOWNSHIP 5 SOUTH, RANGE 4 EAST

SECTION 1-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD.

SECTION 11-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD AND NORTHEASTERLY OF LOUGHRIDGE GRADE.

SECTION 12-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD AND NORTHEASTERLY OF LOUGHRIDGE GRADE.

SECTION 13-ALL THAT PORTION LYING NORTH OF WARD TRAM AND NORTHEASTERLY OF LOUGHRIDGE GRADE

THE ABOVE DESCRIBED AGRICULTURE-TRANSFER LANDS CONTAIN 82,797 ACRES, MORE OR LESS.

Exhibit 2
AMDA Agreement, dated October 28, 2010

MASTER DRI AGREEMENT

THIS AGREEMENT is entered into this 28th day of October, 2010, by and between FOLEY TIMBER AND LAND COMPANY, LIMITED PARTNERSHIP, a Delaware limited partnership, ("**FOLEY**"), NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL ("**NCFRPC**"), and TAYLOR COUNTY, a political subdivision of the State of Florida.

WHEREAS, the Taylor County Vision 2060 Plan was adopted by TAYLOR COUNTY and included in it's local comprehensive plan in September, 2008;

WHEREAS, TAYLOR COUNTY intends to promote sound economic development and sustainable development patterns by adopting amendments to its comprehensive plan that will implement its 2060 Vision Plan;

WHEREAS, amendments to implement Vision 2060 are included in plan amendments that will implement Taylor County's Evaluation and Appraisal Report and which have been found in compliance with state requirements by the Florida Department of Community Affairs in August, 2010;

WHEREAS, FOLEY desires to assist TAYLOR COUNTY in implementing it's Vision Plan and local comprehensive plan by creating a master plan for its Taylor County property;

WHEREAS, the property that is subject to this Agreement is described in Exhibit "A" attached to and made part of this Agreement;

WHEREAS, development proposed by FOLEY is required to undergo Development of Regional Impact ("**DRI**") review in accordance with the requirements of Chapter 380.06. F.S.;

WHEREAS, Section 380.06(21)(b), F.S., provides that if a proposed development is planned for development over an extended period of time, the developer may file an application for master development approval ("**AMDA**") of the project and agree to present subsequent increments of the development for preconstruction review pursuant to applications for incremental development approval ("**AIDA**"). FOLEY's proposes development for its property through the year 2035;

WHEREAS, the proposed total development program at buildout in year 2035 is 25,673 residential units, approximately 3,100,000 square feet of retail and office development, 650,000 square feet of industrial use, 528 acres of educational/institutional uses, 900 hotel rooms and medical facility(s) (600 beds) ("**DEVELOPMENT PROGRAM**"), which shall be further described in the AMDA and Master DRI Development Orders in accordance with Chapter 28-24, F.A.C.;

WHEREAS, Section 380.06(21)(b), F.S. provides that in order to proceed with an AMDA, an applicant must enter into a formal agreement ("Agreement"); and

WHEREAS, Rule 9J-2.028, F.A.C. provides that this Agreement shall be entered into by the developer, the regional planning council and the local government having jurisdiction over the proposed project, and TAYLOR COUNTY is the local government that has jurisdiction over the project.

NOW THEREFORE, in consideration of the foregoing premises and of the following covenants, conditions and promises, the parties hereto agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein and made a part hereof.

2. The parties through the signatories to this Agreement represent they have full authority to enter into and execute this Agreement.

3. The purposes of this Agreement are to define the geographic area subject to review pursuant to Section 380.06, F.S. and to identify the regional issues to be addressed, the DRI application questions to be answered, the type of responses required, and whether the responses will be provided in the AMDA or AIDA.

4. Prior to TAYLOR COUNTY adopting an AMDA development order, FOLEY, NCFRPC, and TAYLOR COUNTY will review the drafts of the development order to ensure anticipated regional and local impacts have been adequately addressed and informational requirements for subsequent incremental application review are clearly defined.

5. The AMDA development order will identify those issues, if any, that can result in the denial of an AIDA to the extent they are known at the time of the issuance of the AMDA development order.

6. The scope of review for AMDA and AIDA applications is set forth in Exhibit "B" attached and made part of this Agreement.

7. For purposes of reviewing transportation impacts, AMDA and AIDA applications and review of these applications shall comply with the transportation methodology and review process described in Exhibit "C" attached to and made a part of this Agreement.

8. For purposes of reviewing housing adequacy, AIDA applications and review of these applications shall comply with Adequate Housing Methodology attached and made part of this Agreement as Exhibit "D".

9. FOLEY may determine the size, boundaries, and timing of each AIDA and may propose land uses for each AIDA, however, the entire development program approved by the AMDA development order may not be submitted in only one increment. After the AMDA development order is issued, FOLEY may file one or more AIDA's for concurrent, overlapping, or sequential increments, provided, any one filing of one or more AIDAs will not include cumulatively more than fifty percent (50%) of the entire Development Program. The first increment may be filed with the AMDA, or after the AMDA has been filed, but before the Master DRI Development Order has been issued. AIDA reviews and hearings will be conducted pursuant to the timeframes set forth in Section 380.06, F.S.

10. AIDA review shall be limited to the specific scope of review and methodologies set forth in Exhibits "B", "C" and "D" unless (1) substantial changes in the conditions underlying the approval of the AMDA development order are demonstrated, (2) the AMDA development order is shown to have been based on substantially inaccurate information, or (3) FOLEY, NCFRPC and TAYLOR COUNTY otherwise agree to modify the scope of review. As provided in Rule 9J-2.028(4), F.A.C., substantial changes in conditions underlying the approval of the AMDA development order or substantially inaccurate information upon

which the AMDA development order was based are to be construed to mean changed conditions or inaccurate information that creates a reasonable likelihood of additional adverse regional impact not previously reviewed by the regional planning agency.

11. The AMDA and subsequent AIDAs shall be processed in accordance with Section 380.06(21), F.S., and Rule 9J-2.028, FAC, as they may be revised or renumbered from time to time.

12. Any revision to the location of Agriculture Transfer lands described in Exhibit "A" shall be governed by the Non-Substantial Change Policy for Agriculture Transfer Lands attached to this Agreement as Exhibit "E".

13. Nothing in this Agreement, except as expressly stated herein, shall be construed as prejudicing, compromising or limiting in any way the authority of TAYLOR COUNTY and the discretion of its Board of County Commissioners, to approve, deny, or condition the approval of the AMDA or AIDA pursuant to adopted land use and development policies and regulations.

14. This Agreement does not entitle FOLEY to any development orders approving the proposed development nor does it entitle any of the parties to the inclusion of any particular condition in a development order. FOLEY shall not claim vested rights or assert equitable estoppel based on this Agreement or any expenditures or actions taken in reliance on this Agreement.

15. This Agreement shall terminate automatically two years from its effective date if the AMDA has not been filed.

16. Effective Date. The effective date of this Agreement is the date upon which the last party signs the Agreement.

17. Notice. Until further written notice by any party to the others, all notices provided for herein will be in writing and transmitted by messenger, by mail or by telefax:

as to FOLEY:	FOLEY TIMBER AND LAND COMPANY 3400 Foley Road Perry, Florida 32348 Attention: Bo Taff
as to TAYLOR COUNTY:	TAYLOR COUNTY 201 East Green Street Perry, Florida 32347 Attention: County Administrator
as to NCFRPC:	NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL 2009 NW 67th Place Gainesville, Florida 32653 Attention: Executive Director

18. Remedies: In the event of a default hereunder, the non-defaulting party will have all remedies at law or equity; provided, however, the party asserting a default must first notify in writing the alleged defaulting party, and the alleged defaulting party will have thirty (30) days from the date of receipt of the notice to respond in writing to the party asserting the default.

19. Time of Essence: Time is of the essence with respect to each provision of this Agreement which requires that action be taken by either party within the stated time period or upon a specified date.

20. Venue. The venue of any litigation arising out of this Agreement will be Taylor County, Florida.

21. Headings. The headings in this Agreement are for convenience of reference only, and do not limit or otherwise affect in any way the meaning or interpretation of this Agreement.

22. Pronouns. The use of any gender in this Agreement will be deemed to include all genders, and the use of the singular will include the plural, wherever it appears appropriate from the context.

23. Waivers. The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, will not affect the right of that party to require performance of that provision or to exercise any right, power or remedy, and any waiver by any party of any breach of any provision of this Agreement should not be construed as waiver of any continuing or succeeding breach of provisions, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in this case will, of itself, entitle a party to any other or further notice or demand in a similar or other circumstances, unless otherwise specified in this Agreement. This waiver provision does not apply to any statutory requirements regarding permits or development orders.

24. Assignment. This Agreement may be assigned by Foley to its heirs, legal representatives, and successors-in-interest, however, any assignment of the right to file an AMDA shall be subject to consent by Taylor County, which shall not be unreasonably withheld.

25. Binding Effect. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and shall be binding upon and inure to the benefit of the parties hereto and their heirs, respective legal representatives, successors and assigns.

26. Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed an original.

27. Construction. This Agreement shall be construed as the joint and equal work product of the parties and shall not be construed more or less favorably on account of its preparation.

28. Entire Agreement. This Agreement constitutes the entire Agreement between the parties relating to the Agreement's subject matter and supersedes all prior agreements or understandings made in connection with the subject matter. No modification or amendment of this Agreement shall bind the parties unless it is in writing and signed with the same authorization originally given by the party to be bound.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

ATTEST

Name: Scott R. Koons, AICP
Title: Executive Director

By: Louie Davis
Name: Louie Davis
Its: Chair
Date: 10/28/10

TAYLOR COUNTY

ATTEST:

Name: Annie Mae Murphy
Title: County Clerk

By:
Name: MARK WIBBINS
Its: Chair
Date: 10-21-10

BOARD OF COUNTY COMMISSIONERS TAYLOR COUNTY SEAL FLORIDA

FOLEY TIMBER AND LAND COMPANY, LIMITED PARTNERSHIP, a Delaware limited partnership

By: FOLEY TIMBER COMPANY, INC., a Delaware corporation, as its general partner

Witness
Name: LONNIE A. HOUCK JR

By:
Name: Angus B. Taff III
Its: SR. Vice President - Planning
Date: 10-21-10

Witness
Name: MALCOLM V. PAGE

JACK_1652855.2

LIST OF EXHIBITS

A. Property Description and General Area Map

B. Scope of Review for AMDA and AIDA

C. Transportation Methodology for AMDA and AIDA

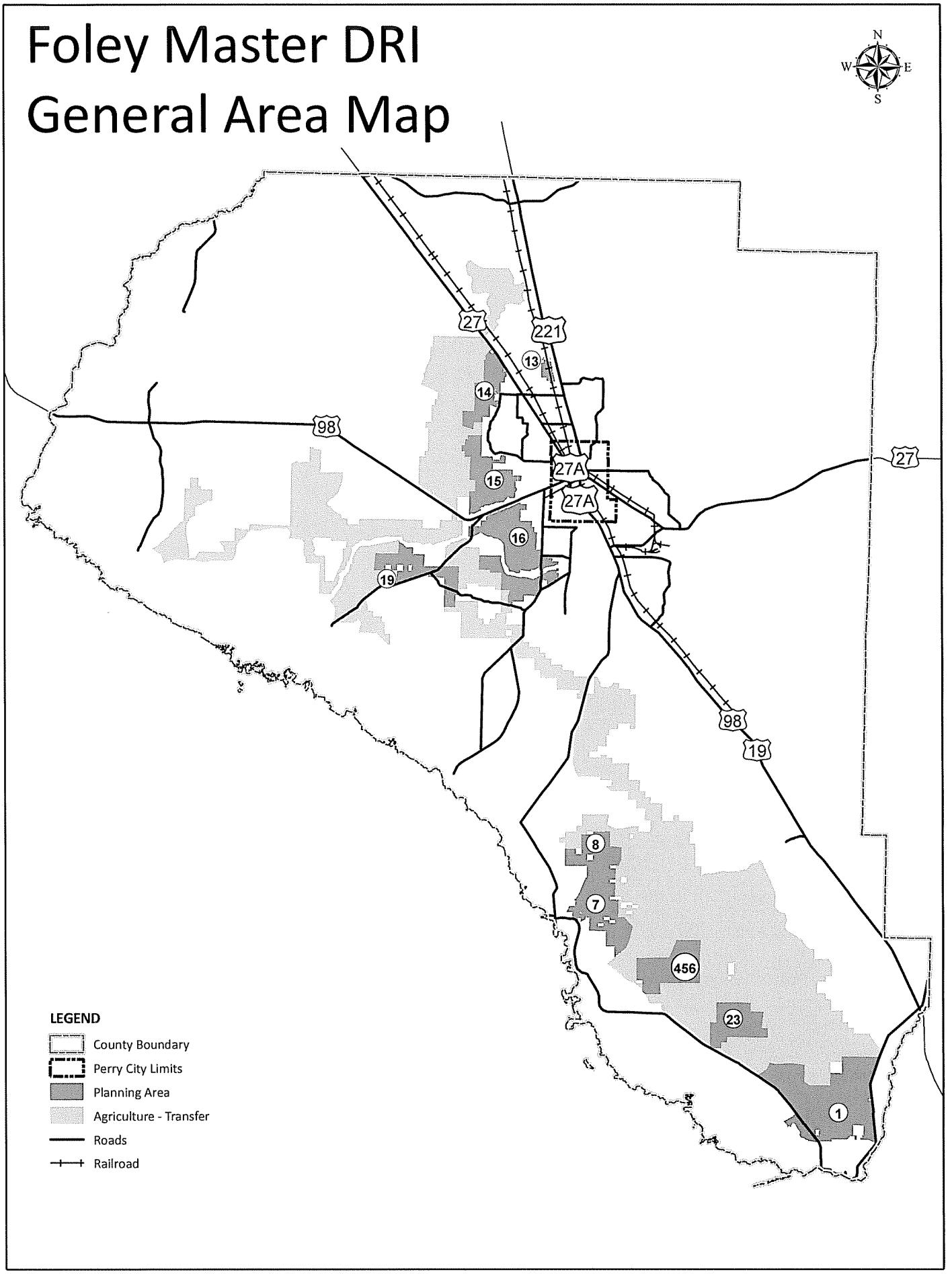
D. Adequate Housing Methodology for AIDA

E. Non-Substantial Change Policy for Agriculture – Transfer Lands

Exhibit A

Property Description and General Area Map

Foley Master DRI
General Area Map



DESCRIPTIONS

FOR

FOLEY TIMBER AND LAND CO.

PLANNING AREAS

OCTOBER 26, 2009

REVISED SEPTEMBER 21, 2010

M.H. RATLIFF
REGISTERED LAND SURVEYOR
2998 GOLF-COURSE ROAD
PERRY FLORIDA 32348

PLANNING AREA #1
TOWNSHIP 8 SOUTH, RANGE 9 EAST:

SECTION 32- ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD.

SECTION 33-ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD AND SOUTHERLY OF TRACTOR BOG ROAD.

SECTION 34-ALL THAT PORTION LYING SOUTHERLY OF TRACTOR BOG ROAD AND WESTERLY OF SUGAR MOUNTAIN ROAD.

SECTION 36-THE S3/4 OF THE E3/4.

TOWNSHIP 9 SOUTH, RANGE 9 EAST:

SECTION 1-ALL.

SECTION 2-THE E1/2 OF E1/2 AND THAT PORTION OF THE SOUTH ½ LYING SOUTHERLY OF GARBAGE ROAD.

SECTION 3-ALL THAT PORTION LYING SOUTHERLY OF GARBAGE ROAD AND WESTERLY OF SUGAR MOUNTAIN ROAD.

SECTION 4-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 5-ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD AND NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 9-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361 AND ALL THAT PORTION OF THE SE1/4 OF SE1/4 LYING SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA.

SECTION 10-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.AND ALL THAT PORTION OF THE SW1/4 LYING SOUTHWESTERLY OF C.R. #361 AND SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA.

SECTION 11-ALL.

SECTION 12-ALL.

SECTION 13-ALL, LESS AND EXCEPT PARCEL #9459-025, PARCEL #9459-100 AND SUGAR HILL ESTATES SUBDIVISION.

PLANNING AREA #1, (CONTINUED)
TOWNSHIP 9 SOUTH, RANGE 9 EAST:

SECTION 14-ALL; LESS AND EXCEPT STEINHATCHEE ACRES SUBDIVISION, STEINHATCHEE ACRES COVE SUBDIVISION AND THE E1/2 OF NW1/4 OF SW1/4., LESS AND EXCEPT R/W OF C.R. #361.

SECTION 15-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361 AND ALL THAT PORTION LYING SOUTHWESTERLY OF COUNTY ROAD #361 AND NORTHERLY OF THE COASTAL HIGH HAZARD AREA LINE, LESS AND EXCEPT PARCEL # 9464-200.

SECTION 16-ALL THAT PORTION LYING SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA AND NORTHEASTERLY OF THE COASTAL HIGH HAZARD AREA LINE.

SECTION 22-ALL THAT PORTION OF THE NE1/4 LYING NORTH OF ROY'S ROAD.

SECTION 23-ALL THAT PORTION OF THE NW1/4 LYING NORTH OF ROY'S ROAD AND SOUTHWEST OF COUNTY ROAD #361.

TOWNSHIP 8 SOUTH, RANGE 10 EAST:

SECTION 31-ALL OF THE S3/4 LYING WEST OF STATE ROAD NO. 51.

TOWNSHIP 9 SOUTH, RANGE 10 EAST:

SECTION 6-ALL LYING WEST OF STATE ROAD NO 51.

SECTION 7-ALL LYING WEST OF STATE ROAD NO. 51 LESS AND EXCEPT WATERS MEMORIAL GARDENS CEMETERY.

SECTION 18-ALL LYING WEST OF STATE ROAD NO. 51 LESS AND EXCEPT PARCEL #9459-025, PARCEL #10182-025, PARCEL #10182-100, PARCEL # 10182-025, PARCEL #9459-040, PARCEL #10182-125 AND PARCEL #10182-500.

PLANNING AREA #2 & 3
TOWNSHIP 8 SOUTH, RANGE 9 EAST:

SECTION 19-ALL.

SECTION 20-ALL THAT PORTION OF THE SOUTH 5/8 LYING WEST OF THE C.C. GRADE AND THE TIDE CITY ROAD AND THE N3/8 OF W1/4.

SECTION 29-ALL, THE N1/2 LESS AND EXCEPT THAT PORTION LYING EAST OF TIDE CITY ROAD AND NORTH OF JACKSON HUNTING CAMP ROAD.

SECTION 30-THE N1/2 AND THE NW1/4 OF THE SW1/4.

TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 24-THE E1/4 AND THE SW1/4 OF THE SE1/4.

SECTION 25- THE E1/2.

PLANNING AREA #4, 5 & 6

TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 2-THE S3/4.

SECTION 3-THE S3/4 LYING SOUTHEAST OF AGNES ROAD.

SECTION 14-THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 15-THE N5/8 OF THE W1/2 OF THE W1/2 AND THE E3/4 OF THE N1/2 OF N1/2 OF N1/2.

SECTION 16-ALL THAT PORTION OF THE N5/8 OF THE E1/2 LYING EAST OF HENDRY FIELD ROAD.

SECTION 9- THE E3/4.

SECTION 10-ALL.

SECTION 11-ALL.

PLANNING AREA #7
TOWNSHIP 7 SOUTH, RANGE 7 EAST:

SECTION 24-ALL THAT PORTION LYING SOUTHEASTERLY OF THE JODY MORGAN ROAD.

SECTION 25-ALL THAT PORTION LYING SOUTHEASTERLY OF THE JODY MORGAN ROAD, LESS AND EXCEPT THE N1/2 OF SW1/4, AND PARCEL #6999-200.

SECTION 36-THE E1/2 OF NE1/4 OF NW1/4 AND ALL THAT PORTION OF THE NE1/4 LYING NORTHERLY OF BLUE CREEK, LESS AND EXCEPT THE E1/2 OF SW1/4 OF NE1/4 AND PARCEL #6999-200.

TOWNSHIP 7 SOUTH, RANGE 8 EAST:

SECTION 17-ALL THAT PORTION OF THE W1/2 LYING SOUTH EAST OF JODY MORGAN ROAD AND NORTHWESTERLY OF GLOVER ROAD.

SECTION 18-ALL THAT PORTION LYING SOUTHEAST OF THE JODY MORGAN ROAD.

SECTION 19-ALL THAT PORTION LYING SOUTHEAST OF THE JODY MORGAN ROAD.

SECTION 20-THE W1/2 OF W1/2, LESS AND EXCEPT THE N1/2 OF NW1/4 OF NW1/4 AND THE S1/2 OF NW1/4 OF SW1/4.

SECTION 29-THE NW1/4 OF NW1/4 AND THE N1/2 OF SW1/4 OF NW1/4 AND THE W3/4 OF SW1/4.

SECTION 30-ALL.

SECTION 31-ALL, LESS AND EXCEPT THE S3/4 OF W1/2 OF W1/2 OF W1/2, N1/2 OF SE1/4 OF NE1/4, THE N1/2 OF NW1/4 OF SE1/4, THE W7/8 OF THE S1/2 OF S1/2 OF S1/2.

SECTION 32-THE NW1/4 OF NW1/4 AND THE W1/2 OF NE1/4 OF NW1/4 AND THE S3/4 LYING SOUTHWEST OF THE FLOATING BRIDGE ROAD AND WEST OF THE FISH CREEK ROAD, LESS AND EXCEPT THE S1/2 OF SW1/4 OF NW1/4.

SECTION 33-ALL THAT PORTION LYING WEST OF THE FISH CREEK ROAD AND SOUTHWEST OF THE FLOATING BRIDGE ROAD.

PLANNING AREA #7 (CONTINUED)
TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 5-ALL THAT PORTION LYING NORTHWESTERLY OF FISH CREEK ROAD, LESS AND EXCEPT THE W1/2 OF SW1/4.

SECTION 6-E1/2 OF E1/2 OF NE1/4.

PLANNING AREA #8
TOWNSHIP 7 SOUTH, RANGE 7 EAST:

SECTION 12-SE1/4 OF SE1/4 AND S1/2 OF NE1/4 OF SE1/4.

SECTION 13-E1/2 OF E1/2; THE W1/2 OF SE1/4 AND S3/4 OF W1/2.

TOWNSHIP 7 SOUTH, RANGE 8 EAST:

SECTION 7-THE S1/2, LESS AND EXCEPT THE N1/2 OF NW1/4 OF SW1/4.

SECTION 17-ALL THAT PORTION OF THE S3/4 OF THE W1/2 LYING NORTHWEST OF THE JODY MORGAN ROAD.

SECTION 18-ALL THAT PORTION LYING NORTHWEST OF THE JODY MORGAN ROAD, LESS AND EXCEPT THE NW1/4 OF SW1/4.

SECTION 19-ALL THAT PORTION OF THE NW1/4 LYING NORTHWEST OF THE JODY MORGAN ROAD.

PLANNING AREA #13
TOWNSHIP 3 SOUTH, RANGE 7 EAST:

SECTION 27-ALL THAT PORTION OF PARCEL #1969-000 LYING SOUTH OF BOYD ROAD.

SECTION 34-ALL OF PARCEL #2011-000.

SECTION 35-ALL OF PARCEL #2027-000.

PLANNING AREA #14
TOWNSHIP 3 SOUTH, RANGE 7 EAST:

SECTION 29-ALL THAT PORTION OF THE S1/2 LYING WESTERLY OF U.S. HIGHWAY #19 AND SOUTHEASTERLY OF NO. 15 ROAD. LESS AND EXCEPT PARCEL # 1980-000.

SECTION 32-ALL LYING WESTERLY OF U.S. HIGHWAY #19, LESS AND EXCEPT PARCEL #1985-000, PARCEL #1987-000, PARCEL #2000-000 AND FLORIDA GAS PIPELINE RIGHT OF WAY.

TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 5-THE NW1/4, THE W1/2 OF NE1/4, THE SW1/4 AND THAT PORTION OF THE SW1/4 OF SE1/4 LYING WEST OF WOODS CREEK ROAD LESS AND EXCEPT PARCEL #2205-100, PARCEL #2211-100, PARCEL # 2211-000, PARCEL 2205-250, PARCEL #2205-200, PARCEL #2217-600 AND 60' R/W FOR HARRISON-BLUE ROAD.

SECTION 6-THE E3/8.

SECTION 7-THE E3/8 OF N1/2 OF N1/2, THE E7/8 OF THE S1/2 OF N1/2, THE E7/8 OF THE N1/2 OF S1/2, AND ALL THAT PORTION OF THE E7/8 OF THE S1/2 OF S1/2 LYING WEST OF NO. 15 ROAD AND NORTHERLY OF THE WATER WELL ROAD.

SECTION 8-THE W1/2 OF NW1/4 AND ALL THAT PORTION OF THE N1/2 OF N1/2 LYING WESTERLY OF THE WOODS CREEK ROAD AND NORTHERLY OF THE CARLTON ROAD, LESS AND EXCEPT PARCEL # 2217-250 AND PARCEL #2205-200.

SECTION 18-ALL THAT PORTION LYING NORTH OF WATER WELL ROAD AND WEST OF NO. 15 ROAD.

PLANNING AREA #15
TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 18-ALL THAT PORTION OF THE E5/8 OF THE S1/2 OF N1/2 LYING SOUTH OF THE POWERLINE RIGHT OF WAY AND THE E3/4 OF S1/2 AND THE E1/2 OF SW1/4 OF SW1/4.

SECTION 19-THE E1/2 AND NE1/4 OF NW1/4.

SECTION 20-ALL THAT PORTION OF THE W1/2 LYING SOUTH OF O'STEEN ROAD, THE S1/2 OF SE1/4 AND THE S1/2 OF NE1/4 LESS AND EXCEPT PARCEL #2793-020, PARCEL #2793-200, PARCEL # 2793-100.
ALSO: ALL THAT PORTION OF THE NE1/4 OF NE1/4 SOUTH OF WOODS CREEK ROAD LESS AND EXCEPT PARCEL #2823-000, PARCEL #2794-100, PARCEL #2795-000, PARCEL #2793-100, PARCEL #2793-500, PARCEL #2793-250, AND PARCEL #2793-050.

SECTION 21-THE W3/8 OF S1/2 OF S1/2.

SECTION 28-THE NW1/4 OF NE1/4 LESS AND EXCEPT RIGHT OF WAY OF O'STEEN ROAD.
ALSO: THE W1/2, LESS AND EXCEPT PARCEL #5653-050.
ALSO: THAT PORTION OF THE NW1/4 OF SE1/4 LYING WEST OF SPRING CREEK.

SECTION 29-ALL.

SECTION 30-THE E1/2 OF E1/2, THE NW1/4 OF NE1/4 AND SW1/4 OF SE1/4.

SECTION 31-ALL OF THE N3/4 OF THE E1/2 LYING NORTHERLY OF ROCKY CREEK.

SECTION 32-ALL THAT PORTION LYING NORTHERLY OF SPRING CREEK AND ROCKY CREEK.

SECTION 33-ALL THAT PORTION OF THE NW1/4 OF NW1/4 LYING NORTHERLY OF SPRING CREEK.

PLANNING AREA #16
TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 32-ALL THAT PORTION OF THE E3/4 LYING SOUTH OF U.S. HIGHWAY # 98, LESS AND EXCEPT PARCEL #5641-400, PARCEL #5641-100, PARCEL #5641-210, PARCEL #5641-230, PARCEL #5641-200 AND PARCEL # 5651-500.

SECTION 33-ALL THAT PORTION OF THE W3/4 LYING SOUTH OF A LINE THAT IS 600 FEET SOUTH OF U.S. HIGHWAY #98 (MEASURED ALONG THE WEST SECTION LINE) AND PARALLEL WITH SAID HIGHWAY #98.
ALSO: THE SE1/4 OF NE1/4.

TOWNSHIP 5 SOUTH, RANGE 7 EAST:

SECTION 3-THE W1/2 OF W1/2, THE E1/2 OF SW1/4 AND THE W1/2 OF SE1/4 OF NW1/4.

SECTION 4-ALL, LESS AND EXCEPT PARCEL #5989-200.

SECTION 5-ALL THAT PORTION NORTH OF PARCEL #5990-200.

SECTION 6-ALL OF THE S3/4 OF THE E1/2 LYING NORTHERLY OF PARCEL #6014-200, LESS AND EXCEPT RIGHT OF WAY OF HAMPTON SPRINGS ROAD.

SECTION 8-ALL THAT PORTION OF PARCEL #6019-000 LYING WESTERLY OF PARCEL #6019-100.

SECTION 9-ALL, LESS AND EXCEPT PARCEL #6021-200.

SECTION 10-ALL THAT PORTION OF THE W3/4 LYING WEST OF GOLF COURSE ROAD, LESS AND EXCEPT THE NW1/4 OF NE1/4 AND PARCEL #6029-200.
ALSO: THE E1/2 OF SE1/4 LESS AND EXCEPT RIGHT OF WAY OF HOLT ROAD AND GOLF COURSE ROAD.

SECTION 11-ALL THAT PORTION OF THE S1/2 OF SW1/4 AND THE S1/2 OF NW1/4 OF SW1/4 LYING NORTHWESTERLY OF PARCEL #6096-100.

SECTION 14-ALL THAT PORTION OF THE W1/2 LYING SOUTH OF PARCEL #6096-100 AND NORTH OF PUCKETT ROAD, LESS AND EXCEPT PARCEL #6082-100, PARCEL #6094-000 AND PARCEL #6093-300.

PLANNING AREA #16 (CONTINUED)

SECTION 15-ALL THAT PORTION LYING NORTHWEST OF PUCKETT ROAD LESS AND EXCEPT PARCEL #6109-050, PARCEL #6109-075, PARCEL #6109-500, PARCEL #6109-100, PARCEL #6108-100 AND GOLF-COURSE ROAD R/W.

SECTION 16-ALL, LESS AND EXCEPT PARCEL #6110-100.

SECTION 17-THE N1/2 OF NE1/4 AND THE N1/2 OF N1/2 OF NW1/4.

SECTION 21-ALL THAT PORTION OF THE N1/2 LYING EAST OF THE SOUTH WALDO SPRINGS ROAD AND ALL THAT PORTION OF THE NE1/4 OF SW1/4 LYING NORTH OF THE COURTNEY GRADE AND EAST OF THE SOUTH WALDO SPRINGS ROAD.

SECTION 22-ALL THAT PORTION OF THE N1/2 OF N1/2 LYING NORTH-WESTERLY OF THE PUCKETT ROAD LESS AND EXCEPT PARCEL #6142-000.

PLANNING AREA #19

TOWNSHIP 5 SOUTH, RANGE 6 EAST:

SECTION 3-ALL THAT PORTION LYING SOUTH OF PARCEL #1587-000.

SECTION 9-THE SE1/4.

SECTION 10-THE S1/2 AND ALL THAT PORTION OF THE NE1/4 LYING SOUTH OF PARCEL #1600-200.

SECTION 11-THE W5/8 OF THE S1/2 AND ALL THAT PORTION OF THE W1/2 OF THE W1/2 OF THE NW1/4 LYING SOUTH OF PARCEL #1601-100.

SECTION 13-ALL THAT PORTION LYING NORTHWEST OF HAMPTON SPRINGS ROAD.

SECTION 14-ALL THAT PORTION LYING NORTHWEST OF HAMPTON SPRINGS ROAD LESS AND EXCEPT THE W1/2 OF NW1/4 OF THE NW1/4.

SECTION 15- ALL THAT PORTION OF THE E1/2 LYING NORTH OF HAMPTON SPRINGS ROAD AND THE NE1/4 OF THE NW1/4 LESS AND EXCEPT THE NW1/4 OF THE NE1/4.

SECTION 16- THE N1/2 OF THE NE1/4.

DESCRIPTIONS

FOR

FOLEY TIMBER AND LAND CO.

AGRICULTURE-TRANSFER LANDS

DECEMBER 14, 2009

REVISED SEPTEMBER 15, 2010

M.H. RATLIFF
REGISTERED LAND SURVEYOR
2998 GOLF-COURSE ROAD
PERRY FLORIDA 32348

AGRICULTURE-TRANSFER LANDS DESCRIPTION
TOWNSHIP 8 SOUTH, RANGE 10 EAST

SECTION 29-ALL OF THAT PORTION LYING SOUTH OF SNAKE ROAD AND WEST OF STATE ROAD NO.51.

SECTION 30-ALL OF THAT PORTION OF THE S3/4 LYING SOUTHWEST OF SNAKE ROAD.

SECTION 31-ALL THAT PORTION OF THE N1/4 LYING WEST OF STATE ROAD NO. 51.

SECTION 32-ALL OF THAT PORTION LYING NORTHWEST OF STATE ROAD NO. 51.

TOWNSHIP 4 SOUTH, RANGE 9 EAST

SECTION 23-ALL THAT PORTION LYING WEST OF PINE LOG ROAD AND SOUTH OF U.S. HIGHWAY N0. 27.

SECTION 25-ALL.

SECTION 26-ALL.

SECTION 35-ALL.

SECTION 36-ALL.

TOWNSHIP 5 SOUTH, RANGE 9 EAST

SECTION 1-ALL.

SECTION 2-ALL.

SECTION 11-ALL.

SECTION 12-ALL.

SECTION 13-ALL.

SECTION 24-ALL THAT PORTION LYING NORTH OF HORTON SOG ROAD.

SECTION 34-ALL THAT PORTION LYING SOUTH OF LOOP #5 ROAD AND EAST OF #338 ROAD.

TOWNSHIP 6 SOUTH, RANGE 9 EAST

SECTION 2-ALL THAT PORTION LYING NORTH OF MEADOWS CANAL ROAD, AND SOUTHWEST OF RODDENBURY CUTOFF ROAD.

SECTION 3-ALL LESS AND EXCEPT THAT PORTION LYING NORTH OF NORTH MEADOWS CANAL ROAD, WEST OF #338 ROAD AND THAT PORTION OF THE SE1/4 LYING SOUTH OF MEADOWS CANAL ROAD.

SECTION 4-ALL THAT PORTION LYING EAST OF FLORIDA GRADE AND SOUTH OF NORTH MEADOWS CANAL ROAD.

TOWNSHIP 7 SOUTH, RANGE 9 EAST

SECTION 17-ALL THAT PORTION LYING SOUTHEAST OF FISH CREEK GRADE AND SOUTHWEST OF C.C.C. ROAD.

SECTION 19-ALL THAT PORTION LYING SOUTH OF FISH CREEK GRADE.

SECTION 20-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD AND SOUTHEAST OF FISH CREEK GRADE.

SECTION 21-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD.

SECTION 28-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD, LESS AND EXCEPT PARCEL #9398-000, PARCEL #9397-500.

SECTION 29-ALL.

SECTION 30-ALL.

SECTION 31-ALL.

SECTION 32-ALL.

SECTION 33-ALL THAT PORTION LYING WEST OF C.C.C. ROAD AND SOUTHWEST OF SNAKE ROAD.

SECTION 34-ALL THAT PORTION LYING SOUTHWEST OF SNAKE ROAD.

TOWNSHIP 8 SOUTH, RANGE 9 EAST

SECTION 3-ALL THAT PORTION LYING SOUTHWEST OF SNAKE ROAD.

SECTION 4-ALL.

SECTION 5-ALL.

SECTION 6-ALL.

SECTION 7-THE S1/2 OF THE SW1/4, LESS AND EXCEPT PARCEL #9415-000, ALL OF THE E1/2, THE N1/2 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4, AND THE NW1/4 OF THE SW1/4.

SECTION 8-ALL.

SECTION 9-ALL.

SECTION 10-ALL.

SECTION 11-THE W3/4 LYING SOUTHWEST OF SNAKE ROAD, LESS AND EXCEPT THE SW1/4 OF THE SE1/4.

SECTION 14-ALL OF THE W1/2 OF THE W1/2 OF THE W1/2 OF THE N1/2, THE SW1/4 AND THE SW1/4 OF THE SE1/4.

SECTION 15-ALL.

SECTION 16-ALL.

SECTION17-ALL.

SECTION 18-ALL.

SECTION 20-THE E3/4 OF THE N3/8 AND THAT PORTION OF THE S5/8 OF THE E1/4 LYING EAST OF C.C.C. ROAD.

SECTION 21-ALL.

SECTION 22-ALL.

SECTION 23-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4.

SECTION 24-THE SW1/4 OF THE NW1/4,THE W1/2 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4.

SECTION 25-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4.

SECTION 26-ALL.

SECTION 27-ALL.

SECTION 28-ALL.

SECTION 29-ALL OF THE S1/2 AND ALL THAT PORTION LYING EAST OF THE C.C.C. ROAD AND NORTH OF JACKSON HUNTING CAMP ROAD.

SECTION 30-THE S1/2 LESS AND EXCEPT THE NW1/4 OF THE SW1/4.

SECTION 31-ALL THAT PORTION LYING NORTHEAST OF COUNTY ROAD NO. 361.

SECTION 32-ALL THAT PORTION LYING NORTHEAST OF COUNTY ROAD NO.361 AND NORTHWEST OF BEEHIVE ROAD.

SECTION 33-ALL THAT PORTION LYING NORTHWEST OF BEEHIVE ROAD AND NORTH OF TRACTOR BOG ROAD.

SECTION 34-ALL THAT PORTION LYING NORTH OF TRACTOR BOG ROAD AND EAST OF SUGAR MOUNTAIN ROAD.

SECTION 35-ALL, LESS AND EXCEPT THE E1/2 OF THE SE1/4.

SECTION 36-THE N1/2 OF THE N1/2 AND SW1/4 OF THE NW1/4.

TOWNSHIP 9 SOUTH, RANGE 9 EAST

SECTION 2-ALL THAT PORTION LYING NORTH OF GARBAGE ROAD LESS AND EXCEPT THE E1/2 OF THE E1/2.

SECTION 3-ALL THAT PORTION LYING NORTH OF GARBAGE ROAD AND EAST OF SUGAR MOUNTAIN ROAD.

SECTION 5- ALL OF THAT PORTION LYING NORTHWEST OF BEEHIVE ROAD AND NORTHEAST OF COUNTY ROAD NO. 361.

TOWNSHIP 3 SOUTH, RANGE 8 EAST

SECTION 6-ALL THAT PORTION LYING WEST OF MADISON MAINLINE ROAD.

SECTION 7-ALL THAT PORTION LYING WEST OF MADISON MAINLINE ROAD.

SECTION 18-THE N3/4 OF THE N1/2 LYING WEST OF MADISON MAINLINE ROAD.

TOWNSHIP 6 SOUTH, RANGE 8 EAST

SECTION 6-THE E1/2 OF THE SW1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 LYING SOUTHWESTERLY OF HUXFORD GRADE.

SECTION 7-ALL THAT PORTION LYING SOUTHERLY OF HUXFORD GRADE, LESS AND EXCEPT THE W1/2 OF THE W1/2 OF THE NW1/4.

SECTION 8-ALL, LESS AND EXCEPT THE E3/4 OF THE N1/2 OF THE N1/2 AND SE1/4 OF THE NE1/4.

SECTION 17-ALL, LESS AND EXCEPT PARCEL #8813-500.

SECTION 18-ALL.

SECTION 19-ALL, LESS AND EXCEPT PARCEL #8816-000.

SECTION 29-ALL OF THE W3/4 OF THE S1/2.

SECTION 30-ALL, LESS AND EXCEPT PARCEL #8851-500.

SECTION 31-THE N1/2 OF THE N1/2 OF THE N1/2 OF THE NW1/4 AND THE N1/2 OF THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE SE1/4 LYING NORTHEASTERLY OF FOX HUNTER GRADE.

SECTION 32-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4 AND THE W3/4 OF THE S1/2 OF THE S1/2.

SECTION 33-ALL THAT PORTION OF THE W1/2 OF THE SW1/4,THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4.

TOWNSHIP 7 SOUTH, RANGE 8 EAST

SECTION 3-ALL THAT PORTION OF THE W1/2 OF THE SW1/4,THE SW1/4 OF THE NW1/4 AND THE SE1/4 OF THE SE1/4.

SECTION 4-ALL THAT PORTION OF THE N1/2, LESS AND EXCEPT THE NE1/4 OF THE NE1/4 AND THE W1/2 OF THE W1/2 OF THE S3/4 OF THE NW1/4.

SECTION 5-ALL THAT PORTION OF THE N1/2 OF THE NE1/4 OF THE NE1/4.

SECTION 6-ALL THAT PORTION OF THE S1/2 OF THE S1/2 LYING WEST OF #4 ROAD.

SECTION 7-ALL OF THE N1/2 LYING SOUTHWESTERLY OF #4 ROAD.

SECTION 8-ALL THAT PORTION LYING SOUTH OF #4 ROAD, LESS AND EXCEPT PARCEL #8912-000.

SECTION 9-ALL, LESS AND EXCEPT PARCEL #8913-000 AND #8914-000.

SECTION 10-ALL.

SECTION 11-ALL THAT PORTION OF THE SW1/4, THE NW1/4 AND THE W1/2 OF THE W1/2 OF THE NE1/4.

SECTION 14-ALL THAT PORTION OF THE W3/4.

SECTION 15-ALL.

SECTION 16-ALL.

SECTION 17-ALL THAT PORTION OF THE E1/2, THE SE1/4 OF THE SW1/4 LYING SOUTHEASTERLY OF GLOVER ROAD AND THE N1/2 OF THE N1/2 OF THE NW1/4.

SECTION 20-THE E3/4, LESS AND EXCEPT PARCEL #8933-000 AND #8934-000.

SECTION 21-ALL.

SECTION 22-ALL.

SECTION 23-ALL.

SECTION 24-ALL THAT PORTION LYING SOUTH OF FISH CREEK GRADE.

SECTION 25-ALL.

SECTION 26-ALL.

SECTION 27-ALL.

SECTION 28-ALL, LESS AND EXCEPT PARCEL #8944-000.

SECTION 29-THE E3/4, LESS AND EXCEPT THE S1/2 OF THE S1/2 OF THE NW1/4, THE W3/8 OF S1/2 AND PARCEL #8947-000.

SECTION 32-ALL OF THAT PORTION OF THE E1/2 LYING NORTHEASTERLY OF FLOATING BRIDGE ROAD, THE E1/2 OF THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 LYING SOUTH-WESTERLY OF FLOATING BRIDGE ROAD, LESS AND EXCEPT PARCEL #8963-000 AND #8963-009.

SECTION 33-ALL.

SECTION 34-ALL.

SECTION 35-ALL.

SECTION 36-ALL.

TOWNSHIP 8 SOUTH, RANGE 8 EAST

SECTION 1-ALL.

SECTION 2-ALL OF THE N1/2 OF THE N1/2.

SECTION 3-THE N1/2 OF THE N1/2 AND THAT PORTION OF THE S3/4 LYING WEST OF AGNES ROAD.

SECTION 4-ALL.

SECTION 5-ALL THAT PORTION LYING SOUTHEASTERLY OF FISH CREEK GRADE.

SECTION 7-ALL THAT PORTION LYING SOUTHEAST OF FISH CREEK GRADE AND NORTHEEAST OF HENRY FIELD ROAD.

SECTION 8-ALL THAT PORTION LYING SOUTHEASTERLY OF FISH CREEK GRADE AND NORTHEASTERLY OF HENRY FIELD ROAD.

SECTION 9-THE W1/2 OF THE W1/2.

SECTION 12-ALL.

SECTION 13-ALL.

SECTION 14-THE S7/8

SECTION 15-THE S7/8 LESS AND EXCEPT THE N5/8 OF THE W1/2 OF THE W1/2.

SECTION 16-THE S3/8 LYING EAST OF HENRY FIELD ROAD AND THAT PORTION OF THE NW1/4 LYING NORTH OF HENRY FIELD ROAD LESS AND EXCEPT PARCEL #8998-000.

SECTION 17-ALL THAT PORTION LYING NORTHEAST OF HENRY FIELD ROAD.

SECTION 22-ALL THAT PORTION LYING NORTH OF TENNILLE TURNPIKE ROAD, EAST OF AGNES ROAD, AND NORTHEAST OF COUNTY ROAD NO. 361.

SECTION 23-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO.361.

SECTION 24-ALL LESS AND EXCEPT THE E1/4 AND THE S1/2 OF THE SW1/4 OF THE SE1/4.

SECTION 25-ALL THAT PORTION OF THE W1/2 LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 26-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 36-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

TOWNSHIP 3 SOUTH, RANGE 7 EAST

SECTION 1-ALL OF THE S1/2 OF THE NW1/4 AND ALL OF THE S1/2, LESS AND EXCEPT THE NW1/4 OF THE SE1/4.

SECTION 2-ALL, LESS AND EXCEPT THE S1/2 OF THE SW1/4 OF THE SW1/4 AND THE N1/2 OF THE NE1/4.

SECTION 3-ALL OF THE N1/2 OF SE1/4 AND ALL OF THE SE1/4 OF THE NW1/4 AND ALL OF THE NE1/4, LESS AND EXCEPT THE NW1/4.

SECTION 6-ALL THAT PORTION LYING SOUTHWESTERLY OF WILLIE SHEFFIELD ROAD, SOUTHERLY OF MUTT ANDREWS ROAD AND SOUTHEASTERLY OF PEAR TREE ROAD.

SECTION 7-ALL THAT PORTION LYING EASTERLY OF PEAR TREE ROAD.

SECTION 8-ALL.

SECTION 9-ALL THAT PORTION OF THE W1/2 OF THE W1/2 OF THE NW1/4 LYING SOUTHWESTERLY OF MILL CREEK ROAD AND ALL OF THE S1/2 LYING NORTH OF 68 STILL ROAD, WEST OF OLD U.S. HIGHWAY #221 AND SOUTH OF MILL CREEK ROAD.

SECTION 10-ALL THAT PORTION OF THE SW1/4 LYING WESTERLY OF U.S. HIGHWAY #221 AND NORTHERLY OF 68 STILL ROAD.

SECTION 11-ALL THAT PORTION LYING NORTHEASTERLY OF SCRUB POND ROAD.

SECTION 12-ALL, LESS AND EXCEPT SW/14 OF THE SW1/4.

SECTION 13-THE N3/4 OF THE NE1/4 AND THE NE1/4 OF THE NW1/4.

SECTION 16-ALL THAT PORTION LYING WEST OF OLD U.S. HIGHWAY #221 AND NORTHWESTERLY OF W & L ROAD.

SECTION 17-ALL THAT PORTION LYING NORTH WEST OF W & L ROAD, EAST OF 430 LOOP ROAD AND NORTH OF PEAR TREE CUT OFF ROAD.

SECTION 18-ALL THAT PORTION LYING NORTH OF PEAR TREE CUTOFF ROAD AND EAST OF PEAR TREE ROAD.

SECTION 19-ALL THAT PORTION LYING SOUTHEASTERLY OF 430 LOOP ROAD, NORTHWESTERLY OF W & L ROAD AND NORTHEASTERLY OF OLD ACL RAILROAD RIGHT OF WAY, LESS AND EXCEPT POWERLINE RIGHT OF WAY.

SECTION 20-ALL THAT PORTION LYING NORTHWESTERLY OF W & L ROAD AND SOUTHEASTERLY OF 430 LOOP ROAD.

SECTION 29-ALL THAT PORTION LYING NORTHWESTERLY OF NO. 15 ROAD SOUTHWESTERLY OF U.S. HIGHWAY #19, LESS AND EXCEPT PARCEL #1982-000.

SECTION 30-ALL, LESS AND EXCEPT PARCEL #1982-000.

SECTION 31-ALL.

TOWNSHIP 4 SOUTH, RANGE 7 EAST

SECTION 6-ALL OF THE W1/2 AND THE W1/2 OF THE W1/2 OF THE E1/2.

SECTION 7-THE W5/8 OF THE N1/2 OF THE N1/2, THE S3/4 OF THE W1/8, AND THE SE1/4 OF THE SE1/4 LESS AND EXCEPT THAT PORTION LYING NORTH OF WATER WELL ROAD AND NORTHWESTERLY OF NO. 15 ROAD.

SECTION 18-ALL OF THE N1/2 OF THE NE1/4, THE N1/2 OF THE S1/2 OF THE NE1/4, THE W1/2 OF THE SW1/4 OF THE SW1/4, THE NW1/4 OF THE SW1/4 AND ALL OF THE NW1/4 LYING SOUTH-WESTERLY OF WATER WELL ROAD, LESS AND EXCEPT THE S1/2 OF THE E1/2 OF THE SE1/4 OF THE NW1/4.

SECTION 19-ALL OF THE W1/2, LESS AND EXCEPT THE NE1/4 OF THE NW1/4.

SECTION 30-ALL OF THE W1/2, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4.

TOWNSHIP 5 SOUTH, RANGE 7 EAST

SECTION 6-ALL OF THE SE1/4 OF THE SW1/4 LYING NORTHWESTERLY OF HAMPTON SPRINGS ROAD AND THE W1/2 OF THE W1/2, LESS AND EXCEPT PARCEL #6014-200.

SECTION 7-ALL THAT PORTION LYING NORTHWESTERLY OF HAMPTON SPRINGS ROAD AND THE S7/8 LYING SOUTHEASTERLY OF HAMPTON SPRINGS ROAD.

SECTION 17-ALL, LESS AND EXCEPT THE W3/4 OF THE S1/2 OF THE S1/2, THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE N1/2 OF THE NW1/4.

SECTION 18-ALL, LESS AND EXCEPT THE S1/2 OF THE SE1/4, THE W1/2 OF THE W1/2 OF THE W1/2.

SECTION 19-ALL OF THE S1/2.

SECTION 21-ALL OF THE SW1/4 LYING SOUTHWESTERLY OF COURTNEY GRADE AND THE N3/4 LYING WESTERLY OF SOUTH WALDO SPRINGS ROAD.

SECTION 28-ALL OF THE W1/2 OF THE NW1/4 AND ALL OF THE S1/2, LESS AND EXCEPT PARCEL #6195-000.

SECTION 29-ALL, LESS AND EXCEPT THE W3/4 OF THE N1/2 OF THE N1/2 AND THE SE1/4 OF THE NW1/4.

SECTION 30-THE E3/4.

SECTION 31-THE E3/4 OF THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 32-THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 33-ALL OF THE N1/2 OF THE N1/2 OF THE N1/2 AND ALL OF THAT PORTION LYING EAST OF MIKE HUNTER ROAD EASEMENT AND EAST OF SPRING WARRIOR ROAD.

SECTION 34-THE SW1/4 OF THE NW1/4 AND ALL OF THE S1/2, LESS AND EXCEPT THE NE1/4 OF THE SE1/4.

TOWNSHIP 6 SOUTH, RANGE 7 EAST

SECTION 1-ALL THAT PORTION OF THE S1/2 OF THE S1/2 LYING WESTERLY COUNTY ROAD NO. 361 AND THE NW1/4 OF THE SW1/4.

SECTION 2-THE SE1/4, THE N3/4 OF THE SW1/4, THE W3/4 OF THE S1/2 OF THE N1/2 AND THE NW1/4 OF THE NW1/4.

SECTION 3-THE NE1/4 AND THE N3/4 OF THE E1/2 OF THE SE1/4.

SECTION 11-THE N3/8 OF E1/2.

SECTION 12-ALL OF THE NE1/4 LYING WESTERLY OF COUNTY ROAD NO.361 THE N3/4 OF THE NW1/4, THE E1/2 OF THE NE1/4 OF THE SW1/4, AND SE1/4, LESS AND EXCEPT THAT PORTION OF THE SW1/4 OF SE1/4 LYING WEST OF C.R. #361, ALSO LESS ROAD R/W.

SECTION 13-ALL THAT PORTION LYING SOUTHEASTERLY OF COUNTY ROAD NO. 361, LESS AND EXCEPT PARCEL #6287-000.

SECTION 24-ALL THAT PORTION LYING EASTERLY OF COUNTY ROAD NO. 361 AND NORTHEASTERLY OF FOX HUNTER GRADE.

SECTION 25-ALL THAT PORTION LYING NORTHEASTERLY OF FOX HUNTER GRADE, LESS AND EXCEPT PARCEL #6373-100.

SECTION 36-ALL THAT PORTION OF THE N1/2 OF THE N1/2 OF THE N1/2 LYING NORTHEASTERLY OF FOX HUNTER GRADE.

TOWNSHIP 7 SOUTH, RANGE 7 EAST

SECTION 1-THE SE1/4 OF THE SE1/4.

SECTION 11-THE SE1/4 OF THE SE1/4.

SECTION 12-THE SW1/4, THE W1/2 OF THE SE1/4, THE N1/2 OF THE NE1/4 OF THE SE1/4, THE E1/2 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4.

SECTION 13-THE W3/4 OF THE N1/2 OF THE N1/2.

TOWNSHIP 3 SOUTH, RANGE 6 EAST

SECTION 25-ALL.

SECTION 26-ALL OF THE E1/2 OF THE E1/2 AND THE E1/2 OF THE W1/2 OF THE SE1/4.

SECTION 35-ALL THAT PORTION LYING SOUTHEASTERLY OF BOBBY HODGE ROAD.

SECTION 36- ALL.

TOWNSHIP 4 SOUTH, RANGE 6 EAST

SECTION 1-ALL.

SECTION 2-ALL OF THE N1/2 LYING NORTHEASTERLY OF NO. 2 ROAD AND EASTERLY OF BOBBY HODGE ROAD AND THE E1/2 OF THE SE1/4 OF THE SE1/4.

SECTION 11-THE E1/2 OF THE E1/2 AND THE SW1/4 OF THE SE1/4.

SECTION 12-ALL.

SECTION 13-ALL.

SECTION 14-THE E3/4 OF THE E1/2.

SECTION 23-ALL OF THE E1/2, SE1/4 OF THE NW1/4, AND E1/2 OF THE SW1/4.

SECTION 24-ALL.

SECTION 25-ALL.

SECTION 26-ALL OF THE E3/4 LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 98, LESS AND EXCEPT PARCEL# 1563-000.

SECTION 30-ALL THAT PORTION LYING NORTHWESTERLY OF CONTAINER GRADE.

SECTION 31-ALL THAT PORTION LYING WESTERLY OF CONTAINER GRADE.

SECTION 36-ALL THAT PORTION LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 98 AND THE E1/2 OF THE SE1/4 LYING SOUTH-WESTERLY OF U.S. HIGHWAY NO. 98.

TOWNSHIP 5 SOUTH, RANGE 6 EAST

SECTION 1-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1582-100, LESS AND EXCEPT THE NW1/4 OF THE NW1/4 AND THE N1/2 OF THE SW1/4 OF THE NW1/4. ALSO ALL THAT PORTION OF THE SE1/4 LYING SE OF PARCEL #1582-100.

SECTION 2-ALL THE W1/2, SE1/4 AND S1/2 OF THE S1/2 OF THE NE1/4.

SECTION 3-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1587-000.

SECTION 4-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1588-100.

SECTION 5-ALL THE S1/2 OF THE N1/2, NW1/4 OF THE NW1/4, NE1/4 OF THE NE1/4 AND ALL OF THE S1/2 LYING NORTHWESTERLY OF PARCEL #1589-100.

SECTION 6-ALL, LESS AND EXCEPT THE S1/2 OF THE S1/2 OF THE SW1/4.

SECTION 7-THE S1/2 OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4. .

SECTION 8-ALL, LESS AND EXCEPT PARCEL #1593-200 AND THAT PORTION LYING WEST OF CONTAINER GRADE AND NORTH OF WHITFIELD ROAD.

SECTION 9-ALL THAT PORTION LYING SOUTH OF PARCEL #1598-200 LESS AND EXCEPT THE SE1/4.

SECTION 10-ALL OF THE NW1/4.

SECTION 11-ALL THAT PORTION LYING NORTH OF PARCEL #1601-100.

SECTION 12-ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF THE E1/2 LYING NW OF HAMPTON SPRINGS ROAD AND SOUTH OF PARCEL #1605-100 AND ALL OF THAT PORTION OF THE NW1/4 LYING NORTH OF PARCEL #1605-100.

SECTION 16-ALL, LESS AND EXCEPT THE SE1/4 OF THE SE1/4, HAMPTON SPRINGS ROAD R/W, AND THE N1/2 OF THE NE1/4.

SECTION 17-ALL, LESS AND EXCEPT PARCEL #1628-200.

SECTION 18-ALL THAT PORTION OF THE E1/2 LYING EAST OF CROOKED TOP PINE ROAD AND WEST OF PARCEL #1631-000 AND THE S1/2 OF SW1/4 AND THE N3/4 OF THE W1/4.

SECTION 19-ALL THAT PORTION OF THE N3/8 LYING WEST OF PARCEL #1632-100 AND ALL THAT PORTION LYING EAST OF PARCEL #1632-100.

SECTION 20-ALL, LESS AND EXCEPT RIGHT OF WAY OF HAMPTON SPRINGS ROAD.

SECTION 21-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF THE W1/4 LYING SOUTH OF HAMPTON SPRINGS ROAD AND WEST OF GEORGE PAGE ROAD.

SECTION 24-THE S1/2 OF SE1/4.

SECTION 28-THE W1/2 AND THE S3/4 OF THE E1/2, LESS AND EXCEPT E1/2 OF SE1/4 OF NE1/4.

SECTION 29-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND NORTH OF SPRING CREEK CUTOFF AND ALL THAT PORTION LYING EAST OF SPRING CREEK ROAD.

SECTION 30-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND EAST OF PARCEL #1667-200 AND ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND NORTH OF SPRING CREEK CUTOFF.

SECTION 33-ALL THAT PORTION LYING NE OF GEORGE PAGE ROAD.

SECTION 34-ALL THAT PORTION OF THE W1/2 OF NW1/4 LYING NE OF GEORGE PAGE ROAD.

TOWNSHIP4 SOUTH, RANGE 5 EAST

SECTION 20-THE W1/2.

SECTION 23-ALL THAT PORTION LYING EAST OF THE J.C. FRANKLIN GRADE AND SOUTH OF THE HARRY DAVIS GRADE.

SECTION 24-THE E1/2 AND THAT PORTION OF THE SW1/4 LYING SOUTH OF THE HARRY DAVIS GRADE.

SECTION 25-ALL.

SECTION 26-ALL THAT PORTION LYING EAST OF J.C. FRANKLIN GRADE

SECTION 29-ALL THAT PORTION OF THE NW1/4 LYING NORTH OF THE HARRY DAVIS GRADE.

SECTION 30-THE E1/2 OF W1/2 AND THE W1/2 OF E1/2 AND ALL THAT PORTION OF THE E1/2 OF E1/2 LYING NORTH OF HARRY DAVIS GRADE.

SECTION 31-THE W1/2 AND ALL THAT PORTION OF THE E1/2 LYING NORTH OF CABBAGE SINKS ROAD.

SECTION 32-W1/2 OF NW1/4.

SECTION 35-ALL THAT PORTION LYING EAST OF J.C. FRANKLIN GRADE.

SECTION 36-ALL.

TOWNSHIP 5 SOUTH, RANGE 5 EAST

SECTION 1-ALL LYING NW OF PADGETT ROAD.

SECTION 2-ALL THAT PORTION LYING EAST OF THE J.C. FRANKLIN GRADE AND ALL THAT PORTION OF THE S1/2 LYING WEST OF THE FRANKLIN GRADE AND NORTH OF RATTLESNAKE GRADE.

SECTION 3-ALL THAT PORTION OF THE S1/2 LYING NORTH OF RATTLESNAKE GRADE.

SECTION 4-ALL THAT PORTION OF THE E3/4 LYING SOUTH OF BILLY MARTIN GRADE AND SOUTH OF RATTLESNAKE GRADE AND NORTHWEST OF WARD TRAM.

SECTION 6-ALL THAT PORTION OF THE W1/2 LYING NORTH OF MOSSY HAMMOCK GRADE AND WEST OF COKER ISLAND ROAD.

SECTION 7-ALL THAT PORTION LYING WEST OF COKER ISLAND ROAD AND ALL THAT PORTION LYING SOUTH AND EAST OF THE CRUCE GRADE.

SECTION 8-ALL THAT PORTION LYING SOUTH OF THE CRUCE GRADE AND EAST OF THE CANNON GRADE LESS AND EXCEPT THE N1/2 OF N1/2.

SECTION 9-ALL THAT PORTION LYING NORTHWESTERLY OF WARD TRAM ROAD LESS AND EXCEPT THE NW1/4 OF NW1/4.

SECTION 11-ALL THAT PORTION LYING NORTH OF BROWN TRAM AND EAST OF J.C. FRANKLIN GRADE.

SECTION 12-ALL THAT PORTION LYING NORTH AND EAST OF PARCEL #1330-500 AND WEST OF CULPEPPER ROAD AND SOUTH OF SEALY SLOUGH ROAD.

SECTION 16-ALL THAT PORTION LYING NORTHWEST OF WARD TRAM.

SECTION 17-ALL THAT PORTION LYING NORTH OF WARD TRAM.

SECTION 18-ALL THAT PORTION LYING NORTH OF WARD TRAM

TOWNSHIP 5 SOUTH, RANGE 4 EAST

SECTION 1-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD.

SECTION 11-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD AND NORTHEASTERLY OF LOUGHRIDGE GRADE.

SECTION 12-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD AND NORTHEASTERLY OF LOUGHRIDGE GRADE.

SECTION 13-ALL THAT PORTION LYING NORTH OF WARD TRAM AND NORTHEASTERLY OF LOUGHRIDGE GRADE

EXHIBIT B

Scope of Review for
Application for Master Development Approval
and
Applications for Incremental Development Approval

EXHIBIT B
SCOPE OF REVIEW FOR AMDA AND AIDA

Introduction:

Taylor County has completed its Evaluation and Appraisal Report (EAR)-based Amendments to the 2015 Comprehensive Plan. The EAR-based amendments will begin the process of implementing the County's Vision 2060 Plan through the year 2035. The EAR-based Amendments were adopted by the Taylor County Board of County Commissioners in June 2010 and found "in compliance" by the Department of Community Affairs in August 2010.

Foley Timber and Land Company, the largest property owner in the County and a Vision 2060 participant, is working with the County in the implementation of the Vision 2060 Plan by creating a master land use plan that supports the Vision (the "Foley Master Development of Regional Impact (DRI)"). This master plan is intended to promote regional economic growth by addressing the identified priorities of Taylor County's Vision 2060 Plan. It will execute a sustainable development and land conservation pattern that will serve as a model for rural communities across Florida. It will support the implementation of an infrastructure scheme that will help to induce economic development, complement regional economic development goals, and help to improve regional educational assets.

Pursuant to Section 380.06(21), Florida Statutes, and Chapter 9J-2.022, Florida Administrative Code, Foley Timber and Land Company proposes to file an Application for Master Development Approval (AMDA) for the entire Foley Master DRI development program, using the land use pattern established in the 2035 Future Land Use Map of the Taylor County Comprehensive Plan. The AMDA will establish the development program for conceptual Planning Areas and identify existing conditions as the framework for Application for Incremental Development Approval (AIDA) submittal requirements. The development program described for each Planning Area in the AMDA is conceptual in nature, represents an estimated "snapshot" of potential future conditions at the time of AMDA approval. When an AIDA is filed, any change to an AIDA development program described in the AMDA shall not be a Substantial Deviation to the AMDA unless the proposed change, coupled with any previous AIDA development program changes, cumulatively is a substantial deviation as defined by general law.

Pursuant to applicable regulations, individual and separate Application for Incremental Development Approval (AIDA), consistent with the AMDA, may be submitted for individual Development of Regional Impact (DRI) review. Each AIDA will provide an impact analysis on specific development areas, where it is more reliable and relevant to defining Development Order conditions. AIDA submittals will refine the existing conditions data and long-term estimates presented in the AMDA, which represents a "snapshot in time" and is conceptual in nature.

A Master DRI Agreement will be executed by the North Central Florida Regional Planning Council (NCFRPC), Taylor County Board of County Commissioners, and Foley Timber and Land Company prior to the formal filing of the AMDA and the AIDA submittals. This Exhibit B: "Scope of Review for AMDA and AIDA", supplemented by the transportation methodology agreement for the AMDA and the transportation and affordable housing methodology agreements between Foley Timber and Land Company and the NCFRPC that will be provided for each AIDA, identifies the information required for the AMDA and all subsequent AIDAs. Further, it is anticipated that all questions from DCA FORM-RPM-BSP-ADA-1 will

be answered in full for each AIDA, or as agreed to by all parties, as site specific development footprints and applicable impact evaluation will be both relevant and reliable at this time.

Q. 4-7: Development Information	AMDA Response
5. Attach a legal description of the development site. Include section, township and range.	A legal description of the entire development site as well as all Agriculture-Transfer areas will be provided in the AMDA. Each AIDA will include a legal description of the development site for the AIDA as well as all associated Agriculture-Transfer areas at the time of AIDA submittal.
Q.10: Part 1: Project Description	**AMDA Response**
A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.	Buildout development program will be provided in the AMDA. Detailed phasing data, including expected beginning and completion dates, to be established at AIDA.
B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.	General land use acreage and use for buildout for each Planning Area will be provided at AMDA. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA. Gross and net densities will be provided. Open space, roads, and stormwater acreages will be separated for each Planning Area. Detailed land use acreage and use by phase will be provided at AIDA. Level II FLUCFCS will be provided at AMDA. Level III FLUCFCS will be provided at AIDA
C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.	AMDA will address in full
D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.	Not applicable. Shopping center use and primary and secondary trade areas will be determined at AIDA (if applicable)
E. Describe, in general terms, how the demand for this project was determined.	AMDA will establish consistency with population needs analysis of 2035 Comprehensive Plan. Project specific market demand to be provided at AIDA
Q.10: Part 2: Comprehensive Plan	**AMDA Response**

A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.	AMDA will address in full
B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.	AMDA will address in full
C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.	AMDA will address in full
Q.10: Part 3 Demographics	**AMDA Response**
A. Complete the following Demographic and Employment Information tables.	AMDA will establish consistency with population needs analysis of 2035 Comprehensive Plan. Project specific demographic and employment data and phasing to be provided at AIDA
Q.10: Part 4 Impact Summary	**AMDA Response**
A. Summarize the impacts this project will have on natural resources.	AMDA will summarize existing natural resources conditions, as described in Questions 12-16. Impacts on natural resources will be described in detail for each AIDA once site specific development footprints are known.
B. Summarize public facility capital costs associated with project impacts:	Public facility capital costs will not be known until impacts resulting from site-specific development footprints have been established. Public facility capital costs and impacts will be determined at time of AIDA.
Q.11: Revenue Generation Summary	**AMDA Response**
Project the funds anticipated to be generated by the project. This projection should include any source or use of funds which could have any reasonable connection to the proposed development:	
1. Make the following projections by year, including the first and last year in which any construction and/or development takes place: a. Yearly ad valorem tax receipts; b. Yearly impact fees collected; c. Yearly sales tax received by local government; d. Yearly gasoline tax received by local government; e. Yearly projections of any other funds by any other sources generated as a result of development of the proposed project within the region	Revenue generation projections at buildout for each Planning Area will be estimated, using 2010 dollars. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA.

2. List all assumptions used to derive the above projections and estimates, show the methodologies used and describe the generally accepted accounting principles used in all assumptions, estimates and projections.	Assumptions used to derive revenue generation projections at buildout will be provided. Assumptions and methodology used to derive revenue generation projections and estimates will be provided at time of AIDA
Q.12: Vegetation and Wildlife	**AMDA Response**
A. Identify the dominant species and other unusual or unique features of the plant communities on Map F. Identify and describe the amount of all plant communities that will be preserved in a natural state following development as shown on Map H.	AMDA will identify vegetation and wildlife using best available existing published data sources, including Florida Natural Area Inventory (FNAI) and Suwannee River Water Management District (SRWMD) data. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine what plant communities will be preserved. This information will be provided at the time of AIDA.
B. Discuss what survey methods were used to determine the absence or presence of state or federally listed wildlife and plants. (Sampling methodology should be agreed to by the regional planning council and other reviewing agencies at pre-application conference stage). State actual sampling times and dates, and discuss any factors that may have influenced the results of the sampling effort. Show on Map G the location of all transects, trap grids, or other sampling stations used to determine the on-site status of state or federally listed wildlife and plant resources.	Not applicable. Surveys will not be performed at the AMDA level. The elapsed time between the approval of the AMDA and subsequent AIDAs may make information provided at the AMDA no longer reliable or relevant, as wildlife may migrate on- or off-site over the period of the AMDA buildout period. Wildlife surveys will be performed in conjunction with AIDA submittals.
C. List all state or federally listed wildlife and plant resources that were observed on the site and show location on Map G. Given the plant communities on-site, list any additional state or federally listed wildlife and plant resources expected to occur on the site and show the location of suitable habitat on Map G. Additionally, address any unique wildlife and plant resources, such as colonial bird nesting sites and migrating bird concentration areas. For species that are either observed or expected to utilize the site, discuss the known or expected location and population size on-site, existence (and extent, if know) of adjacent, contiguous habitat off-site, and any special habitat requirements of the species.	Not applicable. AMDA will identify state or federally listed wildlife and plant resources from existing published data sources, including Florida Wildlife Commission (FWC), US Fish and Wildlife Service (USFWS), and Suwannee River Water Management District (SRWMD) data. The elapsed time between the approval of the AMDA and subsequent AIDAs may make information provided at the AMDA no longer reliable or relevant, as wildlife may migrate on- or off-site over the period of the AMDA buildout period. Observations on-site will be made at the time of AIDA

D. Indicate what impact development of the site will pose to affected state or federally listed wildlife and plant resources.	Not applicable. Impacts will not be known at the AMDA level because site specific development footprints have not been established. Impacts to affected state or federally listed wildlife and plant resources will be described at the time of AIDA.
E. Discuss what measures are proposed to be taken to mitigate impacts to state and federally listed wildlife and plant resources. If protection is proposed to occur on-site describe what legal instrument will be used to protect the site, and what management actions will be taken to maintain habitat value. If protection is proposed to occur-off-site, identify the proposed amount and type of lands to be mitigated as well as whether mitigation would be through a regional mitigation land bank, by acquisition of lands that adjoin existing public holdings, or by other means.	AMDA will describe consistency with Comprehensive Plan Conservation Element Policies. Because site specific development footprints have not been identified at the AMDA, it is not possible to determine what impacts will require mitigation. Appropriate mitigation measures will be described at the time of AIDA.
Q.13: Wetlands	**AMDA Response**
A. If there are wetlands on the site, discuss and specify the following:	
1. Acreage and percentage of property which is currently wetlands. These wetlands should be shown on Map F, Vegetation Associations and identified by individual reference numbers.	AMDA will generally describe wetlands using existing best available published data sources, including the National Wetlands Inventory (NWI) and Florida Natural Area Inventory (FNAI).
2. Historic hydroperiods and seasonal water elevations of on-site wetlands.	Not applicable. No seasonal water elevations are available at AMDA level. Detailed data for historic hydroperiods and seasonal water elevations to be provided at AIDA
3. Acreage and location of wetlands which are to be preserved in their natural or existing state, including proposed hydroperiods, seasonal water elevations and methods for preservation.	AMDA will map existing wetlands, using best available published data, and uplands area within the Planning Areas. Proposed hydroperiods, seasonal water elevations and methods for preservation for specific wetland areas will be provided at the time of AIDA.
4. Acreage and location of areas to be enhanced, including proposed hydroperiods, seasonal water elevations and methods of enhancement.	Not applicable. Areas to be enhanced will be determined at AIDA when a site specific development footprint and plan is available.
5. Actions taken to minimize or mitigate impacts on wetland areas, including maintaining the hydroperiod and providing buffers.	AMDA will describe general strategies for mitigation and consistency with Comprehensive Plan Conservation Element Policies. Detailed data regarding mitigation to be provided at AIDA
6. Acreage and location of wetlands which will be disturbed or altered, including a discussion of the specific alterations and disturbances.	AMDA will map existing wetlands, using best available published data, and uplands area within the Planning Areas. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine the

	acreage and location of wetlands that will be disturbed or altered.
7. Precautions to be taken during construction to protect wetland areas.	AMDA will describe general strategies for protection and consistency with Comprehensive Plan Conservation Element Policies.
8. If available, provide jurisdictional determinations.	Not applicable. AMDA will generally describe wetlands using existing published data sources, including the National Wetlands Inventory (NWI). Jurisdictional determinations to be provided at AIDA (if applicable).
B. Provide any proposed plans (conceptual or specific) for created or enhanced wetland areas, including littoral lake slopes, buffers, vegetative species to be planted, etc.	Not applicable. Because site specific development footprints have not been identified at the AMDA level, there are no current plans for created or enhanced wetland areas. This information will be provided at the time of AIDA (if applicable).
Q.14: Water	**AMDA Response**
A. Describe the existing hydrologic conditions (both ground and surface water) on and abutting the site, including identification and discussion of any potential aquifer recharge areas. Please identify and describe any Outstanding Florida Water, Wild and Scenic Rivers, Florida Aquatic Preserves or Florida Class I or II Waters that occur within, abutting or downstream of the site.	AMDA will identify hydrologic conditions and significant natural resources using best available existing published data, including Florida Natural Area Inventory (FNAI), Florida Aquifer Vulnerability Assessment (FAVA) and Suwannee River Water Management District (SRWMD) data.
B. Describe, in terms of appropriate water quality parameters, the existing ground and surface water quality conditions on and abutting the site. (The appropriate parameters and methodology should be agreed to by the regional planning council and other reviewing agencies at the pre-application conference stage).	AMDA identify existing ground and surface water conditions using existing published data, including Florida Natural Area Inventory (FNAI) and Suwannee River Water Management District (SRWMD) data.
C. Describe the measures which will be used to mitigate (or avoid where possible) potential adverse effects upon ground and surface water quality, including any resources identified in Subquestion A.	AMDA will describe consistency with Comprehensive Plan Policies. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine if any potential adverse effects will require mitigation.
Q.15: Soils	**AMDA Response**
A.1 Provide a description of each of the soils indicated on Map E.	AMDA Map E will group soils into hydric, hydric with inclusions or non-hydric classes, using published data from the US Department of Agriculture. The AMDA will provide a description of all soils.
A.2. Describe the potential for subsidence and any unique geologic features (such as sand dunes, bluffs, sink-holes, springs, steep heads, etc.) on the site. Discuss what aspects of the site plan will be used to compensate for or take	Unique geologic features identified in best available existing data sources will be described.

advantage of these features.	Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine the potential for subsidence. Each AIDA will describe these features in detail (if applicable).
B. Where a soil presents a limitation to the type of use proposed in the development, state how the limitation will be overcome. Specify construction methods that would be used for building, road and parking lot foundations, and for lake or canal bank stabilization as relevant.	Not applicable. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine where a particular soil presents a limitation to development. Detailed information, including construction methods, will be provided at time of AIDA
C. What steps will be taken during site preparation and construction to prevent or control wind and water soil erosion? Include a description of proposed plans for clearing and grading as related to erosion control.	AMDA will describe consistency with Comprehensive Plan Policies. Detailed information regarding proposed plans for clearing and grading to be provided at time of AIDA (if applicable)
D. To what degree and in what location(s) will the development site be altered by fill material? If known, specify the source location and composition of the fill. Also identify the disposal location for any overburden or spoil.	Not applicable. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine if fill material will be needed. Detailed information to be provided at time of AIDA
Q.16: Floodplains	**AMDA Response**
A. Identify and pre- and post-development flood prone areas.	Pre-development flood prone areas will be generally identified at AMDA using existing published data. Because site specific development footprints have not been identified at the AMDA level, post-development flood prone areas will not be identified. Both pre- and post-development flood prone areas will be identified at AIDA.
B. Is any development proposed within a 100-year flood prone area as identified by the Federal Emergency Management Agency? If so, indicate the appropriate Flood Insurance Rate Map (FIRM) zone designations and their locations, etc.	AMDA will address in full
C. If any structures, roadways or utilities are proposed within the post-development 100-year flood prone area, identify their location and indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume.	The AMDA will show potential road corridors and developable areas within the Planning Areas to identify if they are within the pre-development 100-year flood prone area. The AMDA will describe consistency with Comprehensive Plan Policies regarding flood hazard mitigation. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine if any structures, roadways, or utilities are within the post-development

	100-year flood Detailed information, including mitigation measures, will be provided at time of AIDA
D. Discuss any potential increase in the off-site flooding due to the development of this project.	Not applicable. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine if off-site flooding will occur due to the development of this project. Detailed information to be provided at time of AIDA
Q.17: Water Supply	**AMDA Response**
A.1 Provide a projection of the average daily potable and non-potable water demands at the end of each phase of development. If significant seasonal demand variations will occur, discuss anticipated peaks and duration.	Total potable and non-potable water demand for buildout for each Planning Area will be provided at AMDA. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA. Water demand phasing will be provided at AIDA
A.2 Describe how this demand information was generated, including the identification of the consumption rates assumed in the analysis.	AMDA will describe consistency with adopted Comprehensive Plan Level of Service standards
B. Provide a breakdown of sources of water supply, both potable and non-potable, by development phase through project completion.	Potential strategies for alternative water supply will be described at AMDA. Detailed information, including sources and development phasing, to be provided at time of AIDA
C. If water wells exist on-site, locate them on Map H and specify those that will continue to be used. Also, locate on Map H all proposed on-site wells. (For residential developments, if individual wells for each lot are proposed, simply indicate the number of units to be served, general locations, and any plans for eventual phase-out). Indicate the diameter, depth, and pumping rates (average and maximum) for each of the existing wells and project this information for the proposed wells (for lots served by individual wells, this information may be grouped for projection purposes). Also, provide a breakdown of the wells with regards to potable and non-potable sources.	Existing water wells on-site will be identified for the AMDA. Detailed information regarding proposed use of water wells to be provided at time of AIDA
D. If on-site water wells are used, will this result in interference with other water wells or result in adverse impacts to underlying or overlying aquifers? Document the assumptions underlying this response.	Not applicable. It is not known if on-site water wells will be used. Detailed information regarding water wells to be provided at time of AIDA
E. Who will operate and maintain the internal water supply system after completion of the development?	AMDA will describe consistency with Comprehensive Plan Policies. Operator and maintenance provider for the internal water supply system will be identified at time of AIDA
F.1 If an off-site water supply is planned, attach a letter from the agency or firm providing service outlining: (a) the projected excess capacities of the water supply	Not applicable. Letters to be provided at time of AIDA

facilities to which connection will be made at present and for each phase through completion of the project, (b) any other commitments that have been made for this excess capacity, (c) a statement of the agency or firm's ability to provide services at all times during and after development. (This agency must be supplied with the water demand and supply tables in paragraphs A and B above).	
F.2 If service cannot be provided at all times during and after development, identify the required capital improvements, timing, cost, and proposed responsible entity for each phase in which service is unavailable.	Not applicable. Detailed information regarding capital improvements to be provided at time of AIDA when site specific development footprints have been established.
G. Please describe any water conservation methods or devices incorporated into the plan of development what percentage of reduction is anticipated over conventional plans?	General strategies for water conservation will be described in the AMDA. AMDA will describe consistency with Comprehensive Plan Policies. Methods for water conservation for specific development sites and estimated water reduction will be provided at AIDA
H. Indicate whether proposed water service will be provided within an established service boundary.	The AMDA will specify if proposed water service is within an established service boundary.
Q.18: Wastewater Management	**AMDA Response**
A. Provide, in the table given below, the projected wastewater generation at the end of each phase of development and proposed wastewater treatment. Identify the assumptions made to project this demand.	Wastewater demand at buildout for each Planning Area will be provided at AMDA. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA. The AMDA will specify the intent to use central wastewater for Urban Planning Areas. Specific demand by phase and proposed wastewater treatment will be provided at AIDA
B. If applicable, generally describe the volumes, characteristics and pretreatment techniques of any industrial or other effluents prior to discharge from proposed industrial-related use(s).	Not applicable. Detailed information regarding discharge treatment for industrial uses to be provided at time of AIDA (if applicable)
C.1 If off-site treatment is planned, identify the treatment facility, and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through buildout, any other commitments that have been made for this excess and a statement of ability to provide service at all times during or after development.	Not applicable. Letters to be provided at time of AIDA. Treatment facility to be identified at AIDA.
C.2 If service cannot be provided, identify the required capital improvements, cost, timing, and proposed responsible entity necessary to provide service at all times during and after development.	AMDA will describe consistency with Comprehensive Plan Policies. Detailed information regarding capital improvements to be provided at time of AIDA
D. If septic tanks will be used on site, indicate the number of units to be served, general locations and any plans for eventual phase-out.	Not applicable. Detailed information regarding use of septic tanks to be provided at time of AIDA

E. Indicate whether proposed wastewater service will be provided within an established service area boundary.	The AMDA will specify if proposed wastewater service is within an established service boundary.
Q.19: Stormwater Management	**AMDA Response**
A. Describe the existing drainage patterns on-site as shown on Map I-1, including any potential flooding and erosion problems.	Drainage patterns will be generally described at AMDA. Detailed drainage information, including potential flooding and erosion problems, to be provided for each AIDA when site specific development footprints are known.
B. Describe the various elements of the proposed drainage system shown on Map I-2, including any wetlands to be used as part of the system, and discuss the design criteria (including stage-storage/stage-discharge assumption) to be used for the various elements. Provide typical cross-sections (showing dimensions, slopes and control elevations) for any proposed lakes for swales. Identify the control elevation for all drainage structures. Include information as to what design storm will be used for what portions of the systems.	Not applicable. Detailed information regarding the proposed drainage system to be provided at time of AIDA, after site specific development footprints are known.
C. From Map I-1 and I-2, indicate the total number of acres in each drainage area and specify the acreage of any portions of drainage areas outside the site boundaries.	Total acreage of drainage area inside and outside site boundaries will be generally described at AMDA. Detailed drainage information to be provided for each AIDA
D. Specify and compare the volume and quality of run-off from the site in its existing condition to the anticipated run-off at the end of each phase of development. (The parameters to be used to define "quality" and methodology should be agreed to by the regional planning council and other reviewing agencies at the pre-application conference stage.) Identify any changes in timing or pattern of water flows between pre- and post- development conditions. Indicate what provisions will be incorporated in the design of the drainage system, including a summary description of any Best Management Practices to be used to minimize any increase in run-off from the site and to minimize any degradation of water quality in the ultimate receiving body over that occurring in its pre-development state.	Not applicable. Because site specific development footprints have not been identified at the AMDA level, it is not possible to compare the volume and quality of run-off from the site in its existing condition to the anticipated run-off. General strategies for stormwater management, which may include Low Impact Development, will be identified in the AMDA. Specific information regarding volume and quality of runoff and Best Management Practices will be provided at AIDA
E. Who will operate and maintain the drainage system after completion of the development?	AMDA will describe consistency with Comprehensive Plan Policies. Operator and maintenance provider of drainage facilities to be identified at time of AIDA
Q.20a: Solid Waste	**AMDA Response**
A. Provide a projection of the average daily volumes of solid waste generated at the completion of each phase of development. Use the format below and identify the assumptions used in the projection.	Solid Waste generation at buildout for each Planning Area to be described at AMDA. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA.

	Detailed information for each phase to be described at AIDA.
B. 1. Please specify the extent to which this project will contain laboratories, storage facilities, and warehouse space where hazardous materials may be generated or utilized. What types of hazardous waste or toxic materials are likely to be generated? Will a hazardous materials management plan be prepared covering all uses of hazardous materials on-site? If so, please discuss contents and enforcement provisions.	Not applicable. Detailed information to be provided at time of AIDA (if applicable)
C. For all waste disposal planned (on or off site), attach a copy of the letter from the developer describing the types and volumes of waste and waste disposal areas requested, and attach a letter from the agencies or firms providing services outlining:	Not applicable. Detailed information to be provided at time of AIDA (if applicable)
Q.21: Transportation	**AMDA Response** [1]
A. Using Map J or a table as a base, indicate existing conditions on the highway network within the study area (as previously defined by Map J), including AADT, peak-hour directional, traffic split, levels of service and maximum service volumes for the adopted level of service (LOS). Identify the assumptions used in this analysis, including the "K" factor, directional "D" factor, facility type, number of lanes and existing signal locations. If LOS is based on some methodology other than the most recent procedures of the Transportation Research Board and Florida Department of Transportation (FDOT), this should be agreed upon at the pre-application conference stage. Identify the adopted LOS standards of the FDOT, appropriate regional planning council, and local government for roadways within the identified study area. Identify what improvements or new facilities within the study area are planned, programmed, or committed for improvement. Attach appropriate excerpts from published capital improvement plans, budgets and programs showing schedules and types of work and letters from the appropriate agencies stating the current status of the planned, programmed and committed improvements.	See Exhibit C: Transportation Methodology Agreement
B. Provide a projection of vehicle trips expected to be generated by this development. State all standards and assumptions used, including trip end generation rates by land use types, sources of data, modal split, persons per vehicle, etc., as appropriate. The acceptable methodology to be used for projecting trip generation (including the Florida Standard Urban Model Structure or the Institute of Transportation Engineers trip generation rates) shall be determined at the pre-application conference stage.	See Exhibit C: Transportation Methodology Agreement

[1] ~~Transportation Methodology is subject to approval by the NCFRPC, in consultation with review agencies.~~

C. Estimate the internal/external split for the generated trips at the end of each phase of development as identified in (B) above. Use the format below and include a discussion of what aspects of the development (i.e., provision of on-site employment opportunities, etc.) will account for this internal/external split. Provide supporting documentation showing how splits were estimated, such as the results of the Florida Standard Urban Transportation Model Structure (FSUTMS) model application. Describe the extent to which the proposed design and land use mix will foster a more cohesive, internally supported project.	See Exhibit C: Transportation Methodology Agreement
D. Provide a projection of total peak-hour directional traffic, with the DRI, on the highway network within the study area at the end of each phase of development. If these projections are based on a validated FSUTMS, state the source, date and network of model and TAZ projections. If no standard model is available and some other model or procedure is used, describe it in detail and include documentation showing its validity. Describe the procedure used to estimate and distribute traffic with full DRI development in subzones at buildout and at interim phase-end years. These assignments may reflect the effects of any new road or improvements that are programmed in adopted capital improvements programs and/or comprehensive plans to be constructed during DRI construction; however, the inclusion of such roads should be clearly identified. Show these link projections on maps or tables of the study area network, one map or table for each phase-end year. Describe how these conclusions were reached.	See Exhibit C: Transportation Methodology Agreement
E. Assign the trips generated by this development as shown in (B) and (C) above and show, on separate maps or tables for each phase-end year, the DRI traffic on each link of the then-existing network within the study area. Include peak-hour directional trips. If local data is available, compare average trip lengths by purpose for the project and local jurisdiction. For the year of buildout and at the end of each phase, estimate the percent impact in terms of peak-hour directional DRI trips/total peak-hour directional trips, and in terms of peak-hour directional DRI trips/existing peak-hour service volume for the desired LOS on each regionally significant roadway in the study area. Identify facility type, number of lanes and projected signal locations for the regionally significant roads.	See Exhibit C: Transportation Methodology Agreement
F. Based on the assignment of trips shown in (D) and (E) above, what modifications in the highway network (including intersections) will be necessary at the end of each phase of the development to attain and maintain local and regional level of service standards? Identify which of the above improvements are required	See Exhibit C: Transportation Methodology Agreement

by traffic not associated with the DRI at the end of each phase. For those improvements which will be needed earlier as a result of the DRI, indicate how much earlier. Where applicable, identify Transportation Systems Management (TSM) alternatives (e.g., signalization, one-way pairs, ridesharing, etc.) that will be used and any other measures necessary to mitigate other impacts such as increased maintenance due to a large number of truck movements.	
G. Identify the anticipated number and general location of access points for driveways, median openings and roadways necessary to accommodate the proposed development. Describe how the applicant's access plan will minimize the impacts of the proposed development and preserve or enhance traffic flow on the existing and proposed transportation system. This information will assist the applicant and governmental agencies in reaching conceptual agreement regarding the anticipated access points. While the ADA may constitute a conceptual review for access points, it is not a permit application and, therefore, the applicant is not required to include specific design requirements (geometry) until the time of permit application.	See Exhibit C: Transportation Methodology Agreement
H. If applicable, describe how the project will complement the protection of existing, or development of proposed transportation corridors designated by local governments in their comprehensive plans. In addition, identify what commitments will be made to protect the designated corridors, such as interlocal agreements, right-of-way dedication, building set-backs, etc.	See Exhibit C: Transportation Methodology Agreement
I. What provisions, including but not limited to sidewalks, bicycle paths, internal shuttles, ridesharing and public transit, will be made for the movement of people by means other than private automobile? Refer to internal design, site planning, parking provisions, location, etc.	See Exhibit C: Transportation Methodology Agreement
Q.22: Air Quality	**AMDA Response**
A. Document the steps which will be taken to contain fugitive dust during site preparation and construction of the project. If site preparation includes demolition activities, provide a copy of any notice of demolition sent to the Florida Department of Environmental Protection ("FDEP"), as required by the National Emission Standards for Asbestos, 40 CFR Part 61, Subpart M.	AMDA will describe consistency with applicable Comprehensive Plan Policies. Detailed information regarding fugitive dust mitigation to be provided at time of AIDA
B. Specify structural or operational measures that will be implemented by the development to minimize air quality impacts (e.g., road widening and other traffic flow improvements on existing roadways, etc.). Any roadway improvements identified here should be consistent with those utilized in Question 21, Transportation.	AMDA will describe consistency with applicable Comprehensive Plan Policies. Detailed information regarding structural or operational measures to minimize air quality impacts to be provided at time of AIDA

C. Complete Table 22-1 for all substantially impacted intersections within the study area, as defined in Map J, and for all parking facilities associated with the project. Using the guidance supplied or approved by the Florida Department of Environmental Regulation, determine if detailed air quality modeling for carbon monoxide (CO) is to be completed for any of the facilities listed in the table.	Not applicable. Detailed information to be provided at time of AIDA
D. If detailed modeling is required, estimate the worst-case one-hour and eight-hour CO concentrations expected for each phase through buildout for comparison with the state and federal ambient air quality standards. Utilize methodology supplied or approved by the Florida Department of Environmental Regulation for making such estimates. Submit all air quality modeling input and output data along with associated calculations to support the modeling and explain any deviations form guidance. Provide drawings of site geometry and coordinate information for each area modeled. Show the location of the sources and receptor sites.	Not applicable. Detailed information to be provided at time of AIDA
E. If initial detailed modeling shows projected exceedance(s) of ambient air quality standards, identify appropriate mitigation measures and provide assurances that appropriate mitigating measures will be employed so as to maintain compliance with air quality standards. Submit further modeling demonstrating the adequacy of such measures.	Not applicable. Detailed information to be provided at time of AIDA
Q.23: Hurricane Preparedness	**AMDA Response**
A. 1. Identify any residential development proposed within the hurricane vulnerability zone delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study or adopted county peacetime emergency plan. If so, delineate the proposed development's location on the appropriate county and/or regional hurricane evacuation map and respond to questions B.(1) and B.(2) below. Proposed mobile home and park trailer developments should answer question B.(1), regardless of location, or answer questions B.(1) and B.(2) below, if proposed within the hurricane vulnerability zone or the high hazard hurricane evacuation area.	AMDA will describe consistency with Comprehensive Plan Policies. AMDA will include a map that depicts the Planning Areas and the existing hurricane vulnerability zone. Because site specific development footprints have not been identified at the AMDA level, it is not possible to determine if any residential development occurs within the hurricane vulnerability zone delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study or adopted county peacetime emergency plan.
A.2. Identify any hotel/motel or recreational vehicle/travel trailer development proposed within the high hazard hurricane evacuation area delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study, or adopted county peacetime emergency plan. If present, delineate the proposed development's location on the appropriate county or regional hurricane evacuation map and answer questions B.(1) and B.(2) below.	AMDA will identify development's location on the appropriate county or regional hurricane evacuation map.

A.3. Identify whether the proposed development is located in a designated special hurricane preparedness district.	AMDA will identify existing designated special hurricane preparedness districts
B. 1. For each phase of the development, determine the development's public hurricane shelter space requirements based on the behavioral assumptions identified in the applicable regional study or county plan. Identify the existing public hurricane shelter space capacity during the one hundred year or category three hurricane event within the county where the development is being proposed and indicate whether the county has a deficit or surplus of public hurricane shelter space during the one hundred year or category three hurricane event.	Not applicable. Detailed information to be provided at time of AIDA
B.2. For each phase of the development, determine the number of evacuating vehicles the development would generate during a hurricane evacuation event based on the transportation and behavioral assumptions identified in the applicable regional study or county plan. Identify the nearest designated hurricane evacuation route and determine what percentage of level of service E hourly directional and maximum service volume the project will utilize.	Not applicable. Detailed information to be provided at time of AIDA
C. Identify and describe any action(s) or provisions that will be undertaken to mitigate impacts on hurricane preparedness.	AMDA will describe consistency with Comprehensive Plan Policies. Specific actions or provisions will be identified at the time of AIDA when site specific development footprints are established.
Q.24: Housing	**AMDA Response**
A.1. If the proposed development contains residential development, provide the following information on Table 1 for each phase of the development: (Housing cost, rental range, etc)	Total residential program at buildout to be provided at AMDA. Detailed information regarding types of dwelling unit, gross rent range, and value to be provided at time of AIDA
A.2. What number and percent of lots will be sold without constructed dwelling units? What is the extent of improvements to be made on these lots prior to sale?	Not applicable. Detailed information regarding improved lots to be provided at time of AIDA after site specific development footprints have been established.
A. 3. What will be the target market for the residential development (break down by number, percent and type the number of dwelling units to be marketed for retirees, families, etc.) What portion will be marketed as second or vacation homes?	Not applicable. Detailed information regarding target market for residential development to be provided at time of AIDA after site specific development footprints have been established.
B. Indicate and discuss the availability or projected availability of adequate housing and employment opportunities reasonably accessible to the development site. Housing opportunities should be described in terms of type, tenure, and cost range and location within the following circumscribed areas: adjacent, two miles, five miles, ten miles, and within the local jurisdiction or county. Employment opportunities should be described in terms of two digit SIC code numbers located	AMDA will address available jobs-to-housing balance at buildout. Availability or projected availability of adequate housing and employment opportunities from existing published data sources will be provided (if available). AMDA will provide general strategies to address housing needs.

within the local jurisdiction with estimated distances or transit times to the development site.	Detailed information addressing housing type, tenure, cost and employment opportunities to be provided at time of AIDA All AIDAs shall use the latest version of the North Central Florida Regional Planning Council Development of Regional Impact Affordable Housing Methodology in effect as of the date of the applicable AIDA preapplication conference to identify and mitigate adequate housing impacts pursuant to Rule 9J-2.048, Florida Administrative Code. See Exhibit D, Adequate Housing Methodology Agreement
C. If displacement or relocation of existing residents will occur due to the proposed development, identify the number of people that will be affected, any special needs of these people, and any particularly in regards to their ability to find suitable replacement housing.	Not applicable. Detailed information to be provided at time of AIDA
Q.25: Police & Fire Protection	**AMDA Response**
A. If police/fire services, facilities or sites will be dedicated or otherwise provided on-site, describe them, specify any conditions of dedication and locate on Map H.	Police/Fire service demand and general service zones at buildout will be identified in AMDA. Facilities and sites to be identified in AIDA
B. Provide correspondence from the appropriate providers acknowledging notice of the proposed development and phasing, and indicating whether present facilities and manpower are capable of serving the project or specifying the additional manpower/equipment necessary to serve the development. If the provider is from another jurisdiction, the letter should also identify any non-facility-related problems in providing said service.	Not applicable. Letters to be provided at time of AIDA
Q.26: Recreation & Open Space	**AMDA Response**
A. Describe the recreational facilities and open space (including acreage) which will be provided on-site. Locate on Map H. Identify which of these areas or facilities will be open to the general public.	Recreational facility and open space demand at buildout for each Planning Area will be identified in AMDA. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA. AMDA will describe consistency with recreation Level of Service standards in the Comprehensive Plan. Facilities and location to be identified in AIDA
B. Will the development remove from public access lands or waters previously used by residents of the region for hunting, fishing, boating or other recreation uses? Specify.	Detailed information regarding specific recreational uses to be provided at time of AIDA
C. Will parks and open space be dedicated to the City or County? If not, who will	AMDA will describe consistency with Comprehensive Plan

maintain the facilities?	Policies. Detailed information regarding ownership and maintenance to be provided at time of AIDA
D. Please describe how the proposed recreation and open space plan is consistent with local and regional policies.	AMDA to include general strategies to improve recreational access to public lands. AMDA will describe consistency with Comprehensive Plan Policies and North Central Florida Regional Planning Council Strategic Regional Policy Plan. Detailed information to be provided at time of AIDA
E. Does the project have the potential for impacting a recreation trail designated pursuant to Chapter 260, F.S., and Chapter 16D-7, F.A.C? If so, describe the potential impact.	Not applicable. Detailed information to be provided at time of AIDA (if applicable)
Q.27: Education	**AMDA Response**
A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located	Estimated school age children at buildout for each Planning Area to be provided at AMDA using adopted Level of Service (LOS) standards. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA. Demand for new facilities will be identified at AMDA.
B. Will school facilities or sites be dedicated or otherwise provided on the site?	AMDA will describe consistency with Comprehensive Plan Policies. Facilities and sites to be identified at time of AIDA
C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.	Not applicable. Letters to be provided at time of AIDA
Q.28: Health Care	**AMDA Response**
A. Describe the health care services and facilities that will be required to meet the health needs generated by this project. Please provide a letter from the various providers acknowledging notice of the proposed development and ability to serve the project.	AMDA to describe health care service demand generated by project at buildout for each Planning Area. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA. Letters to be provided at time of AIDA
Q.29: Energy	**AMDA Response**
A. Provide a projection of the average daily energy demands at the end of each development phase for each of the following: electrical power, gas, oil, coal, etc. For electrical power, also provide the peak hour demand at the end of each phase.	Energy demand at buildout for each Planning Area to be generally identified at AMDA. Development programs for each Planning Area are conceptual and subject to change at the time of AIDA. Demand by phase to be identified in AIDA
B. If there is to be an on-site electrical generating facility (post-construction)	Not applicable. Detailed information to be provided at time of

describe its proposed capacity and use.	AIDA (if applicable)
C. If energy (electrical power, natural gas, etc.) is to be obtained from an off-site source, attach a letter from the firms or agencies providing service outlining: 1. the projected excess capacities of the facilities and transmission line to which connection will be made at present and for each phase through completion of the project, 2. any other commitments that have been made for this excess capacity, 3. a statement of the supplier's ability to provide service at all times during and after development. (The supplier must be provided with demand information in (A) above.)	Not applicable. Letters to be provided at time of AIDA
D. Describe any energy conservation methods or devices incorporated into the plan of development. What considerations relative to energy conservation will be incorporated into the site planning, landscape, and building design, and equipment and lighting selection for this project?	AMDA will describe consistency with Comprehensive Plan Policies. Detailed information to be provided at time of AIDA when site specific development footprints have been established.
Q.30: Historical/Archaeological	**AMDA Response**
A. Describe any known historical or archaeological sites on the development site. Provide a letter from the Department of State, Division of Historical Resources (DHR), which includes a list of known sites within the development site, the likelihood of historical or archaeological sites occurring within the development site, whether a site survey is needed, and whether any known sites are significant.	AMDA will describe known historical or archaeological sites within the Foley Master DRI boundaries using GIS data provided by DHR. Letter from DHR to be provided at time of AIDA
Q.31-38: Specific DRI Information	**AMDA Response**
Q.31: Airports	Not applicable. The AMDA does not propose an airport
Q.32: Attractions & Recreational Facilities	Not applicable. The AMDA does not propose an attractions & recreational facilities
Q.33: Hospitals	The AMDA will identify the development program at buildout. Specific information regarding hospital or medical clinic use to be provided at AIDA (if applicable)
Q.34: Industrial Plants & Industrial Parks	The AMDA will identify the overall development program at buildout. Specific information regarding industrial plant or industrial park use to be provided at AIDA (if applicable)
Q.35: Mining Operation	Not applicable. The AMDA does not propose mining operations
Q.36: Petroleum Storage Facilities	Not applicable. The AMDA does not propose petroleum storage facilities
Q.37: Port and Marina Facilities	Not applicable. The AMDA does not propose port or marina facilities
Q.38: Post-secondary Schools	The AMDA will identify the overall development program at

	buildout. Specific information regarding post-secondary school use to be provided at AIDA (if applicable)

EXHIBIT C

Transportation Methodology Agreement

North Central Florida Regional Planning Council

2009 NW 67 PLACE, SUITE A, GAINESVILLE, FLORIDA 32653-1603
(352)955-2200 SUNCOM 625-2200 FAX (352) 955-2209

September 23, 2010

TO: Foley Master DRI Review Agencies

FROM: Marlie Sanderson, Director of Transportation Planning

SUBJECT: Foley Master Development of Regional Impact Application for Master Development Approval Transportation Methodology

In accordance with Rule 9J-2.021(f), Florida Administrative Code, this document constitutes the North Central Florida Regional Planning Council (hereafter referred to as the "Council") transportation methodology for the Foley Master Development of Regional Impact - Application for Master Development Approval.

This transportation methodology applies to the Application for Master Development Approval (AMDA) and each Application for Incremental Development Approval (AIDA) as specified in this document.

FOLEY MASTER DRI TRANSPORTATION METHODOLOGY

The following transportation methodology follows the format of the Florida Department of Community Affairs (FDCA) Application for Development Approval. Unless otherwise stated within this methodology, the AMDA shall conform to the procedures and criteria specified in the Florida Department of Transportation (FDOT) Transportation Impact Handbook, published August 12, 2010. Unless otherwise stated in this methodology, the AIDA shall conform to the procedures and criteria specified in the latest version of the FDOT Transportation Impact Handbook in effect as of the date of the applicable AIDA preapplication conference.

Question 9 - Maps (Map J)

Information in the Question 21 Map J series shall show, within and adjacent to the study area, all U.S. highways, State roads, and all functionally-classified local roads as identified in local government comprehensive plans. The Question 21 J series maps shall also show all significantly impacted roadway segments, including the percent of project traffic of the adopted PM peak hour highway level of service maximum service volume for the segment that is just beyond the last segment being significantly impacted. This last percent of project traffic shall be less than five percent and is needed in order to demonstrate that the Applicant has identified all of the required roadway segments.

Question 21 - Transportation- General Comment

All of the information in Question 21 shall be provided unless the Applicant has been specifically instructed by the Council staff in writing that the information does not need to be submitted. All Question 21 responses (maps, tables and text) shall be in one document. A separate technical appendix may contain detailed analyses and other supporting documentation. The technical appendix can be submitted on a compact disc (CD) or digital video disc (DVD). However, the Applicant agrees to provide paper copies of the appendix to all review agencies that request a paper copy. Agency review shall include a detailed review of Question 21 and, if information is not provided, the traffic study shall not be considered sufficient.

All traffic study reports that are submitted must be "stand alone" documents that include all of the Question 21 information and do not refer or make reference to information submitted in earlier traffic studies. Also, all pages (including tables, maps and illustrations) shall have page numbers. The Applicant shall use the underline and ~~strike-out~~ technique for all sufficiency documents.

Information in the Question 21 tables shall show all significantly impacted roadway segments, including the percent of project traffic of the adopted PM peak hour highway level of service maximum service volume for the segment that is just beyond the last segment being significantly impacted. This last percent of project traffic shall be less than five percent and is needed in order to demonstrate that the Applicant has identified all of the required roadway segments.

Land Use Trip Conversion Matrix

The Applicant and the Council staff agree that a Land Use Trip Conversion Matrix shall not be used for the AMDA or subsequent AIDAs.

A. Existing Conditions on the Highway Network within the Study Area

Existing conditions and analysis assumptions shall be described in the AMDA and subsequent AIDAs. For the AMDA, the FDOT District 2, Florida State Highway System Level of Service Report, 2008, shall be used to determine the Maximum Service Volume for all FDOT roadways. In addition, for the AMDA, the Generalized Service Volume Tables published in the FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections) shall be used to determine the maximum service volume for all other roadways.

All AIDAs shall use the latest version of the FDOT District 2, Florida State Highway System Level of Service Report in effect as of the date of the applicable AIDA preapplication conference to determine the Maximum Service Volume for all FDOT roadways. In addition, all AIDAs shall use the Generalized Service Volume Tables published in the latest version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference to determine the maximum service volume for all other roadways.

Traffic Count Procedures

For the AMDA, the Applicant shall use FDOT Year 2008 PM peak hour traffic counts as published in the FDOT District 2, Florida State Highway System Level of Service Report, 2008, for State roads and the most recent traffic counts available for County roads. For all AIDAs, the Applicant shall use FDOT PM peak hour traffic counts published in the latest version of the Florida State Highway System Level of Service Report, in effect as of the date of the applicable AIDA preapplication conference, for State roads and the most recent traffic counts available for County roads. The Applicant shall contact FDOT, City of Perry and Taylor County to provide existing traffic count data for roadway segments. If traffic counts are taken by the Applicant, they shall not be taken during public school breaks and federal holidays.

For the AMDA, supplemental traffic counts on non-Strategic Intermodal System (SIS) roads taken by the Applicant, as well as the determination of K and D factors, shall follow FDOT guidelines established in the FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections). For all AIDAs, supplemental traffic counts on non-Strategic Intermodal System (SIS) roads taken by the Applicant, as well as the determination of K and D factors, shall follow FDOT guidelines established in the latest version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference. Any Applicant's "measured K" shall not be acceptable if it is inconsistent with FDOT's recommended minimum K factors for non-Strategic Intermodal System (SIS) State roads. K factors used for County Roads shall require concurrence by the Council staff, in consultation with review agencies. All sources of existing traffic counts shall be provided in the analysis tables and actual counts, as well as calculations, shall be provided in an appendix.

For the AMDA, PM peak hour counts shall be calculated by multiplying the AADT by the K^{100} factor pursuant to the FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections) for non-State roads. For all AIDAs, PM peak hour counts shall be calculated by multiplying the AADT by the K^{100} factor pursuant to the latest version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference.

Highway Level of Service Procedures

For the AMDA, all traffic data and analyses shall use the highway level of service (LOS) segmentation specified in the City of Perry and Taylor County Comprehensive Plans for local roads and approved FDOT corridor segmentation for State Roads as delineated in the FDOT District 2, Florida State Highway System 2008 Level of Service Report. For all AIDAs, all traffic data and analyses shall use the highway level of service (LOS) segmentation specified in the City of Perry and Taylor County Comprehensive Plans for local roads and approved FDOT corridor segmentation for State roads as delineated in the latest version of the FDOT District 2, Florida State Highway System Level of Service Report in effect as of the date of the applicable AIDA preapplication conference.

For the AMDA, data collection and analysis shall conform to criteria in the Transportation Research Board (TRB) Highway Capacity Manual 2000; U.S. Customary Version and FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections). Default values from the most recent version of the FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections) can be used when recent data is not available for any roadway segment.

For all AIDAs, data collection and analysis shall conform to criteria in the latest version of the Transportation Research Board Highway Capacity Manual, U.S. Customary Version and FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference. Default values from the latest version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference can be used when recent data is not available for any roadway segment.

Modifications

For the AMDA, transportation system modifications scheduled for construction and affecting capacity located within the project study area and specified in FDOT, Florida's Adopted Five-Year Work Program, July 1, 2010 through June 30, 2015, published July 1, 2010 (with subsequent amendments and corrections), the City of Perry Comprehensive Plan Capital Improvements Element and the Taylor County Comprehensive Plan Capital Improvements Element shall be identified and mapped. Only those projects identified for construction within the first three years of the above mentioned programs in effect on the date that this agreement was executed shall be considered for the existing and future roadway network as applicable. Also, information on roadway modifications committed by other approved developments (if applicable), not contained in these listed documents, shall be obtained from the City of Perry, Taylor County or other applicable local jurisdictions.

For all AIDAs, transportation system modifications, scheduled for construction and affecting capacity located within the project study area and specified in the latest version of the FDOT Adopted Five - Year Work Program (with subsequent amendments and corrections) in effect as of the date of the applicable AIDA preapplication conference, the City of Perry Comprehensive Plan Capital Improvements Element in effect in effect as of the date of the applicable AIDA preapplication conference and the Taylor County Comprehensive Plan Capital Improvements Element in effect in effect as of the date of the applicable AIDA preapplication conference shall be identified and mapped.

Only those projects identified for construction within the first three years of the above mentioned programs in effect as of the date of the applicable AIDA preapplication conference shall be considered for the existing and future roadway network. Also, information on roadway modifications committed by other approved developments (if applicable), not contained in these listed documents, shall be obtained from the City of Perry, Taylor County or other applicable local jurisdictions.

B. Provide a Projection of Vehicle Trips Expected to be Generated by this Development

For the AMDA, the Applicant shall use the Institute of Transportation Engineers (ITE), Trip Generation, 8th Edition, published in 2008, and ITE, Trip Generation Handbook, Second Edition, published in 2004, for trip generation at build-out and shall provide all necessary input data for agency review and verification purposes. For all AIDAs, the Applicant shall use the latest version of the ITE Trip Generation, and the ITE Trip Generation Handbook, in effect as of the date of the applicable AIDA preapplication conference for trip generation at build-out and shall provide all necessary input data for agency review and verification purposes. Trip generation shall be based upon the future buildout conditions of the development program described for each Planning Area in the AMDA.

The Applicant shall provide both daily and PM peak hour trip generation estimates. Additionally, both daily and PM peak hour trip generation tables shall indicate land use quantities and generation. For the AMDA, the use of rates versus equations for trip generation shall be guided by the principles stated in the ITE, Trip Generation Handbook, Second Edition, published in 2004. For the AIDA, the use of rates versus equations for trip generation shall be guided by the principles stated in the latest version of the ITE Trip Generation Handbook in effect as of the date of the applicable AIDA preapplication conference.

For the AMDA, if a proposed use in the Foley Master Development of Regional Impact is not listed in ITE, Trip Generation, 8th Edition, and there is no comparable land use that Council staff, in consultation with review agencies, can agree upon, the Applicant shall submit a special trip generation study that shows trip generation rates based on professionally acceptable techniques, such as the ITE, Trip Generation Handbook, Second Edition, published in 2004. For all AIDAs, if a proposed use in the Foley Master Development of Regional Impact is not listed in the latest version of ITE Trip Generation in effect as of the date of the applicable AIDA preapplication conference and there is no comparable land use that Council staff approves, in consultation with review agencies, the Applicant shall submit a special trip generation study that shows trip generation rates based on professionally acceptable techniques, such as the latest version of ITE Trip Generation Handbook in effect as of the date of the applicable AIDA preapplication conference. Acceptance of the Applicant's special trip generation study shall require concurrence by Council staff, in consultation with review agencies.

The Applicant shall represent all land uses and trip generation information at the maximum levels that shall be included in the accompanying Future Land Use Amendment (in keeping with the Department of Community Affairs methodology). If the Applicant anticipates drive-through facilities being a part of the development, the trip generation associated with those uses shall be included in the analysis.

Study Area

The study area shall be based upon PM peak hour traffic. For the AMDA, facility service volumes that are used to determine the level of significance shall be based upon the maximum service volumes (MSVs) contained in the Generalized Service Volume Tables published in the FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections) for the adopted level of service standard. For all AIDAs, facility service volumes that are used to determine the level of significance shall be based upon the maximum service volumes (MSVs) contained in the Generalized Service Volume Tables in the latest version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference for the adopted level of service standard.

Roadway segments that are impacted by project traffic that are five percent or greater of the adopted service volume shall be identified as within the project study area. The determination of project traffic significance shall be consistent with Rule 9J-2.045, F.A.C. Project traffic significance shall be based on the traffic from cumulative project land uses (i.e. existing plus proposed land uses). Identified roadway segments in the project study area shall include at least one segment beyond the five percent significance threshold and is required in order to demonstrate that the Applicant has identified all of the necessary facilities and that project related traffic is not significant.

Land Use

The information in Exhibit 1 identifies the ITE codes of the Foley Master DRI for each of the 10 planning areas.

Land Use Codes - Institute of Transportation Engineers Trip Generation Report

For the AMDA, all trip generation rates (PM and daily) shall be based on the ITE, Trip Generation, 8th Edition, published in 2008, and the ITE Trip Generation Handbook, Second Edition, published in 2004. For all AIDAs, all trip generation rates (PM and daily) shall be based on the latest version of the ITE, Trip Generation and the ITE, Trip Generation Handbook in effect as of the date of the applicable AIDA preapplication conference. The Applicant shall identify specific land use codes from the Trip Generation Report and Trip Generation Handbook that are associated with each of the proposed land use categories.

Modal Split

All project external trips shall be assigned to the highway network.

C. Estimate the Internal/External Split for Trips Generated

The Applicant shall develop internal capture and pass-by trips based upon professionally accepted techniques.

Internal Capture

With respect to internal capture, Exhibit 2 identifies the internal capture for each of the 10 planning areas that will be used in determining external project trips to be distributed and assigned to the roadway network in items D and E below for the AMDA. Internal capture estimates for the AMDA ~~shall be~~ are based upon the future buildout conditions of the development program described for each Planning Area in the AMDA.

In order to demonstrate the internal capture estimates, the site specific development footprints for each Planning Area at the AIDA stage shall exhibit design characteristics, such as compactness, connectivity and walkability, and locational characteristics, such as remoteness and isolation. The Applicant may propose alternative internal capture rates for each planning area during the AIDA review process, subject to approval by the Council staff, in consultation with review agencies. In addition, the Council staff, in consultation with review agencies, may propose alternative internal capture rates for each planning area during the AIDA review process. The Applicant shall contact Council staff to schedule a meeting with review agencies to review the internal capture rates and obtain Council staff approval, in consultation with review agencies, before an AIDA is submitted.

Pass-by Trips

With respect to pass-by trips, the Applicant shall propose a number for the review agencies to consider. However, pass-by trips shall only apply to retail land uses. The Applicant shall contact Council staff to schedule a meeting with the review agencies to review pass-by trip results and obtain Council staff approval, in consultation with review agencies, before the AMDA or an AIDA is submitted.

D. Total Peak Hour Traffic, With the Master Development of Regional Impact

For the AMDA, PM peak hour project traffic shall be distributed and assigned to the highway network at future buildout conditions of the development program described for each Planning Area in the AMDA. Trips shall be assigned to the existing roadway network because no significant improvements are currently planned or programmed.

For all AIDAs, PM peak hour trips shall be distributed and assigned to the highway network. Trip distribution and assignment estimates for all AIDAs shall be based upon the development program for each applicable planning area in the AIDA.

The Turnpike Statewide Model shall be used for distribution and assignment of project trips for the AMDA. The FDOT District 2 model shall be used for distribution and assignment of project traffic to State roads for the AIDAs. If not available at the date of the preapplication conference for an AIDA, the Applicant shall use the Turnpike Statewide Model for such AIDA to distribute and assign project traffic to State roads. For AIDAs, if the Turnpike Statewide Model is used to distribute and assign project traffic to State roads, project traffic shall be distributed and assigned to County roads through a manual gravity method of matching productions and attractions.

The results of the distribution and assignment of project trips may be manually adjusted by the Applicant, subject to approval by the Council staff, in consultation with review agencies. In addition, the results of the distribution and assignment of project trips may be manually adjusted by the Council staff, in consultation with the review agencies. Project trip distribution shall be shown graphically on a roadway network map.

Background Traffic

The Foley Master Development of Regional Impact Transportation Analysis shall calculate an annual traffic growth rate for the purposes of estimating non-project traffic volumes on the roadway network based upon historic traffic counts. Exhibit 3 contains the annual growth rate methodology. The Applicant shall contact Council staff to schedule a meeting with the review agencies to review growth rate results and obtain Council staff approval, in consultation with review agencies, before the AMDA and each AIDA is submitted.

E. Assign Trips Generated by this Development

No data currently exists regarding average trip lengths by each trip purpose for Taylor County. General data is provided in the EAR-based Comprehensive Plan Amendment data and analysis. No detailed data shall be provided in the AMDA for comparison of trip length by trip purpose.

The percentage impact in terms of AMDA PM peak hour (PH) trips/total PH trips and AMDA PH trips/PH adopted level of service (LOS) volume for each regionally significant facility shall be provided in the AMDA. PM peak hour trip estimates for the AMDA shall be based upon the future buildout conditions of the development program described for each Planning Area in the AMDA.

Recommended changes in facility type for each regionally significant facility shall be provided. Projected signal locations shall not be provided in the AMDA because they are not reliable or relevant 25 years in the future. Projected signal locations shall be provided in the AIDA.

The Applicant shall provide maps that indicate the following information on each road segment: distribution percentages, background trips and proposed project trips. The Applicant shall provide a text discussion of the methodology applied to determine background trips, as well as the determination of applied PM peak hour factors.

F. Modifications in the Highway Network Necessary

Needed highway modifications to maintain the adopted LOS standard at buildout shall be identified. These modifications may consist of adding travel lanes to deficient highways (such as widening two lane roads to four lanes), identification and preservation of new roadway corridors, improving connectivity and/or reducing impacts of deficient facilities. These modifications shall be coupled with land use strategies that provide transportation benefits to maintain LOS standards. Corridors shall be identified at a conceptual level in the AMDA. Improvements identified for the AMDA shall be based upon the future buildout conditions of the development program described for each Planning Area in the AMDA. The data and analysis provided by the Applicant shall be of sufficient detail to show that identified highway modifications will maintain adopted LOS standards at buildout.

Intersection analyses and identification of needed intersection modifications shall not be included in the AMDA. Intersection analyses and identification of needed intersection modifications shall be included in subsequent AIDAs. Detailed analyses of future corridors and connections (exact location and timing) shall be provided in the traffic analyses to be provided at time of AIDA for those corridors impacted by the AIDA.

Highway Level of Service Analysis

Roadway segments that carry PM peak hour project trip volumes greater than five percent of the adopted LOS standard maximum volume shall be identified. Segments that meet this criterion, and whose peak hour traffic exceeds the adopted LOS standard maximum volumes, shall be considered adverse (deficient). These segments shall be analyzed to determine what modifications are needed to correct those deficiencies.

To determine the adverse links within the study area for the AMDA, the Applicant shall use the maximum service volumes (MSVs) contained in FDOT District 2, Florida State Highway Level of Service Report, 2008, for the adopted level of service standard for all FDOT roadways. FDOT Generalized Tables as published in the FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections) shall be used to determine the Maximum Service Volumes (MSV) for all other roadways

To determine the adverse links within the study area for AIDAs, the Applicant shall use the maximum service volumes (MSVs) contained in the latest edition of the FDOT District 2, Florida State Highway Level of Service Report in effect as of the date of the applicable AIDA preapplication conference for the adopted level of service standard for all FDOT roadways. FDOT Generalized Tables in the latest published version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference shall be used to determine the Maximum Service Volumes (MSV) for all other roadways.

However, if the Applicant and the Council staff, in consultation with review agencies, agree that Generalized Tables published by FDOT are not appropriate for a given roadway segment for the AMDA, the Applicant may calculate Maximum Service Volumes (MSV) using Transportation Research Board, Highway Capacity Manual 2000; U.S. Customary Version, and/or highway capacity software (HCS), FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections), or a methodology determined by Council staff, in consultation with review agencies, as having comparable reliability. For the AMDA, the only tools Council staff will accept for roadway analysis (automobile) for planning purposes are the Generalized Service Volume Tables published in the FDOT 2009 Quality/Level of Service Handbook (with addendums and corrections), LOSPLAN, and the Transportation Research Board, Highway Capacity Manual 2000; U.S. Customary Version and/or highway capacity software (HCS), each applied at the proper level of analysis. Operational analyses based on other tools, such as CORSIM, may be submitted, subject to approval by the Council staff, in consultation with review agencies.

If the Applicant and the Council staff, in consultation with review agencies, agree that Generalized Tables published by FDOT are not appropriate for a given roadway segment for an AIDA, the Applicant may calculate the Maximum Service Volume (MSV) using the latest version of the Transportation Research Board, Highway Capacity Manual; U.S. Customary Version, in effect as of the date of the applicable AIDA preapplication conference and/or highway capacity software (HCS), the latest version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference, or a methodology determined by Council staff, in consultation with review agencies, as having comparable reliability.

For all AIDAs, the only tools Council staff will accept for roadway analysis (automobile) for planning purposes are the Generalized Service Volume Tables published in the latest version of the FDOT Quality/Level of Service Handbook (with addendums and corrections) in effect as of the date of the applicable AIDA preapplication conference, LOSPLAN, and the latest version of the Transportation Research Board, Highway Capacity Manual; U.S. Customary Version in effect as of the date of the applicable AIDA preapplication conference and/or highway capacity software (HCS), each applied at the proper level of analysis. Operational analyses based on other tools, such as CORSIM, may be submitted, subject to approval by the Council staff, in consultation with review agencies.

The analysis shall be provided for the following scenarios:

Existing (Base) year and
Future year (Base + Growth + Project) without modifications.
Future year analysis with modifications (as needed) shall be provided in the AIDA.

Intersections and Interchange Ramps to be Analyzed- FOR AIDAs ONLY

The specific number and location of both signalized and unsignalized intersections, as well as interchange ramps to be analyzed, shall be determined at a meeting with the review agencies after trip distribution. The Applicant will be responsible for analyzing all critical intersections identified by Council staff, in consultation with review agencies, and will provide graphics indicating project, background and total volumes by movement. Where roadway segments have been determined to be significant, the signalized intersections along significant segments shall be deemed to be significant.

Intersection Analysis- General- FOR AIDAs ONLY

Intersections will be analyzed using Synchro software. Council staff will request that FDOT provide the Applicant with copies, if any, of approved Synchro analyses of facilities and intersections within the study area. The analysis shall document and source any changes to the default values of the software or data from FDOT District 2 approved Synchro analyses. The analyses for existing and future without improvement conditions shall not be optimized.

All future year analyses shall maintain the adopted level of service and the volume to capacity ratio (v/c) shall not exceed 0.99 on all approach movements. The intersection level of service shall be based on the most restrictive level of service standard for the intersecting roadways. Roadways with two or more signalized intersections shall be evaluated in a coordinated manner, as determined by Council staff, in consultation with review agencies, depending on field conditions and distance between intersections. The Applicant will provide the Synchro files to Council staff, Taylor County staff and FDOT. In addition, the Synchro results shall be provided in Highway Capacity Software (HCS) format. Truck counts shall be taken on City and County roadways that are designated truck routes. For State roadways, the percent trucks shall be 50 percent of the T-factor included in the most recent FDOT Florida Traffic Information (FTI) CD.

The analysis shall be provided for the following scenarios:

Existing (Base) year;
Future year (Base + Growth + Project) without modifications; and
Future year (Base + Growth + Project) with modifications (as needed).

Existing signal timings shall be used for all scenarios unless approval is given by Council staff, in consultation with review agencies. Modifications to signal timing are not an acceptable form of mitigation to ensure that the intersection operates at the adopted level of service standard. If modifications to the intersection geometry or the installation of new traffic signal(s) are proposed to mitigate impacts associated with the proposed development, and the proposed modifications are located within a coordinated system, the cycle length shall be consistent for the corridor (corridor operates as a coordinated system). Signal timing and coordination information can be obtained by contacting FDOT. All assumptions shall be documented and included in the technical appendix for all submittals.

To determine turning movement volumes for future background traffic, the existing PM peak hour link volumes and the future year link volumes without the project shall be multiplied by the percent turns obtained from the present day turning movement counts. PM peak hour link volumes shall be obtained consistent with the trip assignment procedures discussed earlier in Section E.

Project traffic shall be added to all intersection movements once the future year intersection volumes have been determined. The analysis shall be performed for the pm peak hour. Intersection turning movement illustrations shall be provided for existing and future year scenarios. For the future year, the illustrations shall clearly indicate the breakdown of existing traffic, background growth, project traffic and total traffic.

Adequate turn lane storage must be provided where needed to accommodate the average back of queue. Supporting documentation shall be provided that shows that adequate turn lane storage has been provided. Intersection modifications will include the provision of receiving lanes where needed.

The Applicant shall provide concept sketches that illustrate any proposed intersection geometric modifications.

Intersection Analysis- TURNS5A- FOR AIDAs ONLY

The use of intersection analysis software TURNS5A is only acceptable in situations where a new roadway is planned creating a new intersection or a new "leg" is being added (i.e., T-intersection modified into a 4-way intersection). TURNS5A may only be used to help forecast the future turn movements at new intersections or for new intersection legs.

Needed Intersection Modifications- FOR AIDAs ONLY

The following procedures shall be used to determine if modifications are needed at intersections include testing to determine if the impacts are both significant and adverse (deficient). These terms are defined as follows:

> Significant- Development of Regional Impact traffic is determined to be significant if it uses five percent or more of the adopted PM peak hour level of service maximum service volume of the roadway segment.
>
> Adverse- An adverse (deficient) impact is when the intersection is projected to be operating below the adopted level of service standard.

The procedures used to analyze intersections include the following three tests:

> Test 1 - Is the signalized intersection located on a roadway segment significantly impacted by a Development of Regional Impact?

Test 2 - Is the total Development of Regional Impact traffic at any approach to the intersection from Test 1 five percent or more of the service volume?

Test 3 - For intersections that meet both Test 1 and 2, does Development of Regional Impact traffic in a failing turn movement exceed five percent or more of the total lane group capacity for that movement?

If the results of the above tests are a significant and adverse (deficient) impact, modifications must be identified by the Applicant that will allow the turning movement or movements that are adversely affected to operate at an acceptable level of service.

G. Identify the anticipated number and general location of access points for driveways, median openings and roadways necessary to accommodate the proposed development

Information regarding access management shall be provided at time of AIDA after site specific development footprints have been established. A context-sensitive access management plan shall be developed for each AIDA.

H. If applicable, describe how the project will complement the protection of existing or development of proposed transportation corridors designated by local governments in their comprehensive plans

The Applicant shall identify how all proposed Foley Master Development of Regional Impact modifications shall be consistent with the Capital Improvements Element of the City of Perry Comprehensive Plan and the Capital Improvements Element of the Taylor County Comprehensive Plan with respect to the protection of existing corridors or development of proposed transportation corridors, including those provisions identified below in Question 21-I. The AMDA shall identify conceptual corridors in anticipated additional general travel desire paths.

All AIDAs shall include detailed corridor studies that provide detailed information regarding alignment, location, number of lanes, and access management. Corridor studies shall be conducted for each corridor that traverses an AIDA and for each corridor that provides a reliever route for an adversely impacted regional facility identified in the AIDAs.

I. What provisions, including but not limited to sidewalks, bicycle paths, internal shuttles, ridesharing and public transit will be made

The AMDA shall describe consistency with Taylor County Comprehensive Plan policies. Detailed information regarding intermodal travel provisions, including sidewalks, bicycle paths, internal shuttles, ridesharing and public transit, shall be provided at time of each AIDA. Detailed information, such as internal design, site planning, parking provisions and location, shall be provided in each AIDA after site specific development footprints are established.

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Exhibit 1
Foley
Master Development of Regional Impact
ITE Land Use Codes by Planning Area
September 10, 2010

Planning Area 1:

Land Use Category: Coastal Village
Maximum residential development: 4,658 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	2,833	DUs
230 - Residential Condominium/Townhouse	1,235	DUs
220 - Apartments	540	DUs
720 - Medical Office	15,000	sq. ft.
750 - Office Park	145,000	sq. ft.
110 - General Light Industrial	125,000	sq. ft.
820 - Shopping Center	360,000	sq. ft.
610 - Hospital[1]	150	beds
310 - Hotel	300	rooms
550 - University/College	100	employees
460 - Arena	6	acres

Planning Area 2/3:

Land Use Category: Coastal Village
Maximum residential development: 2,285 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	1,255	DUs
230 - Residential Condominium/Townhouse	778	DUs
220 - Apartments	252	DUs
710 - General Office Building	55,600	sq. ft.
720 - Medical Office	7,200	sq.ft.
820 - Shopping Center	133,000	sq. ft.
310 - Hotel	100	rooms

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Planning Area 4/5/6:

Land Use Category: Coastal Village
Maximum residential development: 2401 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	1,294	DUs
230 - Residential Condominium/Townhouse	855	DUs
220 - Apartments	252	DUs
710 - General Office Building	116,000	sq. ft.
720 - Medical Office	9,200	sq. ft.
820 - Shopping Center	244,000	sq. ft.
310 - Hotel	150	rooms

Planning Area 7:

Land Use Category: Coastal Village
Maximum residential development: 5,050 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	3,241	DUs
230 - Residential Condominium/Townhouse	1,389	DUs
220 - Apartments	420	DUs
720 - Medical Office	15,000	sq. ft.
750 - Office Park	157,000	sq. ft.
820 - Shopping Center	392,000	sq. ft.
610 - Hospital[1]	150	beds
310 - Hotel	150	rooms
110 - General Light Industrial	125,000	sq. ft.

Planning Area 8:

Land Use Category: Coastal Village
Maximum residential development: 419 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	293	DUs
230 - Residential Condominium/Townhouse	126	DUs
710 - General Office Building	12,100	sq. ft.
720 - Medical Office	3,600	sq. ft.
820 - Shopping Center	31,400	sq. ft.

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Planning Area 13:

Land Use Category: Suburban Village
Maximum residential development: 910 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	483	DUs
230 - Residential Condominium/Townhouse	427	DUs

Planning Area 15:

Land Use Category: Suburban Village
Maximum residential development: 2,780 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	1,946	DUs
230 - Residential Condominium/Townhouse	834	DUs
710 - General Office Building	91,400	sq. ft.
720 - Medical Office	3,600	sq. ft.
820 - Shopping Center	210,000	sq. ft.

Planning Area 16:

Land Use Category: Regional Employment Center
Maximum residential development: 4,004 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	2,072	DUs
230 ~~251~~ - Residential Condominium/Townhouse	888	DUs
220 - Apartments	1,044	DUs
710 - General Office Building	239,000	sq. ft.
720 - Medical Office	25,000	sq. ft.
110 - General Light Industrial	400,000	sq. ft.
820 - Shopping Center	444,000	sq. ft.
310 - Hotel	150	rooms
610 - Hospital[1]	300	beds
550 - University/College	300	employees
460 - Arena	52	acres

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Planning Area 14

Land Use Category: Conservation Community
Maximum residential development: 1,066 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	1,066	DUs
820 - Shopping Center	86,000	sq. ft.
710 - General Office Building	40,000	sq. ft.

Planning Area 19

Land Use Category: Rural Village
Maximum residential development: 2,100 units, potentially consisting of the residential types listed below:

LAND USE FOR TRIP GENERATION		
210 - Single Family Detached	2,100	DUs
710 - General Office Building	67,400	sq. ft.
720 - Medical Office	3,600	sq. ft.
820 - Shopping Center	165,000	sq. ft.

[1]The Foley Master DRI contemplates a medical facility or clinic, but has used the term "hospital" consistent with the Application for Development Approval form.

Note: Exhibit 1 is consistent with Tech Memo # 2 contained in the data and analysis for the recently adopted Comprehensive Plan Amendment (with the exception of the removal of planning areas 11, 12 and 18).

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Exhibit 2
Foley
Master Development of Regional Impact
Internal Capture by Planning Area

September 9, 2010

Purpose

The purpose of this memo is to document the justification for internal capture rates to be used for the Foley Application for Master Development Approval (AMDA) in Taylor County, Florida. It is anticipated that these ratios may be revised in subsequent Applications for Incremental Development Approval, based on justification provided at that time.

Data was collected in November 2008 for a FDOT District 2 Internal Capture Study. Internal capture was calculated by hose counts and over 700 surveys. Internal capture is expressed in a range of the lowest to highest possible. Preliminary results from 2 developments indicate:

- Magnolia Parke Internal Capture = 24% to 27%
- Tioga Town Center Internal Capture = 29% to 33%

The AMDA would certainly expect to capture the high end number reported in these studies and would reasonably be expected to substantially exceed these numbers for the following reasons:

- AMDA is more isolated and remote.
- AMDA will be designed as a walkable community.
- AMDA will have fewer competing external opportunities.
- AMDA analysis is for the build-out condition, which is when internal capture should be the highest.
- Each Planning Area in the AMDA is significantly larger in scale than the sampled sites (with the exception of 2 PA's, for which a lower internal capture rate is proposed.
- AMDA planning areas have well-matched productions and attractions (ie, amount of non-residential development is driven by residential need)
- AMDA will have a high degree of internal connectivity
- AMDA mix of uses includes civic and other "complete neighborhood" uses

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Internal Capture Rate - Process for AMDA Transportation Analysis

The Applicant is voluntarily submitting an Application for Master Development Approval for the land, consistent with the Taylor County (a State-designated Rural Area of Economic Concern) Vision and the Taylor County Comprehensive Plan. This vision and plan include preserving the rural character of the County, creating self-sustained communities, and facilitating economic development.

Individual internal capture rates will be calculated for each of the 10 planning areas, based on a number of factors, including the following:

- Land use characteristics, such as
  - Scale
  - Density/Intensity
  - Mix of uses
  - Type of uses
  - Balance of productions and attractions

- Design characteristics, such as
  - Compactness
  - Connectivity
  - Walkability

- Locational Characteristics, such as
  - Remoteness, Isolation
  - Competing external opportunities

The requested internal capture rates by planning area reflect these land use, design and locational characteristics. For instance, the rate includes an assumption that a number of trips within the planning area will be satisfied through walking (due to compact, connected, walkable design and mix of uses), having the effect of reducing the number of external project trips. The requested internal capture rate for each planning area, along with the justification for same, is listed below.

- **Planning Area 1 (Coastal Village) - 45%**
  - Similar to St. Simons Island Analogue - 79% ICR
  - Remote - 30 miles to Perry; Steinhatchee nearby, but small compared to PA
  - Good balance of productions & attractions
  - Complete Neighborhoods Objective, Policies
  - Compact, connected, walkable
  - Conclusion: Realistic ICR=70%-80%
  - Assume 45% as conservative approach

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- **Planning Area 2/3 (Coastal Village) - 40%**
  - See PA 1 comments

- **Planning Area 4/5/6 (Coastal Village) - 40%**
  - See PA 1 comments

- **Planning Area 7 (Coastal Village) - 45%**
  - See PA 1 comments

- **Planning Area 8 (North Keaton Coastal Village) - 25%**
  - See PA 1 comments. (However, this PA is smaller scale, so less internal capture/more interaction with other nearby planning areas. Similar scale to Tioga, but more remote, better design at build-out vs. when collected for Tioga.

- **Planning Area 13 (Perry North Suburban Village) - 25%**
  - Similar scale to PA 8 and Tioga. More remote.

- **Planning Area 14 (NW Perry Conservation Community) - 40%**
  - Self-contained Neighborhood Objective, Policies
  - Compact, connected, walkable

- **Planning Area 15 (Woods Creek Suburban Village) - 40%**
  - Complete Neighborhood Objective, Policies
  - Compact, connected, walkable

- **Planning Area 16 (Hampton Fenholloway Regional Employment Center) - 45%**
  - Very large scale & substantial mix of uses
  - Lots of interaction between uses
    - Hotel and Retail
    - Hotel and University
    - Retirement and University
    - Hospital and Retirement, etc.
  - Complete Neighborhood Objective, Policies
  - Compact, connected, walkable

- **Planning Area 19 (Hampton Springs Fenholloway Rural Village) - 40%**
  - Complete Neighborhood Objective, Policies
  - Compact, connected, walkable
  - High internal capture expected, large scale, good a mix of uses

Exhibit 2A
Internal Capture Rate
Comparison of Characteristics
Collected Data vs. Proposed Planning Areas

Factors that Effect Internal Capture	Collected Data Sites 24% - 27% Magnolia Parke	Collected Data Sites 29% - 33% Tioga	Planning Areas 20% - 40% Taylor Co.	Notes
Land Use Characteristics				Objective II.12: Policies II 12 1 & II 12.2
Scale	-	-	☑	All but PA 13 & 8 are larger than samples
Density/Intensity	☑	☑	☑	Integrated Residential & Non-residential in PAs; High density with 1/4 mile walk
Mix of Uses	-	-	☑	PAs non-residential sized for residential; sized for market using demand per HH; Complete neighborhoods; Sample sites uses cater to urban areas outside the development (medical, etc.)
Type of Uses	No grocery	No grocery	☑	PAs have more non-residential, except PA 13; Grocery supported in PA 1, 7 & 16; additional grocery stores shared between 2/3 and 4/5/6
Design Characteristics				Objective II 12: Policies II.12 3 & II.12.4
Compactness	☑	☑	☑	About the same level of compactness; Green edges in PAs
Connectivity	-	☑	☑	PA connectivity required by policy & design standards; Magnolia Parke residential is gated/separate from non-residential; All non-residential located on major road with no pedestrian access form major road, big parking
Walkability	-	☑	☑	PAs - 1/4 mile walk by policy; Tioga construction, lack of complete sidewalks reduced walkability during sample
Locational Characteristics				
Remoteness, Isolation	-	-	☑	60 miles from nearest urban area Sample sites are in an urban area
Lack of External Competition	-	-	☑	No strip in Taylor County; Green areas in between; - Perry - 6,796 pop Adj Counties nearest development: - Mayo - 28 miles - 988 pop - Cross City - 45 miles - 1,775 pop - Tallahassee - 60 miles - 171,000 pop. - Chiefland - 90 miles - 1,993 pop. - Gainesville - 100 miles - 114, 000 pop.
Phasing Characteristics	-	-	☑	

Exhibit 2B
Proposed Internal Capture Rates by Planning Area

Planning Area	ITE Daily Trips	Internal Capture Rate	External Trips	Productions %	Attractions %
1	59,926	**45%**	32,959	62%	38%
2,3	28,307	**40%**	16,984	64%	36%
4,5,6	34,207	**40%**	20,524	56%	44%
7	64,586	**45%**	35,522	61%	39%
8	7,127	**25%**	5,345	49%	51%
13	7,575	**25%**	5,681	68%	32%
14	17,017	**40%**	10,210	57%	43%
15	35,843	**40%**	21,506	62%	38%
16	61,769	**45%**	33,973	48%	52%
19	30,615	**40%**	18,369	62%	38%
Total	346,972	42%	201,074		
Tioga	*9,357*	*29% - 33%*	*6,390*		
Magnolia Parke	*13,526*	*24% - 27%*	*9,874*		

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Exhibit 3

Foley
Master Development of Regional Impact
Background Traffic Forecast
September 9, 2010

The purpose of this Exhibit is to document the traffic forecasting process used to develop future-year volumes on the roadway network.

The following data sources were reviewed to obtain a general sense of historical growth and growth trends in the County:

- 2007 SIS Report, FDOT
- 2007 SHS Report, FDOT
- Florida Estimates of Population 2007, Bureau of Economic and Business Research, University of Florida
- Historical Census Counts for Florida and Its Counties 1830 through 2000, Bureau of Economic Business Research, University of Florida
- 2007 AADT Forecast, Transportation Statistics Office, FDOT
- Florida Traffic DVD, Historical Traffic Data, Transportation Statistics Office, FDOT

Historical Census Population Counts and Growth Rates

Year	Population Count	Annual Growth Rate (%)
1970	13,600	---
1980	16,500	0.80
1990	17,100	0.35
2000	19,300	1.14
2010*	22,900*	1.60
2015*	23,900*	0.84
30-Year Average Annual Growth	---	**1.00**
15-Year Average Annual Projection	---	**1.29**

*Projection

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Traffic Counts

Available historical traffic count data from the Florida Department of Transportation was reviewed for 1993 to 2007. Some traffic count data was available for County roads; however, there was no historical trend data available (e.g., only one count date was available for each location). Several conclusions can be drawn from review of this data:

- Taylor County has experienced relatively flat growth in the past 45 years. They have had substantial population gains in some decades, only to be lost in future decades.
- A 30-year trend indicates an overall average annual *population growth* rate of 1.0%.
- The average annual *traffic growth* rate, system-wide on the FDOT roadways is 0.7%.
- It can be assumed that County roadways have generally experienced less annual average growth than the State roadways, due to the growth in through traffic (E-E trips passing through the County) on US routes that traverse the County.

Traffic Forecast Methodology

Based on the aforementioned conclusions, the traffic forecast methodology is as follows:

1. Existing Conditions Traffic Estimate - 2010
    a. FDOT Roads - Use 2010 traffic projections contained in the "Florida State Highway System Level of Service Report, 2008, Florida Department of Transportation, District Two", dated November 2009.
    b. County Roads - Used the FDOT system-wide average annual growth (0.7%) and apply it to all County roads from the base year of the count to 2010.
2. Future Year Background Traffic Forecast - 2035
    a. FDOT Roads - Use 2025 traffic projections contained in the "Florida State Highway System Level of Service Report, 2008, Florida Department of Transportation, District Two", dated November 2009 for each State roadway segment. Extrapolate the volumes from year 2025 to year 2035 by applying the growth rates contained in the report for each FDOT roadway segment.
    b. County Roads - Use the FDOT system-wide average annual growth (0.7%) and apply it to all County roads for the 25 years between 2010 and 2035.

This methodology is anticipated to yield a reasonable, yet conservative, estimate of future background traffic volumes for Taylor County. These volumes will be the future year (2035) background traffic to which the estimated trips generated by the Application for Master Development Approval development will be added.

EXHIBIT D

Adequate Housing Methodology Agreement

North Central Florida Regional Planning Council

Development of Regional Impact Affordable Housing Methodology

Prepared by

North Central Florida Regional Planning Council
2009 NW 67th Place
Gainesville, FL 32653-1603

September 20, 2010

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
DEVELOPMENT OF REGIONAL IMPACT
AFFORDABLE HOUSING METHODOLOGY

September 20, 2010

GENERAL PROVISIONS

In accordance with Rule 9J-2.021(1)(f), Florida Administrative Code, this North Central Florida Regional Planning Council (Council) document clarifies certain aspects of the affordable housing analysis methodology which are not clearly addressed by either the standard methodology or the East Central Florida Regional Planning Council methodology.

Development of Regional Impact applicants (hereafter referred to as the "Applicant") shall use the standard affordable housing methodology contained in Rule 9J-2.048, Florida Administrative Code (hereafter referred to as the "standard methodology"), as modified by The ECFRPC Housing Methodology: A Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact, published by the East Central Florida Regional Planning Council on June 1, 1999 (hereafter referred to as the "ECFRPC methodology"), and as modified by this document for the analysis of affordable housing. Additionally, Applicants shall use the NCFLHousing.xls Excel workbook developed by the Council and its accompanying instruction manual titled, Development of Regional Impact Affordable Housing Methodology: An Instruction Manual for the NCFLHousing Excel Workbook, dated September 20, 2010 (hereafter referred to as the "NCFLHousing.xls Manual"), to produce the affordable housing analysis. The standard methodology shall apply except to the extent that the ECFRPC methodology varies from the standard methodology. In all cases where the methodology contained in this document provides greater specificity than the ECFRPC methodology, the standard methodology, or the NCFLHousing.xls Manual, the contents of this document shall apply. Should the local government development order require subsequent analysis of affordable housing impacts, all such required affordable housing analysis shall be conducted in accordance with the terms of this document unless otherwise specified in the local government development order.

This is not a stand-alone document. It shall be used in concert with the standard methodology as modified by the ECFRPC methodology, the NCFLHousing.xls Excel workbook, and the NCFLHousing.xls Manual.

The Application for Development Approval shall include all information necessary to verify and validate the analysis. The Application for Development Approval shall include a fully-completed electronic copy of the NCFLHousing.xls workbook as well as paper copies of all other tables, surveys, and documents referenced in this document.

For a single-phase Development of Regional Impact, the affordable housing analysis shall be conducted for all proposed development. For a multi-phase Development of Regional Impact, the affordable housing analysis shall include a calculation of employment and households by phase, for all phases of the proposed development. The analysis of affordable housing supply and demand shall be limited to that phase which is the subject of the affordable housing analysis. For example, the Phase 1 analysis of a two-phase Development of Regional Impact, Phase 1 shall include a calculation of employment and demand for Phase 1 and Phase 2. However, the determination of affordable housing supply and the matching of supply to demand shall be limited to Phase 1 demand. The determination of affordable housing supply for Phase 2 and matching of Phase 2 demand to the Phase 2 affordable housing supply shall not occur until the Phase 2 analysis. Any development approved as part of a Preliminary Development Agreement pursuant to subsection 380.06(8), Florida Statutes, shall be included in the affordable housing analysis for the applicable project phase.

Any non-vested previously constructed portion of the project shall either be:

1) Included in the analysis of Phase 1. The Applicant may deduct from the demand those households identified through a survey of the employees of the non-vested previously constructed portion of the project who are residing in affordable housing located within the Affordable Housing Supply Area; or

2) Analyzed as separate five-year phases, the first phase beginning with the issuance of occupancy permits for the non-vested previously constructed portion of the project, using historical data to match demand to supply.

To determine the number of employees of the non-vested previously constructed portion of the project, the Applicant may use either the employee ratios contained in Table 1, or survey the employees of the non-vested previously constructed portion of the project. For phases which begin prior to 2000, the Applicant shall use the employee-household conversion ratios, maximum caps by housing unit size, headship ratios, additional income percentages for multi-worker households and percentage of single and multi-worker households for very-, low-, and moderate income households derived from the 1990 census as published in the ECFRPC methodology document. The analysis of the non-vested previously constructed portion of the project shall be in accordance, in all other aspects, with the terms of this document.

AFFORDABLE HOUSING DEMAND

The Applicant shall use the permanent, full-time and part-time employees of the Development of Regional Impact as the basis for determining the affordable housing demand. The Applicant shall not use permanent full-time employee equivalents.

Permanent Full-time and Part-time Employees by Land Use

The Applicant shall use the following ratios of permanent full-time and part-time employees by land use:

TABLE 1

EMPLOYEES PER DEVELOPMENT UNIT

Land Use	Development Unit	Employees per Development Unit

Removing Students from the Affordable Housing Demand

As per Rule 9-J2.048(2)(x), Florida Administrative Code, and Rule 9-J2.048(2)(v), Florida Administrative Code, the analysis may exclude very low-income households with secondary school or post-secondary school students enrolled on at least a half-time basis from the affordable housing demand which include students employed on the project site as either full-time or part-time permanent employees. Where applicable, the Applicant may use a survey of employees of previously developed properties located on the project site to determine the percentage of very low-income households which are students. When relying on a survey, the survey shall include the questions as worded in Attachment C.

When relying on a survey of comparable land uses to estimate the percentage of very low-income employees who are students, the Applicant shall determine the percentages by North American Industrial Classification System code and apply the surveyed percentage(s) to the estimated number of employees for the project site by North American Industrial Classification System code. Where the survey data does not include employees by North American Industrial Classification System codes applicable to land uses anticipated to occur on the project site, or a survey North American Industrial Classification System is not conducted, the Applicant shall use one of the following alternatives to determine the percentage of very low-income employees who are students for such employment codes:

If the project site is located outside the Gainesville Urbanized Area:

S = (UF+CC+VT+BS+HS)/County Population*100

Where;

S = Percentage of very low-income employees who are students;

UF = Half-time or greater four-year college limited to campuses located in the county of project location);

CC = Half-time or greater community college enrollment limited to campuses located in the county of project location);

VT= Half-time or greater county vocational/technical centers enrollment;

BS = Half-time or greater county business school enrollment; and

HS = Half-time or greater county public and private high school enrollment.

If the project site is located within the Gainesville Urbanized Area:

S = (UF+CC+VT+BS+HS)/Gainesville Urbanized Area Population*100

Where;

S = Percentage of very low-income employees who are students;

UF = Half-time or greater University of Florida enrollment (only campuses located within the Gainesville Urbanized Area);

CC = Half-time or greater Santa Fe Community College enrollment (only campuses located within the Gainesville Urbanized Area);

VT= Half-time or greater vocational/technical centers enrollment where such centers are located within the Gainesville Urbanized Area;

BS = Half-time or greater business school (e.g., City College) enrollment where such schools are located within the Gainesville Urbanized Area; and

HS = Half-time or greater Alachua County public and private high school enrollment for high schools located within the Gainesville Urbanized Area.

Both of these methods are implemented by the Students worksheet of the NCFLHousing.xls workbook.

Population estimates for the urbanized areas used in the analysis shall be either the estimates published by the Florida Department of Transportation (see http://www.dot.state.fl.us/planning/policy/demographic/) or estimates published by the U.S. Census Bureau (see http://www.census.gov).

Data Source for Household Conversion Ratios, Maximum Caps by Housing Unit Size, Headship Ratios, Additional Income Percentages for Multi-worker Households and Percentage of Single and Multi-Worker Households for Very-, Low-, and Moderate-income Households

For Phase 1, the Applicant shall use the employee-household conversion ratios, maximum caps by housing unit size, headship ratios, additional income percentages for multi-worker households and percentage of single and multi-worker households for very-, low-, and moderate income households for the county of jurisdiction as updated by the East Central Florida Regional Planning Council which are derived from year 2000 census data. For subsequent phases, the Applicant shall use, if available, updated data for these variables derived from subsequent decennial censuses as published by either the East Central Florida Regional Planning Council, the North Central Florida Regional Planning Council, or the Florida Department of Community Affairs.

Median Family Income and Employee Wages

The Applicant shall use countywide median family income data for the county of jurisdiction as reported by the U.S. Department of Housing and Urban Development (HUD). This information can be obtained at http://www.huduser.org or at http://www.ffiec.gov/webcensus/default.aspx. The Applicant shall use the annual Employment Security Manual Report No. 202 for the county of jurisdiction for average wages of the employees anticipated to be on the project site. This information can be obtained at http://www.labormarketinfo.com/Library.htm. The reporting year for which the information is used shall be the latest common year that information is published for both data sources. For example, if the latest year HUD median family income data is 2002, but the latest year that average wage information is available is 2001, then the Applicant shall use 2001 data from both datasets.

If proposed North American Industrial Classification System codes for the project site do not exist in the Employment Security Manual Report No. 202 for the county of jurisdiction, the codes from the statewide Employment Security Manual Report No. 202 report may be used provided the statewide wages for such codes are adjusted to reflect any differences between the annual statewide wage for the applicable next higher-level North American Industrial Classification System code and the same applicable next higher-level North American Industrial Classification System code of the county of jurisdiction (Example: If the county Employment Security Manual Report No. 202 data does not report an annual wage for North American Industrial Classification System code 518, and the county average wage for North American Industrial Classification System code 51 is 80 percent of the statewide North American Industrial Classification System code 51 wage, multiply the statewide North American Industrial Classification System code 518 annual wage by 80 percent).

The ECFRPC methodology stipulates the use of separate demand distribution tables for each North American Industrial Classification System code proposed for the project site. Therefore, the Applicant shall not submit demand distribution tables reporting multiple or blended North American Industrial Classification System codes for proposed land uses contained in the Application for Development Approval project description.

Demand Distribution Tables

Employees shall be distributed by salary-income range using the Distributor Excel worksheet, which is included in the NCFLHousing.xls workbook, using both the Employee Distributor and Demand worksheets included in the NCFLHousing.xls workbook. Salary income ranges for the very low-income level shall include minimum-wage employees working 20-hours per month multiplied by 52 weeks per year

The Applicant shall distribute employees by salary income range in whole number increments. Fractional employees shall not be used. The maximum salary income wage increment shall be no greater than $2,500.

The demand distribution tables shall calculate demand based on the entire project phase. The time period (number of years) of the phase and any applicable stages shall be as defined in the project description of the Application for Development Approval. Demand shall not be annualized or reported for a time period less than that of the project phase. Should the project construction be greater than 5 years, the Applicant shall analyze affordable housing impacts on 5-year intervals. For example, if the project entails an eight-year construction period, the project shall consist of two phases, the first phase shall be five years; the second phase shall be three years.

AFFORDABLE HOUSING SUPPLY

Affordable Housing Supply Area

The Affordable Housing Supply Area shall be that area which is the smaller geographic area of the combination of geographic areas representing a 10-mile driving distance or a 20-minute peak-hour commute from the project site. The Applicant shall submit three copies of the Affordable Housing Supply Area map at a scale of 1 inch to 2 miles and shall clearly delineate the Affordable Housing Supply Area using color, shading, or textures. The map shall also include section-township-range lines and identifiers, a scale, a north arrow, all applicable local government jurisdictional boundaries, and major roads. If the Applicant is using census data, multiple listing service data, or another data source to identify the affordable housing supply, the Applicant shall include on the Affordable Housing Supply Area map an overlay of the boundaries of the applicable geographic units of aggregation (i.e. census tracts, census block groups, census blocks, multiple listing service zones, etc.). The Applicant may submit additional copies of the Affordable Housing Supply Area map at a different scale as part of the bound Application for Development Approval.

The analysis year for the Affordable Housing Supply Area shall be the first year of the project phase which is the subject of the affordable housing analysis. The roadway network projected to be in place through the analysis year may be included in the determination of the Affordable Housing Supply Area. Such roadway network improvements shall be limited to modifications specified in the Application for Development Approval. The analysis of the Affordable Housing Supply Area shall be based on the data used in the determination of transportation impacts in response to Question 21 of the Application for Development Approval to the maximum extent feasible. The background traffic for the model shall be grown through the analysis year using the same background growth rates used for the analysis of transportation impacts as specified in the transportation methodology agreement.

For Affordable Housing Supply Areas located within Alachua County:

1. The distance and commute times for the Affordable Housing Supply Area shall be calculated by using the approved transportation model for the Gainesville Urbanized Area as modified for the Application for Development Approval Question 21 analysis as per the Transportation Methodology document.

2. Commute times shall be calculated for every Traffic Analysis Zone that comprises the Development of Regional Impact by either one of the following methods.

   Centroid to Centroid Method.

   Travel time shall be measure from Traffic Analysis Zone to Traffic Analysis Zone, and the entire destination Traffic Analysis Zone shall be included in the affordable housing supply area if the peak-hour travel time to the centroid representing the Traffic Analysis Zone is 20 minutes or less. Similarly, the entire destination Traffic Analysis Zone shall be excluded from the affordable housing supply area if the peak-hour travel time to the centroid representing the Traffic Analysis Zone is greater than 20 minutes.

   Path Building Cost Calculation Method.

   Travel time shall be measured from each Traffic Analysis Zone across the highway network, and the entire destination Traffic Analysis Zone shall be included in the affordable housing supply area if the perimeter of the entire Traffic Analysis Zone has peak-hour access to the highway network is 20 minutes or less. If less than the entire perimeter of the Traffic Analysis Zone has peak-hour access to the highway network of 20 minutes or less, then that proportion of the Traffic Analysis Zone perimeter with peak-hour access to the highway network of 20 minutes or less may be included in the Affordable Housing Supply Areas. For example, if 75 percent of the perimeter of the Traffic Analysis Zone has peak-hour access to the highway network of 20 minutes or less, then 75 percent of the area

of the Traffic Analysis Zone may be included in the Affordable Housing Supply Area.

The two methods shall not be combined in a manner whereby some Traffic Analysis Zones are analyzed using the Centroid to Centroid Method while other Traffic Analysis Zones are analyzed using the Path Building Cost Calculation Method. The Applicant shall submit a map of the Traffic Analysis Zones which comprise the Affordable Housing Supply Area and shall specifically identify by name the Traffic Analysis Zones which comprise the area.

The Applicant shall submit a map of the Traffic Analysis Zones which comprise the Affordable Housing Supply Area and shall specifically identify by name the Traffic Analysis Zones which comprise the area.

Identified affordable housing units located within Traffic Analysis Zones where only a portion of a Traffic Analysis Zone has been identified as within the Affordable Housing Supply Area shall be pro-rated to the percentage of the Traffic Analysis Zone located within the Affordable Housing Supply Area. For example, if 60 percent of a Traffic Analysis Zone is located within the Affordable Housing Supply Area, then no more than 60 percent of the identified affordable housing units (by salary income range) located within the Traffic Analysis Zone shall be counted as part of the affordable housing supply.

For Affordable Housing Supply Areas located outside Alachua County:

1. The distance and commute times for the Affordable Housing Supply Area shall be calculated by using the level of service (LOS) for the roadway at peak-hour as projected for the analysis year, converted to travel speeds and plotted out commute distances. Driving distance shall be calculated as actual driving distance from the primary entrance of the development to the housing unit, not as a result of a straight radius from the entrance to the Development of Regional Impact to the boundaries of the Affordable Housing Supply Area.

2. The Applicant shall submit to the Council a table of all roadway segments used to determine the Affordable Housing Supply Area. The table shall include the name of the road segment, starting and ending points of the segment, segment length, peak-hour level of service, and peak-hour driving time (minutes and seconds).

For Developments of Regional Impact whose Affordable Housing Supply Area includes areas within and outside Alachua County, the Applicant shall calculate distance and commute times by using the methodology identified in the section of this Agreement entitled, "For Affordable Housing Supply Areas Located Within Alachua County," above, for areas inside Alachua County, and by using the methodology identified in the section of this document entitled. "For Affordable Housing Supply Areas located outside Alachua County," above, for areas outside Alachua County.

Regardless of the method used to determine the Affordable Housing Supply Area, the Council may use Google Maps to determine whether the identified affordable housing supply is located within the Affordable Housing Supply Area. Should Google Maps indicate that individual affordable housing units are located farther than either a 10-mile driving distance or a 20-minute commute from the project site, the Council may remove such units from the Affordable Housing Supply, unless sufficient information is provided by the Applicant by which the Council can verify and validate that the Affordable Housing Supply Area was determined in accordance with one of the methodologies described herein.

Census Data

When using census data to determine the number of rental or for-sale units which comprise the affordable housing supply, the Applicant shall use the lowest level census geography available from the Census Bureau. For example, if housing data is available at the Census block group level, then housing data shall be aggregated at the census block group level and not the census tract level.

Where housing data is suppressed, housing data at the next-highest level Census Bureau geography shall be pro-rated to the Census Bureau geography used for the affordable housing analysis based on the percentage of population of the Census Bureau geography used for the affordable housing analysis to the next-highest level of census geography. For example, if aggregating at the block group level where housing data is suppressed for a block group, determine the percent of census tract population of the block group and multiply the affordable housing data at the census tract level by the percentage. Should the Affordable Housing Supply Area bisect the block group, pro-rate the housing data to the percentage of block group area located within the Affordable Housing Supply Area as discussed on page 13 under <u>For-sale Units</u>.

Affordable Housing Supply Survey

As noted on page three of the ECFRPC methodology, the Applicant may use government-published housing data (e.g., census data) for a period up to two years after its publication or a private survey to identify existing off-site units as part of the affordable housing supply. In either case, the Application for Development Approval shall provide sufficient information regarding the affordable housing supply to enable the Council to verify and validate the supply survey.

<u>Rental Units</u>

If the Applicant is identifying for-rent units as part of the affordable housing supply, the identification of such units shall be limited to those units identified by an affordable housing survey or through government data sources (e.g., census data).

After two years of the date of publication of the government data, the Applicant shall use a private survey to determine the vacancy rate as well as the number of vacant and occupied rental units.

Whether relying on government data or a private survey, the vacancy rate shall be the rate which applies to the Affordable Housing Supply Area and shall not be based on units located outside of said area.

If the Applicant is using government data to identify the affordable housing supply beyond two years of its publication date, the government-published rent data shall be updated to reflect rents for the same year as the year used for the median income and the Employment Security Manual Report No. 202 wage data. Rents shall be updated using the annual percent change in Shelter costs as reported in Table 681, Consumer Price Indexes by Major Groups, as published in the latest available Statistical Abstract of the United States. If the Applicant is using government data to identify the affordable housing supply within two years of its publication date, the Applicant shall update government-published rent data to reflect rents for the same year as the year used for the median income and the applicable Employment Security Manual Report No. 202 wage data.

If a private survey is used to identify affordable rental units, the units shall be a "hard count" of all identified units. For-rent units shall not be estimated or based on a sample survey. The identification of affordable units shall be limited to those surveyed rental unit complexes which respond to the survey. Furthermore, the surveyed vacancy rate shall be based on the information provided by all of the responding surveyed rental unit complexes. A rate based on a sample of the responding surveyed rental unit complexes shall not be used.

If a private survey is used to identify affordable rental units, the Applicant shall provide said survey information as per Rule 9J-2.048(5)(a)1, Florida Administrative Code, using the reporting criteria contained in Rule 9J-2.048(5)(a)2(b), and (c), Florida Administrative Code. The survey shall include the name and address of all surveyed rental unit complexes, total number of units by number of bedrooms, affordable units by number of bedrooms, and monthly rent by number of bedrooms. An aggregate vacancy rate shall be calculated for all rental units and presented in the affordable housing supply survey document.

If rental units are included as part of the private affordable housing supply survey, the Applicant shall submit the affordable housing rental complex supply survey as part of the affordable housing analysis. Each surveyed rental complex shall be listed on the following form as part of the affordable housing supply survey.

DEVELOPMENT OF REGIONAL IMPACT
AFFORDABLE HOUSING SURVEY

Survey Date and Time: _____

Complex Number: _____

Complex Name: _____

Complex Address: _____

Complex Phone Number: _____

Complex Contact Person: _____

Total No. of Rental Units: _____

Complex Vacancy Rate (%): _____

Unit Type/No. Of Bedrooms	Total No. of Units	Vacant Units	Monthly Rent
Rented by the Bedroom*			
Efficiency			
1 Bedroom			
2 Bedroom			
3 Bedroom			
etc.			

Notes:

*Units rented by the bedroom cannot be counted as part of the affordable housing supply.

If government data is used to identify affordable units, the Applicant shall provide said data in the Application for Development Approval. The Applicant shall provide information on the number of total units and for-rent units by rent range by geographic unit of aggregation as well as totals for the entire Affordable Housing Supply Area. If the government supply data is beyond two years of its publication date, the Applicant shall provide in the Application for Development Approval the updated rent ranges discussed above, as well as a discussion of how the rent ranges were updated. The Applicant shall include sufficient information to allow the verification of the rental range update by the Council.

The first 5.0 percent of for-rent units shall not be counted as part of the existing supply (i.e., if the vacancy rate is 6.0 percent, then only the number of units equal to 1.0 percent of the identified rental units can be counted towards the existing affordable housing supply. If the vacancy rate is 4.0 percent, then none of the identified renter-occupied units can be counted towards the existing supply). The 5.0 percent set-aside shall be maintained within each salary income range.

On-site rental units to be constructed during the project phase which is the subject of this analysis shall not be included in the determination of a vacancy rate for the off-site rental unit affordable housing supply.

The affordable housing supply survey shall contain a map of the Affordable Housing Supply Area with the location of the surveyed rental unit complexes. The mapped locations shall be indexed to a listing of rental unit complexes by name, with the location of individual complexes identified on the map.

If all or a portion of the Affordable Housing Supply Area is located within the Gainesville Urbanized Area, the affordable housing rental unit supply survey shall be conducted for that portion of the Affordable Housing Supply Area within the Gainesville Urbanized Area when the University of Florida is in session for either the fall or spring semester. If using government data two years past its publication date, (i.e., requires a private survey for the development of a current vacancy rate), the survey shall also be conducted when the University of Florida is in session for either the fall or spring semester.

The affordable housing supply shall not include units in which bedrooms are rented separately. Such units are substandard units for purposes of the affordable housing supply survey. The affordable housing supply may include individual rental units which are not part of a rental unit complex. Such units shall be entered in the RSurveyOther worksheet of the NCFLHousing.xls workbook.

HUD Utility Allowances

The utility allowances for the affordable housing analysis shall be based Section 8 utility allowances in effect at the time of the analysis of the public housing authority serving the local government of jurisdiction. If no such public housing authority or Section 8 utility allowances exist, the Applicant may substitute the Section 8 utility allowances of a nearby public housing authority.

The rental unit utility allowance shall be an average allowance applied to all vacant affordable rental units within the affordable housing supply area, regardless of the number of bedrooms. The Applicant shall use the Utilities worksheet of the NCFLHousing.xls Excel workbook to determine the average utility allowance. The Applicant shall use the Bedrooms worksheet of the NCFLHousing.xls Excel workbook to determine the average number of bedrooms per rental unit for vacant affordable rental units. On-site rental units to be constructed during the project phase which is the subject of this analysis shall be included in the determination of the average number of bedrooms per rental unit of the rental unit affordable housing supply.

For-Sale Units

If the Applicant is identifying for-sale units or units sold within a recent 12-month period as per the ECFRPC methodology as part of the affordable housing supply, the survey shall contain a detailed listing of every identified for-sale unit within the Affordable Housing Supply Area, the price of the unit, its location, and the number of bedrooms. The supply shall be sorted by geographic area of aggregation (i.e. census tract, multiple listing service zone, section-township-range, etc.).

Identified for-sale units aggregated at the census block, census tract, Multiple Listing Service zone, zip code, square mile, or similar geographic aggregation system, shall be pro-rated to the percentage of aggregated area located within the Affordable Housing Supply Area. For example, if 60 percent of a census tract containing for-sale affordable housing units is located within the Affordable Housing Supply Area, then no more than 60 percent of these units may be counted as part of the for-sale affordable housing supply. The affordable housing supply analysis shall contain a map of the Affordable Housing Supply Area with an overlay of the geographic boundaries of the aggregation units.

The affordable housing supply survey shall contain a table identifying the percentage of the geographic aggregation area (census tract, Multiple Listing Service zone, etc.) located within the Affordable Housing Supply Area, total number of units by income level (very low-, low-, and moderate-income) by aggregation area, and a column which is the sum of the multiplication of this percentage by the total number of units within the aggregation area as specified in Tables 2.1, 2.2 and 2.3. As indicated in Tables 2.1, 2.2 and 2.3, pro-rated units shall be rounded down to the nearest whole number. Fractional dwelling units shall not be considered part of the affordable housing supply (see Attachment A).

Selecting a Mortgage Interest Rate

The affordable housing supply analysis shall use a mortgage interest rate which is a current rate. As such, it shall be no older than the date of the preapplication conference. The selected mortgage rate shall be the current national average 30-year fixed rate mortgage as compiled by the Federal Home Loan Mortgage Corporation. This rate can be found at http://www.freddiemac.com.

Affordable Housing Units Proposed to be Constructed on the Project Site

The Applicant may count as part of the affordable housing supply any affordable residential units to be constructed on the project site during the applicable project phase. If such units are included, they shall be clearly identified as proposed on-site units and segregated from existing off-site units in all applicable tables and text submitted as part of the affordable housing analysis. However, such units are not available to receive mitigation credits as they are not used to mitigate the affordable housing impacts of the project as per Rule 9J-2.048(8)(c), Florida Administrative Code.

Taxes

When calculating ad valorem taxes, the Applicant shall use a single millage rate which represents a weighted average millage rate of the for-sale housing affordable housing supply located within the Affordable Housing Supply Area. The determination of a weighted average millage rate is implemented by the Taxes worksheet of the NCFLHousing.xls Excel workbook. The Taxes worksheet shall be used to determine taxes.

Insurance

Monthly homeowners insurance costs shall be an average of insurance rate for the county of project location based on insurance quotes listed on the Florida Department of Insurance Regulation website (http://www.shopandcomparerates.com/HOCompareRates.htm).[1] The Insurance worksheet of the NCFLHousing.xls workbook implements the determination of an insurance rate. The Insurance worksheet shall be used to determine the insurance rate.

[1] This site is used as the data source for insurance information as it provides a relatively large number of quotes based on home value, which in turn can be calculated to represent a cost per $1,000 of home sale price.

As per the ECFRPC methodology, private monthly mortgage insurance shall be taken into account in the cost of all for-sale units. The private mortgage insurance rate shall equal approximately 1/10.5th of the monthly mortgage payment. This results in an annual private mortgage insurance payment which is approximately equal to 0.78 percent of the mortgage amount, which is generally recognized as a reasonable approximation of the private mortgage insurance costs.[2] The Affordability worksheet of the NCFLHousing.xls workbook implements the determination of a private mortgage insurance rate.

Excluding Housing Units Previously Included in Proximate Developments of Regional Impact (i.e., Preventing the Double-Counting of the Available Affordable Housing Supply by Multiple Developments of Regional Impact)

As per Rule 9J-2.048(5)(c)5, Florida Administrative Code, the affordable housing supply shall exclude housing units which have been previously included as part a Development of Regional Impact approved during the preceding 5 years of either:

> Housing units which have been previously included as part of the affordable housing supply survey of another proximate Development of Regional Impact used to meet its affordable housing demand which are located within the Affordable Housing Supply Area for the proposed development; and
>
> Housing units which have been previously included as part of the affordable housing supply survey of another proximate Development of Regional Impact used to mitigate its significant affordable housing impact pursuant to Rule 9J-2.048(8), Florida Administrative Code, which are located within the Affordable Housing Supply Area of the proposed development.[3]

Additionally, the affordable housing analyses of subsequent phases of each succeeding phase shall exclude from the affordable housing supply:

> Housing units included as part of the affordable housing supply survey of existing Developments of Regional Impact as well as Developments of Regional Impact approved in the future used to meet its affordable housing demand which are located within the Affordable Housing Supply Area of the proposed Development of Regional Impact, and where an affordable housing analysis was received by the Council within 5 years prior to the start of the subsequent phase which is the subject of the affordable housing analysis of the proposed Development of Regional Impact; and

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[2] See http://www.westga.edu/~bquest/1997/costof.html, http://www.rateupdate.com/pmi.asp, and http://www.1stfin.com/mortgageBasics/pmi/pmiCost.html.

[3] i.e., units provided by the Applicant to mitigate a significant affordable housing impact.

Housing units included as part of the affordable housing supply survey of existing and/or future approved Developments of Regional Impact used to mitigate its significant affordable housing impact pursuant to Rule 9J-2.048(8), Florida Administrative Code, which are located within the Affordable Housing Supply Area of the proposed Development of Regional where an affordable housing analysis was received by the Council within five years prior to the start of the subsequent phase of the proposed Development of Regional Impact.[4]

The Applicant shall use Attachment B, Accounting for Affordable Housing Units Reserved for Previously Approved Proximate Developments of Regional Impact to meet this requirement.

DETERMINATION OF AFFORDABLE HOUSING IMPACT

The Applicant shall match affordable housing demand to supply such that the identified affordable housing supply is affordable to each salary income range within the very low-, low-, and moderate-income employee households.

Housing units which have been previously included in an adequate housing supply survey as well as units used to mitigate affordable housing impact pursuant to Rule 9J-2.048(8), Florida Administrative Code, of other proximate Developments of Regional Impact approved during the preceding five years and which are located within the Affordable Housing Supply Area of the proposed development shall be identified and excluded from the identified affordable housing unit supply identified for the proposed Development of Regional Impact.

DETERMINATION OF CUMULATIVE UNMET NEED

The use of the word "cumulative" in Rule 9J-2.048(7), Florida Administrative Code, shall be applied to the entire project and shall not be limited to a single project phase. Therefore, the affordable housing need determined for Phase 1 shall be added to the identified housing need of the Phase 2 affordable housing analysis when the Phase 2 analysis is performed to determine the "cumulative" affordable housing impact.

For example, should Phase 1 have a housing need of 20 households and the subsequent Phase 2 analysis indicate a Phase 2 surplus of 20 housing units which are affordable to the housing need of Phase 1, the Phase 2 surplus housing units shall not be used to meet the Phase 1 housing need. In this case, the cumulative affordable housing need for Phase 2 remains at 20 households. In another example, should the Phase 1 analysis result in a housing need of 20 households and the Phase 2 analysis result in a Phase 2 housing need for 25 households, the cumulative affordable housing need through Phase 2 is the sum of the Phase 1 housing need of 20 households, plus the Phase 2 unmet need of 25 households, for a total of 45 households.

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[4] Ibid.

In yet another example, should the analysis of Phase 1 produce an affordable housing need of 150 households, resulting in a significant affordable housing impact where the housing need is mitigated in accordance with the adopted local government development order, and the subsequent Phase 2 analysis results in a housing need of 20 households, the Phase 1 housing need shall not be added to the Phase 2 unmet need. In this case, the cumulative affordable housing need through Phase 2 is 20 households. The Phase 1 housing need was met through mitigation, therefore the Phase 1 housing need equals zero.

MITIGATING THE IDENTIFIED SIGNIFICANT AFFORDABLE HOUSING IMPACT AND THE AFFORDABLE HOUSING MITIGATION PLAN

Should the Development of Regional Impact create a significant affordable housing impact, the Applicant shall mitigate the entire affordable housing impact of this project, and not be limited to that portion of the impact which is over and above the significance threshold established in Rule 9J-2.048(7), Florida Administrative Code. The Applicant shall also include the cumulative impact of any unmet housing demand from the Phase 1 analysis with any unmet housing demand from the Phase 2 analysis in determining whether Phase 2 creates a significant affordable housing impact in accordance with Rule 9J-2.048(7), Florida Administrative Code.

Should the Development of Regional Impact create a significant affordable housing impact, or rely upon proposed on-site dwelling units as part of the affordable housing supply without a guarantee of affordability to the identified affordable housing demand, and in the case of rental units, without a guarantee of affordability for a period of 15 years to the identified affordable housing demand, the absence of which would otherwise create a significant affordable housing impact, the Applicant shall submit an Affordable Housing Mitigation Plan as part of the Application for Development Approval. Should analysis of subsequent project phases create a significant affordable housing impact or rely on proposed on-site dwelling units as part of the supply in sufficient quantity which prevents triggering a significant affordable housing impact, the Applicant shall submit to the Council and to the local government of jurisdiction an Affordable Housing Mitigation Plan for review and approval prior to beginning construction of the applicable project phase.

The Affordable Housing Mitigation Plan shall be prepared by the Applicant and shall address the method by which the project will mitigate all of its affordable housing impacts should the affordable housing analysis identify a significant affordable housing impact. The mitigation plan shall identify dollar amounts to be provided and the timing for the provision of the mitigation for all of its affordable housing impacts should the affordable housing analysis identify a significant affordable housing impact. As noted in Rule 9J-2.048 (8)(a), Florida Administrative Code, mitigation can be met by any of the following mitigation options:

Mitigation Option 1. Construction of adequate housing on-site, or off-site but reasonably accessible to the development site, of sufficient number to equal the adequate housing impact identified for each salary income range within that stage or phase for very low-, low-, or moderate-income employee households; and/or

Mitigation Option 2. Payment to an appropriate affordable housing trust fund of funds dedicated to, and sufficient in amount to result in, the rehabilitation of substandard housing or construction of reasonably accessible housing units equal in number to the adequate housing impact identified for each salary income range within that stage or phase for very low-, low-, and moderate-income employee households; and/or

Mitigation Option 3. Dedicated direct rent or ownership subsidies to the very low-, low-, and moderate-income employees sufficient in amount to satisfy the adequate housing impact identified for each salary income range within that stage or phase for very low-, low- and moderate-income employee households from unaffordable, but otherwise adequate housing units reasonably accessible to the development site.

Should the mitigation plan include Mitigation Option 1, the plan shall identify the location, number of bedrooms, and the timing (when) such units will be available for occupancy, the purchase price or monthly rent of the units, and clearly show how they are affordable to identified very low-, low-, or moderate-income employee households. The mitigation plan shall identify the location of these units and whether they are located within either the project site, the Affordable Housing Supply Area, or the Affordable Housing Mitigation Area. If rental units, the plan shall clearly identify how the rents will remain affordable for a 15-year period.

Should the mitigation plan include Mitigation Option 2, the mitigation plan shall state the number of new units to be constructed and/or the number of substandard units to be rehabilitated and when such units will be available for occupancy. The mitigation plan shall identify the location of these units and whether they are located within either the project site, the Affordable Housing Supply Area, or the Affordable Housing Mitigation Area. The mitigation plan shall identify the number of bedrooms of each unit, the dollar amounts necessary for the construction/rehabilitation of the units, the methodology as well as the information source by which the dollar amounts were derived for both the construction of new units and/or the rehabilitation of existing units. The mitigation plan shall clearly identify the dollar amount to be donated, the timing of fund transfers, the name of affordable housing trust fund to receive the funds, and/or the applicable local government or private non-profit corporation who will administer the funds. The mitigation plan shall also identify the purchase price or monthly rent of the units, and clearly show how they are affordable to identified very low-, low-, or moderate-income employee households. If rental units are used, the plan shall clearly identify how the rents will remain affordable for a 15-year period.

The Affordable Housing Mitigation Area shall be that area which is the smaller geographic area of the combination of geographic areas representing a 15-mile driving distance or a 25-minute peak-hour commute from the project site. Should the Applicant mitigate its significant affordable housing impact in a manner which relies on the provision of units within the Affordable Housing Mitigation Area, the Applicant shall submit a map of the Affordable Housing Supply Mitigation Area at a scale of 1 inch to 2 miles and shall clearly delineate the Affordable Housing Mitigation Area using color, shading, or textures. The Applicant may

submit additional copies of the Affordable Housing Mitigation Area at a different scale. The map shall also include section-township-range lines and numbers, a scale, a north arrow, all applicable local government jurisdictional boundaries, and major roads.

Regardless of the methodology used to determine the Affordable Housing Mitigation Area, the Council may use Google Maps to determine whether the identified affordable housing supply is located within the Affordable Housing Supply Area. Should Google Maps indicate that individual affordable housing units are located farther than either a 15-mile driving distance or a 25-minute commute time from the project site, the Council may remove such units from the Affordable Housing Supply, unless sufficient information is provided by the Applicant by which the Council can verify and validate that the Affordable Housing Mitigation Area was determined in accordance with one of the methodologies described herein.

Should the mitigation plan include Mitigation Option 3, the mitigation plan shall identify how the development subsidy program will be administered. The mitigation plan shall identify the location of these units and whether they are located within either the project site or the Affordable Housing Supply Area. The Applicant may turn the administration of this program over to another entity, such as the local government of jurisdiction, a local public housing authority or similar governmental or private non-profit organization, which shall be identified in the mitigation plan. The mitigation plan shall identify dollar amounts to be provided by the Applicant to the entity.

Should the mitigation plan include the portion of Mitigation Option 3 whereby the Applicant makes a direct payment to an appropriate affordable housing trust fund, the Applicant shall identify the dollar amount of mitigation as per NCFLHousing.xls workbook. The workbook identifies the amount of money needed to mitigate the significant affordable housing need in accordance with Rule 9J-2.048(8)(a)3, Florida Administrative Code. It identifies what households which comprise the unmet affordable housing need can afford to pay compared to the price of the least-expensive, although unaffordable but available for-sale and rental housing supply located within the Affordable Housing Supply Area. The difference between these two sums is the amount of money which will make the least expensive available housing supply affordable to the unmet affordable housing demand.

As per Rule 9J-2.048(8)(c), Florida Administrative Code, as an incentive to promote the co-location of affordable housing in close proximity with employment, and in recognition that such co-location also reduces impacts to transportation, air quality, and energy usage, the following credits against the mitigation requirements for the affordable housing need of this section shall be given for the developer provision of affordable housing units based on the distance of these units from the development site and the availability of direct mass transit facilities:

1. Onsite Provision. Each very low-, low- or moderate-income adequate housing unit provided on-site shall be counted as mitigation for 1.5 units of that stage or phase's applicable very low-, low- or moderate-income affordable housing need within the same salary income range.

2. Direct Mass Transit Within the Affordable Housing Supply Area Provision. Each very low-, low-, or moderate-income affordable housing unit provided within the Affordable Housing Supply Area that is connected to the development site by a daily operating direct mass transit system shall be counted as mitigation for 1.25 units of that phase's applicable very low-, low-, or moderate-income affordable housing need within the same salary income range.

3. Outside the Affordable Housing Supply Area Provision.

    a. No more than 50 percent of a developments affordable housing need may be cumulatively satisfied by the provision of units within the Affordable Housing Mitigation Area under provisions b. and c., below.

    b. No Direct Mass Transit Provision. Each very low-, low-, or moderate-income affordable housing unit provided within the Affordable Housing Mitigation Area shall be counted as mitigation for 0.30 units of that phase's applicable very low-, low-, or moderate-income affordable housing need within the same salary income range.

    c. Direct Mass Transit Outside of the Affordable Housing Supply Area Provision. Each very low-, low-, or moderate-income affordable housing unit provided within the Affordable Housing Mitigation Area and which is connected to the development site by a daily operating direct mass transit system shall be counted as mitigation for 0.50 units of that phase's applicable very low-, low-, or moderate-income affordable housing need within the same salary income range.

However, mitigation credits are not provided to developer-provided affordable housing units which are not needed/used to mitigate the affordable housing impacts of the development. Excess developer-provided affordable housing units may be used to mitigate unmet need in the next phase, provided that such units are available (i.e., vacant) when needed in the next phase to mitigate said unmet need. Additionally, such units are eligible to receive mitigation credits per Rule 9J-2.048(8)(c), Florida Administrative Code which can be used to mitigate the unmet need of the next phase, and are accounted for in the CreditPrior worksheet of the NCFLHousing.xls Excel workbook.

Either the mitigation plan or the monitoring report, as applicable, shall document the implementation of the mitigation plan. Either the mitigation plan or the monitoring report, as applicable, shall identify the number of affordable housing units provided to the identified demand by tenure, location (located within the project site, the Affordable Housing Supply Area, or the Affordable Housing Mitigation Area), and number of bedrooms.

ATTACHMENT A

AFFORDABLE HOUSING TABLES

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TABLE 2.1

PRO-RATA ADJUSTMENT TO FOR-SALE AFFORDABLE HOUSING UNITS
BASED ON PERCENTAGE OF MULTIPLE LISTING SERVICE ZONE WITHIN THE AFFORDABLE HOUSING SUPPLY AREA
VERY LOW-INCOME LEVEL

MLS Zone	Percentage of MLS Zone Within Affordable Housing Supply Area	Number of Affordable For-Sale Units by Salary Income Range							Pro-Rata Adjusted Number of Affordable For-Sale Units						
		$0 - 7,500	$7,500 - 10,000	$10,000- 12,500	$12,500 - 15,000	$15,000 - 17,500	$17,500 - 20,000	$20,000 - 22,350	$0 - $7,500	$7,500 - 10,000	$10,000- 12,500	$12,500 - 15,000	$15,000 - 17,500	$17,500 - 20,000	$20,000 - 22,350
530	10.0%	10	12	15	20	1	5	37	1	1	1	2	0	0	3
620	40.0%	20	24	30	40	2	10	74	8	9	12	16	0	4	29
710	100.0%	3	6	90	1	0	0	3	3	6	90	1	0	0	3
730	85.0%	45	0	32	16	1	7	9	38	0	27	13	0	6	7
740	100.0%	0	0	5	7	37	98	0	0	0	5	7	37	98	0
810	100.0%	2	6	9	14	31	2	7	2	6	9	14	31	2	7
830	67.0%	5	6	8	10	0	3	42	3	4	5	6	0	2	28
990	75.0%	4	12	18	39	109	32	7	3	9	13	29	81	24	5
Total		89	66	207	147	181	157	179	58	35	162	88	149	136	82

TABLE 2.2

PRO-RATA ADJUSTMENT TO FOR-SALE AFFORDABLE HOUSING UNITS
BASED ON PERCENTAGE OF MULTIPLE LISTING SERVICE ZONE WITHIN THE AFFORDABLE HOUSING SUPPLY AREA
LOW-INCOME LEVEL

MLS Zone	Percentage of MLS Zone Within Affordable Housing Supply Area	Number of Affordable For-Sale Units by Salary Income Range					Pro-Rata Adjusted Number of Affordable For-Sale Units				
		$22,350 - 25,000	$25,000 - 27,500	$27,500 - 30,000	$30,000 - 32,500	$32,500 - 35,750	$22,350 - 25,000	$25,000 - 27,500	$27,500 - 30,000	$30,000 - 32,500	$32,500 - 35,750
530	10.0%	14	18	20	22	11	1	1	2	2	1
620	40.0%	4	2	3	4	20	1	0	1	1	8
710	100.0%	31	16	9	21	0	31	16	9	21	0
730	85.0%	4	5	0	36	4	3	4	0	30	3
740	100.0%	10	6	52	17	23	10	6	52	17	23
810	100.0%	12	66	19	4	34	12	66	19	4	34
830	67.0%	8	36	28	0	10	5	24	18	0	6
990	75.0%	14	21	81	9	19	10	15	60	6	14
Total		97	170	212	113	121	73	132	161	81	89

TABLE 2.3

PRO-RATA ADJUSTMENT TO FOR-SALE AFFORDABLE HOUSING UNITS
BASED ON PERCENTAGE OF MULTIPLE LISTING SERVICE ZONE WITHIN THE AFFORDABLE HOUSING SUPPLY AREA
MODERATE-INCOME LEVEL

MLS Zone	Percentage of MLS Zone Within Affordable Housing Supply Area	Number of Affordable For-Sale Units by Salary Income Range							Pro-Rata Adjusted Number of Affordable For-Sale Units						
		$35,750 - 37,500	$37,500 - 40,000	$40,000 - 42,500	$42,500 - 45,000	$45,000 - 47,500	$47,500 - 50,000	$50,000 - 53,650	$35,750 - 37,500	$37,500 - 40,000	$40,000 - 42,500	$42,500 - 45,000	$45,000 - 47,500	$47,500 - 50,000	$50,000 - 53,650
530	10.0%	210	122	115	35	14	0	421	21	12	11	3	1	0	42
620	40.0%	14	14	39	0	26	107	34	5	5	15	0	10	42	13
710	100.0%	30	69	143	48	9	0	45	30	69	143	48	9	0	45
730	85.0%	4	56	359	14	85	39	32	3	47	305	11	72	33	27
740	100.0%	4	6	9	36	421	18	9	4	6	9	36	421	18	9
810	100.0%	1	56	78	137	48	0	0	1	56	78	137	48	0	0
830	67.0%	24	156	59	0	34	0	54	16	104	39	0	22	0	36
990	75.0%	9	17	75	36	19	320	70	6	12	56	27	14	240	52
Total		296	496	877	306	656	484	665	86	311	656	262	597	333	224

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ATTACHMENT B

ACCOUNTING FOR AFFORDABLE HOUSING UNITS RESERVED FOR PREVIOUSLY APPROVED PROXIMATE DEVELOPMENTS OF REGIONAL IMPACT

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ATTACHMENT B
ACCOUNTING FOR AFFORDABLE HOUSING UNITS RESERVED FOR PREVIOUSLY APPROVED PROXIMATE DRIs

OVERVIEW

As per Rule 9J-2.048(5)(c)5, FAC, the affordable housing supply shall exclude dwelling units which have been previously included as part of the affordable housing supply of proximate DRIs approved during the preceding 5 years located within the reasonably accessible contour of the DRI which is the subject of this Agreement. The accounting process for affordable housing units previously included in proximate DRIs involves three major steps:

> Accounting for Excess Units Included in the Affordable Housing Supply Survey of Previously Approved Proximate DRIs;
>
> Assignment of affordable housing supply located in overlapping areas of a previously approved proximate DRIs; and
>
> Adjusting the housing prices of previously approved proximate DRIs to reflect housing prices of the affordable housing survey year of the proposed DRI.

These major issues are addressed and implemented through four tables which determine the affordable housing supply located in overlapping affordable housing supply areas which must be reserved for previously approved proximate DRIs, and, therefore, excluded from the affordable housing supply of the proposed DRI.

MAJOR CONCEPTS

Accounting for Excess Units Included in the Affordable Housing Supply Survey of the Previously Approved Proximate DRI

If the previously approved proximate DRI affordable housing supply survey is limited to just the minimum number of affordable housing units necessary to meet its demand, then all of the overlapping units are considered to be part of its affordable housing supply. However, this is usually not the case. Instead, affordable housing supply surveys typically report a deficit of units within certain salary income ranges, and a surplus of units in other salary income ranges. Excess units are not needed by the previously approved DRI and are therefore available to meet the affordable housing demands of other DRIs.

For example, assuming an affordable housing supply survey for a previously approved DRI identified within the $15,000 - $17,500 salary income range demand for 75 units, a supply 250 affordable units, and that the area of overlap contains 100 of these units. Since the previously-approved DRI had 150 units outside the overlap area, its entire demand could have been satisfied by units located outside the area of overlap, thereby allowing the proposed DRI to include all 100 housing units within the overlap area as part of its affordable housing supply. The number of excess units within this salary income range for the previously approved DRI is reduced by 100. The 100-unit reduction must be noted and recorded should yet a future proposed DRI overlap the affordable housing area of the previously-approved DRI. If the 100-unit reduction is not recorded for the previously approved DRI, then these 100 units may be double-counted by the second proposed DRI.

Assignment of Affordable Housing Supply in Overlapping Areas of a Previously Approved Proximate DRI

If both surveys identify affordable housing supply using address, parcel number, or other identification system which identifies specific units, and if the specific units are identified in both affordable housing supply surveys, then the duplicate units located in the area of overlap cannot be counted as part of the affordable housing supply of the proposed DRI. However, the exclusion of duplicate units is not as clear cut when the affordable housing supply is identified at an area level, such as census block, census tract, or multiple listing service zone, since the exact address of the identified units is unknown.

If both surveys used an area-level method of identification of affordable housing supply, were conducted on the same day, and identified the same number of vacant affordable housing units within the overlap area, it would be reasonable to assume that both surveys had identified the same units within the area of overlap. Therefore, all of the affordable housing identified in the overlap area by the proposed DRI should be excluded and reserved for the proximate DRI. However, as the interval of time between the two surveys increases, the previously approved proximate DRI undergoes construction and generates demand for affordable housing. As demand is generated, its identified affordable housing supply is occupied by its lower-income employees.

Assuming one-fifth of the previously approved proximate DRI is constructed each year, the number of affordable housing units in the overlap area needed by the previously approved proximate DRI is reduced by one-fifth annually, until after five years, all of the identified units are occupied by employees of the previously approved proximate DRI. Therefore, every year which passes between the affordable housing surveys of the proposed DRI and the proximate DRI reduces the likelihood of the overlapping units being the same units.

Therefore, this Agreement allows, with modifications as addressed later, the assignment of 20 percent per year of area-identified duplicate affordable housing supply within overlap areas to be assigned to the proposed DRI. For example, if two years have passed between the two affordable housing surveys, then 40 percent of the duplicate overlapping area units can be assigned to the proposed DRI. If four years have passed, then 80 percent of the overlap area units can be assigned to the proposed DRI. If five years have passed, then all of the units can be assigned to the proposed DRI.

One case where the supply of the previously approved DRI within the overlap area is not reduced by 20 percent per year is when the demand exceeds supply. In this case, the demand is reduced by 20 percent per year. When the reduction in demand equals or exceeds the identified supply, then the corresponding supply is reduced accordingly.

Adjusting the Housing Prices of the Previously Approved Proximate DRI to Reflect Housing Prices of the Affordable Housing Survey Year of the Proposed DRI

Once the overlapping affordable housing supply reserved for the previously approved proximate DRI is identified, adjustments must be made to reflect changes in housing costs which have occurred between the affordable housing survey years of the two DRIs. Once the cost of the reserved affordable housing supply is adjusted, it is then re-assigned to the applicable salary income ranges of the proposed DRI affordable housing analysis and removed from the identified affordable housing supply of the proposed DRI.

TABLES

Four tables are used to determine the number of affordable housing units within the area of overlap which must be reserved for the previously approved proximate DRI. The following section describes each table and how it implements the major concepts discussed above.

Table A

Table A identifies an interim number of for-rent and for-sale affordable housing units by salary income range identified in a hypothetical, previously-approved DRI (hereafter referred to as the Flamingo Mall DRI). Essentially, the table reduces the original Flamingo Mall DRI affordable housing supply to take into account housing units used by DRIs approved during the intervening period of time between approval of Flamingo Mall DRI and submittal of the proposed DRI. Once removed, the modified Flamingo Mall DRI affordable housing supply is used in Table B as the basis for determining the minimum number of affordable housing supply units needed to meet the affordable housing demand of the Flamingo Mall DRI, as well as to determine the number of excess Flamingo Mall DRI affordable housing supply units which can be used by the proposed DRI.

Table A is comprised of four major sections. The first section identifies the salary income ranges, median home prices, median monthly rents, and number of affordable for-sale and rental units from the Flamingo Mall DRI affordable housing supply analysis. The second section classifies the Flamingo Mall DRI affordable housing supply by number of housing units located within the area of overlap with the proposed DRI. The third section of the table identifies Flamingo DRI affordable housing supply which were used by other, previously-approved DRIs. If any such units were used, the net effect is to reduce the number of excess units of affordable housing supply associated with the Flamingo Mall DRI. The fourth section of the table contains the results of the subtractions.

In Table A, below, some affordable housing units associated with the Flamingo Mall DRI have been used by other previously approved DRIs. These units must first be removed from the original Flamingo Mall DRI affordable housing supply survey before consideration of the overlap area between the proposed DRI and the Flamingo Mall DRI. Otherwise double-counting of the affordable housing supply may occur. An example of the subtraction process for one salary income range follows.

The $8,250 - $9,999 salary income range identifies 86 for-sale units and 9 rental units as part of the Flamingo Mall DRI affordable housing supply. Section 3 of the table indicates that 24 of the for-sale units and all 9 rental units have been consumed by prior DRIs with affordable housing supply areas which overlap the Flamingo Mall DRI affordable housing supply area. Therefore, the net total for-sale units in this salary income range is 62. Since all of the rental units were consumed by prior DRIs, none of the 9 overlapping Flamingo Mall DRI rental units are available to meet the needs of either the Flamingo Mall DRI or the proposed DRI. Section 2 of the table indicates that 23 of the identified for-sale units contained in the affordable housing survey of the Flamingo Mall DRI overlap the affordable housing supply area of the proposed DRI (see column titled "Units Overlapping Proposed DRI, Units, For Sale Units). Since the number of net units, 62, is greater than the number of Flamingo Mall DRI for-sale units located in the overlap area, there is no need to reduce the identified supply of available for-sale units within the overlap area of the Flamingo Mall DRI, 23, since all of its for-sale housing supply, 86, less for-sale units consumed by prior DRIs, 24, is greater than the number of units identified in the area of overlap between the proposed DRI and the Flamingo Mall DRI. This process is repeated for each salary income range. The remaining units, referred to as "net units" are the remaining unused affordable housing units associated with the Flamingo Mall DRI available to meet its affordable housing demand the Flamingo Mall DRI, (and, possibly, the proposed DRI within the area of overlap) and are carried forward to Table B.

TABLE A

IDENTIFICATION OF NET OVERLAPPING AFFORDABLE HOUSING UNITS ASSOCIATED WITH THE FLAMINGO MALL DRI

Salary Income Range		2002 Median Home Price	2002 Median Monthly Rent	Total Units		Units Overlapping Proposed DRI		For-sale Units Used by Other DRIs	Rental Units Used by Other DRIs	Overlapping For-sale Units Used by Other DRIs	Overlapping Rental Units Used by Other DRIs	Net Units Total		Net Units Overlapping Proposed DRI	
Low	High			For-sale Units	Rental Units	For-sale Units	Rental Units					For-sale Units	Rental Units	For-sale Units	Rental Units
Very Low-income															
$5,750	$8,249	$27,187	$16	0	0	0	0	0	0	0	0	0	0	0	0
8,250	9,999	34,783	171	86	9	23	0	24	9	0	0	62	0	23	0
10,000	12,499	43,232	211	74	1	0	0	3	1	0	0	71	0	0	0
12,500	14,999	53,327	258	107	0	2	0	19	0	2	0	88	0	0	0
15,000	17,281	62,545	305	143	2	0	1	27	2	0	1	116	0	0	0
17,282	18,351	69,846	343	132	3	4	3	26	2	1	2	106	1	3	1
18,352	19,999	70,006	352	97	5	37	4	60	1	0	0	37	4	37	4
20,000	21,913	78,346	398	234	17	100	14	42	4	1	1	192	13	99	13
21,914	22,926	81,542	423	178	66	56	21	103	0	0	0	75	66	65	21
22,927	24,049	61,967	436	14	8	1	0	10	8	0	0	4	0	1	0
Low-income															
24,050	24,999	85,698	460	198	0	76	0	100	0	0	0	98	0	76	0
25,000	26,923	91,514	492	205	16	0	0	39	0	0	0	166	16	0	0
26,924	28,172	95,665	517	243	0	0	0	113	0	0	0	130	0	0	0
28,173	29,999	98,975	539	305	0	0	0	237	0	0	0	68	0	0	0
30,000	31,931	108,193	586	453	0	34	0	260	0	0	0	193	0	34	0
31,932	33,181	112,421	611	147	0	10	0	56	0	0	0	91	0	10	0
33,182	34,999	115,655	633	219	0	23	0	139	0	0	0	80	0	23	0
35,000	36,939	123,994	680	379	14	0	0	208	0	0	0	171	14	0	0
36,940	37,809	128,299	706	246	37	25	0	135	0	0	0	111	37	25	0
37,810	38,480	128,998	712	38	16	3	0	28	0	0	0	10	16	3	0
Moderate-income								0							
38,481	39,999	131,853	736	143	1	53	0	90	0	0	0	53	1	53	0
40,000	41,949	138,920	773	365	20	0	0	218	0	0	0	147	20	0	0
41,950	43,199	143,300	800	158	18	13	0	93	0	0	0	65	18	13	0
43,200	44,999	146,382	820	67	31	23	0	26	0	0	0	41	31	23	0
45,000	46,480	155,599	867	349	23	58	0	199	0	0	0	150	23	58	0
46,481	47,300	155,871	876	0	0	0	0	0	0	0	0	0	0	0	0
47,301	48,985	163,061	914	185	0	23	0	73	0	0	0	112	0	23	0
48,986	50,235	163,372	923	0	4	0	0	0	0	0	0	0	4	0	0
50,236	51,966	170,522	961	207	13	36	0	102	0	0	0	105	13	36	0
51,967	53,216	175,057	988	834	0	3	0	807	0	0	0	27	0	3	0
53,217	54,999	177,984	1,008	485	0	7	0	469	0	0	0	16	0	7	0
55,000	57,499	187,202	1,055	632	5	32	0	555	0	0	0	77	5	32	0
57,500	57,720	191,810	1,082	590	0	12	0	568	0	0	0	22	0	12	0
Above Moderate-income															
57,721	+	194,210+	1,285 +												

Table B

Table B converts the net housing units associated with the Flamingo Mall DRI from Table A into an interim number of affordable housing units which must be reserved for it, and therefore, excluded from the affordable housing supply of the proposed DRI. The identified reserved housing units are considered interim as additional adjustments must still be made in Tables C and D. Table B consists of four sections. A detailed explanation of each section of Table B follows.

Affordable Housing Demand and Supply of the Previously Approved Proximate DRI

The first section of Table B identifies, by salary income range, the affordable housing demand of the Flamingo Mall DRI as well as the net total and overlapping affordable housing supply units identified in Table A. The section concludes by subtracting Flamingo Mall DRI demand from its net supply. The process of subtraction is the same as used in Table 5 of the Agreement to determine discrete and cumulative surplus and/or deficiency.

Affordable housing demand, as expressed by number of households, is subtracted from the net affordable housing supply for each salary income range. The result is shown in the Surplus/(Deficiency) columns. For the $8,250 - $9,999 salary income range, 43 households are subtracted from 62 off-site for-sale dwelling units. The result reveals a surplus supply of 19 dwelling units affordable to this salary income range. Since this is the lowest salary income range, the surplus 19 units are also affordable to households in all other salary income ranges. The 19 surplus units are noted in both the Discrete and Cumulative columns under the Surplus/Deficiency heading.

In the next income range, $10,000 - $12,499, the number of households exceeds the affordable housing supply by 11. Therefore, the previously identified 18 net surplus units is reduced by 11 units from the prior salary income range, showing a cumulative surplus of 8 units.

The next salary income range, $12,500 - $14,999, has a net deficit of 84 dwelling units. Demand for these households can be partially supplied by the 8 remaining surplus units, since they are affordable to households within the higher salary income range. A deficit of 84 units is noted in the Discrete column while the Cumulative column drops from a surplus of 8 units to a deficit of 76 units.

The $15,000 - $17,281 salary income range has a 158 unit deficiency and is so noted in the Discrete column. No available affordable housing supply exists for these units. Therefore, the Cumulative Deficit is increased to 234 units.

The $17,282 - $18,351 salary income range has a surplus supply of 90 dwelling units. These units cannot be used to meet the unmet cumulative demand as they are not affordable to households in the lower salary income ranges. Therefore, the cumulative deficit remains at 234.

The $18,352 - $19,999 salary income range has a deficit of 109 units. Demand for 90 of these households is supplied by the 90 surplus units associated with the $17,282 - $18,351 salary income range, resulting in a net deficit of 24 units. Therefore, the cumulative deficit increases by 24 units to 253.

This process is repeated through all salary income ranges within the three income classes (very low-, low- and moderate-income).

Units Available and Used for Mitigation of Significant Affordable Housing Impact of the Previously Approved Proximate DRI

In addition to affordable housing units used by Flamingo Mall DRI to meet a portion of its demand, the Flamingo Mall DRI also used some of its surplus unaffordable but available housing units to mitigate at least some of its significant affordable housing impact in accordance with Rule 9J-2.048(a)3, FAC. Therefore, housing units used to mitigate impacts in accordance with this Rule must also be reserved for the Flamingo Mall DRI and cannot be considered excess units available to be used as part of the affordable housing supply of the proposed DRI. Therefore, the second section of Table B removes units used by the Flamingo Mall DRI for mitigation and assigns as many of the remaining excess units as possible to the area of overlap between the Flamingo Mall DRI and the proposed DRI. The resulting numbers are interim in nature as additional adjustments must be made based on whether the units in the area of overlap are identified by address or by area.

The process for removing housing units used for mitigation is similar to Table 6 of the Agreement, where the remaining unmitigated need is met by the remaining affordable housing supply. The first step in this section of the table is to determine the number of units available for mitigation. The salary income ranges between $5,750 - $8,249 through $18,352 - $19,999 have no for-sale or rental units available for mitigation, as all of their units are used to meet the affordable housing demand. Therefore, the columns which identify for-sale and rental units available and used for mitigation equal 0 for these salary income ranges. Since there are no excess units in these salary income ranges, the column titled "Preliminary Excess For-sale Units" is 0 for these salary income ranges. Similarly, since no rental units are identified for these salary income ranges, the column titled "Preliminary Excess Rental Units" is also 0. Since no units are available, the remaining unmet need column remains at 253 through all three salary income ranges.

The $20,000 - $21,913 salary income range has an excess of 108 for-sale units which were not used to meet the affordable housing demand and is so noted in the column titled, "For-sale Units Available for Mitigation." All of these units are used to mitigate the unmet affordable housing need, and is subtracted from the 253 housing unit deficit in the column titled, "Remaining Unmet Need." resulting in a remaining deficit of 145 units. Since all of the excess units were used to mitigate its unmet need, the preliminary excess for-sale units for this salary income range is 0, and is so noted in the column titled, "Preliminary Excess For-sale Units."

The $25,000 - $26,923 salary income range has an excess of 121 for-sale units and 16 rental units. The Flamingo Mall DRI chose to mitigate its remaining 53 units of unmitigated need by using 53 for-sale units (note: The Flamingo Mall DRI could have used a combination of for-sale and rental units, but chose to use all for-sale units, in this case). Therefore, the column titled "Preliminary Excess For-sale Units" equals 68 (121 for sale units available for mitigation less 53 for-sale units used for mitigation), and the column titled "Preliminary Excess Rental Units" equals 16. This process is repeated for all salary income ranges.

Overlapping Units Reserved for the Flamingo Mall DRI

The third section of Table B identifies units within the area of overlap which must be reserved for the Flamingo Mall DRI. They represent units which must be removed from the overlapping affordable housing supply of the proposed DRI. The identification is considered preliminary as additional adjustments must be made based on whether the units in the area of overlap are addressed-matched as duplicate units or whether they are area-matched as duplicate units.

The determination of these units in Table B is described as follows. The net overlapping for-sale and rental units identified in the first section of the table for salary income ranges from $5,750 - $8,249 through $24,050 - $24,999 is carried over to the reserved overlapping units columns, since all of these units were used by the Flamingo DRI to meet its affordable housing demand. In other words, Flamingo Mall DRI had no additional units within these salary income ranges located outside the area of overlap which could have been used to swap with these overlapping units. Therefore, all of these units must be reserved for the Flamingo Mall DRI.

The $25,000 - $26,923 salary income range has 68 preliminary excess for-sale units and 16 preliminary excess rental units. However, none of these units are located within the area of overlap. Therefore, the number of units in the columns titled reserved overlapping for-sale and rental units is 0.

As with the $25,000 - $26,923 salary income range, the $26,924 - $28,172 and the $28,173 - $29,999 salary income ranges have no net overlapping units. Therefore, no units are served for these two salary income ranges in the columns titled reserved overlapping for-sale and rental units columns.

The $31,932 - $33,181 salary income range contains 91 for-sale units, of which 10 are identified as located within the overlap area. This salary income range has a discrete deficit of 17 affordable housing units and no units available for mitigation. Therefore, the 10 overlapping units are identified in the reserved overlapping for-sale units column.

The $36,940 - $37,809 salary income range contains 111 for-sale units, of which 25 are identified as located within the overlap area. Additionally, the salary income range also has 37 vacant rental units, of which none are located within the area of overlap. The salary income range has a discrete surplus of 90 affordable housing units, of which 53 for-sale units and all 37 vacant rental units are available for mitigation. None of these units were used by the Flamingo Mall DRI to mitigate their affordable housing impacts, as indicated by the zeros in the columns titled for-sale and rental units used for mitigation. Therefore, the salary income range has 53 preliminary excess for-sale units and 37 preliminary vacant rental units. This process of allocation is repeated for all salary income ranges.

Address-Matched and Area-Matched Affordable Housing Supply Units and Interim Overlapping Affordable Housing Supply Reserved for the Flamingo Mall DRI

The final section of the table takes into account the reservation of affordable housing supply where both the proposed DRI and the Flamingo Mall DRI identify for-sale units by parcel number or address, and where both surveys identify rental unit complexes by name. If either the proposed DRI or the previously approved proximate DRI did not identify for-sale units by a unique identifier, such as address or parcel number, then the first column, titled "For-sale Units in Overlap Area with Same Address" would be blank. Similarly, if either of the DRIs did not identify rental complexes by name, then the second column, titled "Rental Units in Overlap Area in Same Rental Complex" would also be blank. In this example, Table B assumes that the for-sale portions of the affordable housing supply surveys for both DRIs identify units by address and that rental units are identified by rental complex, but not by unique rental unit identifiers (such as apartment numbers).

Having an exact address match between the two DRI affordable housing surveys for for-sale units in the overlap area is significant as such units may be required to be treated differently than overlapping units identified at an area level such as census tract, block group, or multiple listing service zone. Having the same rental complex in both surveys is significant, even if the exact addresses of the vacant rental units is unknown. Should the two surveys not identify the same rental complexes within the area of overlap, it is reasonable to assume that they have not identified the same rental units. In other words, if both affordable housing surveys identified rental units within the overlap area, but do not identify the same rental unit complexes, then each DRI is using different rental units as part of its affordable housing supply and there is no need to reserve any of these rental units for the Flamingo Mall DRI. Similarly with for-sale units, if the two DRIs do not contain the same units within the area of overlap, then each DRI is using different for-sale units for its affordable housing supply and there is no need to reserve any of these for-sale units for the Flamingo Mall DRI.

A careful examination of the affordable housing supply surveys for matching units is reported in the first two columns of this section. The last two columns of the section report an interim overlapping housing supply reserved for the Flamingo Mall DRI. The data reported in these two columns are used in Tables C and D to adjust these values to take into account the time lapse between the two affordable housing supply surveys.

In this example the for-sale units of both affordable housing surveys are address-matched, and the rental complex surveys are marched by rental complex name but not by a unique identifier for each vacant rental unit (i.e., apartment number). Therefore, the last two columns report the same values as the first two columns of this section, provided the number of reserved overlapping for-sale and/or rental units is equal to or greater than the number of for sale units with the same address in the overlap area and/or rental units in the same rental complex. If the two affordable housing surveys had matched both for-sale and rental units using area-matching, then the last two columns of this section would report the data contained in the last two columns of section 3 without further modification.

Examination of the $8,250 - $9,999 salary income range reveals 23 preliminary reserved for-sale units in the area of overlap as per the column titled "Reserved Overlapping For-sale Units". Without the for-sale unit address-matching affordable housing supply surveys, all 23 units must be reserved for the Flamingo Mall DRI and the proposed DRI would have to reduce its identified number of for-sale units by 23. However, the number of address-matched for-sale units in both DRI housing surveys is only 12, as identified in the column titled "For-sale Units in Overlap Area with Same Address." Therefore, 11 of the 23 units do not have the same address and are not used to meet the affordable housing demand of both DRIs. As a result, the second to last column in the table identifies 12 interim overlapping for-sale units as reserved for the Flamingo Mall DRI.

The $20,000 - $21,913 salary income range identifies 14 preliminary reserved overlapping rental units in the last column of the third section of the table. Without the rental unit complex surveys, all 14 units must be reserved for the Flamingo Mall DRI and the proposed DRI would be required to reduce its identified number of rental units by 14. However, the number of surveyed rental units in the overlap area which, in both DRI rental surveys are located within the same rental complex is 0, (as identified in the second column of the fourth section of the table, which is titled, "Rental Units in Overlap Area in Same Rental Complex). As a result, it is clear that, for this salary income range, the rental units identified in the two rental surveys were unduplicated units. Therefore, no rental unit reduction is necessary for the proposed DRI within this salary income range, and the last column of the table identifies 0 interim overlapping rental units in the overlap area reserved for the Flamingo DRI for this salary income range.

The $30,000 - $31,931 salary income range identifies 5 for sale-units with the same address in the area of overlap between the two DRIs. However, none of these units are identified in the second half of this section as interim overlapping for sale units reserved for the Flamingo Mall DRI. This is because the next to last column of the third section, titled, "Reserved Overlapping For-sale Units" does not indicate a need to reserve any of these units, as the Flamingo Mall DRI affordable housing demand for this salary income range can be met by other units located outside the area of overlap. This process is repeated for all salary income ranges.

TABLE B

IDENTIFICATION OF INTERIM OVERLAPPING RESERVED AFFORDABLE HOUSING SUPPLY FOR A PREVIOUSLY APPROVED PROXIMATE DRI

Flamingo Mall DRI

Salary Income Range		2002 Median Home Price	2002 Median Monthly Rent	Number of Households Flamingo DRI	Net Total Units		Net Overlapping Units		Surplus/Deficiency		For-sale Units Available for Mitigation	Rental Units Available for Mitigation	For-sale Units Used for Mitigation	Rental Units Used for Mitigation	Remaining Unmitigated Need	Preliminary Excess For-sale Units	Preliminary Excess Rental Units	Preliminary Reserved Overlapping For-sale Units	Preliminary Reserved Overlapping Rental Units	Proposed DRI and Flamingo Mall DRI: For-sale Units In Overlap Area With Same Address	Proposed DRI and Flamingo Mall DRI: Rental Units In Overlap Area In Same Rental Complex	Interim Overlapping Affordable Housing Supply Reserved for Flamingo DRI: For-sale Units	Interim Overlapping Affordable Housing Supply Reserved for Flamingo DRI: Rental Units
Low	High				For-sale	Rental	For-sale	Rental	Discrete	Cumulative													
Very Low-Income																							
55,750	58,249	527,187	$16	0	0	0	0	0	0	0	0	0	0	0	-253	0	0	0	0	0	0	0	0
8,250	9,999	34,783	171	43	62	0	23	0	19	19	0	0	0	0	-253	0	0	23	0	12	0	12	0
10,000	12,499	43,232	211	82	71	0	0	0	-11	8	0	0	0	0	-253	0	0	0	0	0	0	0	0
12,500	14,999	53,327	258	172	88	0	0	0	-84	-76	0	0	0	0	-253	0	0	2	0	2	0	2	0
15,000	17,281	62,545	305	274	116	0	0	0	-158	-234	0	0	0	0	-253	0	0	0	1	0	1	0	1
17,282	18,351	69,846	343	17	106	1	3	1	90	-234	0	0	0	0	-253	0	0	0	3	0	0	0	0
18,352	19,999	70,006	352	146	37	4	37	4	-105	-249	0	0	0	0	-253	0	0	37	4	0	3	0	3
20,000	21,913	78,346	398	84	192	13	99	13	121	-253	108	0	108	0	-145	0	0	99	14	99	0	99	0
21,914	22,926	81,542	423	32	75	66	56	21	109	-253	43	66	0	66	-79	0	0	56	21	43	21	43	21
22,927	24,049	81,907	436	51	4	0	1	0	-47	-253	0	0	0	0	-79	0	0	1	0	0	0	0	0
Low-Income																							
24,050	24,999	85,698	460	54	98	0	76	0	44	-253	44	0	28	0	-53	38	0	76	0	21	0	21	0
25,000	26,923	91,514	492	45	166	16	0	0	137	-253	121	16	53	0	0	68	16	0	0	0	0	0	0
26,924	28,172	95,665	517	68	130	0	0	0	62	-253	62	0	0	0	0	62	0	0	0	0	0	0	0
28,173	29,999	98,975	539	38	68	0	0	0	30	-253	30	0	0	0	0	30	0	0	0	0	0	0	0
30,000	31,931	108,193	586	48	193	0	34	0	145	-253	120	0	0	0	0	120	0	0	0	5	0	0	0
31,932	33,181	112,421	611	108	91	0	10	0	-17	-253	0	0	0	0	0	0	0	10	0	10	0	10	0
33,182	34,999	115,655	633	80	80	0	23	0	0	-253	0	0	0	0	0	0	0	23	0	12	0	12	0
35,000	36,939	123,994	680	76	171	14	0	0	109	-253	95	14	0	0	0	95	14	0	0	0	0	0	0
36,940	37,809	128,299	706	58	111	37	25	0	90	-253	37	37	0	0	0	53	37	0	0	25	0	0	0
37,810	38,480	128,998	712	42	10	16	3	0	-16	-253	0	0	0	0	0	0	0	35	0	3	0	3	0
Moderate-Income																							
38,481	39,999	131,853	736	28	53	1	53	0	28	-253	27	1	0	0	0	27	0	28	0	19	0	19	0
40,000	41,949	138,920	773	18	147	20	0	0	149	-253	129	20	0	0	0	129	0	0	0	0	0	0	0
41,950	43,199	143,300	800	33	65	18	13	0	50	-253	32	18	0	0	0	32	0	0	0	13	0	0	0
43,200	44,999	148,382	828	12	41	31	23	0	60	-253	29	31	0	0	0	29	0	0	0	23	0	0	0
45,000	46,480	155,599	867	7	150	23	58	0	166	-253	123	23	0	0	0	123	0	0	0	58	0	0	0
46,481	47,300	155,871	876	20	0	0	0	0	-20	-253	0	0	0	0	0	0	0	20	0	0	0	0	0
47,301	48,985	163,061	914	4	112	0	23	0	108	-253	75	0	0	0	0	75	0	0	0	32	0	0	0
48,986	50,235	163,372	923	37	0	4	0	0	-33	-253	0	0	0	0	0	0	0	37	0	0	0	0	0
50,236	51,966	170,522	961	2	105	13	38	0	110	-253	99	13	0	0	0	99	0	0	0	38	0	0	0
51,967	53,216	175,057	988	31	27	0	3	0	-4	-253	0	0	0	0	0	0	0	7	0	3	0	3	0
53,217	54,999	177,984	1,008	1	16	0	7	0	15	-253	15	0	0	0	0	15	0	0	0	7	0	0	0
55,000	57,499	187,202	1,055	0	77	5	32	0	82	-253	73	5	0	0	0	73	0	0	0	12	0	0	0
57,500	57,720	191,810	1,082	26	22	0	12	0	-4	-253	0	0	0	0	0	0	0	16	0	9	0	0	0

Table C

The Flamingo Mall DRI affordable housing survey was conducted in 2002. The affordable housing survey for the proposed DRI was conducted in 2005. Table C adjusts the monthly rent and price of Flamingo Mall DRI reserved for-sale and rental units identified in the last two columns of Table B to reflect 2005 prices. The year 2002 for-sale unit prices are adjusted using the median sales price of existing single-family homes by selected metropolitan areas as reported in the Statistical Abstract of the United States. Since the Statistical Abstract did not contain data for year 2003 through 2005, for-sale unit prices for these years are adjusted using median sales price of existing single-family homes for metropolitan areas as reported by the national Association of Realtors. Rental unit monthly rent adjustments are based on Bureau of Labor Statistics, Rent of Primary Residence, Southern Urban, Not Seasonally Adjusted Series. For example, the median sales price of the two reserved for-sale units identified in $8,250 - $9,999 salary income range in Table C for the Flamingo Mall DRI is $34,783. However, in 2005, the value of the units is estimated to be $62,367. If home prices have risen at a faster rate than wages, these units may no longer be affordable to households in the lowest salary income range.

The last two columns of Table C re-assign the reserved, 2005 price-adjusted, housing units to their new affordable housing salary income range for the proposed DRI. The table contains the high and low ends of affordable for-sale housing prices, as well as high and low ends of affordable monthly rent, by salary income range for the proposed DRI. As can be seen, the $8,240 - $9,999 salary income range in Table C identified 12 units of affordable for-sale housing reserved for the Flamingo Mall DRI based on year 2002 prices The price of these units is adjusted to a year 2005-equivalent price of $62,367. Since the upper end of for-sale affordability for this salary income range in Table D is $39,008, they are no longer affordable to this salary income range. Therefore, these 12 units are re-assigned to the $15,000 - $17,281 salary income range in the second to last column of the table. Similarly, the 21 reserved overlapping rental units affordable to the $21,914 - 22,926 salary income range of the Flamingo Mall DRI have a year 2002 median monthly rent of $421 The same units have a year 2005 adjusted monthly rent of $457. These 21 units are therefore re-assigned to the $24,050 - $24,999 salary income range in the last column of the table. This process is repeated for all reserved units identified in Table C.

TABLE C

FINAL OVERLAPPING RESERVED AFFORDABLE HOUSING SUPPLY ADJUSTED TO PROPOSED DRI AFFORDABLE HOUSING SURVEY YEAR

Flamingo Mall DRI								Overlapping Reserved Affordable Housing Supply Flamingo DRI, 2002 Prices		Adjustments to Flamingo Mall 2002 Housing Costs to reflect Year 2005 Housing Prices and Monthly Rent						Overlapping Affordable Housing Supply Reserved for Flamingo Mall DRI Adjusted to 2005 Prices	
										Percentage Increase in Median Annual Home Price From 2002, Cumulative			Percentage Increase in Median Annual Monthly Rent From 2002, Discrete				
Salary Income Range		2002 Home Prices			2002 Monthly Rents			For-sale Units	Rental Units	2003	2004	2005	2003	2004	2005	For-sale Units	Rental Units
Low	High	Low	Median	High	Low	Median	High			11.54%	20.00%	33.96%	2.40%	2.70%	2.80%		
Very Low-income																	
$5,750	$8,249	$24,101	$27,187	$30,272	-$15	$16	$47	0	0	$30,324	$32,624	$36,420	$16	$17	$17	0	0
8,250	9,999	30,272	34,783	39,008	47	171	91	12	0	38,797	46,556	62,367	175	180	185	0	
10,000	12,499	39,008	43,232	48,280	91	211	153	0	0	48,221	57,865	77,516	216	222	228	0	
12,500	14,999	48,280	53,327	57,936	154	258	216	2	0	59,481	71,377	95,617	264	271	279	0	
15,000	17,281	57,936	62,545	66,196	216	305	273	0	1	69,763	83,715	112,145	312	321	330	12	
17,282	18,351	66,196	69,846	69,926	273	343	300	0	0	77,906	93,487	125,236	351	361	371	0	0
18,352	19,999	69,926	70,006	74,176	301	352	342	0	3	78,085	93,702	125,523	360	370	381	0	
20,000	21,913	74,176	78,346	79,944	341	398	389	99	0	87,387	104,865	140,477	408	419	430	0	3
21,914	22,926	79,944	81,542	81,755	389	423	414	43	21	90,952	109,142	146,207	433	445	457	0	
22,927	24,049	81,755	81,967	83,833	414	436	442	0	0	91,426	109,711	146,969	446	459	471	0	
Low-income																	
24,050	24,999	83,833	85,698	88,606	442	460	466	21	0	95,588	114,705	153,659	471	484	497	0	21
25,000	26,923	88,606	91,514	93,590	466	492	514	0	0	102,075	122,490	164,087	504	517	532	0	
26,924	28,172	93,590	95,665	97,320	514	517	545	0	0	106,705	128,046	171,530	529	544	559	2	
28,173	29,999	97,320	98,975	103,584	545	539	591	0	0	110,397	132,476	177,465	552	567	583	0	
30,000	31,931	103,584	108,193	110,307	591	586	639	0	0	120,678	144,814	193,993	600	616	634	0	
31,932	33,181	110,307	112,421	114,038	639	611	671	10	0	125,394	150,473	201,574	626	643	661	0	
33,182	34,999	114,038	115,655	119,825	671	633	716	12	0	129,002	154,802	207,373	648	666	684	0	
35,000	36,939	119,825	123,994	126,147	716	680	764	0	0	138,303	165,963	222,325	696	715	735	0	
36,940	37,809	126,147	128,299	128,649	765	706	786	0	0	143,105	171,726	230,044	723	742	763	0	
37,810	38,480	128,649	128,998	130,426	786	712	803	3	0	143,884	172,661	231,297	729	749	770	0	
Moderate-income																	
38,481	39,999	130,426	131,853	135,387	803	736	841	19	0	147,069	176,483	236,416	754	774	796	0	
40,000	41,949	135,387	138,920	141,060	841	773	890	0	0	154,951	185,942	249,087	792	813	836	100	
41,950	43,199	141,060	143,300	144,791	890	800	921	0	0	159,837	191,804	256,941	819	841	865	0	
43,200	44,999	144,791	146,382	150,991	921	820	966	0	0	163,274	195,929	262,467	840	862	886	43	
45,000	46,480	150,991	155,599	155,735	966	867	1,003	0	0	173,555	208,266	278,993	888	912	937	21	
46,481	47,300	155,735	155,871	159,466	1,003	876	1,024	0	0	173,859	208,630	279,481	897	921	947	0	
47,301	48,985	159,466	163,061	163,217	1,024	914	1,066	0	0	181,878	218,254	292,373	936	961	988	0	
48,986	50,235	163,217	163,372	166,947	1,066	923	1,097	0	0	182,225	218,670	292,931	945	971	998	0	
50,236	51,966	166,947	170,522	172,790	1,097	961	1,140	0	0	190,200	228,240	305,751	984	1,011	1,039	0	
51,967	53,216	172,790	175,057	176,521	1,140	988	1,171	3	0	195,259	234,310	313,882	1,012	1,039	1,068	0	
53,217	54,999	176,521	177,984	182,593	1,171	1,008	1,216	0	0	198,523	238,228	319,130	1,032	1,060	1,090	0	
55,000	57,499	182,593	187,202	189,506	1,216	1,055	1,278	0	0	208,805	250,566	335,658	1,080	1,109	1,141	0	
57,500	57,720	189,506	191,810	194,210	1,279	1,082	1,284	9	0	213,945	256,734	343,921	1,108	1,138	1,170		
Above Moderate-Income																	
57,721+		194,211			1,285											56	

Table D

Table D adjusts for the time-lag between the two affordable housing surveys for area-matched units. All reserved units in the overlapping area which are addressed-matched must be reserved for the full five years of the applicable Flamingo Mall DRI phase as per Rule 9J-2.048(5)(c)5, FAC. However, the number of units which must be reserved for the Flamingo Mall DRI which are area-matched may be further reduced to take into account the fact that a certain percentage of the Flamingo Mall DRI has been constructed by 2005, and that a corresponding percentage of its needed affordable housing supply has been occupied to satisfy its affordable housing need.

For example, assume one year has passed between approval of the Flamingo Mall DRI and the affordable housing survey of the proposed DRI. Since it is not known for certain which of the area-matched rental units are needed by the Flamingo Mall DRI, it is reasonable to assume that one-fifth of the Flamingo Mall DRI affordable housing supply has been occupied by employees of the Flamingo Mall DRI. Therefore, one-fifth of the interim reserved units must be different units than those identified in the affordable housing supply survey of the proposed DRI for area-matched units, and the number of reserved units which are area-matched can be reduced by one-fifth. Every additional year between approval of the Flamingo Mall DRI and the affordable housing supply survey year of the proposed DRI allows an additional 20 percent reduction of the reserved area-matched units.

In this example, three years have passed between the affordable housing surveys of the two DRIs. Therefore, the percentage of reserved housing units based on area matching can be reduced by 60 percent. Since the rental units were not address-matched, they are reduced by 60 percent as per the last column of Table D.

Note that for the $15,000 - $17,281 salary income range, 12 for sale address-matched units are reserved for the Flamingo Mall DRI. in the column titled, "Address-matched For-sale Reserved Overlapping Units." The number of reserved units is not affected by the 60 percent reduction, since these units were address matched, and therefore, the column titled "For-sale Units Taking 60% Time Reduction into Account" remains at 12.

The $20,000 - $21,393 salary income range identifies 3 reserved overlapping rental units. Since these units are area-matched, they are subject to the 60 percent time reduction adjustment. Therefore, the final column reports 2 rental units, taking the 60 percent time reduction into account.

The $26,924 - $28,172 salary income range identifies 2 reserved overlapping rental units. A 60 percent reduction to these units reduces the number of units to a fractional unit. Therefore, the final column reports one rental unit when taking the 60 percent time reduction into account.

This process is repeated for all reserved units identified in Table C. The results of Table D, as reported in its final two columns, are reported in Table 9 in the column identified as "Less Overlapping Units Reserved for Prior DRIs."

TABLE D
ALLOCATION OF FINAL OVERLAPPING AFFORDABLE HOUSING SUPPLY RESERVED FOR
A PREVIOUSLY APPROVED DRI TO SALARY INCOME RANGES OF THE AFFORDABLE HOUSING ANALYSIS OF A PROPOSED DRI

Proposed DRI						Flamingo Mall DRI					
										Final Overlapping Affordable Housing Supply Reserved for Flamingo Mall DRI	
Salary Income Range		For-sale Housing Price Range		Rental Unit Rent Range		For-sale Reserved Overlapping Units	Rental Reserved Overlapping Units	Address-Matched For-sale Reserved Overlapping Units	Area-Matched For-sale Reserved Overlapping Units	For-sale Units Taking 60% Time Reduction Into Account	Rental Units, Taking 60% Time Reduction Into Account
Low	High	Low	High	Low	High						
Very Low-income											
$5,750	$8,249	$24,101	$30,272	-$15	$47	0	0	0	0	0	0
8,250	9,999	30,272	39,008	47	91	0	0	0	0	0	0
10,000	12,499	39,008	48,280	91	153	0	0	0	0	0	0
12,500	14,999	48,280	57,936	154	216	0	0	0	0	0	0
15,000	17,281	57,936	66,196	216	273	12	0	12	0	12	0
17,282	18,351	66,196	69,926	273	300	0	0	0	0	0	0
18,352	19,999	69,926	74,176	301	342	0	0	0	0	0	0
20,000	21,913	74,176	79,944	341	389	0	3	0	0	0	2
21,914	22,926	79,944	81,755	389	414	0	0	0	0	0	0
22,927	24,049	81,755	83,833	414	442	0	0	0	0	0	0
Low-income											
24,050	24,999	83,833	88,606	442	466	0	21	0	0	0	13
25,000	26,923	88,606	93,590	466	514	0	0	0	0	0	0
26,924	28,172	93,590	97,320	514	545	2	0	2	2	2	1
28,173	29,999	97,320	103,584	545	591	0	0	0	0	0	0
30,000	31,931	103,584	110,307	591	639	0	0	0	0	0	0
31,932	33,181	110,307	114,038	639	671	0	0	0	0	0	0
33,182	34,999	114,038	119,825	671	716	0	0	0	0	0	0
35,000	36,939	119,825	126,147	716	764	0	0	0	0	0	0
36,940	37,809	126,147	128,649	765	786	0	0	0	0	0	0
37,810	38,480	128,649	130,426	786	803	0	0	0	0	0	0
Moderate-income											
38,481	39,999	130,426	135,387	803	841	0	0	0	0	0	0
40,000	41,949	135,387	141,060	841	890	100	0	100	0	0	0
41,950	43,199	141,060	144,791	890	921	0	0	0	0	0	0
43,200	44,999	144,791	150,991	921	966	43	0	43	0	0	0
45,000	46,480	150,991	155,735	966	1,003	21	0	21	0	0	0
46,481	47,300	155,735	159,466	1,003	1,024	0	0	0	0	0	0
47,301	48,985	159,466	163,217	1,024	1,066	0	0	0	0	0	0
48,986	50,235	163,217	166,947	1,066	1,097	0	0	0	0	0	0
50,236	51,966	166,947	172,790	1,097	1,140	0	0	0	0	0	0
51,967	53,216	172,790	176,521	1,140	1,171	0	0	0	0	0	0
53,217	54,999	176,521	182,593	1,171	1,216	0	0	0	0	0	0
55,000	57,499	182,593	189,506	1,216	1,278	0	0	0	0	0	0
57,500	57,720	189,506	194,210	1,279	1,284	0	0	0	0	0	0
Above Moderate-Income											
57,721+		194,211		1,285		58	0				

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ATTACHMENT C

EMPLOYEE SURVEY

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_____ EMPLOYMENT SURVEY

__date___

An employment survey is being conducted to determine the percentage of employees at _____who are either full-time or part-time students by income. Please help us by completing this form, even if you are not a student, and returning it to _____.

1. Type of business at which you work (i.e., restaurant, bank, office, retail store):

   _____

2. What is your gross income (including taxes) at this job? If you are in the service industry, be sure to include tips.

   $_____

   Indicate if this amount is:

   ___ Weekly
   ___ Every other week
   ___ Twice per month
   ___ Monthly
   ___ Annually
   ___ Other (please specify) _____

3. Are you currently a half-time or greater student at one of the following types of educational facilities?

   A secondary (high) school
   A vocational-technical center
   A business college
   A community college
   A college or university

   Yes ____ No ____

Thank you for your assistance!

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North Central Florida Regional Planning Council

Regional and Local Government Programs Staff

Scott R. Koons, AICP, Executive Director

*** Steven Dopp, Senior Planner**

Sandra Joseph, Senior Planner

Martha Orthoefer, AICP, Senior Planner

Carmelita Franco, Planning Administrative Assistant

* **Primary Responsibility**

North Central Florida Regional Planning Council

Development of Regional Impact Affordable Housing Methodology

An Instruction Manual for the NCFLHousing Excel Workbook

Version 1.01

Prepared by

North Central Florida Regional Planning Council
2009 NW 67th Place
Gainesville, FL 32653-1603

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INTRODUCTION

The North Central Florida Regional Planning Council Affordable Housing Methodology Excel Workbook consists of a series of worksheets which implement the East Central Florida Regional Planning Council Affordable Housing Methodology as interpreted by the North Central Florida Regional Planning Council. The companion North Central Florida Regional Planning Council Affordable Housing Methodology addresses these interpretations. With the workbook, data can be entered into the worksheets which will, in turn, assist the user in determining the affordable housing impacts of a Development of Regional Impact, as well as a mitigation program, should the project result in a significant affordable housing impact.

The workbook was on a written on a personal computer containing 4 megabits of random access memory using Excel 2007 and Windows 7. The workbook uses a significant amount of computer resources. It is therefore recommended that the workbook be used on the fastest and highest capacity computer available to the user.

Two copies of the workbook are provided: A blank version (NCFLHousing.xls) and a populated version (NCFLHouingpopulated.xls). The populated workbook serves as a sample affordable housing impact analysis and is the example workbook referenced in this manual. The workbook is quite large, consisting of 65 worksheets. Thirty-four of the worksheets require no user input. Therefore, 33 of these worksheets are hidden from view in order to present the user with a more streamlined and organized workbook. The Excel Hide/Unhide command may be used to view the hidden worksheets.

The worksheets are grouped by colored tabs and are intended to be completed in the order they occur in the workbook (i.e. left to right). They are grouped, as follows:

Project and Background Information (red);
Employee Distribution and Household Formation (yellow)
Affordable Housing Survey Data (light green);
Affordability (light blue);
Supply-Demand Analysis (dark blue);
Mitigation Schedule, Fees and Impact Summary (white); and
Reserved Housing Supply for Previously Approved Proximate
Developments of Regional Impact (gray).

Generally, data flow from left-to-right within each worksheet. Correspondingly, data also flow left-to-right between worksheets. Unused worksheets should not be deleted as data used by other worksheets may flow through them. The worksheets should be completed in the sequence presented in the manual and the workbook.

Several of the worksheets use circular references. Therefore, the user must first **enable the Excel iterative calculation option to allow for circular references. It is recommended that the maximum number of iterations be set to 60.** When set to 60 iterations, the user may experience a delay lasting several seconds with each cell entry when the Excel calculation option is set to automatic. To speed up data entry, two options are available: The first is to set the

Excel calculation option to manual, forcing recalculations from time to time. The second option is to leave the Excel calculation option set at automatic and reduce the number of iterations to a low number, such as two. However, the second option will still require the user to re-calculate using 60 iterations per calculation before completion of the workbook to assure accurate results for all calculations. The user may find it most efficient to occasionally switch the Excel calculation option between manual and automatic (i.e., 60 iterations per calculation) at various points in the workbook. Upon completion of the workbook, it is recommended that the user open the Impacts worksheet and force a workbook recalculation. If some of the worksheet values change as a result of a recalculation, increase the number of iterations until no changes occur.

Although tempting, it is strongly recommended that the Excel cut and paste tools not be used. Using cut and paste can result in Excel reference errors which can corrupt the workbook. It is recommended that copy and paste, along with deletion of unwanted data, be used instead.

Data entry is limited to cells with pink or orange background color. All other cells are values calculated by the worksheets and should not be altered by the user. When entering data into the workbook, it is recommended that the user save each updated draft workbook under different names, such as TuscawillaDRI1, TuscawillaDRI2, etc. This will allow the user to return to the most recent version of the draft analysis should an error occur. Additionally, all data entry worksheets contain a place for explanatory notes and comments.

A NOTE ON MEASURES OF CENTRAL TENDENCY

The workbook uses averages to determine affordable housing impacts. For example, an average number of bedrooms per vacant affordable rental unit is used to determine utility costs for all vacant rental units. Additionally, an average ad valorem rate is used to determine property taxes for all for-sale units even when the affordable housing supply is located within multiple jurisdictions. An average cost per $1,000 of home replacement value is used to determine insurance costs. Similarly, an average ratio per $1,000 of sales price is used to determine private mortgage insurance costs. In another example, the percentage of County population comprised of secondary education and post-secondary education students is used to determine the percentage of very low-income households with students who are employees.

Consideration has been given to allowing the differentiation of rates between income classes. However, such an approach can result in gaps and overlaps between affordability ranges for rental and for-sale units which renders the workbook unusable. Consideration has also been given to the use of differing ad valorem tax rates for affordable housing supply located in different local jurisdictions. However, implementation of differing tax structures requires multiple Affordability worksheets (and multiple copies of all the worksheets used in association with the Affordability worksheet). Such an approach is impractical to implement.

The use of averages is not perfect. They may result in slightly lower affordability ranges for rental units within the very low-income class and slightly higher affordability ranges for rental units within the moderate-income class. Conversely, the use of averages may result in slightly higher affordability ranges for for-sale units within the very low-income class and slightly lower affordability ranges within the moderate-income class. Nevertheless, the use of averages is a reasonable approach. The use of averages minimizes the effect of introduced errors, maintains internal workbook consistency, and keeps the number of worksheets to a manageable level.

A NOTE ON PRINTING WORKSHEETS

Due to the large number of rows and columns in each worksheet, it can be difficult to print readable paper copies of the worksheets. Therefore, extraneous rows and columns can be hidden using the Excel Hide command for purposes of printing. For example, the worksheets usually contain rows of salary-income ranges labeled "Out of Range" and "Above Moderate." These rows can generally be hidden in order to present a more readable printed presentation. However, please include one row which is "Out of Range" as well as one row which is "Above Moderate" so the Council can verify that the printed material covers all possible salary-income ranges. In another example, if the affordable housing analysis mitigates all its significant affordable housing impact by building units, then there is no need to print columns BN through BZ of the MitigationC worksheet, as these columns address mitigation which relies on home and rental unit subsidies. However, Column CA must still be printed since it tracks the remaining unmitigated need by salary-income range.

A NOTE ON ERRORS AND ERROR MESSAGES

If the Excel "#Value" error is evident within the workbook, it is most likely due to an over-allocation by the user of either housing units or mitigation credits in the Unmet Need, MitigationP, or MitigationC worksheets. Over-allocation data entry errors in these worksheets will be passed through to other worksheets. Therefore, if an over-allocation error occurs, even if located in a different worksheet, the user should review the Unmet Need, MitigationP, and MitigationC worksheets for error messages such as "Reduce Units in Column V" or "Reduce # of Units". The full text of these error messages may not be visible due to column width limitations. Column widths can be expanded by the user to read the entire error message. Should such messages exist in these worksheets, reduce input values within the cells in which these messages occur until all of these types of messages are no longer visible.

If the user suspects a formula error, contact the Council instead of attempting to modify the workbook (all cells, with the exception of the pink and orange data-entry cells, are locked and cannot be altered).

What the worksheets do, how they do it, and how the user interacts with the worksheets is discussed below.

PROJECT AND BACKGROUND INFORMATION

The red-tabbed Project Background and Information worksheets are the repository for basic information about the project as well as background information used by the workbook. They consist of the GenInfo, HHRatios, and Students worksheets. Information entered in these worksheets is used throughout the workbook.

GENINFO

The GenInfo worksheet holds general information about the Development of Regional Impact. The worksheet consists of four main sections: General Project Information, Current Phase Information, Prior Phase Information, and Prior Phases Information. The required information for the sections is generally self-explanatory. General Project Information includes project name, starting and ending date of the current phase, current project phase number, and total number of project phases. Please note that the County Median Income Year, the Minimum Hourly Wage Year, and the North American Industrial Classification System County Average Annual Income Year must all be the same year. The workbook supports county median annual incomes of up to $150,000. North American Industrial Classification System annual wages supported by the model is the amount in Cell D129 of Worksheet 1 minus $1.00. To determine this amount, first enter the County median annual income in the GenInfo worksheet, open Worksheet 1, and force a worksheet recalculation.

The Current Phase Residential Construction Information section includes entries for the number of on-site for-sale and rental units to be constructed during the current project phase. If the user is uncertain as to tenure, enter detached residential units as For-sale units, and attached residential units as Rental units. This information is used to calculate ratios of on-site market-rate housing to developer-provided on-site affordable housing. Therefore, tenure is not critical to the workbook.

The Current Phase Affordable Housing Supply Options section tells the model which data source is used to determine the existing affordable housing supply. Enter "C" (without the quotes) for Census/American Community Survey data. Enter "S" (without the quotes) if using a private affordable housing survey. Data sources can differ by tenure. For example, Census data can be used to determine the for-sale housing supply and private survey data can be used to determine the rental unit supply. However, Census data combined with private housing survey data cannot be used to determine the supply by tenure. That is, Census data and private housing survey cannot be combined to identify the number of for-sale units. Similarly, census data and private survey data cannot be combined to identify the number of rental units. Finally, the use of Census data is limited as noted in the North Central Florida Affordable Housing Methodology document.

The Current Phase Project Information by Land Use/North American Industrial Classification System code section is where information regarding land uses by North American Industrial Classification System code is to be entered. The table supports up to ten different land use/North American Industrial Classification System codes and is generally self-explanatory. The Unit of Measure columns contains two entries: Number and Name. This is used to determine ratios of employees per standard unit of land use. Typically, employee ratios for retail, office, and

warehousing land uses, for example, are reported as employees per 1,000 square feet. Therefore, "1,000" is entered in the Number column and "Sq. Ft." is entered in the Name column (without quotes). Hotel employee ratios are typically reported as employees per hotel room. In this case, "1" is entered in the Number column and "Room" is entered in the Name column (without quotes).

The Prior Phase General Project Information section is where selected information regarding the prior phase is to be entered, if the phase under analysis is a subsequent phase of a multi-phase project. If the Development of Regional Impact is a single-phase project, or the current project phase is the first phase of a multi-phase project, leave this section blank. The prior phase information is used to determine cumulative unmet need of a multi-phase project and to convert the salary-income ranges of any prior phase unmet need to current phase salary-income ranges. The information is also used to note any unused developer-provided housing units and mitigation credits which are available to meet current phase unmet need, should the current phase analysis result in, or continue to produce, a significant housing impact.

As noted at the bottom of the worksheet, GenInfo does not account for all project information needed by the workbook to conduct an affordable housing analysis. Additional information must be entered by the user in other worksheets.

HHRATIOS

The HHRatios worksheet contains information used to convert employees into households and households into 1-, 2-, and 3+ (3 and over)-worker households. The worksheet also contains multi-worker household income adjustment factors used to adjust the household income of multi-worker households. This information is derived from the latest decennial census. The worksheet also includes the percentage of efficiency and one-bedroom rental units located within the County as derived from the latest decennial census. The worksheet does not include the percentage of 3+ (and over)-worker households as a percentage of total households. Instead, this information is calculated by the worksheet by subtracting the 1- and 2-worker households from the number 1. **The user should hand-enter the data from the County in which the project is located into Cells C10 through K13 of the worksheet. The user should never use the <u>Excel cut and paste feature</u> when using the workbook.**

STUDENTS

The North Central Florida Regional Planning Council Affordable Housing Methodology allows for very low-income households which contain secondary and post-secondary students attending school on at least a half-time basis to be removed from the determination of affordable housing demand. The Students worksheet is used to determine the percentage of very low-income households with such students. The Students worksheet determines the percentage of either countywide population comprised of students, or the percentage of urban area population which is comprised of students should the project site be located within an urban area. Alternatively, the worksheet allows the user to enter the percentage of workers who are very low-income students from a private survey of existing development.

If using the private survey method, enter the percentage of very low-income students which comprise the surveyed workers in Cell A4 of the worksheet. No additional data is needed. If using the percentage of population comprised of students method, enter either the population of the urban area (if the project site is located within an urban area) or the population of the County (if the project site is located outside an urban area **(do not enter both)** in the appropriate cells. If the project site is located within an urban area, only those secondary and post-secondary schools located within the urban area should be listed in the worksheet. If the project site is located outside an urban area, then all secondary and post-secondary schools located within the County should be listed.

Regardless of the method used, Cell A44 displays the percentage of population comprised of students. This percentage is used by the individual demand distribution worksheets to determine (and remove) the number of very low-income households which include students. The population year and school year should be the same year as the median family income year reported in the GenInfo worksheet.

EMPLOYEE DISTRIBUTION AND HOUSEHOLD FORMATION

The yellow-tabbed worksheets consist of an employee distributor worksheet, ten individual demand distribution worksheets, one prior phase demand worksheet, and one total demand distribution worksheet. As previously noted, the workbook allows for a maximum of ten land use/North American Industrial Classification System codes. One demand distribution worksheet is to be used for each land use/North American Industrial Classification System code identified for the Current Phase in the GenInfo worksheet. The user is to populate Column E of the individual demand distribution worksheets (worksheets numbered 1 through 10) with the results from the Distributor worksheet, which distributes employees by North American Industrial Classification System code using a histogram which approximates a normal distribution.

When using the employee/household distribution worksheets, it is important to include all employees and households, even those with above-moderate incomes, as this provides a complete accounting of the distribution of the unmet need. The worksheets will remove all above moderate-income households from the matching of supply to demand. The removal of above moderate-income households occurs in two different places. Single-worker households with above-moderate incomes are removed in Column G of the individual demand distribution worksheets. Multi-worker households with above-moderate incomes are removed in Column D of the UnmetNeed worksheet.

DISTRIBUTOR

The employee distributor worksheet is run one time for each individual land use/North American Industrial Classification System code identified in the Current Phase information section of the GenInfo worksheet (information contained in this portion of the GenInfo worksheet is transferred by Excel to the individual demand worksheets). In the Distributor worksheet, enter the number of the individual demand distribution worksheet for which a distribution is desired in Cell C1. A yellow highlighted row will appear. It signifies the row containing the applicable employee distribution. Excel 2007 users may need to move the Distributor worksheet around the screen before the yellow line will appear (due to a screen refresh error in Excel 2007). If the yellow line does not appear, choose the row where the number in Column A equals the number in Cells C6 through C8 (only one number appears in this cell range).

The results are hand-copied to the corresponding salary-income ranges in column E of the applicable individual demand worksheet (worksheets numbered 1 through 10). Only one land use/North American Industrial Classification System code is entered per individual demand worksheet. **Do not cut-and-paste the results to the individual demand worksheets as the distributed employees in the employee distributor worksheet may contain fractional employees.** Employees reported in the individual demand worksheet must be whole numbers. This process is repeated for each individual Land Use/North American Industrial Classification System code of the current phase using worksheets 1 through 10.

The Distributor worksheet is the only worksheet which contains hidden rows and columns. They are hidden to increase worksheet readability. The hidden rows can be revealed using the Excel Unhide command. The worksheet is modeled after a working model of a normal distribution found in museums. The museum model is a large Plexiglas box, possibly 8 feet tall by 8 feet wide and 2 inches thick, in which balls are released one at a time through the top center of the box. The balls eventually drop to the bottom of the box. However, there are numerous pegs evenly distributed in the box so that a ball cannot drop straight to the bottom center of the box. Instead, each ball drops a few inches, hits a peg, and bounces either to the left or to the right, drops a few inches and hits another peg, bouncing left or right again. This process is repeated all the way to the bottom of the box. After many balls are dropped, they are distributed along a normal curve. The distribution pattern is so consistent that the box can have a curve painted on it which represents the predicted height of the balls after they have all dropped. Invariably, the height of all the stacked balls always matches, or nearly matches, the curve painted on the box.

The Distributor worksheet does the same thing as the museum model, although the worksheet contains no possible variation due to chance. Chance does not apply as the distribution is of hypothetical employees. Each ball, when "bouncing" down to the next row, has a 50-50 chance of bouncing down one column to the left or one column to the right. The maximum number of columns the ball can drop equals the number of salary-income ranges to the left of the column containing the North American Industrial Classification System annual average income. If the ball dropped one column to the left every time, then it will come to rest in the column which included a salary-income equal to 20 hours per month multiplied by 12 months multiplied by the Florida minimum hourly wage, which is the minimum hourly wage and monthly reporting time included in Employment Security Manual Report No. 202 data.

To assure symmetry around the mean, a hallmark of a normal distribution, the number of salary-income ranges to the left of the salary-income range containing the average North American Industrial Classification System annual income defines the number of salary-income ranges to the right of the salary-income range containing the North American Industrial Classification System average income. The number of columns varies depending on the value of the North American Industrial Classification System average annual income. Therefore, the pyramidal shape of the distributor portion of the worksheet.

While each dropped "ball" has a 50 percent chance of bouncing down to the left or right on the next row, the 50-50 rule does not apply to the very first drop in the Distributor worksheet pyramid. In this case, the split occurs as a proportion between the average income and the salary-income range which contains the average income. For example, if the average income is $9,375 and the salary-income range containing average income is $7,500 to $10,000, 75 percent of the employees drop to the right, or the next higher salary-income range, on the first drop, while 25 percent of the employees drop to the left, or the next lower salary-income range, on the first drop. If the average income is $8,175, then 75 percent of the employees drop to the left on the first drop while 25 percent drop to the right. If the average income is $8,750, then 50 percent of the employees drop to the right and 50 percent drop to the left on the first drop. The left-right split returns to 50-50 for all subsequent drops through the pyramid regardless of the left-right split of the first drop.

WORKSHEETS 1 - 10

Worksheets 1 through 10 convert employee distributions by land use/North American Industrial Classification System code into households. More precisely they assist the user in converting employee distributions into a distribution of households by salary-income range. Table 1 presents an excerpt from Worksheet 2.

TABLE 1
EXCERPT FROM EMPLOYEE DISTRIBUTION WORKSHEET #2

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT				PHASE	2	OF	3		EMPLOYEE DISTRIBUTION BY LAND USE/NAICS CODE							Start of Phase:	3/17/2009	End of Phase:	3/17/2014
2	Gator	County	2007	Median Income:		$54,200	[redacted]			2007	Minimum Hourly Wag		$6.67	Rows above NAICS Avg. Income:		10	Unit of Measure			Sq. Ft.
3	Income Class Ranges:		Very Low:	Less than	$27,100	Low:	$27,101		to	$43,360	Moderate:		$43,361		to	$65,040	No. of Units			450,000
4	Land Use:	Office		NAICS Code:	54		2007 NAICS Avg Annual Income:			$46,917	[redacted]		Students as Pct. of Very Low-Income Employees:			50.0%	Avg. Employees per 1000 Sq. Ft.			2.222222
5		Total Office Employees:			1,000	Yellow Row Contains NAICS Average Annual Income														
6		Employees						Households									Household Demand			
7	Income Class	Salary-Income Range			Number of Employees	Total Wages	Heads of Household	Single-Worker HHs			2-Worker HHs			3+Worker HHs						
8								Total	Less Students	HH Income	Total	Less Students	HH Income	Total	Less Students	HH Income	Single Worker HHs	2-Worker HHs	3+ Worker HHs	Total
9		Low	Midpoint	High																
54	Out of Range	1,601	1,601	1,601		0	0	0	0	1,601	0	0	3,256	0	0	3,258	0			0
55	Out of Range	1,601	1,601	1,601		0	0	0	0	1,601	0	0	3,256	0	0	3,250	0			0
56	Very Low	1,601	2,070	2,540		0	0	0	0	2,070	0	0	4,211	0	0	4,213	0			0
57	Very Low	2,541	3,791	5,040		0	0	0	0	3,791	0	0	7,710	0	0	7,714	0			0
58	Very Low	5,041	6,291	7,540		0	0	0	0	6,291	0	0	12,795	0	0	12,801	0			0
59	Very Low	7,541	8,791	10,040		0	0	0	0	8,791	0	0	17,880	0	0	17,889	0			0
60	Very Low	10,041	11,291	12,540		0	0	0	0	11,291	0	0	22,965	0	0	22,976	0			0
61	Very Low	12,541	13,791	15,040		0	0	0	0	13,791	0	0	28,050	0	0	28,064	0			0
62	Very Low	15,041	16,291	17,540		0	0	0	0	16,291	0	0	33,135	0	0	33,151	0			0
63	Very Low	17,541	18,791	20,040		0	0	0	0	18,791	0	0	38,220	0	0	38,239	0			0
64	Very Low	20,041	21,291	22,540		0	0	0	0	21,291	0	0	43,305	0	0	43,326	0			0
65	Very Low	22,541	23,791	25,040	1	23,791	0	0	0	23,791	0	0	48,390	0	0	48,414	0			0
66	Very-Low - Low	25,041	26,291	27,540	3	78,872	1	1	1	26,291	0	0	53,475	0	0	53,501	1			1
67	Low	27,541	28,791	30,040	7	201,534	3	1	1	28,791	2	2	58,560	0	0	58,589	1			1
68	Low	30,041	31,291	32,540	16	469,358	7	3	3	31,291	3	3	63,645	1	1	63,676	3			3
69	Low	32,541	33,791	35,040	29	979,925	13	5	5	33,791	7	7	68,730	1	1	68,764	5			5
70	Low	35,041	36,291	37,540	49	1,778,235	22	9	9	36,291	11	11	73,815	2	2	73,851	9			9
71	Low	37,541	38,791	40,040	74	2,870,197	34	14	14	38,791	17	17	78,900	3	3	78,939	14			14
72	Low	40,041	41,291	42,540	100	4,129,050	46	19	19	41,291	23	23	83,985	4	4	84,026	19			19
73	Low - Moderate	42,541	43,791	45,040	122	5,342,441	74	32	32	43,791	35	35	89,070	7	7	89,114	32			32
74	Moderate	45,041	46,291	47,540	133	6,156,637	82	36	36	46,291	38	38	94,155	8	8	94,201	36			36
75	Moderate	47,541	48,791	50,040	129	6,293,675	80	35	35	48,791	37	37	99,240	8	8	99,289	35			35
76	Moderate	50,041	51,291	52,540	112	5,744,536	69	30	30	51,291	32	32	104,325	7	7	104,376	30			30
77	Moderate	52,541	53,791	55,040	88	4,733,564	55	24	24	53,791	26	26	109,410	5	5	109,464	24			24
78	Moderate	55,041	56,291	57,540	61	3,433,721	38	17	17	56,291	17	17	114,495	4	4	114,551	17			17
79	Moderate	57,541	58,791	60,040	38	2,234,039	24	11	11	58,791	11	11	119,580	2	2	119,639	11	2		13
80	Moderate	60,041	61,291	62,540	21	1,287,101	13	6	6	61,291	6	6	124,665	1	1	124,726	6			6
81	Moderate	62,541	63,791	65,040	10	637,905	6	3	3	63,791	2	2	129,750	1	1	129,814	3	3	1	7
82	Above Moderate	65,041	66,291	67,540	6	331,453	0	0	0	66,291	0	0	134,835	0	0	134,901	0			0
83	Above Moderate	67,541	68,791	70,040	2	137,581	0	0	0	68,791	0	0	139,920	0	0	139,989	0	7	1	8
84	Above Moderate	70,041	71,291	72,540	1	71,291	0	0	0	71,291	0	0	145,005	0	0	145,076	0			0
85	Above Moderate	72,541	73,791	75,040		0	0	0	0	73,791	0	0	150,090	0	0	150,164	0	11	2	13
86	Above Moderate	75,041	76,291	77,540		0	0	0	0	76,291	0	0	155,175	0	0	155,251	0			0
87	Above Moderate	77,541	78,791	80,040		0	0	0	0	78,791	0	0	160,260	0	0	160,339	0	17	3	20
88	Above Moderate	80,041	81,291	82,540		0	0	0	0	81,291	0	0	165,345	0	0	165,426	0			0
89	Above Moderate	82,541	83,791	85,040		0	0	0	0	83,791	0	0	170,430	0	0	170,514	0	23	4	27
90	Above Moderate	85,041	86,291	87,540		0	0	0	0	86,291	0	0	175,515	0	0	175,601	0			0
91	Above Moderate	87,541	88,791	90,040		0	0	0	0	88,791	0	0	180,600	0	0	180,689	0	35	7	42
130	Total				1,000	$46,935,500	567	246	246		257	267		54	54		246	267	54	567
131	(A) Total income of employees from this model.			$102,057,000				(D) Employees above average wage produced by this model						1,999						
132	(B) Total income of 4000 employees at $25,720:			$102,880,000				(E) Salary-Income Range (row) which contains the NAICS average income.						66						
133	(C) Total income, plus 5%:			$108,024,000				(F) Employees above average wage, plus 5%:						2,200						
134	Prepared by:	Spiffy Diffy Planning Consultants, January 15, 2009																		
135	NOTE:	Fill in the pink cells. All other cells will automatically update.																		
136	NOTE:	The lowest salary income range must contain a salary equal to the minimum hourly wage times 20 hours per month times 12 months per year.																		
137	NOTE:	The total number of distributed employees in Cell E130 must equal the total number of employees for this land use and phase in Cell E5. Therefore, it may be necessary to hand-adjust the number of employees in the salary income range which contains																		
138		the NAICS average wage when the sum of the distributed employees does not equal total employees due to rounding.																		
139	NOTE:	Rows 81 and 82 denote the split between moderate- and above moderate-income income classes.																		

The user must enter the number of employees by salary-income range from the Distributor worksheet to Column E of Worksheets 1-10. The user must then check to ensure that the number of distributed employees in Cell E130 equals the number of employees in Cell E5 (the bottom total of the Number of Employees must equal the total number of employees in the blue-colored cell). Occasionally, the sums do not agree due to rounding errors. Employees lost or gained by the Distributor worksheet cannot be distributed in Worksheets 1 – 10. Therefore, such employees must be added to or subtracted from, as applicable, the salary-income range in Worksheets 1 - 10 which contain the average annual Employment Security Manual Report No. 202 wage. When completed, the number of employees in Cell E130 must equal the number of employees in Cell E5. The average annual wage salary-income range is highlighted in yellow in Worksheets 1 – 10 to assist the user in identifying the appropriate row to address rounding errors.

An example of the need to add employees as a result of rounding errors by the Distributor table can be seen in Worksheet 2 of the sample workbook. In this case the sum of the distributed employees was 999 rather than 1,000. Therefore, one additional employee was added to Cell E74. In extreme circumstances where the Employment Security Manual Report No. 202 annual average wage is very high and/or the number of employees is very low, few or perhaps even none of the employees will be successfully distributed by the Distributor worksheet, in which case it will be necessary to place many or all of these employees in the salary-income range containing the Employment Security Manual Report No. 202 annual average wage.

After completing the employee distribution transfer, the worksheet will calculate the number of 2- and 3+ worker households Columns L and O. In Table 1, these columns are labeled 2-Worker Households, Less Students, and 3-Worker Households, Less Students). However, these households are not located in the correct salary-income range. As can be seen by looking to the column to the right, the household income of these multi-worker households is significantly higher than the salary-income range to which they are currently assigned. For example, the $37,541 - $40,040 salary-income range in identifies 17 two-worker households with a household income of $78,900. The salary-income range also includes 3 three-worker households with a household salary of $78,939. Therefore, the user must manually transfer the number of 2- and 3+-worker households from columns L and O to columns R and S, taking care to assign the households to the appropriate salary-income range. In this case, the 17 two-worker households are transferred to Cell R87, while the 3 three-worker households are transferred to Cell S87. This process is repeated for all North American Industrial Classification System codes identified in the Current Phase section of the GenInfo worksheet in worksheets 1 through 10.

NEEDPRIOR

The NeedPrior worksheet is used to convert unmet need from prior phases into current phase dollars and salary-income ranges. If no prior unmet need exists, then this worksheet can be skipped. If unmet need from a prior phase exists, enter the unmet need from prior phases by land use/North American Industrial Classification System code by salary-income range in columns F through O. (The headings for Columns F through O are from the Prior Phase Project Information by North American Industrial Classification System code in the GenInfo worksheet). Columns P through Y convert the average salaries of the prior phase unmet need into current phase dollar. The conversion is based on the percentage increase in average salary by North American Industrial Classification System Code 10 (see Cells P131 through Y144). **The user must hand-transfer the unmet need by current phase average salaries to the appropriate salary-income range in Columns AA through AJ.** Table 2 is an excerpt of the worksheet from the NCFLHousingpopulated.xlsx workbook. Columns AK through AN contain the salary-income range of the current phase to aid in the process of the manual redistribution.

TABLE 2

NEEDPRIOR WORKSHEET EXCERPT

>> Fill in the pink cells. All other numbers will automatically updated

TUSCAWPRIADEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3

Conversion of Unmet Need from Prior Phase to Current Phase Salaries

Prior Phase Unmet Need

Prior Phase ES 202 Report Annual Average Wage Year: 2007

Prior Phase Minimum Hourly Wage: $6.15

Prior Phase County Median Income: $51,923

	Income Class	Prior Phase Salary Income Range Low	Prior Phase Salary Income Range Midpoint	Prior Phase Salary Income Range High	Total Unmet Need	Unmet Need by Land Use/NAICS Code: Retail	Office	Warehousing	Hotel	NAICS5	NAICS6	NAICS7	NAICS8	NAICS9	NAICS10
54	Out of Range	1,476	1,476	1,476	0	0	0	0	0						
55	Out of Range	1,476	1,476	1,476	0	0	0	0	0						
56	Out of Range	1,476	1,476	1,476	0	0	0	0	0						
57	Very Low	1,476	1,679	1,881	0	0	0	0	0						
58	Very Low	1,883	2,085	2,286	0	0	0	0	0						
59	Very Low	2,089	2,291	2,494	8	6	2	0	0						
60	Very Low	2,696	2,899	3,101	2	1	0	0	1						
61	Very Low	3,303	3,505	3,708	3	1	0	0	2						
62	Very Low	3,910	4,112	4,314	20	16	1	1	2						
63	Very Low	4,517	4,719	4,921	5	3	0	0	2						
64	Very Low	5,124	5,326	5,528	0	0	0	0	0						
65	Very Low	5,731	5,933	6,135	7	2	2	0	3						
66	Very Low	6,338	6,540	6,742	8	4	0	1	3						
67	Very Low - Low	6,945	7,147	7,349	4	2	0	0	2						
68	Low	7,552	7,754	7,956	6	3	1	1	3						
69	Low	8,159	8,361	8,563	0	0	0	0	0						
70	Low	8,766	8,968	9,170	0	0	0	0	0						
71	Low	9,373	9,575	9,777	0	0	0	0	0						
72	Low	9,980	10,182	10,384	0	0	0	0	0						
122	Total				63	37	6	2	19	0	0	0	0	0	0

Conversion of Prior Phase Salaries of Unmet Need to Current Phase Salaries

	Land Use/NAICS Code: Retail	Office	Warehousing	Hotel	NAICS5	NAICS6	NAICS7	NAICS8	NAICS9	NAICS10
54										
55										
56										
57										
58										
59	$5,781	$5,937								
60	$9,727			$9,187						
61	$12,373			$12,112						
62	$15,116	$14,283	$15,623	$15,051						
63	$18,003			$17,583						
64										
65	$23,947	$22,630		$23,846						
66	$29,833		$27,735	$29,778						
67	$27,818			$29,710						
68	$32,721	$30,977	$33,681	$32,541						
69										
70										
71										
72										

Re-Distribution of Prior Phase Unmet Need to Current Phase Salary Income Ranges

Current Phase ES 202 Report Annual Average Wage Year: 2007

	Total	Unmet Need by Land Use/NAICS Code: Retail	Office	Warehousing	Hotel	NAICS5	NAICS6	NAICS7	NAICS8	NAICS9	NAICS10	Current Phase Salary Income Range Low	Midpoint	High	Income Class
54	0											1,476	1,501	1,601	Out of Range
55	0											1,601	1,501	1,601	Out of Range
56	0											1,601	2,276	2,542	Very Low
57	0											2,541	2,791	3,013	Very Low
58	8	6	2									3,013	6,291	7,543	Very Low
59	7	1			1							7,543	8,791	10,043	Very Low
60	3	1			2							10,043	11,291	12,543	Very Low
61	1		1									12,543	13,791	15,013	Very Low
62	19	16		1	2							15,013	16,291	17,543	Very Low
63	5	3			2							17,543	18,791	20,043	Very Low
64	0											20,043	21,291	22,543	Very Low
65	7	2	2		3							22,543	23,791	25,043	Very Low
66	7	4			3							25,043	26,291	27,543	Very Low - Low
67	5	2		1	2							27,543	28,791	30,013	Low
68	5		1		3							30,013	31,291	32,543	Low
69	7	1		1	3							32,543	33,791	35,043	Low
70	0											35,043	36,291	37,543	Low
71	0											37,543	38,791	40,013	Low
72	0											40,013	41,291	42,543	Low
122	63	37	6	2	19	0	0	0	0	0	0				

Table 3 provides a close-up view of columns A through S of the NeedPrior worksheet. In Table 3, Cell G59 contains two households employed in the Office Land Use/North American Industrial Classification System code with 2002 annual salaries in the $4,085 to $6,584 salary-income range (Cells B59 through D59). Cell Q59 contains the updated average salary for the two households (in this case, $5,937).

TABLE 3

NEEDPRIOR WORKSHEET EXCERPT
COLUMNS A - S

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	>> Fill in the pink cells. All other numbers will automatically update!																		
2					TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3														
3					Conversion of Unmet Need from Prior Phase to Current Phase Salaries														
4					Prior Phase Unmet Need											Conversion of Prior Phase Sal			
5					Prior Phase ES 202 Report Annual Average Wage Year: 2002														
6	Prior Phase County Median Income: $51,320					Prior Phase Minimum Hourly Wage: $6.15													
7		Prior Phase			Total	Unmet Need by Land Use/NAICS Code													
8	Income Class	Salary-Income Range			Unmet														La
9		Low	Midpoint	High	Need	Retail	Office	Warehousing	Hotel	NAICS5	NAICS6	NAICS7	NAICS8	NAICS9	NAICS10	Retail	Office	Warehousing	Hotel
54	Out of Range	1,476	1,476	1,476	0	0	0	0	0										
55	Out of Range	1,476	1,476	1,476	0	0	0	0	0										
56	Out of Range	1,476	1,476	1,476	0	0	0	0	0										
57	Very Low	1,476	1,530	1,584	0	0	0	0	0										
58	Very Low	1,585	2,835	4,084	0	0	0	0	0										
59	Very Low	4,085	5,335	6,584	8	6	2	0	0							$6,283	$5,937		
60	Very Low	6,585	7,835	9,084	2	1	0	0	1							$9,227			$9,187
61	Very Low	9,085	10,335	11,584	3	1	0	0	2							$12,171			$12,119
62	Very Low	11,585	12,835	14,084	20	15	1	1	3							$15,116	$14,283	$15,623	$15,051
63	Very Low	14,085	15,335	16,584	5	3	0	0	2							$18,060			$17,983
64	Very Low	16,585	17,835	19,084	0	0	0	0	0										
65	Very Low	19,085	20,335	21,584	7	2	2	0	3							$23,949	$22,630		$23,846
66	Very Low	21,585	22,835	24,084	8	4	0	1	3							$26,893		$27,795	$26,778
67	Very-Low - Low	24,085	25,335	26,584	4	2	0	0	2							$29,838			$29,710
68	Low	26,585	27,835	29,084	8	3	1	1	3							$32,782	$30,977	$33,881	$32,641
69	Low	29,085	30,335	31,584	0	0	0	0	0										
70	Low	31,585	32,835	34,084	0	0	0	0	0										
71	Low	34,085	35,335	36,584	0	0	0	0	0										
72	Low	36,585	37,835	39,084	0	0	0	0	0										
130		Total			65	37	6	3	19	0	0	0	0	0	0				

Note: Columns J through O have been hidden for purposes of presentation.

The two Office households are placed in Cell AB58, as this cell location is located within the Current Phase salary-income range ($5,041 to $7,540, as indicated in Cells AK58 through AM58) which contains their salary. Table 4 more clearly shows their placement in the worksheet.

TABLE 4

NEEDPRIOR WORKSHEET EXCERPT
COLUMNS P -AN

	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN
1																									
2																									
3																									
4	Conversion of Prior Phase Salaries of Unmet Need to Current Phase Salaries										Redistribution of Prior Phase Unmet Need to Current Phase Salary Income Ranges														
5											Current Phase ES 202 Report Annual Average Wage Year: 2007														
6																									
7											Total	Unmet Need by Land Use/NAICS Code										Current Phase			
8	Land Use/NAICS Code																					Salary Income Range			Income Class
9	Retail	Office	Warehousing	Hotel	NAICS5	NAICS6	NAICS7	NAICS8	NAICS9	NAICS10		Retail	Office	Warehousing	Hotel	NAICS5	NAICS6	NAICS7	NAICS8	NAICS9	NAICS10	Low	Midpoint	High	
54											0											1,601	1,801	1,801	Out of Range
55											0											1,701	1,801	1,801	Out of Range
56											0											1,651	2,070	2,540	Very Low
57											0											2,541	3,751	5,040	Very Low
58											0	8	2									5,041	6,201	7,540	Very Low
59	$6,283	$5,937									2	1			1							7,541	8,701	10,040	Very Low
60	$9,227			$9,187							3	1			2							10,041	11,201	12,540	Very Low
61	$12,171			$12,119							1		1									12,541	13,701	15,040	Very Low
62	$15,116	$14,283	$15,623	$15,051							10	16		1	3							15,041	16,201	17,540	Very Low
63	$18,060			$17,983							5	3			2							17,541	18,701	20,040	Very Low
64											0											20,041	21,201	22,540	Very Low
65	$23,049	$22,630		$23,846							7	2	2		3							22,541	23,701	25,040	Very Low
66	$26,895		$27,795	$26,778							7	4			3							25,041	26,201	27,540	Very Low - Low
67	$29,838			$29,710							5	2		1	2							27,541	28,701	30,040	Low
68	$32,782	$30,977	$33,831	$32,641							1		1									30,041	31,201	32,540	Low
69											7	3		1	3							32,541	33,701	35,040	Low
70											0											35,041	36,201	37,540	Low
71											0											37,541	38,701	40,040	Low
72											0											40,041	41,201	42,540	Low
139											65	37	6	3	19	0	0	0	0	0	0				

Note: Columns T through Y and AE through AJ have been hidden for purposes of presentation.

This process is repeated until all of the prior phase unmet need is manually re-assigned to current phase salary-income ranges in Columns AA through AJ. Since the worksheet relies on hand adjustments, changes made to either the prior phase or current phase median household incomes or Employment Security Manual Report No. 202 average wages will require the user to revise the NeedPrior worksheet.

DEMANDT

The DemandT worksheet sums the distributed households from worksheets 1 through 10. This worksheet represents the total cumulative distributed demand of the project through the current project phase. It also calculates the percentage of current phase demand (households) by Land Use/North American Industrial Classification System code, within each salary-income range. The worksheet also summarizes total unmet need from prior phases. No user input occurs in the worksheet.

AFFORDABLE HOUSING SUPPLY

Several worksheets are included for entry of the affordable housing supply. The affordable housing supply is categorized by for-sale units and rental units. It is further subdivided by off-site supply and on-site supply. For off-site rental unit data, the workbook will accommodate data from either a private survey or from the most recently published Census/American Community Survey data. The various affordable housing supply data entry worksheets, as well as interim calculation worksheets used to sort the affordable housing supply data, is discussed below.

The user is encouraged to enter all identified off-site available for-sale and rental units located within the affordable housing supply area, including those units which are unaffordable to the highest salary-income range of the moderate income class. Such available but unaffordable units will be available for use in the mitigation phase of the analysis and may result in lower

mitigation costs. Conversely, the user may wish to consider not entering all of the on-site affordable housing supply. Developer-provided housing used to meet the affordable housing demand cannot be used for mitigation and does not receive mitigation credits as per Rule 9J-2.048(8)(c), Florida Administrative Code, as such units do not mitigate unmet need. Instead, they are used to match supply to demand, which occurs prior to mitigation. If the developer-provided on-site affordable housing, in combination with the identified off-site supply, results in a significant affordable housing impact requiring mitigation, the user may wish to omit developer-provided on-site housing from the worksheet, reserving such units for the mitigation phase where it can be credited with mitigation bonuses.

OFF-SITE FOR SALE AFFORDABLE HOUSING SUPPLY

FOR SALE SURVEY

The For Sale Survey worksheet is used for entering the off-site for-sale affordable housing supply. The worksheet can accommodate up to 5,000 for-sale units. The For-sale column is used to determine the affordability of the for-sale units. A sample of the worksheet is portrayed in Table 5, below. The Number of Units column is used to determine the number of for-sale units associated with the for-sale entry. This value should usually be one, as per the table below. The Date-of-Sale column is needed to validate that the sales occurred within a 12-month period. The Street Address, City, Parcel ID information is needed for verification of the identified for-sale units. The Township-Range-Section is used to validate that the for-sale units are located within the Affordable Housing Supply Area. The "On-site?" column is used to distinguish the proposed on-site supply from the existing off-site supply. Other information, such as Market Land Value, Building Value, Miscellaneous or XOB Value, Total Appraised Value, and Just Value are not used by the workbook. However, this information may still be useful to the user in determining the cost of homeowners insurance. Similarly, Housing Type/Department of Revenue (DOR) Use Code, Number of Bedrooms, and Square Feet are not used by the workbook but may be useful.

The worksheet sorts the number of affordable housing units by salary-income range. The results of the worksheet are used in Column K of the dark-blue-tabbed UnmetNeed worksheet as well as the light-blue-tabbed Insurance worksheet. Table 5 is an excerpt from the worksheet. Note that row 5,008 contains summary data.

TABLE 5

FORSALE SURVEY WORKSHEET EXCERPT

	A	B	C	D	etc.	F	G	H	I	J	K	L	M	N	O	P	Q
1	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3																
2	Off-site Affordable Housing Supply - For Sale Units																
3	Surveyed For Sale Units by Price																
4	Enter Off-site For Sale Survey Information in the Pink Cells																
5	Street Address	City	Parcel ID	Township-Range-Section	On-site?	Date of Sale	Sales Price	Mkt. Land Value	Building Value	Misc. or XFOB Value	Total Appraised Value	Just Value	No. of Units	Housing Type/ DOR Code	No. of Bedroom	Sq. Feet	Comments
6																	
7	3469 NW Sunnyside Ave	Rainesville	32-49-444-222-001	23-56-36	no	2/4/2008	$17,569.00	$7,027.60	$10,541.40	$0.00	$17,569.00	$17,569.00	1				
8	3559 NW Sunnyside Ave	Rainesville	32-49-444-222-004	23-56-36	no	1/28/2008	23,488.00	9,394.40	14,091.60	0.00	23,486.00	23,486.00	1				
9	3461 NW Sunnyside Ave	Rainesville	32-49-444-222-005	23-56-36	no	6/7/2008	27,856.00	11,142.40	16,713.60	0.00	27,856.00	27,856.00	1				
10	3469 NW Shady Lane	Rainesville	32-49-444-111-222	23-56-36	no	8/19/2008	30,543.00	12,217.20	18,325.80	0.00	30,543.00	30,543.00	1				
11	12 NW Sunnyside Ave	Rainesville	32-49-444-005-122	23-56-36	no	9/14/2008	32,909.00	13,163.60	19,745.40	0.00	32,909.00	32,909.00	1				
12	3459 NW Sun Str	Rainesville	32-49-444-222-222	23-56-36	no	6/26/2008	32,913.00	13,166.20	19,747.80	0.00	32,913.00	32,913.00	1				
13	9 NW Sunnyside Ave	Rainesville	32-49-002-121-010	23-56-36	no	2/14/2008	34,865.00	13,946.00	20,919.00	0.00	34,865.00	34,865.00	1				
14	1 Sample Street Address	Rainesville	32-49-002-122-006	23-56-36	no	8/4/2008	37,543.00	15,017.20	22,525.80	0.00	37,543.00	37,543.00	1				
15	etc.	etc.	etc.	etc.	etc.	etc.	37,590.00	15,036.00	22,554.00	0.00	37,590.00	37,590.00	1				
16	etc.	etc.	etc.	etc.	etc.	etc.	37,760.00	15,104.00	22,656.00	0.00	37,760.00	37,760.00	1				
17	etc.	etc.	etc.	etc.	etc.	etc.	37,760.00	15,104.00	22,656.00	0.00	37,760.00	37,760.00	1				
18	etc.	etc.	etc.	etc.	etc.	etc.	37,821.00	15,128.40	22,692.60	0.00	37,821.00	37,821.00	1				
19	etc.	etc.	etc.	etc.	etc.	etc.	37,989.00	15,195.60	22,793.40	0.00	37,989.00	37,989.00	1				
20	etc.	etc.	etc.	etc.	etc.	etc.	38,760.00	15,504.00	23,256.00	0.00	38,760.00	38,760.00	1				
21	etc.	etc.	etc.	etc.	etc.	etc.	39,765.00	15,906.00	23,859.00	0.00	39,765.00	39,765.00	1				
22	etc.	etc.	etc.	etc.	etc.	etc.	40,350.00	16,140.00	24,210.00	0.00	40,350.00	40,350.00	1				
23	etc.	etc.	etc.	etc.	etc.	etc.	40,357.00	16,142.80	24,214.20	0.00	40,357.00	40,357.00	1				
24	etc.	etc.	etc.	etc.	etc.	etc.	40,657.00	16,262.80	24,394.20	0.00	40,657.00	40,657.00	1				
25	etc.	etc.	etc.	etc.	etc.	etc.	40,957.00	16,382.80	24,574.20	0.00	40,957.00	40,957.00	1				
26	etc.	etc.	etc.	etc.	etc.	etc.	41,257.00	16,502.80	24,754.20	0.00	41,257.00	41,257.00	1				
5008	TOTAL						$530,869,657.00	$212,347,862.80	$318,521,794.20	$0.00	$530,869,657.00	$530,869,657.00	3,633				
5009	Prepared by		Spiffy Diffy Planning Consultants, January 15, 2009														

CENSUSOWNERS

The CensusOwners worksheet is used to determine the number of affordable for-sale units when using Census data to determine the for-sale unit affordable housing supply. Enter the home value ranges from the Census data in cells C9 through O9 (Cell P9 of the worksheet assumes that the highest value equals 1.5 times the value of Cell O9). For each block group or census tract located wholly or partially within the Affordable Housing Supply Area, enter the Census block group number, vacancy rate, and number of units by value of the unit as indicated by Census information. The worksheet will calculate the number of vacant units and allocate vacant affordable for-sale units to the applicable salary-income range. Indicate the source of the data at the bottom of the worksheet.

TABLE 6

CENSUS OWNERS WORKSHEET EXCERPT

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
4	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3																
5	AFFORDABLE HOUSING SUPPLY AREA CENSUS DATA																
6	Total Owner-occupied Dwelling Units by Dwelling Unit Price																
7	Census Tract/Block Group ID	Vacancy Rate	Dwelling Unit Price														Total
8			From	To	From	To	From	To	From	To	From	To	From	To	From	To	
9			$0	$49,999	$50,000	$149,999	$150,000	$199,999	$200,000	$299,999	$300,000	$499,999	$500,000	$999,999	$1,000,000	$1,500,000	
10		2.5%		100		100		100		100		100		100		100	700
11		2.5%		100		100		100		100		100		100		100	700
12		2.5%		100		100		100		100		100		100		100	700
13		2.5%		100		100		100		100		100		100		100	700
14		2.5%		100		100		100		100		100		100		100	700
15		2.5%		100		100		100		100		100		100		100	700
204	Total			19,400		19,400		19,400		19,400		19,400		19,400		19,400	135,800
205	Prepared by: Spiffy Diffy Planning Consultants, January 15, 2009																
206	Census Data																
207	Source:																

OFF-SITE RENTAL UNIT AFFORDABLE HOUSING SUPPLY

The green-tabbed rental survey worksheets consist of a large number of green-tabbed worksheets used for data entry, data sorting, and data summary. One worksheet is used for Census data entry (CensusRentals), one worksheet is used for private off-site survey rental unit complex data entry (RSurvey), and another is used for off-site individual rental units such as single-family residences (ROtherSurvey).

Once the affordable housing supply data is entered, it is processed and sorted by a number of interim green-tabbed worksheets, the results of which are displayed in the RentalSum, ROtherSum, and OnSiteRentalSum worksheets. The data from these worksheets, in turn, are presented in the blue-tabbed UnmetNeed worksheet. Therefore, since these summary worksheets are also interim worksheets which require no user input, they are hidden from view to present the user with a more organized and manageable workbook. The user may review these worksheets using the Excel Hide/Unhide command.

The RSurvey rental unit data entry worksheet will accommodate up to 3,500 rental unit complex entries. If the rental unit survey contains more than 3,500 rental unit complex entries, contact the Council to request a modification to the workbook to accommodate additional rental unit complex entries.

CENSUSRENTALS

The CensusRentals worksheet is used to determine the number of affordable rental units when using Census/American Community Survey data to determine for rental unit affordable housing supply. Enter the monthly rent ranges from the Census data in cells C9 through O9 (Cell P9 of the worksheet assumes that the highest monthly rent equals 1.5 times the monthly rent of Cell O9). For each block group or Census tract located wholly or partially within the Affordable Housing Supply Area, enter the Census block group number, vacancy rate, and number of units by rent range as indicated by Census information. The worksheet will calculate the number of vacant units and allocate vacant affordable rental units to the applicable salary-income range. Indicate the source of the data at the bottom of the worksheet.

TABLE 7

CENSUSRENTALS WORKSHEET EXCERPT

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
4	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3																
5	AFFORDABLE HOUSING SUPPLY AREA CENSUS DATA																
6	Total Rental Units by Gross Rent																
7	Census Tract/Block Group ID	Vacancy Rate	Gross Rent														Total
8			From	To	From	To	From	To	From	To	From	To	From	To	From	To	
9			$0	$200	$200	$299	$300	$499	$500	$749	$750	$999	$1,000	$1,499	$1,500	$2,250	
10		6.0%		300		300		300		300		300		300		300	2,100
11		6.0%		300		300		300		300		300		300		300	2,100
12		6.0%		300		300		300		300		300		300		300	2,100
13		6.0%		300		300		300		300		300		300		300	2,100
14		6.0%		300		300		300		300		300		300		300	2,100
15		6.0%		300		300		300		300		300		300		300	2,100
16		6.0%		300		300		300		300		300		300		300	2,100
17		6.0%		300		300		300		300		300		300		300	2,100
18		6.0%		300		300		300		300		300		300		300	2,100
204	Total			58,200		58,200		58,200		58,200		58,200		58,200		58,200	407,400

While published Census data provides information on the number of rental units by number of bedrooms, it does not report number of rental units by number of bedrooms by monthly rent. Therefore, the workbook applies the overall ratio of number of units by number of bedrooms to all salary-income ranges. The CensusBedrooms worksheet is used to enter data on the number of units by number of bedrooms. The CensusBedrooms worksheet is discussed in greater detail on page 23. Finally, in order for the worksheet to recognize that the user wishes to use Census rental unit data for the rental unit affordable housing supply, be sure to enter "C" in Cell C26 of the GenInfo worksheet.

RSURVEY

The RSurvey worksheet is used to enter the results of an off-site private rental unit complex survey. The user enters the housing survey data into the pink cells. As per Table 8 below, multiple entries are made for each rental unit complex. Separate entries are made for each unique combination of apartments based on number of bedrooms and monthly rent. For example, if a rental unit complex has three 1-bedroom apartments which rent for $100 per month and eight 1-bedroom apartments which rent for $200 per month, then two separate data entries are made, one entry for the three 1-bedroom units renting for $100 per month, and one for the eight 1-bedroom apartments renting for $200 per month. Similarly, if a rental unit complex has four 2-bedroom apartments renting for $500 per month and nine 1-bedroom apartments renting for $500 per month, then two entries are needed; one for the four 2-bedroom units and a second one for the nine 1-bedroom units.

TABLE 8

RSURVEY WORKSHEET EXCERPT

	A	B	C	D	E	F	G
1	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3						
2	Off-site Affordable Housing Supply - Rental Unit Complexes						
3	Enter Rental Unit Information in the Pink Cells for Off-site Rental Unit Complexes Which are Part of the Affordable Housing Supply						
4							
5	Rental Complex No.	Rental Complex Name	Rental Complex Address	No. of Bedrooms per Unit	Monthly Rent	Total Units	Vacant Units
6	1	Jackson Landing Villas	11111 First Avenue, Rainesville, FL	0	$78.00	2	1
7	1	Jackson Landing Villas	11111 First Avenue, Rainesville, FL	1	95.00	6	1
8	3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	0	175.00	10	2
9	3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	1	210.00	13	1
10	3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	0	425.00	10	2
11	3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	1	470.00	27	1
12	3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	2	800.00	6	1
13	3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	3	840.00	6	1
14	4	Reptile Wayside Apartments	1 University Avenue, Rainesville, FL	2	598.00	30	0
15	4	Reptile Wayside Apartments	1 University Avenue, Rainesville, FL	3	610.00	20	0
16	4	Reptile Wayside Apartments	1 University Avenue, Rainesville, FL	4	620.00	10	0
17	4	Reptile Wayside Apartments	1 University Avenue, Rainesville, FL	5	646.00	10	0
18	4	Reptile Wayside Apartments	1 University Avenue, Rainesville, FL	6	658.00	4	0
3006	Total					11,747	672

ROTHERSURVEY

The North Central Florida Regional Planning Council Affordable Housing Methodology allows for the use of vacant rental units which are not included in rental unit complexes (i.e., single-family homes used as rentals). Table 9, below, displays a sample from the ROtherSurvey worksheet. The number total number of units as well as the number of vacant units should both be one as in Table 9. As per the North Central Florida Regional Planning Council Affordable Housing Methodology, do not enter bedrooms which are rented out by homeowners or housing units which are rented by the bedroom. Such units are considered to be substandard.

TABLE 9

ROTHERSURVEY WORKSHEET EXCERPT

	A	B	C	D	E	F	G
1	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3						
2	Off-site Affordable Housing Supply - Other Rental Units						
3	Surveyed Rental Units by Number of Bedrooms						
4	Enter Off-site Other Rental Unit Survey Information in the Pink Cells						
5	Unit Type	Street Address	City	No. of Bedrooms	Monthly Rent	Total Units	Vacant Units
6	SFR Rental	546 Freshman Avenue	Rainesville	3	625	1	1
7	SFR Rental	548 Freshman Avenue	Rainesville	2	930	1	1
8	SFR Rental	550 Freshman Avenue	Rainesville	1	4035	1	1
9	SFR Rental	5526 Freshman Avenue	Rainesville	3	4040	1	1
10	SFR Rental	554 Freshman Avenue	Rainesville	2	4045	1	1
11	SFR Rental	556 Freshman Avenue	Rainesville	4	4050	1	1
12	SFR Rental	558 Freshman Avenue	Rainesville	3	4060	1	1
13	SFR Rental	560 Freshman Avenue	Rainesville	2	4070	1	1
14	SFR Rental	562 Freshman Avenue	Rainesville	1	4080	1	1
15	SFR Rental	564 Freshman Avenue	Rainesville	2	4085	1	1
3006		Total					199

0BEDS, 1BEDS, 2BEDS, 3BEDS, 4BEDS, 5BEDS, 6BEDS, 0OTHERBEDS, 1OTHERBEDS, 2OTHERBEDS, 3OTHERBEDS, 4OTHERBEDS, 5OTHERBEDS, 6OTHERBEDS, OFFSITERENTAL SUPPLY, RENTALSUM, ROTHERSUM

These worksheets sort, by number of bedrooms, the offsite affordable housing rental unit supply by their respective affordability ranges.[1] They take data entered by the user in the RSurvey and ROtherSurvey worksheets, conduct interim calculations, and prepare the data for use by the OffsiteRentalSupply worksheet. The OffsiteRentalSupply worksheet then takes data from the ROtherSurvey and RSurvey worksheets, removes units above the maximum allowable caps for efficiency and one-bedroom units, and subtracts out the five percent rental unit set-aside to determine the number of rental units by salary-income range which can be used to meet the affordable housing demand.

Since these worksheets represent interim calculations which require no user input, they are, with the exception of the OffSiteRentalSupply worksheet, hidden from view to present a more organized and streamlined workbook. The user may review the worksheets using the Excel Hide/Unhide command.

[1] The first series is for rental unit complexes. The second series is for other rental units.

ON-SITE AFFORDABLE HOUSING SUPPLY

The user may wish to use on-site residential units which are to be constructed during the current phase to meet the affordable housing demand. In which case, the on-site rental units and the on-site for-sale units are to be entered in the OnSite For Sale and OnSiteRSurvey worksheets. As previously noted, the user may wish to consider not entering all of the on-site affordable housing supply in Columns I and J of the on-site worksheets. Developer-provided housing entered in Columns I and J cannot be used for mitigation and does not receive mitigation credits as per Rule 9J-2.048(8)(c), Florida Administrative Code, as such units do not mitigate unmet need. Instead, they are used to match supply to demand, which occurs prior to mitigation. If the developer-provided on-site affordable housing, in combination with the identified off-site supply, results in a significant affordable housing impact requiring mitigation, the user may wish to omit developer-provided on-site housing from the affordable housing supply, reserving such units for the mitigation phase where they can be credited with mitigation bonuses.

ONSITE FOR SALE

The Onsite For Sale worksheet is used for entering the on-site for-sale affordable housing supply for the current phase. It is nearly identical to the For Sale Survey worksheet used for entering the off-site for-sale affordable housing supply. Data for the on-site for sale affordable housing supply is to be entered in the same manner as in the For Sale Survey worksheet. However, since the developer-provided on-site for-sale housing supply has not yet been constructed or sold, it is anticipated that the provided data should be limited to location information (address, city, Parcel ID, etc.), on-site status (On-site?), and the asking price (to be entered in the Sales Price column) as per Table 10, below.

TABLE 10

ONSITE FOR SALE WORKSHEET EXCERPT

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3												
2	On-site Affordable Housing Supply - For Sale Units												
3	Surveyed For Sale Units by Price												
4	Enter On-site For Sale Survey Information in the Pink Cells												
5	Street Address	City	Parcel ID	Section-Township-	On-site?	Date of Sale	Sales Price	Mkt. Land Value	Building Value	Misc or XFOB	Total Appraised	Just Value	No of Units
6													
7	1 Sample Street Address	Rainesville	-49-444-222-222	23-56-36	yes		$108,000.00						1
8	1 Sample Street Address	Rainesville	-49-444-222-222	23-56-36	yes		108,000.00						1
9	1 Sample Street Address	Rainesville	-49-444-222-222	23-56-36	yes		109,000.00						1
10	1 Sample Street Address	Rainesville	-49-444-222-222	23-56-36	yes		110,500.00						1
11	1 Sample Street Address	Rainesville	-49-444-222-222	23-56-36	yes		111,750.00						1
12	1 Sample Street Address	Rainesville	-49-444-222-222	23-56-36	yes		112,000.00						1

ONSITERSURVEY

The OnsiteRSurvey worksheet is used to enter any developer-provided on-site rental units to be used as part of the affordable housing supply. These units are kept separate from the off-site rental unit affordable housing supply since adding the on-site rental unit supply, all of which is likely to consist of vacant units, to the off-site rental unit supply will likely result in an increase in the off-site affordable housing survey vacancy rate. The on-site rental units are still subject to the five percent vacancy rate set-aside and the county-wide caps on efficiency and one-bedroom units that the apply to the off-site rental unit affordable housing supply. The on-site rental supply data is processed by a number of interim worksheets to produce the number of on-site affordable housing units which can be used as part of the affordable housing supply.

ONSITER0BEDS, ONSITER1BEDS, ONSITER2BEDS, ONSITER3BEDS, ONSITER4BEDS, ONSITER5BEDS, ONSITER6BEDS, ONSITERENTALSUM, ONSITERENTALSUPPLY

Similar to prior interim worksheets, these worksheets sort and calculate, by number of bedrooms, the on-site affordable housing rental unit supply by their respective affordability ranges. They take data from the OnsiteRSurvey worksheet, conduct interim calculations, and prepare the data for use in the OnsiteRentalSupply worksheet. The results of the interim calculations are contained in Column AB of the OnsiteRentalSupply worksheet and are used in Column I of the UnmetNeed worksheet. Since these worksheets are interim calculations which require no user input, they are hidden from view to provide a more organized and streamlined workbook. The user may review the worksheets using the Excel Hide/Unhide command.

AFFORDABILITY

The light blue-tabbed Affordability worksheets are used to determine the monthly rent and housing price of for-sale units affordable to each salary-income range. Four worksheets (Utilities, CensusBedrooms, Bedrooms, Insurance, and Taxes) are used to determine various inputs values used in the Affordability worksheet. The output from the Bedrooms and Utilities worksheets are used by the Affordability worksheet to determine affordable rents. The output from the Insurance and Taxes worksheets are used by the Affordability worksheet to determine affordable for-sale home prices.

UTILITIES

As per the East Central Florida Regional Planning Council Affordable Housing Methodology and the North Central Florida Regional Planning Council Affordable Housing Methodology, the workbook uses Section 8 utility allowances in effect at the time of the analysis from either the local government/county of project location. If Section 8 utility allowances are not available from the local public housing authority, Section 8 allowances from a nearby public housing authority may be substituted, provided the Council agrees to the substitution. The Utilities worksheet calculates efficiency utilities costs by subtracting the difference between 1-bedroom and 2-bedroom costs from the 1-bedroom costs. Note that the calculated values in Cells B45 through D53 are dependent on information entered in the CensusBedrooms or Bedrooms worksheets. Therefore, they are not calculated until either the CensusBedrooms or Bedrooms worksheet is completed.

TABLE 11

UTILITIES WORKSHEET EXCERPT

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
3	UTILITY ALLOWANCE TABLE FOR							HOUSING AUTHORITY SECTION 8							
4	Enter Utility Allowance Information Here														
5															
6															
7	Utility	Efficiency		1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms		6 Bedrooms	
8		House	Apt.	House	Apt	House	Apt	House	Apt.	House	Apt	House	Apt	House	Apt
9	Heating														
10	Electric	$33	$31	$37	$35	$41	$39	$45	$42	$48	$46	$52	$50	$56	$53
11	Natural Gas	10	9	11	10	12	11	13	12	14	13	15	15	16	16
12	Bottled Gas	32	30	36	34	40	38	44	42	47	45	51	49	55	53
13	Oil	27	25	30	28	33	31	36	34	39	37	42	40	45	43
14	Air Conditioning	42	39	48	46	54	53	61	59	67	66	73	71	79	77
15	Cooking	0	0												
16	Electric	23	23	24	24	25	25	26	26	27	27	28	28	29	29
17	Natural Gas	13	13	13	13	13	13	14	14	14	14	14	14	14	14
18	Bottled Gas	20	20	20	20	20	20	20	20	20	20	24	24	24	24
19	Water Heating	0	0												
20	Electric	19	19	29	29	62	62	78	78	99	99	122	122	145	145
21	Natural Gas	11	11	17	17	24	24	32	32	41	41	48	48	57	57
22	Bottled Gas	19	19	28	28	56	56	87	87	115	115	143	143	171	171
23	Other Electric	51	51	56	56	61	61	65	66	70	70	75	76	79	79
24	Other Natural Gas	8	8	8	8	8	8	8	8	8	8	8	8	8	8
25	Water	9	9	13	13	20	20	31	31	43	43	55	56	68	68
26	Sewer	15	15	23	23	41	41	60	60	78	78	97	97	115	115
27	Trash Collection	17	17	17	17	17	17	21	21	21	21	26	26	26	26
28	Average Utility Cost/# Bedrooms	102	102	162	162	202	202	282	282	317	317	379	379	436	436
29	Average Utility Allowance Including Heat & Air, Less Trash	137	133	194	191	251	249	315	312	377	374	441	439	504	502
30	The City Utility Tax is included throughout														
31	Other Electric (row 23), Other Natural Gas (row 24), Water (row 25) and Sewer (row 26): Includes billing charges.														
32	Trash Collection (row 27): If the home or apartment has an individual container.														
33	Average Utility Cost per Number of Bedrooms (row 28): Without heating or cooling costs.														
34															
35	Source: Gainesville Housing Authority, October 15, 2008														
36	Prepared by: Spiffy Diffy Planning Consultants, January 15, 2009														
37	Note: Efficiency unit costs derived from cost differences between 1 bedroom and 2 bedroom rental units, North Central Florida Regional Planning Council														
38	Note: Average Utility Allowance per Bedroom, Including Heat, Air, Less Trash determined by the North Central Florida Regional Planning Council														
39															
40															
41															
42	Average Number of Bedrooms per Vacant Surveyed Affordable Rental Unit														
43		Total Affordable Rental Units													
44	No of Bedrooms	Vacant Rental Units by No of Bedrooms	Total Monthly Rental Allowance	Avg. Monthly Utility Allowance											
45	0	25	3,325												
46	1	85	16 235												
47	2	246	61,254												
48	3	220	68 640												
49	4	70	26,180												
50	5	37	16,243												
51	6	16	8,032												
52	Total	699	199909	286											
53	Average Bedrooms per Affordable Rental Unit	2.57													

CENSUSBEDROOMS

The CensusBedrooms worksheet contains information on the number of rental units by number of bedrooms within the Affordable Housing Supply Areas. The worksheet determines the average number of bedrooms per affordable rental unit which is used by the Utilities worksheet to determine the monthly utility rates for Census-derived rental units. **If the user is relying on a private survey to determine the rental unit affordable housing supply, then this worksheet should be left blank.** This worksheet is also used by the Affordability worksheet to determine the maximum number of vacant efficiency and one-bedroom rental units by salary-income range which can be used as part of the affordable housing supply. For each Census block group or Census tract located wholly or partially within the Affordable Housing Supply Area, enter the Census block group number and number of units by number of bedrooms per unit. Indicate the source of the data at the bottom of the worksheet.

TABLE 12

CENSUS BEDROOMS WORKSHEET EXCERPT

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
5	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3																
6	AFFORDABLE HOUSING SUPPLY AREA CENSUS DATA																
7	Census Tract/Block Group ID	Number of Dwelling Units by Number of Bedrooms															
8		Efficiency Units		1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms		6+ Bedrooms		Total Dwelling Units	Total Bedrooms
9		No. of Units	No. of Bedrooms	No. of Units	No. of Bedrooms	No. of Units	No. of Bedrooms	No. of Units	No. of Bedrooms	No. of Units	No. of Bedrooms	No. of Units	No. of Bedrooms	No. of Units	No. of Bedrooms		
10	9021.2.100	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
11	9021.2.200	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
12	9021.2.300	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
13	9021.2.400	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
14	9021.2.500	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
15	9021.2.600	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
16	9021.2.600	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
17	9021.2.700	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
18	9021.2.800	30	0	45	45	68	136	79	237	43	172	32	160	3	18	300	768
204	Total	5,820	0	8,730	8.730	13,192	26,384	15,326	45,978	8,342	33,368	6,208	31,040	582	3,492	58,200	148,992
205	Average Number of Bedrooms per Dwelling Unit:																2.56
206	Prepared by:	Spiffy Diffy Planning Consultants, January 15, 2009															
207	Census Data Source:																
208																	

BEDROOMS

The Bedrooms worksheet is used to determine the average number of bedrooms per affordable rental unit identified in the Applicant's off-site rental unit surveys as well as any on-site rental units to be used as part of the affordable housing supply. **If the user is relying on Census data to determine the rental unit affordable housing supply, then this worksheet should be left blank.** The average bedroom size is used to determine the monthly utility allowance. Generally, the higher the average number of bedrooms, the higher the monthly utility allowance. Rather than using the average number of bedrooms per surveyed unit, the worksheet limits the determination of average bedroom size to affordable rental units. Higher rents are assumed to be associated with a higher number of bedrooms per rental unit. By removing the unaffordable rental units, the average number of bedrooms will usually be lower, resulting in a lower monthly utility allowance and higher affordable rents. Discrete values for average number of bedrooms by income class (i.e., very low-, low-, and moderate-income) cannot be used as to do so creates overlaps and/or gaps in affordable monthly rent between the salary-income ranges which represent the breaks between the very low- and low-, as well as the low- and moderate-, income classes, thereby violating model integrity.

For each surveyed vacant rental unit, the user enters the monthly rent, the number of bedrooms, the number of rental units, and the Rental Unit Complex Number (a number assigned by the user which identifies each surveyed rental unit complex) from the RSurvey, OnsiteRSurvey, and ROtherSurvey worksheets. The user should prepare and sort this data in a temporary workbook using the copy and paste commands. The data must be sorted by monthly rent in ascending order (low to high) as per the example worksheet. Once sorted, the user can copy and paste the sorted data into the appropriate rows in Cells A through D of the Bedrooms worksheet. Do not include rental unit complexes which have no vacant units. Doing so will invalidate the results of the Bedrooms worksheet.

It is acceptable to copy and paste the rental survey data from the RentalSurvey, OnsiteRSurvey, and ROtherSurvey worksheets to a temporary worksheet for sorting. However, **do not use the cut and paste function** for this purpose. Using cut and paste will likely result in reference errors to formulas in these three worksheets. The workbook will then be corrupt, requiring the user to re-start the analysis with an uncorrupted copy of the workbook (i.e., the user must revert to the latest backup copy or start over with a clean copy of the workbook).

After entering the vacant rental unit data into the worksheet, the user must enter in Cell F3 the number of the last row containing vacant rental unit data. In example worksheet, the last row containing vacant rental unit data is row 243, as is entered in Cell F3. The user must then perform a number of manual entries to Cell F5 to determine the average number of bedrooms. Rows 16 and 17 of the worksheet are linked to the Affordability worksheet. Row 16 portrays a rent level affordable to the highest moderate-income salary-income range. Row 17 contains the value of the lowest rent affordable to the above moderate-income salary-income range. The user is to enter in Cell F5 a row number in so that the value contained in Cell F8 is as close as possible, without exceeding, the value of Cell F16. This process will require multiple iterations by the user.

TABLE 13

BEDROOMS WORKSHEET EXCERPT

TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3

VACANT RENTAL UNITS BY MONTHLY RENT BY NUMBER OF BEDROOMS

Number of Last Row Containing Rental Units:	430
Number of Last Row Containing Affordable Rental Units:	317
Avg. No. Bedrooms per rental unit (All Vacant Units):	2.58
Avg. No. Bedrooms, per unit (Affordable Vacant Units Only):	2.57
Maximum Rent for Row Limit:	$1,330

From Affordability Worksheet

Salary-Income Range	Total Affordable Monthly Payment		Utility Allowance	Affordable Monthly Rent (Less Utilities)	
	Low	High		Low	High
Moderate	$1,564	$1,626	$286	$1,278	$1,340
Above Moderate	1,626	1,689	286	1,340	1,403

****** Adjust the value of Cell F5 so that the value of Cell F8 is as close as possible to the value of Cell F16 without exceeding the value of Cell F16. ******

No. of Vacant Affordable Units by No. of Bedrooms	
No. of Bedroom	No. of Units
0	25
1	85
2	246
3	220
4	70
5	37
6	16
Total	699

INSERT VACANT RENTAL UNIT INFORMATION IN PINK CELLS BELOW

Rental Complex No.	Rental Complex Name	Rental Complex Address	No. of Bedrooms per Unit	Monthly Rent	Total Rental Units	Vacant Rental Units	Total No. of Vacant Bedroom	No. of Vacant Rental Units by Number of Bedrooms						
								0	1	2	3	4	5	6
13	etc.	etc.	0	20.00	5	1	0	1	0	0	0	0	0	0
13	etc.	etc.	1	30.00	10	1	1	0	1	0	0	0	0	0
91	etc.	etc.	1	50.00	24	1	1	0	1	0	0	0	0	0
1	Jackson Landing Villas	11111 First Avenue, Rainesville, FL	0	$78.00	2	1	0	1	0	0	0	0	0	0
1	Jackson Landing Villas	11111 First Avenue, Rainesville, FL	1	95.00	6	1	1	0	1	0	0	0	0	0
37	etc.	etc.	0	97.00	20	2	0	2	0	0	0	0	0	0
14	etc.	etc.	2	100.00	10	1	2	0	0	1	0	0	0	0
98	etc.	etc.	1	105.00	8	1	1	0	1	0	0	0	0	0
14	etc.	etc.	3	150.00	9	2	6	0	0	0	2	0	0	0
37	etc.	etc.	1	158.00	38	1	1	0	1	0	0	0	0	0
3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	0	175.00	10	2	0	2	0	0	0	0	0	0
16	etc.	etc.	2	175.00	4	1	2	0	0	1	0	0	0	0
8	etc.	etc.	1	187.00	15	1	1	0	1	0	0	0	0	0
77	etc.	etc.	1	200.00	8	1	1	0	1	0	0	0	0	0
80	etc.	etc.	1	200.00	90	1	1	0	1	0	0	0	0	0
3	Beautiful Greens Apartments	9999999 Ninth Street, Rainesville, FL	1	210.00	13	1	1	0	1	0	0	0	0	0

The value entered by the user in Cell F5 tells the workbook the number of bedrooms and the rental price ranges of the surveyed vacant rental units in rows 24 through the row number entered by the user. These are the vacant rental units affordable to households in the highest moderate-income salary-income range. The workbook then computes the average number of bedrooms and the average utility allowance. The average utility allowance is updated by Excel in the Affordability worksheet. The affordability worksheet then recalculates affordable rents, as affordable rents change to reflect changes in the utility allowance.

TAXES

The Taxes worksheet calculates an average ad valorem tax rate used by the Affordability worksheet to determine ad valorem taxes. The worksheet also calculates an average special assessment representing taxes levied on a per-dwelling-unit basis. The Affordable Housing Supply Area, as well as the available for-sale units, can be located in multiple jurisdictions and taxing district. Therefore, the worksheet calculates an average tax rate and an average per-dwelling unit special assessment based on either the percentage of affordable housing supply area located within each jurisdiction/special taxing unit, or the percentage of total dwelling unit value of the identified for-sale affordable housing supply located within each jurisdiction/special taxing unit. The user may choose either method; however, the two methods cannot be "mixed and matched." One method must be selected for all jurisdictions. The user chooses a method by entering in either column B or C the percentage of affordable housing supply area/value of for-sale housing for each assessment item. The worksheet provides for up to four school districts, four counties, ten municipalities, three water management districts, and three "Other" taxing districts.

The user must enter tax information on counties, municipalities, and water management districts in one of the worksheet areas specifically designated for the applicable local government type. This assures correct handling of the Homestead Exemption for owner-occupied residential units. Local governments and water management districts are classified into the graduating type of homestead exemption, whereas school districts and "other" taxing districts receive the standard $25,000 homestead exemption.

INSURANCE

The Insurance worksheet calculates an average insurance rate per $1,000 of home value. It requires the user to enter insurance rate information for the County of project location from the Florida Department of Insurance Regulation website (http://www.shopandcomparerates.com/HOCompareSelect.htm). This site is used as the data source for insurance information as it provides a relatively large number of quotes based on home value, which in turn can be calculated as a cost per $1,000 of home sale price. The user should enter all quotes provided by the website. The calculated value in Cell G107 is used in the Affordability worksheet to determine monthly insurance costs of for-sale units.

TABLE 14

INSURANCE WORKSHEET EXCERPT

	A	B	C	D	E	F	G
1	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3						
2	HOMEOWNERS INSURANCE						
3	Gator County						
4–5	Rate Quote #	Company	Home Replacement Value	Rate with No Wind Mitigation	Rate with Max. Wind Mitigation	Rate	Cost per $1,000 of home
6	1	Landmark One Insurance Company	$150,000	$463	$463	$463	$3.0867
7	2	Tower Hill Preferred Insurance Company	150,000	483	483	483	$3.2200
8	3	Homewise Preferred Insurance Company	150,000	679	679	679	$4.5267
9	4	Tower Hill Prime Insurance Company	150,000	558	558	558	$3.7200
10	5	Sunshine State Insurance Company	150,000	361	361	361	$2.4067
11	6	Universal Insurance Company of North America	150,000	555	555	555	$3.7000
12	7	First Floridian Auto and Home Insurance Company	150,000	545	545	545	$3.6333
13	8	Tower Hill Select Insurance Company	150,000	545	545	545	$3.6333
14	9	United Property & Casualty Insurance Company, Inc.	150,000	598	598	598	$3.9867
15	10	Florida Peninsula Insurance Company	150,000	529	529	529	$3.5267
102		Total	$14,400,000			$58,672	$4.0744
103		Average Replacement Value					$225,000
104		Average Monthly Cost					$76
105		Average Monthly Cost per $1,000 of Home Value					$0.34
106–107		Use Prop Appraiser Data to Devermine Avg Home Value as a Pct of Combined Residentail Land and (enter "Y" for yes, "N" for no. Omit the quotes.).					n
108		Avg. Home Value as a Percent of Combined Residential Land and Home Value					100.0%
109		Average Monthly Cost per $1,000 of Residential Sales Price					$0.34
110							
111	Source	www.shopandcomparerates.com, January 4, 2009.					
112–114							

While information from the Florida Department of Insurance Regulation is used to determine the insurance costs a residence, the prices of for-sale housing units reported in the worksheet reflect both the price of the residential structure as well as the price of the land on which the residence is located. Therefore, Cell G106 allows the user to make an adjustment to the insurance rate to remove land costs based on property appraiser just values for land and structures for all for-sale residential units included as part of the off-site for-sale affordable housing supply in the For Sale Survey worksheet. The worksheet determines the percentage of building value based on Building Value divided by the sum of Building Value and the Market Land Value. To use this method, the For Sale Survey worksheet should include these values for all units. If values are missing for some entries, the user must document why they are missing and why their absence does not adversely affect the resulting calculation.

AFFORDABILITY

The Affordability worksheet uses the values calculated by the Utilities, Bedrooms, and Taxes worksheets, as well as information from the GenInfo worksheet, to calculate affordable monthly rents and affordable for-sale affordable housing prices by salary-income range. Columns E through G identify affordable monthly housing payments by salary-income range. In the case of rental units, utilities must be subtracted from the affordable housing payment (Columns E through G) to determine affordable rents. Similarly, for-sale units, taxes, homeowners insurance, and private mortgage insurance must be subtracted from the affordable housing payment to determine an affordable housing price. In the case of for-sale units, a five percent down-payment is assumed. Columns AA through AT contain interim calculations used in columns M and N to determine monthly taxes.

TABLE 15

AFFORDABILITY WORKSHEET EXCERPT

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3																									
2	RENTAL AND FOR-SALE UNIT AFFORDABILITY BY SALARY INCOME RANGE																									
3	Enter PMI Factor	Avg. Local Govt. Water Mgmt Dist & Other Millage:					18.6105	Avg. Shool District Millage:			3.1030		30-Year Mortgage Interest Rate:			6.00%			Avg monthly Insurance Premium per $1000 of Home Price:						$0.34	
4	In Cell Y4	Avg. Annual Fees (Non-Advalorem Prop. Tax)					$241.33	Assessment Ratio:			1.00		Insurance Adjustment Factor:			0.051			PMI Adjustment Factor:						0.0976	
5								Rental Units				For-sale Units														
6	Income Class	Salary-Income Range			Total Affordable Monthly Payment			Monthly HUD Utility Allowance	Affordable Monthly Rent			Monthly Taxes & Assessments/Fees			Monthly Insurance		Monthly PMI		Monthly Mortgage Payment		Mortgage			Home Price		
7																										
8												Non-Ad Valorem	Ad Valorem													
9		Low	Midpoint	High	Low	Midpoint	High		Low	Midpoint	High		Low	High	Low	High	Low	High	Low	High	Low	Midpoint	High	Low	Midpoint	High
55	Out of Range	1,601	1,601	1,601	40	40	40	286	-246	-246	-246	20	0	0	1	1	2	2	17	17	2,844	2,844	2,844	2,993	2,993	2,993
56	Very Low	1,601	2,070	2,540	40	52	64	286	-246	-235	-223	20	0	0	1	2	2	4	17	37	2,844	4,520	6,197	2,993	4,758	6,523
57	Very Low	2,541	3,791	5,040	64	95	126	286	-223	-192	-160	20	0	0	2	5	4	10	37	91	6,197	10,661	15,124	6,523	11,222	15,920
58	Very Low	5,041	6,291	7,540	126	157	189	286	-160	-129	-98	20	0	0	5	9	10	16	91	144	15,124	19,555	23,987	15,920	20,585	25,249
59	Very Low	7,541	8,791	10,040	189	220	251	286	-98	-67	-35	20	0	14	9	11	16	20	144	186	23,987	27,495	31,004	25,249	28,943	32,636
60	Very Low	10,041	11,291	12,540	251	282	314	286	-35	-4	27	20	14	27	11	14	20	25	186	228	31,004	34,513	38,022	32,636	36,330	40,023
61	Very Low	12,541	13,791	15,040	314	345	376	286	27	58	90	20	27	41	14	16	25	29	228	270	38,022	41,531	45,040	40,023	43,717	47,410
62	Very Low	15,041	16,291	17,540	376	407	439	286	90	121	152	20	41	47	16	19	29	34	270	318	45,040	49,060	53,080	47,410	51,642	55,874
63	Very Low	17,541	18,791	20,040	439	470	501	286	152	183	215	20	47	49	19	22	34	40	318	370	53,080	57,377	61,673	55,874	60,396	64,919
64	Very Low	20,041	21,291	22,540	501	532	564	286	215	246	277	20	49	51	22	25	40	46	370	421	61,673	65,969	70,266	64,919	69,442	73,964
65	Very Low	22,541	23,791	25,040	564	595	626	286	277	308	340	20	51	64	25	28	46	50	421	464	70,266	73,865	77,464	73,964	77,753	81,541
66	Very-Low - Low	25,041	26,291	27,540	626	657	689	286	340	371	402	20	64	77	28	30	50	55	464	507	77,464	80,973	84,482	81,541	85,235	88,928
67	Low	27,541	28,791	30,040	689	720	751	286	402	433	465	20	77	90	30	33	55	59	507	549	84,482	87,990	91,499	88,928	92,622	96,315
68	Low	30,041	31,291	32,540	751	782	814	286	465	496	527	20	90	104	33	35	59	64	549	591	91,499	95,008	98,517	96,315	100,009	103,702
69	Low	32,541	33,791	35,040	814	845	876	286	527	558	590	20	104	117	35	38	64	68	591	633	98,517	102,026	105,535	103,702	107,396	111,089
70	Low	35,041	36,291	37,540	876	907	939	286	590	621	652	20	117	130	38	40	68	73	633	675	105,535	109,044	112,552	111,089	114,783	118,476
71	Low	37,541	38,791	40,040	939	970	1,001	286	652	683	715	20	130	144	40	43	73	78	675	717	112,552	116,061	119,570	118,476	122,170	125,863
72	Low	40,041	41,291	42,540	1,001	1,032	1,064	286	715	746	777	20	144	157	43	45	78	82	717	759	119,570	123,079	126,588	125,863	129,557	133,250

As previously mentioned, homeowners insurance, private mortgage insurance and taxes, must be subtracted from the Affordable Monthly Payments in Columns E through G to determine affordable monthly mortgage payments and a corresponding home prices. Monthly ad valorem taxes (Columns M and N) are based on the ad valorem tax rates of affordable home prices. Monthly taxes, private mortgage insurance, and homeowners insurance are then subtracted from the Affordable Monthly Payment. At this point, however, the amount paid in taxes, etc. is too high, as it is based on the values from the Affordable Monthly Payments columns which did not take into account homeowners insurance and private mortgage insurance. Therefore, the worksheet recalculates based on affordable monthly payment, less homeowners and private mortgage insurance.

At this point, the values on which the initial calculation of homeowners and private mortgage insurance is too high, as the initial calculations were based on the value contained in the Affordable Monthly Payments columns, less taxes, which is now based on a lower affordable monthly payment. The affordable monthly payment must now be adjusted to take into account the deductions for taxes and insurance. A number of iterations of these calculations must be performed before the worksheet identifies an affordable monthly payment which is the same for homeowners insurance, private mortgage insurance, and taxes. As previously noted, 60 iterations may be necessary to obtain accurate and stable results.

As the name indicates, Monthly Insurance (Columns F and G) determines the price of monthly homeowners insurance. Due to the complexities of the worksheet, the monthly payment cannot be determined by simply multiplying a monthly insurance rate per $1,000 of Home Price (Columns X through Z). Instead, a ratio is established between the monthly payment amount and the average monthly insurance cost for a home price representing the combined average home replacement value identified in Cell E44 of the Insurance worksheet. This ratio is referred to as the Insurance Adjustment Factor (Cells M4 through Q4 of the Affordability worksheet). The Insurance Adjustment Factor is a ratio which determines the correct monthly insurance for the average-priced home used in the Insurance worksheet (the yellow highlighted row in the Affordability worksheet represents the row which contains the home price of the combined average replacement value identified in Cell E44 of the Insurance worksheet). The ratio is then applied to all other home prices in the Affordability worksheet to estimate monthly homeowner insurance costs.

Cell X4 is the Private Mortgage insurance Factor. This factor is used by the worksheet to calculate the price of Private Mortgage Insurance for each Salary-income Range. The value of Cell X4 should be set so that private mortgage insurance values in row 81 equal, as closely as possible, the high and low mortgage amounts in cells AB4 and AD4. The values in cells AB2 and AD2 equal row 81 high and low mortgage amounts multiplied by .0078 divided by 12. The calculation (i.e., 0.0078/12 multiplied by the mortgage amount) is generally recognized as a reasonable approximation of private mortgage insurance costs.[2] **The determination of the correct value is a trial-and-error process. It is anticipated that several iterations will be necessary to determine the correct value for Cell X4**. In the example worksheet, 0.0976 is the value of the Private Mortgage Insurance Factor.

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[2] See http://www.westga.edu/~bquest/1997/costof.html, http://www.rateupdate.com/pmi.asp, and http://www.1stfin.com/mortgageBasics/pmi/pmiCost.html.

TABLE 16

AFFORDABILITY WORKSHEET EXCERPT
PRIVATE MORTGAGE INSURANCE FACTOR

	AA	AB	AC	AD
1	PMI for Row 81 should be as close as possible to the following			
2	Low Mortgage:	$119	High Mortgage:	$123
3	Current PMI Value for Row 81			
4	Low Mortgage:	$118	High Mortgage:	$123

SUPPLY-DEMAND ANALYSIS – THE UNMET NEED WORKSHEET

The dark-blue tabbed UnmetNeed worksheet represents the heart of the workbook. It assists the user in matching the current phase affordable housing demand to the identified affordable housing supply. Column D contains the affordable housing demand from the DemandT worksheet while Columns I through L contains the available affordable supply from the affordable housing supply worksheets.

The user must enter in Column M and N all housing units used to meet the affordable housing demand of all proximate Developments of Regional Impact (Developments of Regional Impact with affordable housing supply areas which overlap the affordable housing supply area of the Development of Regional Impact which is the subject of this analysis) approved within the past five years. The grey-tabbed worksheets (Table A, Table B, Table C, and Table D) outline a method for identifying affordable housing units which must be reserved for a proximate Development of Regional Impact. However, the worksheets have not been activated as of this writing and remain conceptual in nature. Consult the North Central Florida Regional Planning Council Affordable Housing Methodology for guidance in the identification of such units should the affordable housing supply area of a proximate Development of Regional Impact approved within the past five years overlap the affordable housing supply area of the Development of Regional Impact which is the subject of this analysis.

Column Q, Interim Surplus/Deficit, matches supply to demand by salary-income range. A negative number in Column Q indicates the presence of unmet demand. Columns S and T distribute any excess affordable housing supply identified in Column Q between for-sale and for-rent units based on user preference entered in Column R.

Column R is the Maximizer column. It allows the user to specify how available for-sale and rental units are to be used to offset affordable housing demand. Since surplus affordable housing units can be used to implement the developer subsidy mitigation option, it may be more cost-effective to have as many surplus units of one type or the other available for developer subsidy mitigation. Therefore, the Maximizer column allows the user to choose which type of units should be maximized for use in the determination of developer subsidy mitigation. If the column is left blank, the worksheet defaults to a proportionate share allocation method, whereby the percentage of surplus units identified in Columns S and T is the same as prior to the matching of supply to demand (i.e., the same as in Columns O and P). However, if the user wishes to maximize the number of for-sale units available for developer-subsidy mitigation, the user should enter the letter "s" (without the quotations) in the desired salary-income range in Column R. Conversely, if the user desires to maximize the number of rental units available for developer-subsidy mitigation, the letter "r" (without quotations) should be entered. The user may wish to try several combinations of methods to determine the most cost-effective developer-subsidy mitigation strategy.

While Excel can match supply to demand within salary-income ranges, it cannot match excess housing supply which is affordable to lower salary-income ranges to the unmet demand of higher salary-income ranges. Therefore, the orange columns (T through Y) assist the user with accomplishing this task. Columns S, T, and Y contain orange numbers to indicate a relationship with Columns U through X. Values entered in Columns U and V are subtracted from Columns S and T.

Tables 17 and 18 present a "before and after" view of this section of the worksheet. In Table 17, Column Y presents the Current Phase Unmet Demand after the available affordable housing supply is subtracted from the affordable housing demand within each salary-income range. As can be seen, several salary-income ranges contain significant amounts of unmet demand. Columns S and T (For-sale and Rental Housing Units Available to Meet Higher-Income Demand) represent surplus affordable housing units. These units, while not used within their respective salary-income ranges to meet demand, can still be used to meet any unmet demand within higher salary-income ranges.

TABLE 17

UNMETNEED WORKSHEET EXCERPT
BEFORE USER INPUT

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC
4	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3																												
5	AFFORDABLE HOUSING DEMAND AND SUPPLY																												
6	Income Class	Salary-Income Range		Affordable Rental Units Monthly Rent Range		Affordable For-sale Units Price Range		Current Phase Demand	Affordable Housing Supply				Less Overlapping Units Reserved for Prior DRIs		Net For-sale Units	Net Rental Units	Matching Supply to Demand	Maximizer S= For-sale R=Rental	Housing Units Available to Meet Higher-Income Demand		Housing Units Used to Meet Higher-Income Demand		Unmet Demand Met by Available Lower-Income Housing Supply		Current Phase Unmet Need	Prior Phase Unmet Need	Cumulative Unmet Need	Housing Units Available for Mitigation	
7									Rental Units		For-sale Units																		
8													For-sale Units	Rental Units			Interim Surplus/Deficit	Default = Proportions										For-sale Units	Rental Units
9		Low	High	Low	High	Low	High		On-site	Off-site	On-site	Off-site							For-sale	Rental	For-sale	Rental	For-sale	Rental					
57	Very Low	2,541	5,040	-223	-160	6,523	15,920	1	0	0	0	0			0	0	-1		0	0					1	0	1	0	0
58	Very Low	5,041	7,540	-160	-98	15,920	25,249	4	0	0	0	2			2	0	-2		0	0					2	8	10	0	0
59	Very Low	7,541	10,040	-98	-35	25,249	32,636	12	0	0	0	2			2	0	-10		0	0					10	2	12	0	0
60	Very Low	10,041	12,540	-35	27	32,636	40,023	25	0	0	0	11			11	0	-14		0	0					14	3	17	0	0
61	Very Low	12,541	15,040	27	90	40,023	47,410	47	0	0	0	20			20	0	-27		0	0					27	1	28	0	0
62	Very Low	15,041	17,540	90	152	47,410	55,874	60	0	1	0	109			109	1	50		50	0					0	19	19	50	0
63	Very Low	17,541	20,040	152	215	55,674	64,919	84	0	0	0	40			40	0	-44		0	0					44	5	49	0	0
64	Very Low	20,041	22,540	215	277	64,919	73,964	87	0	0	0	41			41	0	-46		0	0					46	0	46	0	0
65	Very Low	22,541	25,040	277	340	73,964	81,541	121	0	36	0	75			75	36	-10		0	0					10	7	17	0	0
66	Very-Low - Low	25,041	27,540	340	402	81,541	88,928	120	0	6	0	8			8	6	-100		0	0					100	7	113	0	0
67	Low	27,541	30,040	402	465	88,928	96,315	180	0	3	0	90			90	3	-87		0	0					87	5	92	0	0
68	Low	30,041	32,540	465	527	96,315	103,702	114	0	8	0	189			189	8	83		80	1					0	1	1	80	3
69	Low	32,541	35,040	527	590	103,702	111,089	135	0	0	4	282			286	0	151		151	0					0	7	7	151	0
130	Total							2,050	3	145	0	3,033	0	0	3,039	148	1,737	0	2,016	68	0	0	0	0	347	65	412	2,016	68
131	Total Unmet Need	412																											

As can be seen in Table 17, Columns S and T (Housing Units Available to Meet Higher-Income Demand) identify 50 surplus vacant For-sale units within the $15,041 - $17,540 salary-income range which are available for re-allocation to higher-income salary-income ranges with unmet demand. Additional for-sale and rental units are available for re-allocation within higher salary-income ranges. Column Y (Current Phase Unmet Demand) indicates 44 units (i.e. households) of current phase unmet demand in the $17,541 - $20,040 salary-income range, 46 units of unmet demand in the $20,041 - $22,540 salary-income range, and 105 units of unmet demand in the $25,041 - $27,540 salary-income range. As can be seen, Column Y also identifies unmet demand in additional salary-income ranges.

Columns U, V, W, and X are used to allocate any of these surplus affordable housing units to meet the unmet demand, as indicated in Column Y, of higher salary-income ranges. The allocation is performed in two stages. The user must first enter the number of for-sale and rental units to be re-allocated to higher salary-income ranges columns U and V (Housing Units Used to Meet Higher-Income Demand). Secondly, the surplus units are re-allocated to the appropriate salary-income range containing unmet demand in Columns W and X, (Unmet Demand Met by Available Lower-income Housing Supply). As can be seen in Table 18, below, 43 of the 50 surplus for-sale housing units and the surplus rental unit within the $15,041 - $17,540 range have been reallocated to meet unmet demand in the $17,541 - $20,040 salary-income range. The remaining 7 for-sale surplus units have been re-allocated to the $20,041 - $22,540 salary-income range.

TABLE 18

UNMETNEED WORKSHEET EXCERPT
AFTER USER INPUT

TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3
AFFORDABLE HOUSING DEMAND AND SUPPLY

	A	B	C	E	E	F	G	H	I	I	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC
6	Income Class	Salary-Income Range		Affordable Rental Units Monthly Rent Range		Affordable For-sale Units Price Range		Current Phase Demand	Affordable Housing Supply				Less Overlapping Units		Net For-sale Units	Net Rental Units	Matching Supply to Demand.	Maximizer	Housing Units Available to Meet Higher-Income Demand		Housing Units Used to Meet Higher-Income Demand		Unmet Demand Met by Available Lower-Income Housing Supply		Current Phase Unmet Need	Prior Phase Unmet Need	Cumulative Unmet Need	Housing Units Available for Mitigation	
7									Rental Units		For-sale Units		Reserved for Prior DRI					S= For-sale											
8													For-sale Units	Rental Units			Interim Surplus/Deficit	R=Rental										For-sale Units	Rental Units
9		Low	High	Low	High	Low	High		On-site	Off-site	On-site	Off-site						Default = Proportions	For-sale	Rental	For-sale	Rental	For-sale	Rental					
57	Very Low	2,541	5,040	-222	-160	6,523	15,920	1	0	0	0	0			0	0	-1		0	0					1	0	1	0	0
58	Very Low	5,041	7,540	-160	-97	15,920	25,249	4	0	0	0	2			2	0	-2		0	0					2	0	10	0	0
59	Very Low	7,541	10,040	-97	-35	25,249	32,636	12	0	0	0	2			2	0	-10		0	0					10	2	12	0	0
60	Very Low	10,041	12,540	-35	28	32,636	40,023	25	0	0	0	11			11	0	-14		0	0					14	3	17	0	0
61	Very Low	12,541	15,040	28	90	40,023	47,410	47	0	0	0	20			20	0	-27		0	0					27	1	28	0	0
62	Very Low	15,041	17,540	90	153	47,410	55,874	60	0	1	0	109			109	1	50		0	0	50				0	19	19	0	0
63	Very Low	17,541	20,040	153	215	55,874	64,919	84	0	0	0	40			40	0	-44		0	0			43		1	5	6	0	0
64	Very Low	20,041	22,540	215	278	64,919	73,964	87	0	0	0	41			41	0	-46		0	0			7		39	0	39	0	0
65	Very Low	22,541	25,040	278	340	73,964	81,541	121	0	42	0	75			75	42	-4		0	0					4	7	11	0	0
66	Very-Low - Low	25,041	27,540	340	403	81,541	88,928	120	0	0	0	8			8	0	-112		0	0					112	7	119	0	0
67	Low	27,541	30,040	403	465	88,928	96,315	180	0	3	0	90			90	3	-87		0	0					87	5	92	0	0
68	Low	30,041	32,540	465	528	96,315	103,702	114	0	8	0	189			189	8	83		80	3					0	1	1	80	3
69	Low	32,541	35,040	528	590	103,702	111,089	135	0	0	4	282			286	0	151		151	0					0	7	7	151	0
130	Total							2,050	3	147	6	3,633	0	0	3,639	150	1,739	0	1,967	69	50	0	50	0	297	65	362	1,967	69
131	Total Unmet Need	362																											
132	Prepared by:	Spiffy Diffy Planning Consultants, January 15, 2009																											

Columns S, T, and Y contain orange numbers. The color indicates that inputs by the user in Columns U, V, W, and Y change the values of Columns S, T, and Y. After re-allocation of the surplus affordable housing supply, the number of for-sale housing units available to meet higher income demand in the $15,041 - $17,540 salary-income range dropped from 50 to 0 in Table 18. Similarly, the number of surplus rental units also drops to 0. Corresponding with the reductions in surplus housing units, Table 18 indicates a reduction in current phase unmet demand. The table now indicates no current phase unmet demand within the $17,541 - $20,040 salary-income range (Cell Y60). Unmet demand dropped from 46 to 39 in the $20,041 - $22,540 salary-income range.

For any value entered by the user in Columns U and V, there must be a corresponding entry in Columns W and X. A quick check to be certain this is the case can be obtained by viewing the totals row for these columns (row 130). The value in Cell U130 must equal the value of Cell W130. Similarly, the value of Cell V130 must equal the value of cell X130.

Although additional housing units are available in the $30,041 - $32,540 and higher salary-income ranges, none of these units can be used to offset the remaining unmet need in the lower salary-income ranges as the surplus housing units are not affordable to the unmet need of the lower salary-income ranges.

The values in Columns S and T should never be negative numbers. A negative number indicates that more housing supply than actually exists has been removed by the user via Columns U and V. Similarly, Column Y should never contain negative numbers. A negative number in Column Y indicates the user has assigned more units than exist in Columns W and Y.

Column Z contains any unmet need from prior phases as identified in the DemandPrior worksheet. Column AA sums Column Y and Z to determine the cumulative unmet need through the current phase. Columns AB and AC identify the excess/unused affordable housing supply. This supply can be used to mitigate any significant unmet need using the developer subsidy mitigation method.

MITIGATION OF SIGNIFICANT AFFORDABLE HOUSING IMPACT

CREDITPRIOR

The CreditPrior worksheet is used to adjust the "affordability value" of unused mitigation credits from prior phases to current phase-year dollars. A salary-income distribution from the prior phase is contained in Columns B through D based on the median family income used for the affordable housing analysis of the prior phase. The user enters any unused mitigation credits from the prior phase in Column E in the salary-income range to which they were credited. Column F converts the prior phase income to which the mitigation credits were initially credited to current phase income. The conversion is based on the percentage change in county North American Industrial Classification System average incomes (North American Industrial Classification System Code 10) between the prior phase and the current phase. The user then re-enters the mitigation credits in Column G in the row with the current phase salary-income change containing the current phase value of the mitigation credit.

In Table 19 below, Cell E58 contains 0.5 mitigation credits. The value of the credit ($2,835 as indicated in cell C58) is converted in Cell F58 to a current phase value of $3,650. The 0.5 mitigation credit is then entered by the user in Cell G57, since row 57 is the row containing the current phase salary-income range ($2,541 to $5,040) which spans $3,650. This process is repeated by the user for all mitigation credits identified in Column E.

TABLE 19

CREDITPRIOR WORKHSHEET EXCERPT

	A	B	C	D	E	F	G	H	I	J	K
1	>>Fill in the pink cells. All other numbers will automatically update. <<										
2	TUSCAWILLA DEVELOPMENT OF REGIONAL IMPACT, PHASE 2 OF 3										
3	Conversion of Unused Housing Mitigation Credits From Prior Phase to Current Phase										
4	Prior Phase ES 202 Report Income Year: 2002					Conversion	Current Phase ES 202 Report Income Year: 2007				
5	Prior Phase Unused Mitigation Credits					of Prior	Redistribution of Prior Phase Unused Mitigation Credits				
6						Phase	to Current Phase Salary-Income Ranges				
7											
8	Income Class	Salary- Income Range			Total	Unused	Unused	Current Phase Salary-Income			Total
9		Low	Midpoint	High	Unused Credits	Credits Phase	Prior Phase	Ranges Low	Midpoint	High	
54	Out of Range	1,476	1,476	1,476				1,601	1,601	1,601	0 0
55	Out of Range	1,476	1,476	1,476				1,601	1,601	1,601	0 0
56	Out of Range	1,476	1,476	1,476				1,601	2,070	2,540	0.0
57	Very Low	1,476	1,530	1,584			0.5	2,541	3,791	5,040	0.5
58	Very Low	1,585	2,835	4,084	0.5	$3,650	1.0	5,041	6,291	7,540	1.0
59	Very Low	4,085	5,335	6,584	1.0	$6,869	3.0	7,541	8,791	10,040	3 0
60	Very Low	6,585	7,835	9,084	0.5	$10,088	0.5	10,041	11,291	12,540	0.5
61	Very Low	9,085	10,335	11,584	3.0	$13,307		12,541	13,791	15,040	0.0
62	Very Low	11,585	12,835	14,084	0.5	$16,526	0.5	15,041	16,291	17,540	0.5
63	Very Low	14,085	15,335	16,584				17,541	18,791	20,040	0.0
64	Very Low	16,585	17,835	19,084				20,041	21,291	22,540	0 0
65	Very Low	19,085	20,335	21,584				22,541	23,791	25,040	0 0
66	Very Low	21,585	22,835	24,084				25,041	26,291	27,540	0.0
67	Very-Low - Low	24,085	25,335	26,584				27,541	28,791	30,040	0.0
68	Low	26,585	27,835	29,084				30,041	31,291	32,540	0.0
69	Low	29,085	30,335	31,584				32,541	33,791	35,040	0 0
70	Low	31,585	32,835	34,084				35,041	36,291	37,540	0.0
71	Low	34,085	35,335	36,584				37,541	38,791	40,040	0.0
72	Low	36,585	37,835	39,084				40,041	41,291	42,540	0 0
73	Low-Moderate	39,085	40,335	41,584				42,541	43,791	45,040	0 0
74	Moderate	41,585	42,835	44,084	0.5	$55,156		45,041	46,291	47,540	0.0
75	Moderate	44,085	45,335	46,584				47,541	48,791	50,040	0.0
76	Moderate	46,585	47,835	49,084				50,041	51,291	52,540	0.0
77	Moderate	49,085	50,335	51,584				52,541	53,791	55,040	0 0
78	Moderate	51,585	52,835	54,084			0.5	55,041	56,291	57,540	0.5
79	Moderate	54,085	55,335	56,584				57,541	58,791	60,040	0.0
80	Moderate	56,585	57,835	59,084				60,041	61,291	62,540	0.0
130	Total				6.0		6.0				6.0
131											
132		Land Use	NAICS Code	2002 ES202 Avg. Annual	2007 ES202 Avg Annual	Percentage Increase 2002 - 2007					
133											
134											
135		Total, All Industries	10	$28,869	$37,173	28.76%					
136											

Should the current phase of the project result in a significant affordable housing impact, or should the Applicant voluntarily choose to mitigate affordable housing impact which is less than the significance threshold established by Rule 9J-2.048, Florida Administrative Code, the MitigationP and MitigationC worksheets will assist the user in determining how the affordable housing impact is mitigated. Rule 9J-2.048(8)(b)1, Florida Administrative Code, states that a significant affordable housing impact is to be mitigated when needed. Therefore, for mitigating current phase impacts, the mitigation can be supplied in increments as the project is built, or when building permits are obtained for the project. However, in the case of a multi-phase project where the prior phase had unmet need which was not significant but became significant when combined with the unmet need of the current phase, the mitigation of the prior phase unmet need must occur prior to the start of the current phase as the mitigation is needed at this time. Therefore, the MitigationP worksheet is used to address the mitigation of prior phase unmet need while the MitigationC worksheet is used for the mitigation of unmet need generated by the current phase.

MITIGATIONP AND MITIGATIONC

The MitigationP and MitigationC worksheets are nearly identical. They are designed to mitigate any significant unmet need. The worksheets are large, using columns A through CA. They are divided into two main sections: The first section mitigates unmet need using developer-provided units specifically designated for mitigation purposes and associated mitigation credits. The second part of the worksheets determines mitigation based on the difference between what the unmet need (if any exists after first mitigating with developer-provided units) can afford and what the remaining, although unaffordable, housing supply costs.

Developer-provided housing units and mitigation credits are subtracted from the unmet need. Any remaining unmet need is mitigated using the developer subsidy method in the second section of the worksheet. Although the project must mitigate its significant affordable housing impacts, either the developer-provided housing method, the developer-subsidy method, or a combination of the two, can be used to mitigate a significant affordable housing impact. If the user chooses to mitigate all of the unmet need of the project using the developer-subsidy method, then no housing units or mitigation credits should be entered in the worksheets.

DEVELOPER-PROVIDED AFFORDABLE HOUSING MITIGATION UNITS

That portion of the MitigationP and MitigationC worksheets dealing with developer-provided affordable housing mitigation units is grouped by geographic area and by areas where differing rates of mitigation credits are awarded. These differing classes of mitigation credits: the project site; off-site but within the Affordable Housing Supply Area with direct mass transit; off-site but within the Affordable Housing Supply Area without direct mass transit; Affordable Housing Mitigation Area with direct mass transit; and Affordable Housing Mitigation Area without direct mass transit. This portion of the worksheet uses columns A through BM. Given the large size of the first part of the worksheet, Tables 20 through 23 examine the first part of the MitigationP worksheet.

MITIGATION OF PRIOR PHASE UNMET NEED USING PRIOR PHASE UNUSED MITIGTION CREDITS

Since prior phase unmet need and unused credits are updated by the workbook to take into account changes in wages of the unmet need and changes in the values of unused mitigation credits, it is possible that prior phase mitigation credits which could not be used during the prior phase analysis may now be available to mitigate the prior phase unmet need. Table 20 provides an excerpt from the NCFLHousingpopulated workbook MitigationP worksheet. In Table 20, Columns F through H are used to mitigate prior phase unmet need using prior phase unused mitigation credits. In Table 20, Cell E58 indicates 8 units (households) of prior phase unmet need within the $5,401 - $7,540 salary-income range. Cell F58 indicates one unused prior mitigation credit within the salary-income range. Cell G58 subtracts the unused prior phase mitigation credit, reducing the prior phase unmet need to 8. Cell H58 indicates that there a no remaining prior phase unused mitigation credits within the salary-income range. Similarly, Cell E59 indicates two units of prior phase unmet need. In this case Cell F59 indicates 3 unused prior phase mitigation credits. Cell G59 reveals no remaining unmet need while Cell H59 indicates 1 remaining prior phase unused mitigation credit.

TABLE 20

MITIGATIONP WORKSHEET EXCERPT, COLUMNS A THROUGH H MITIGATING PRIOR PHASE UNMET NEED

	A	B	C	D	E	F	G	H
1	Fill in the pink and orange cells.							
2								
3	MITIGATION OF PRIOR PHASE AFFORDABLE HOUSING NEED							
4–8	Income Class	Salary-Income Range			Prior Phase Unmet Need	Prior Phase Unused Mitigation Credits	Prior Phase Unmet Need, Less Prior Phase Mitigation Credits	Remaining Mitigation Credits
9		Low	Midpoint	High				
54	Out of Range	1,601	1,601	1,601	0	0.00	0.00	0.00
55	Out of Range	1,601	1,601	1,601	0	0.00	0.00	0.00
56	Very Low	1,601	2,070	2,540	0	0.00	0.00	0.00
57	Very Low	2,541	3,791	5,040	0	0.50	0.00	0.50
58	Very Low	5,041	6,291	7,540	8	1.00	7.00	0.00
59	Very Low	7,541	8,791	10,040	2	3.00	0.00	1.00
60	Very Low	10,041	11,291	12,540	3	0.50	3.00	0.50
61	Very Low	12,541	13,791	15,040	1	0.00	1.00	0.00
62	Very Low	15,041	16,291	17,540	19	0.50	19.00	0.50
63	Very Low	17,541	18,791	20,040	5	0.00	5.00	0.00
64	Very Low	20,041	21,291	22,540	0	0.00	0.00	0.00
65	Very Low	22,541	23,791	25,040	7	0.00	7.00	0.00
66	Very-Low - Low	25,041	26,291	27,540	7	0.00	7.00	0.00
67	Low	27,541	28,791	30,040	5	0.00	5.00	0.00
68	Low	30,041	31,291	32,540	1	0.00	1.00	0.00
69	Low	32,541	33,791	35,040	7	0.00	7.00	0.00
70	Low	35,041	36,291	37,540	0	0.00	0.00	0.00
71	Low	37,541	38,791	40,040	0	0.00	0.00	0.00
130	Total				65	6.00	62.00	3.00

As can be seen in Table 20, Cell H130 reveals a total of 3.0 unused mitigation credits.[3] These unused credits can be used to mitigate the unmet need of higher salary-income ranges in Column G. Table 21 addresses how the worksheet is used to allocate these the unused mitigation credits of lower salary-income ranges to the remaining unmet need.

TABLE 21

MITIGATIONP WORKSHEET EXCERPT, COLUMNS G THROUGH L USING MITIGATION CREDITS FROM LOWER SALARY-INCOME RANGES TO MITIGATE UNMET NEED OF HIGHER SALARY-INCOME RANGES

	G	H	I	J	K	L
1–3						
4–9	Prior Phase Unmet Need, Less Prior Phase Mitigation Credits	Remaining Mitigation Credits	Matching Prior Phase Mitigation Credits to Prior Phase Unmet Need			
			Remaining Mitigation Credits	Mitigation Credits Used to Mitigate Higher-Income Unmet Need	Unmet Need Mitigated by Lower-Income Mitigation Credits	Remaining Prior Phase Unmet Need
54	0.00	0.00	0.00			0.00
55	0.00	0.00	0.00			0.00
56	0.00	0.00	0.00			0.00
57	0.00	0.50	0.50			0.00
58	7.00	0.00	0.00			7.00
59	0.00	1.00	0.00	**1.00**		0.00
60	3.00	0.50	0.00	**0.50**	**1.00**	2.00
61	1.00	0.00	0.00			1.00
62	19.00	0.50	0.00	**0.50**	**1.00**	18.00
63	5.00	0.00	0.00			5.00
64	0.00	0.00	0.00			0.00
65	7.00	0.00	0.00			7.00
66	7.00	0.00	0.00			7.00
67	5.00	0.00	0.00			5.00
68	1.00	0.00	0.00			1.00
69	7.00	0.00	0.00			7.00
70	0.00	0.00	0.00			0.00
71	0.00	0.00	0.00			0.00
72	0.00	0.00	0.00			0.00
130	62.00	3.00	1.00	2.00	2.00	60.00

[3] Rows 54 through 71 contain only 2.5 mitigation credits. The other 0.5 unit of mitigation credit is contained in a row which is not included in the MitigationP table excerpt.

Columns H and I of Table 21 both indicate remaining unused mitigation credits. However, Column I differs from Column H as it is a dynamic column. Changes made by the user to Column J (Mitigation Credits Used to Meet Higher-Income Unmet Need) will result in changes to the values in Column I (Remaining Mitigation Credits). If no entries existed in Column J, the values of Cells I59, I60, and I62 would be 1.00, 0.50, and 0.50, respectively. Column L indicates the remaining unmitigated need. Column L is also dynamic, reflecting changes made by the user to Column K (Unmet Need Mitigated by Mitigation Credits Used to Meet Higher-Income Unmet Need).

As can be seen in Cell H130, 3.0 unused mitigation credits exist. These unused mitigation credits can be used to mitigate the unmet need identified in Column G. As can be seen, Table 21 contains 10 salary-income ranges with a combined total of 62 units of unmet need. For every entry made in Column J, there must be a corresponding entry in Column K. Therefore, Cell J130 must equal Cell K130.

Note that Cell G58 indicates 7 units of unmet need but that neither of the two mitigation credits is used to mitigate this unmet need. The unmet need is in a lower salary-income range than the unused mitigation credits. Therefore the credits are considered unaffordable to the unmet need and cannot be used to mitigate the 7 units.

TABLE 22

MITIGATIONP WORKSHEET EXCERPT, COLUMNS L THROUGH T USING ON-SITE, DEVELOPER PROVIDED HOUSING UNITS TO MITIGATE PRIOR PHASE UNMET NEET

L	M	N	O	P	Q	R	S	T
SING NEED								
Matching Prior Phase	Mitigation of Unmet Need Via Developer-Provided Housing Units							
	On-Site, Developer-provided Affordable Housing Units							
Remaining Prior Phase Unmet Need	Unused Units from Prior Phase		Current Phase Units		Remaining Prior Phase Unmet Need	On-Site Mitigation Credits	Remaining Prior Phase Unmet Need Less Mitigation Credits	Remaining Mitigation Credits
	For-sale	Rental	For-sale	Rental				
0.00					0.00	0.00	0.00	0.00
0.00					0.00	0.00	0.00	0.00
0.00					0.00	0.00	0.00	0.00
0.00					0.00	0.50	0.00	0.50
7.00				**4.00**	3.00	2.00	1.00	0.00
0.00					0.00	0.00	0.00	0.00
2.00					2.00	0.00	2.00	0.00
1.00					1.00	0.00	1.00	0.00
13.00	**3.00**	**4.00**	**2.00**		9.00	4.50	5.00	0.50
5.00	**1.00**	**1.00**	**1.00**		2.00	1.50	1.00	0.50
0.00					0.00	0.00	0.00	0.00
7.00	**1.00**	**2.00**	**2.00**		2.00	2.50	0.00	0.50
7.00	**1.00**				6.00	0.50	6.00	0.50
5.00			**4.00**		1.00	2.00	1.00	2.00
1.00					1.00	0.00	1.00	0.00
7.00				**1.00**	6.00	0.50	6.00	0.50
0.00					0.00	0.00	0.00	0.00
0.00					0.00	0.00	0.00	0.00
0.00					0.00	0.00	0.00	0.00
60.00	6.00	7.00	9.00	5.00	33.00	14.50	24.00	5.50

Columns L through T allow the user to mitigate the remaining prior phase unmet need with developer-provided housing. Developer-provided housing units from the prior phase, if not previously used to meet demand as part of the demand-supply determination or to mitigate prior phase unmet need, may be used to mitigate the unmet need of the current phase. The user should enter such units in Columns M and N. The units should be entered into the appropriate salary-income ranges which reflect their current for-sale price and/or monthly rent. The user may also use current phase developer-provided housing units in Columns O and P. However, when used in the MitigationP worksheet to mitigate the prior phase unmet need, such units must be provided prior to the construction of any development of the current phase.

Column Q subtracts the developer-provided units in Columns M through P from Column L. Developer-provided units located on the project site receive the highest mitigation credit (0.5 credits per developer-provided on-site unit) and therefore may be a cost-effective mitigation method. Unused mitigation credits generated as a result of developer-provided units used for mitigation in the prior phase are combined with mitigation credits generated by developer-

provided on-site housing in Columns M through P and are summed in Column R. Column S then subtracts remaining prior phase unmet need reported in Column Q from the on-site mitigation credits reported in Column R. Remaining unmet need and mitigation credits are reported in Columns S and T. As can be seen in Table 22, the prior phase remaining unmet need has been reduced from 60 units, as reported in Cell L130, to 24 units, as reported in Cell S130. Additionally, the project has 5.50 remaining unused mitigation credits, as reported in Cell T130. As with the unused mitigation credits identified in Column H (see Table 20), these unused mitigation credits can be allocated by the user to mitigate unmet need of higher salary-income ranges in Columns U through X. Table 23 provides an excerpt from the NCFLHousingpopulated workbook MitigationP worksheet which matches the unused mitigation credits to the remaining unmet need.

TABLE 23

MITIGATIONP WORKSHEET EXCERPT, COLUMNS T THROUGH X USING MITIGATION CREDITS FROM LOWER SALARY-INCOME RANGES TO MITIGATE UNMET NEED OF HIGHER SALARY-INCOME RANGES

	T	U	V	W	X
1					
2					
3					
4					
5	On-Site,				
6	Remaining Mitigation Credits	Remaining Mitigation Credits	Mitigation Credits Used to Mitigate Higher-Income Unmet Need	Unmet Need Mitigated by Lower-Income Mitigation Credits	Remaining Unmet Need
7					
8					
9					
54	0.00	0.00			0.00
55	0.00	0.00			0.00
56	0.00	0.00			0.00
57	0.50	0.00	0.50		0.00
58	0.00	0.00			1.00
59	0.00	0.00			0.00
60	0.00	0.00			2.00
61	0.00	0.00			1.00
62	0.50	0.00	0.50		5.00
63	0.50	0.00	0.50	1.00	0.00
64	0.00	0.00			0.00
65	0.50	0.00	0.50		0.00
66	0.50	0.00	0.50	1.00	5.00
67	2.00	1.00	1.00	1.00	0.00
68	0.00	0.00			1.00
69	0.50	0.00	0.50	1.00	5.00
70	0.00	0.00			0.00
71	0.00	0.00			0.00
72	0.00	0.00			0.00
130	5.50	1.50	4.00	4.00	20.00

The method of allocating mitigation credits from lower salary-income ranges to the remaining unmet need of higher salary-income ranges is the same as discussed regarding Table 21. As can be seen, the remaining unmet need has dropped from 24, as reported in Cell S130 to 20, as reported in Cell X130.

This process of developer-provided mitigation units and hand-adjustment of mitigation credits from lower salary-income ranges to mitigate the remaining unmet need of higher salary-income ranges is repeated throughout the first part (Columns A through BL) of the worksheet. However, since mitigation credits are not available for developer-provided housing located within the Affordable Housing Supply Area without Direct Mass Transit, the mitigation credit hand-adjustment option is not provided for this section of the MitigationP and MitigationC worksheets (Columns AK – AP). Additionally, one important difference exists between on-site and Affordable Housing Supply Area mitigation compared to mitigation provided within the Affordable Housing Mitigation Area. In the former, the mitigation housing as well as the mitigation credit is used to mitigate unmet need. In the Affordable Housing Mitigation Area, however, only the mitigation credit is used to mitigate unmet. Therefore, within the Affordable Housing Mitigation Area, mitigation credits and developer-provided mitigation unit- equivalents are blended together. Such units are referred to as unit-equivalents throughout the workbook.

In order to avoid double-counting of developer-provided mitigation units and mitigation credits attributable to the prior phase, such developer-provided housing units must not have been previously used to mitigate demand in the prior phase affordable housing analysis.

Since the affordability ranges of developer-provided housing units used for mitigation are hand-entered, subsequent changes to variables which alter the affordability ranges, such as Median Family Income, average annual wage by income, mortgage interest rate, and monthly utility allowance will necessitate re-examination of entries made in the MitigationP and MitigationC worksheets. Changes in affordability by salary-income range may require the user to re-assign developer-provided housing and mitigation units to different salary-income ranges.

The worksheet limits the maximum number of developer-provided units within a particular salary-income range to the unmet need of the range. For example, if the unmet need within a particular salary-income range was 20, then the maximum number of developer-provided housing units is limited so that the sum of the developer-provided units and their associated mitigation credits does not exceed 20. Entering more units than the unmet need will produce an error message in the workbook. If the Applicant wishes to provide additional affordable housing for purposes of mitigating unmet need, then these additional units must be entered in another salary-income range. In this example, if the Applicant wishes to provide 40 units which are affordable to the salary-income range, then the excess units must be allocated to a higher salary-income range.

Finally, any unused mitigation credits are accumulated in Column BM of the MitigationP worksheet and appear in Column F of the MitigationC worksheet. Any unused mitigation credits remaining in Column BM of the MitigationC worksheet may be used to mitigate unmet need in the next project phase.

MITIGATION WITH REMAINING AVAILABLE BUT UNAFFORDABLE AFFORDABLE HOUSING SUPPLY

Any remaining unmitigated need in Column BL is mitigated via the developer subsidy method whereby the developer provides a monetary subsidy equal to the difference between what the remaining unmitigated need can afford to pay and the cost of the cheapest, although unaffordable remaining housing supply identified in Columns BS and BX. Columns BS and BS represent any remaining affordable housing supply surveys/Census housing data which was not used in the Unmet Need worksheet to match supply to demand.

The user should carefully review the number and salary-income ranges of the remaining for-sale and rental units identified in Columns BS and BX. The user must choose how much of the unmitigated demand is to be mitigated via for-sale unit subsidy and via for-rent unit subsidy. The user may try several different combinations of for-sale and for-rent subsidies to determine the most cost-effective mix.

If the user chooses to mitigate some or all of the unmitigated demand via for-sale units, then the number of households to be mitigated is to be entered in Column BG. Column BI calculates the amount these households can afford to pay. The user must then enter in Column BK the number of available for-sale units used to mitigate the unmet need in Column BG. Table 24 provides an example of this section from the MitigationP worksheet for for-sale units. In the example, the table has a total of 19 units of unmet need to be mitigated as indicated in Cell BN130 (Remaining Unmet Need). The user has chosen to mitigate 13 units of unmet need with for-sale units with the selections in Column BO (Number of Households Mitigated via For-sale Units). The remaining 6 units of unmet need are mitigated using rental units (see Table 25). For every entry in Column BO, the table contains a corresponding entry in Column BS (For-sale Units Used for Mitigation). Note that the units entered in column BS are not within the same salary-income range as the households to be mitigated via for-sale units (Column BO). This is because no for-sale units are available for mitigation within the same salary-income range as indicated by Column BR (For-sale Units Available for Mitigation). Therefore, the user has selected 13 for-sale units affordable to the $30,041 - $32,540 salary-income range as these are the cheapest available for-sale units.

TABLE 24

MITIGATIONP WORKSHEET EXCERPT, COLUMNS BN THROUGH BT USING MITIGATION SUBSIDY TO MITIGATE REMAINING UNMET NEED FOR-SALE UNITS

	A	B	C	D	BN	BO	BP	BQ	BR	BS	BT
1	Fill in the pink and orange cells.										
2											
3	MITIGATION OF PRIOR PHASE AFFORDABLE HOUSING NEED									MITIGATION OF PRIOR PHA	
4					Mitigation of Unmet Need Via For-sale Unit Subsidy						
5–9	Income Class	Salary-Income Range			Remaining Unmet Need	Number of Households Mitigated Via For-sale Units	Midpoint Affordable Home Price	What Households Can Afford to Pay	For-sale Units Available for Mitigation	For-sale Units Used for Mitigation	Price of For-sale Units Used for Mitigation
		Low	Midpoint	High							
54	Out of Range	1,601	1,601	1,601	0 0		2,993	0	0		0
55	Out of Range	1,601	1,601	1,601	0.0		2,993	0	0		0
56	Very Low	1,601	2,070	2,540	0 0		4,758	0	0		0
57	Very Low	2,541	3,791	5,040	0.0		11,222	0	0		0
58	Very Low	5,041	6,291	7,540	0.0		20,585	0	0		0
59	Very Low	7,541	8,791	10,040	0.0		28,943	0	0		0
60	Very Low	10,041	11,291	12,540	2 0	2	36,330	72,659	0		0
61	Very Low	12,541	13,791	15,040	1 0	1	43,717	43,717	0		0
62	Very Low	15,041	16,291	17,540	5.0	3	51,642	154,926	0		0
63	Very Low	17,541	18,791	20,040	0 0		60,396	0	0		0
64	Very Low	20,041	21,291	22,540	0.0		69,442	0	0		0
65	Very Low	22,541	23,791	25,040	0 0		77,753	0	0		0
66	Very-Low - Low	25,041	26,291	27,540	5.0	4	85,235	340,938	0		0
67	Low	27,541	28,791	30,040	0.0		92,622	0	0		0
68	Low	30,041	31,291	32,540	1 0	1	100,009	100,009	80	13	1,300,112
69	Low	32,541	33,791	35,040	5.0	2	107,396	214,791	151		0
70	Low	35,041	36,291	37,540	0 0		114,783	0	48		0
71	Low	37,541	38,791	40,040	0.0		122,170	0	67		0
130	Total				19.0	13		927,040	1,966	13	1,300,112

Note: Columns E through BM have been hidden for purposes of presentation.

The table indicates what the unmet need can afford to compared to the price of the cheapest available for-sale units. In this case, the 13 households can afford to pay $927,040 for 13 for-sale units. However, the price of the cheapest available 13 for-sale units is $1,300,112. The difference, $373,072, represents the amount of money the Applicant must pay to mitigate the 13 units of unmet need from the prior phase which the user has chosen to mitigate with for-sale housing.

Table 25 presents that section of the MitigationP worksheet in which the user has selected to mitigate the remaining 6 units of unmet need with a subsidy based on rental units.

TABLE 25

MITIGATIONP WORKSHEET EXCERPT, COLUMNS BU THROUGH CA USING MITIGATION SUBSIDY TO MITIGATE REMAINING UNMET NEED RENTAL UNITS

	A	B	C	D	BU	BV	BW	BX	BY	BZ	CA
1	Fill in the pink and orange cells.										
2											
3	MITIGATION OF PRIOR PHASE AFFORDABLE HOUSING NEED										
4					Mitigation of Unmet Need Via Rental Unit Subsidy						
5											
6	Income Class	Salary-Income Range			Number of Households Mitigated Via Rental Units	Midpoint Affordable Monthly Rent	Rental Units Available for Mitigation	Rental Units Used for Mitigation	Rent Households Can Afford to Pay for 15 Years	Price of Rent for 15 Years	Remaining Unmitigated Unmet Need
7											
8											
9		Low	Midpoint	High							
54	Out of Range	1,601	1,601	1,601		-246	0		0	0	19
55	Out of Range	1,601	1,601	1,601		-246	0		0	0	19
56	Very Low	1,601	2,070	2,540		-235	0		0	0	19
57	Very Low	2,541	3,791	5,040		-192	0		0	0	19
58	Very Low	5,041	6,291	7,540		-129	0		0	0	19
59	Very Low	7,541	8,791	10,040		-67	0		0	0	19
60	Very Low	10,041	11,291	12,540		-4	0		0	0	19
61	Very Low	12,541	13,791	15,040		58	0		0	0	19
62	Very Low	15,041	16,291	17,540	2	121	0		43,524	0	19
63	Very Low	17,541	18,791	20,040		183	0		0	0	19
64	Very Low	20,041	21,291	22,540		246	0		0	0	19
65	Very Low	22,541	23,791	25,040		308	0		0	0	19
66	Very-Low - Low	25,041	26,291	27,540	1	371	0		66,762	0	19
67	Low	27,541	28,791	30,040		433	0		0	0	19
68	Low	30,041	31,291	32,540		496	3	3	0	267,786	3
69	Low	32,541	33,791	35,040	3	558	0		301,536	0	3
70	Low	35,041	36,291	37,540		621	1	1	0	111,762	2
71	Low	37,541	38,791	40,040		683	0		0	0	2
72	Low	40,041	41,291	42,540		746	0		0	0	2
73	Low - Moderate	42,541	43,791	45,040		808	1	1	0	145,512	1
74	Moderate	45,041	46,291	47,540		871	9	1	0	156,762	0
130	Total				6		68	6	411,822	681,822	0

Note: Columns E through BT have been hidden for purposes of presentation.

Here, the user chose to mitigate six units of unmet need with rental units. The user has selected the six cheapest available rental units for mitigation. In this case, the rent households can afford to pay for 15 years equals $411,822, while the price of rent for fifteen years is $681,822. The difference, $270,000, represents the amount of money the Applicant must pay to mitigate the 6 units of prior phase unmet need with rental housing. The total mitigation for the prior phase is the sum of $373,072 plus $270,000, for a total of $643,072.

As with the for-sale units, the total number of households mitigated via rental units must equal the sum of the rental units used for mitigation. Additionally, Column CA, Remaining Unmitigated Unmet Need, Cell CA130 must equal 0. This column provides a running total of remaining unmitigated need in descending order. If Cell CA130 is greater than 0, then the user has not identified sufficient housing units to mitigate the unmet need. If the user enters too many mitigation units, then a "Reduce Mitigation!" message will appear in the column and all subsequent column entries will contain an Excel Value error message. Should this occur, the user must reduce the number of for-sale and/or rental units used for mitigation. Finally, Cells A131 through I154 provide summary statistics on the mitigation worksheets.

MITIGATION SCHEDULE, FEES AND IMPACT SUMMARY

PERMIT FEE

Mitigation for the current project phase, unlike mitigation of prior phase affordable housing impacts, can occur throughout the construction of the project phase, since both the East Central Florida Regional Planning Council Housing Methodology and Rule 9J-2.048(8)(b)1, Florida Administrative Code, stipulate that mitigation is to be provided when needed. Therefore, it is possible to develop an incremental mitigation payment schedule based on the issuance of building permits. The Permit Fee worksheet summarizes the current phase mitigation by land use/North American Industrial Classification System code which can be used to develop an incremental schedule of affordable housing mitigation fees for the current project phase.

Cells A6 through Z130 of the Permit Fee worksheet summarize developer-provided units by land use/North American Industrial Classification System code. Developer-provided units are assigned to land use/North American Industrial Classification System code in proportion to the percentage of the original unmet need by land use/North American Industrial Classification System code for each salary-income range (as determined in Columns AA through AK of the DemandT worksheet).[4]

The number of land use units mitigated by developer-provided units is identified in Cells G140 through G149. In the example workbook, a combination of developer-provided units and developer-subsidy is used to mitigate affordable housing impacts. Therefore, Cells I140 through I149 calculate an affordable housing mitigation fee per unit of land use by land use/North American Industrial Classification System code for the unmet need which is to be mitigated using a developer subsidy. The method for determining unmet need for the developer subsidy mitigation is the same as for the developer-provided units and will not be repeated here.

Cells B151 through K 167 report summary statistics regarding mitigation. They summarize the total number of developer-provided housing units, the total cost of the developer-provided subsidy, as well as other useful information. It is important to note that Rule 9J-2.048,(8)(c)3.a, Florida Administrative Code, limits the use of developer-provided housing unit-equivalents within the Affordable Housing Mitigation Area to mitigate no more than 50 percent of the unmet need. Therefore, the user should carefully review the summary statistics to ensure that this threshold is not exceeded. If more than 50 percent of the unmet need is mitigated by developer-provided unit equivalents within the Affordable Housing Mitigation Area, then the user must revise the mitigation portion of workbook accordingly.

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[4]Rounding errors may occur which result in the identification of a different number of developer-provided housing units (and/or unit equivalents) in Cell E130. However, this error has no effect as the developer-provided units identified in the Mitigation worksheets are used for the purpose of determining the number of units of developer-provided housing units used in the Permit Fee worksheet computations. In sum, the mathematical computations will still be correct no matter if a difference in units appears in the Permit Fee worksheet due to rounding.

The Current Phase Mitigation Table and the Mitigation of Unmet Need from Prior Phase to be Provided Prior to the Start of the Current Phase Table are also presented in the Impacts worksheet. Therefore, in order to provide a more organized and streamlined workbook, the Permit Fee worksheet is hidden from view. The user may review the worksheet using the Excel Hide/Unhide command.

IMPACTS

The Impacts worksheet summarizes the affordable housing impacts and developer-selected mitigation of both the prior and current project phases. The worksheet consists of four sections: Summary of Affordable Housing Impacts and Mitigation; Mitigation for Prior Phase(s); Current Phase Mitigation; and Current Phase On-site Housing Units Used to Match Supply to Demand.

SUMMARY OF AFFORDABLE HOUSING IMPACTS AND MITIGATION

The Summary of Affordable Housing Impacts and Mitigation section provides information on the number of developer-provided housing units and unit-equivalents used for mitigation by phase (as well as total). The developer-provided units and unit-equivalents are categorized by geographic area (on-site, Affordable Housing Supply Area, and Affordable Housing Mitigation Area).

Table 26 provides an example of this portion of the worksheet. Rows 6 through 17 provide summary statistics on the mitigation to be provided by the Applicant. In this example, the project had unmet need from the prior phase which was not significant. Therefore, it did not require mitigation. However, the prior phase unmet need combined with the current phase unmet need created a significant affordable housing impact. Therefore, the prior phase unmet need must be mitigated prior to the start of the current phase. The Applicant is mitigating the prior phase unmet need through a combination of 13 vacant affordable housing units constructed on the project site during Phase 1 (Cell G6), 14 on-site affordable housing units to be constructed during the current phase (Cell G7), two developer-provided housing units constructed during the prior phase which are located within the Affordable Housing Mitigation Area with Direct Mass Transit (Cell G13), plus a mitigation payment of $643,072 (Cell G28). As noted in the North Central Florida Affordable Housing Methodology document, all mitigation needed to mitigate prior phase unmet need must occur prior to the start of development activities for the current phase. In this case, the developer must construct the 14 current phase developer-provided on-site affordable housing mitigation units prior to any other development of the current phase.

Column H summarizes the Applicant's mitigation program for the current phase. As can be seen, the Applicant will be providing 24 on-site affordable housing units, 30 affordable housing units within the Affordable Housing Supply Area with Direct Mass Transit, 30 affordable housing units within the Affordable Housing Supply Area with Direct Mass Transit, 52 affordable housing units within the Affordable Housing Mitigation Area with Direct Mass Transit, and 32 affordable housing units within the Affordable Housing Mitigation Area without Direct Mass Transit. Additionally, the developer will make one or more subsidy payments equal to $4,982,944. It is important to recognize the distinction between housing units and housing unit-equivalents within the Affordable Housing Mitigation Area. Within the Affordable Housing

Mitigation Area, Rule 9J-2.048(8)(c)3, Florida Administrative Code, provides a mitigation credit of 0.50 unit for every affordable housing unit provided within an Affordable Housing Mitigation Area With Direct Mass Transit, and a 0.30 mitigation credit for every developer-provided housing unit located within the Affordable Housing Mitigation Area Without Direct Mass Transit. It is the mitigation credit, and not the units themselves, which are counted as mitigation. Therefore, Table 26 reports both the unit-equivalents (rows 12 and 15) as well as the total number of housing units to be provided by the Applicant to achieve the credits (rows 13, 14, 16, and 17).

Row 19 reports the percentage of developer-provided mitigation which occurs within the Affordable Housing Mitigation Area. As per Rule 9J-2.048(8)(c)3.a, Florida Administrative Code, no more than 50 percent of the developer-provided mitigation can occur within the Affordable Housing Mitigation Area. The workbook does not prevent the user from selecting more than 50 percent of the mitigation within the Affordable Housing Mitigation Area. Therefore, if the percentage in row 19 is greater than 50 percent, the mitigation strategy should be adjusted to not exceed 50 percent.

TABLE 26
IMPACTS WORKSHEET EXCERPT
SUMMARY OF MITIGATION PLAN

	A	B	C	D	E	F	G	H	I
1	Tuscawilla Development of Regional Impact								
2	Summary of Affordable Housing Impacts and Mitigation								
3									
4	Summary Statistics						Prior Phase(s)	Current Phase	Total
5	Households Mitigated via Developer-provided Dwelling Units:								
6	Units Provided On-site, Prior Phase						13	0	13
7	Units Provided On-site, Current Phase						14	24	38
8	Units Provided from Prior Phase, Aff. Housing Supply Area With Direct Mass Transit						0	0	0
9	Units Provided from Current Phase, Aff. Housing Supply Area With Direct Mass Transit						0	30	30
10	Units Provided from Prior Phase, Aff. Housing Supply Area with No Mass Transit						0	0	0
11	Units Provided from Current Phase, Aff. Housing Supply Area with No Mass Transit						0	29	29
12	Unit-equivalents Provided, Aff.Housing Mit.Area With Direct Mass Transit						2	26	28
13	Units Provided from Prior Phase, Aff. Housing Mit Area with Direct Mass Transit						2	0	2
14	Units Provided from Current Phase, Aff. Housing Mit. Area with Direct Mass Transit						0	52	52
15	Unit-equivalents Provided, Aff. Housing Mit.Area w/o Mass Transit						0	10	10
16	Units Provided from Prior Phase, Aff. Housing Mit.Area w/o Mass Transit						0	0	0
17	Units Provided from Current Phase, Affordable Housing Mitigation Area with No Mass Transit						0	32	32
18	Total Developer-provided Units and Unit-equivalents:						29	119	148
19	Pct.of Developer-provided Units and Unit-equivalents:						3.08%	12.12%	10.50%
20									
21	Housholds Mitigated via Developer-provided Units and Unit-equivalents						29	119	148
22	Households Mitigated via Developer Credits						17	19	36
23	Household Mitigated via For-sale Unit Subsidy						13	131	144
24	Households Mitigated via Rental Unit Subsidy						6	28	34
25	Total Households Mitigaged.						65	297	362
26	Unused Developer-provided Mitigation Credits						-	0.60	0.60
27									
28	Difference between what unmet need can afford and cost of lowest-priced vacant						$643,072	$4,982,944	$5,626,016
29	for-sale and rental units used for miligation								
30									
31	Average Cost per Miligated Household, excluding Developer-provided Units:						$33,846	$31,339	$31,607
32									
33	Prepared by. Spiffy Diffy Planning Consultants, January 15, 2009								

Row 26 provides information on remaining unused developer-provided housing mitigation credits. Note that Cell G26, prior phase unused developer-provided housing mitigation credits is permanently blank. That is because unused mitigation credits attributable to the prior phase roll over for use in the current mitigation worksheet. Any unused mitigation credits from prior phases will appear in Cell H26, current phase unused developer-provided housing mitigation credits. Unused credits reported in Cell I26 can be rolled forward to the affordable housing impact analysis of the next phase of the project.

Rows 28 and 29 report the developer-provided mitigation summary. As previously noted, Table 26, above, reports a developer subsidy of $643,072 for the prior phase. Additionally, the table notes a developer subsidy of $4,982,944 for the current phase. Normally, it is anticipated that a developer will pay the current phase mitigation subsidy in increments as the current phase is constructed. More details regarding the payments are discussed later.

Finally, row 31 reports the average cost per mitigated household of the developer-provided mitigation subsidy. This information is provided to assist the user decide whether it is more cost-effective to provide a mitigation subsidy or to instead provide units to mitigate a significant affordable housing impact.

MITIGATION FOR PRIOR PHASE(S)

As previously noted, the prior phase mitigation must be provided prior to the start of the current phase. Table 27 provides more detailed information regarding prior phase mitigation. For example, of the 13 prior phase developer-provided on-site units to be used for mitigation of the prior phase, 6 will be for-sale units (Cell G86) while 7 will be rental units (Cell H86). The Applicant must provide evidence that 13 on-site housing units constructed during the prior phase are available and affordable for mitigation of the 13 units of prior phase unmet need. Additionally, the Applicant is constructing an additional 14 units on the project site during the current phase to mitigate part of the prior phase mitigation requirement.[5] Similarly, the Applicant must provide evidence that the 14 units are affordable to the applicable 14 units of unmet need. Finally, the Applicant must submit payment to the local government for $643,072 prior to the start of the current phase.

[5] These units must be constructed prior to the beginning of the development of the current phase.

TABLE 27

IMPACTS WORKSHEET EXCERPT
PRIOR PHASE MITIGATION

	A	B	C	D	E	F	G	H	I
81	Prior Phase Miligation								
82	To be Provided Prior to the Start of the Current Phase								
83									
84	Summary Statistics						For-sale Units	Rental Units	Total
85	Households Mitigated via Developer-provided Dwelling Units:								
86	Units Provided On-site, Prior Phase						6	7	13
87	Units Provided On-site, Current Phase						9	5	14
88	Units Provided from Prior Phase, Aff. Housing Supply Area With Direct Mass Transit						0	0	0
89	Units Provided from Current Phase, Aff. Housing Supply Area With Direct Mass Transit						0	0	0
90	Units Provided from Prior Phase, Aff. Housing Supply Area with No Mass Transit						0	0	0
91	Units Provided from Current Phase, Aff. Housing Supply Area with No Mass Transit						0	0	0
92	Unit-equivalents Provided, Aff.Housing Mit.Area With Direct Mass Transit						-	-	2
93	Units Provided from Prior Phase, Aff. Housing Mit.Area with Direct Mass Transit						1	1	2
94	Units Provided from Current Phase, Aff. Housing Mit. Area with Direct Mass Transit						0	0	0
95	Unit-equivalents Provided, Aff. Housing Mit.Area w/o Mass Transit						-	-	0
96	Units Provided from Prior Phase, Aff. Housing Mit.Area w/o Mass Transit						0	0	0
97	Units Provided from Current Phase, Affordable Housing Mitigation Area with No Mass Transit						0	0	0
98	Households Mitigated via Developer Credits								17
99	Household Mitigated via For-sale Unit Subsidy								13
100	Households Mitigated via Rental Unit Subsidy								6
101	Total Households Mitigaged:								65
102									
103									
104	Difference between what unmet need can afford and cost of lowest-priced vacant for-sale and rental units used for mitigation:								$643,072
105									
106	Average Cost per Mitigated Household, excluding Developer-provided Units:								$33,846
107									
108	Prepared by: Spiffy Diffy Planning Consultants, January 15, 2009								

CURRENT PHASE MITIGATION

The Current Phase Mitigation section of the Impacts worksheet provides detailed information on the amount and timing of the provision of developer-provided mitigation relative to the construction of the current phase. Table 28 is an example of the current phase mitigation section of the worksheet. Similar to the prior phase section, detailed information is provided regarding developer-provided mitigation units and the total developer-provided mitigation payment. However, unlike prior mitigation which must all be paid up front, before development can commence for the current phase, current phase mitigation may occur over the entire construction period of the current phase. Additionally, mitigation may be comprised of either developer-provided housing units, developer-provided subsidy, or a combination of the two. No matter what combination of mitigation is used, Cells A35 through I52 provide the information necessary to implement an incremental mitigation program for the current phase.

Cells D42 through D51 indicate the total number of land use/development units of the project by North American Industrial Classification System code. In Table 28, Cell E42 indicates that the project has 11,331 square feet of retail floor area per unit of retail employee unmet need (i.e., retail employee households for which insufficient supply exists to meet demand).

TABLE 28
IMPACTS WORKSHEET EXCERPT
CURRENT PHASE MITIGATION

	A	B	C	D	E	F	G	H	I	J
35	Current Phase Mitigation									
36–41	Land Use	NAICS Code	Unit of Measure	Total Number of Land Use Units	Land Use Units per Unit of Unmet Need	Land Use Units Mitigated by Developer-Provided Housing	Remaining Land Use Units Mitigated by Fee Payment		Fee per Land Use Unit	Total Fee Payment
42	Retail	44-45	Sq Ft	2,500,000	11,331	1,114,238		1,385,762	$2.77	$3,832,850
43	Office	54	Sq Ft.	450,000	262,561	153,890		296,110	$0.12	$35,344
44	Warehousing	48-49	Sq. Ft.	1,500,000	40,185	611,313		888,687	$0.78	$693,063
45	Hotel	721	Room	1,400	21	1,116		284	$1,484.56	$421,687
46	NAICS5	0	0	0	0	0		0	$0.00	$0
47	NAICS6	0	0	0	0	0		0	$0.00	$0
48	NAICS7	0	0	0	0	0		0	$0.00	$0
49	NAICS8	0	0	0	0	0		0	$0.00	$0
50	NAICS9	0	0	0	0	0		0	$0.00	$0
51	NAICS10	0	0	0	0	0		0	$0.00	$0
52	Total									$4,982,944
53										
54	Summary Statistics						For-sale Units	Rental Units	Total	
55	Households Mitigated via Developer-provided Dwelling Units:									
56	Units Provided On-site, Prior Phase						0	0	0	
57	Units Provided On-site, Current Phase						15	9	24	
58	Units Provided from Prior Phase, Aff. Housing Supply Area With Direct Mass Transit						0	0	0	
59	Units Provided from Current Phase, Aff. Housing Supply Area With Direct Mass Transit						8	22	30	
60	Units Provided from Prior Phase, Aff. Housing Supply Area with No Mass Transit						0	0	0	
61	Units Provided from Current Phase, Aff. Housing Supply Area with No Mass Transit						5	24	29	
62	Unit-equivalents Provided, Aff.Housing Mit.Area With Direct Mass Transit						-	-	26	
63	Units Provided from Prior Phase, Aff. Housing Mit.Area with Direct Mass Transit						0	0	0	
64	Units Provided from Current Phase, Aff. Housing Mit. Area with Direct Mass Transit						20	32	52	
65	Unit-equivalents Provided, Aff. Housing Mit.Area w/o Mass Transit						-	-	10	
66	Units Provided from Prior Phase, Aff. Housing Mit.Area w/o Mass Transit						0	0	0	
67	Units Provided from Current Phase, Affordable Housing Mitigation Area with No Mass Transit						10	22	32	
68	Households Mitigated via Developer Credits								19	
69	Household Mitigated via For-sale Unit Subsidy								131	
70	Households Mitigated via Rental Unit Subsidy								28	
71	Total Households Mitigaged:								297	
72	Unused Developer-provided Mitigation Credits								0.6	
73										
74	Difference between what unmet need can afford and cost of lowest-priced vacant for-sale and rental units used for mitigation:								$4,982,944	
75										
76	Average Cost per Mitigated Household, excluding Developer-provided Units:								$31,339	
77										
78	Prepared by: Spiffy Diffy Planning Consultants, January 15, 2009									

In other words, Cell 42 indicates that one developer-provided housing unit must be provided for every 11,331 square feet of retail commercial development up to a total of 1,114,238 square feet, as indicated in Cell F42. However, retail commercial development may not occur in increments which are evenly divided by 11,331 square feet. Additionally, permits may be concurrently drawn for multiple land uses, further complicating the determination of mitigation housing which must be provided to meet the unmet need when permits are drawn.

Tables 29 and 30 are used to determine when developer-provided housing units must be provided. Table 29 addresses the provision of current phase developer-provided mitigation units. Table 30 addresses the provision of current phase on-site affordable housing used to match supply to demand. Both tables run concurrently as both represent different rates by which developer-provided units are needed.

Assume, for example, that multiple permits are simultaneously requested for 200,000 square feet of retail, 10,000 square feet of office, 30,000 square feet of warehouse, and ten hotel rooms. Multiplying the land use unit requests by the values in Column F in Table 29 will indicate if sufficient development is to be built which requires the developer to provide one (or more) developer provided mitigation (housing) units. In this case, the combined impacts produce a need for 21.6040 mitigation housing units. Therefore, the developer must provide 21mitigation housing units. The remaining 0.6040 unit of mitigation housing need is added to the mitigation housing needs generated by the next building permit.

TABLE 29

IMPACTS WORKSHEET EXCERPT
CURRENT PHASE DEVELOPER-PROVIDED HOUSING UNITS USED TO MITIGATE UNMET NEED

	A	B	C	D	E	F	G	H	I
110	Current Phase Developer-provided Housing Units Used to Mitigate Unmet Need								
111–116	Land Use	NAICS Code	Unit of Measure	Total Number of Land Use Units	Land Use Units per Developer-provided Mitigation Housing Unit	Mitigation Housing Units Per Land Use Unit	Number of On-site Housing Units per Developer-provided Housing Unit Used to Mitigate Unmet Need		
							For-sale	Rental	Total
117	Retail	44-45	Sq. Ft.	2,500,000	14,970	0.0000668000	9	3	5
118	Office	54	Sq. Ft	450,000	2,695	0.0003711111			
119	Warehousing	48-49	Sq. Ft.	1,500,000	8,982	0.0001113333			
120	Hotel	721	Room	1,400	8	0.1192857143			
121	NAICS5	0	0	0	0	0.0000000000			
122	NAICS6	0	0	0	0	0.0000000000			
123	NAICS7	0	0	0	0	0.0000000000			
124	NAICS8	0	0	0	0	0.0000000000			
125	NAICS9	0	0	0	0	0.0000000000			
126	NAICS10	0	0	0	0	0.0000000000			
127	Prepared by:	Spiffy Diffy Planning Consultants, January 15, 2009							

In the example worksheet, in addition to providing housing to mitigate unmet need, the Applicant has committed to constructing affordable housing on-site to meet at least some of the affordable housing demand. Therefore, Table 30 determines how many on-site affordable housing units must be provided by the Applicant to meet the affordable housing demand as well as the timing of the provision of the on-site affordable housing units. Table 30 is used in the same manner as Table 29. Assume the previous simultaneous multiple permit example of 200,000 square feet of retail, 10,000 square feet of office, 30,000 square feet of warehouse, and 10 hotel rooms. Multiplying the land use unit requests by the values in Column F in Table 30 will indicate if sufficient development is to be built which requires the developer to provide one or more on-site affordable housing units. In this case, the combined impacts produce a need for 1.1643 on-site affordable housing units. Therefore, the developer must provide one on-site affordable housing unit. The remaining 0.1643 unit of on-site affordable housing need is added to the on-site affordable housing needs generated by the next building permit.

TABLE 30

IMPACTS WORKSHEET EXCERPT
CURRENT PHASE DEVELOPER-PROVIDED ON-SITE HOUSING UNITS USED TO MATCH SUPPLY TO DEMAND

	A	B	C	D	E	F	G	H	I
129	Current Phase On-site Housing Units Used to Match Supply to Demand								
130–135	Land Use	NAICS Code	Unit of Measure	Total Number of Land Use Units	Land Use Units per Developer-provided On-Site Housing Unit	Unmet Household Per Land Use Unit	Number of On-site Housing Units per On-site Affordable Housing Unit		
							For-sale	Rental	Total
136	Retail	44-45	Sq. Ft.	2,500,000	277,778	0.0000036000	83	100	89
137	Office	54	Sq. Ft.	450,000	50,000	0.0000200000			
138	Warehousing	48-49	Sq. Ft.	1,500,000	166,667	0.0000060000			
139	Hotel	721	Room	1,400	156	0.0064285714			
140	NAICS5	0	0	0	0	0.0000000000			
141	NAICS6	0	0	0	0	0.0000000000			
142	NAICS7	0	0	0	0	0.0000000000			
143	NAICS8	0	0	0	0	0.0000000000			
144	NAICS9	0	0	0	0	0.0000000000			
145	NAICS10	0	0	0	0	0.0000000000			

The determination of an affordable price/rent for the developer-provided units is unclear. Care must be taken to assure that the price/rent is affordable to the land use categories comprising the unmet need/affordable housing demand. Care must also be taken to assure that such unmet need/affordable housing demand is properly credited so that the price/rent of future developer-provided housing does not represent an oversupply of units at any particular salary-income range.

Since, in the example project, the developer has committed to mitigate the unmet need by using a combination of affordable housing units and developer subsidy, the land use units of the combined permits could be multiplied by the applicable land use fee in Column I of Table 28 and the Applicant would pay a $592,611.05 affordable housing mitigation fee for the construction permits. Alternatively for this example, mitigation could be met by a combination of developer-provided housing and developer subsidy permit fee. However, at some point in the current phase construction process, all of the mitigation will have been used for either the developer subsidy or developer-provided housing. At this point, the developer will have no option but to provide mitigation using whichever mitigation method has not been fully subscribed by previous building permits.

The Applicant must also demonstrate that one prior-phase developer-provided mitigation housing unit located within the Affordable Housing Mitigation Area with direct mass transit is available and affordable to at least one unit of unmet need. The price and rent of developer-provided for-sale and rental mitigation units be as identified in the MitigationC and Affordability worksheets. Finally, the timing and mix of the use of developer-provided housing and developer-subsidy mitigation should be addressed as either Applicant Commitments in the Application for Development Approval or as conditions in the local government development order.

What if the mitigation plan calls for developer-provided on-site affordable housing units as well as developer-provided mitigation units but all of the current phase housing is scheduled to be constructed prior to the non-residential portion of the project? All of the on-site housing units could be built and occupied prior to the issuance of the non-residential land uses which generates the affordable housing demand and the unmet affordable housing need. Were this to occur, the developer and the local government may find it difficult to construct the developer-provided on-site affordable housing supply or developer-provided mitigation units. Therefore, Tables 29 and 30 provide ratios of developer-provided affordable housing units and developer-provided mitigation units to total on-site housing units to assure that the developer-provided affordable housing units and mitigation units are provided concurrent with the construction of total housing units within the project. Table 29 establishes a ratio of 5 on-site units per developer-provided mitigation unit. Table 30 establishes a ratio of 89 on-site units for every on-site affordable housing unit.

Should the Applicant fail to provide developer-provided affordable housing units for either matching supply to demand or for mitigation of the significant affordable housing impact, the workbook can be adjusted to determine the marginal cost of such units which can then be used as a developer subsidy fee payment. To determine the marginal cost of such units, remove the user-provided mitigation housing units which were not provided from the MitigationC worksheet as appropriate, and adjust the worksheet to account for the additional unmet need in the developer-subsidy portion of the worksheet. The Impacts worksheet will indicate a higher value for the developer-provided mitigation subsidy. The difference between the original developer-provided subsidy and the revised developer-provided subsidy represents the additional subsidy which must be paid to mitigate the user-provided mitigation units which were not provided. A similar approach applies when the developer does not construct developer-provided housing used for matching supply to demand. This approach could also be used to determine the amount of a surety bond by calculating the difference in the developer-subsidy payment with developer-provided affordable housing and without developer-provided affordable housing.

RESERVED HOUSING SUPPLY FOR PREVIOUSLY APPROVED PROXIMATE DEVELOPMENTS OF REGIONAL IMPACT

Rule 9J-2.048(5)(c)5, Florida Administrative Code, prohibits the affordable housing supply survey from including housing units used as part of the affordable housing supply of a proximate Development of Regional Impact approved within the previous five years. Worksheets A through D, in companion with the North Central Florida Regional Planning Council Affordable Housing Methodology, provide a conceptual basis for removing such units from the affordable housing supply survey. Since these worksheets are not incorporated into the workbook at the present time, they are hidden from view to provide a more organized and streamlined workbook. The user may review the worksheets using the Excel Hide/Unhide command.

North Central Florida Regional Planning Council

Regional and Local Government Programs Staff

Scott R. Koons, AICP, Executive Director

*** Steven Dopp, Senior Planner**

Sandra Joseph, Senior Planner

Martha Orthoefer, AICP, Senior Planner

Carmelita Franco, Planning Administrative Assistant

* **Primary Responsibility**

Exhibit E

Non-Substantial Change Policy

for Agriculture-Transfer Lands

NON-SUBSTANTIAL CHANGE POLICY FOR AGRICULTURE-TRANSFER LANDS

In conjunction with this AMDA, the applicant, Foley Timber and Land Company, has identified and legally described Agriculture-Transfer land areas where current approved density allocated on the Taylor County Comprehensive Plan, Future Land Use Map (FLUM) may be transferred from rural lands to land identified in this AMDA for urban and rural uses. Once transferred, the uses of these land areas shall be restricted to those allowed under the agricultural land use category in Taylor County, other than dwelling units. The purposes of identifying the land areas where density may be transferred are to ensure that their location is in reasonable proximity to proposed urban development, to help define the limits of that development, and to identify agricultural corridors that will help provide wildlife habitat value for Taylor County.

In recognition of the need for flexibility in meeting the purposes of restricting these areas, the location of the areas identified as Agriculture-Transfer are indicative and may be revised by the applicant at the time of filing an application for a future AIDA.

Revision of the Agriculture-Transfer areas may be allowed without filing a Notice of Proposed Change for Substantial Deviation determination to the AMDA pursuant to Section 380.06(19), Florida Statutes, and Rule 9J-2.025, Florida Administrative Code, provided that the change in location meets the purposes noted above in a manner equal to or greater than the Agriculture-Transfer area identified in the AMDA and provided the changed Agriculture-Transfer area, cumulatively with all other changed Agriculture-Transfer areas, does not exceed 15.0 percent of the total Agriculture-Transfer areas identified in the AMDA.

September 23, 2010

Exhibit 3
First Amendment to AMDA Agreement, dated December 1, 2011

FIRST AMENDMENT TO MASTER DRI AGREEMENT

THIS AMENDMENT is entered into this 1st day of December, 2011, by and between FOLEY TIMBER AND LAND COMPANY, LIMITED PARTNERSHIP, a Delaware limited partnership, ("**FOLEY**"), NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL ("**NCFRPC**"), and TAYLOR COUNTY, a political subdivision of the State of Florida, ("**THE PARTIES**").

WHEREAS, on October 28th, 2010 the Parties entered into a Master DRI Agreement ("**MASTER AGREEMENT**") which applies to certain land in Taylor County owned by FOLEY;

WHEREAS, the Parties desire to modify the legal description of the geographic area subject to the MASTER AGREEMENT;

WHEREAS, the property that is subject to this Amendment is described in Exhibit "A" which is attached hereto and incorporated herein;

NOW THEREFORE, in consideration of the foregoing premises and of the following covenants, conditions and promises, the parties hereto agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein and made a part hereof.

2. The Parties through the signatories to this Amendment represent they have full authority to enter into and execute this amendment.

3. The sole purpose for amending the MASTER AGREEMENT is to modify the legal description of the geographic area subject to review, which is attached hereto as Exhibit "A" and incorporated herein.

4. Except as modified by this Amendment, all other terms, covenants, conditions and obligations of the MASTER AGREEMENT shall remain in full force and effect, and are hereby ratified and confirmed by the parties thereto. To the extent that any provisions herein conflict with the MASTER AGREEMENT, the provisions contained herein shall supersede such conflicting provisions in the MASTER AGREEMENT.

5. Effective Date. The effective date of this Amendment is the date upon which the last party signs the Amendment.

6. Binding Effect. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida, and shall be binding upon and inure to the benefit of the parties hereto and their heirs, respective legal representatives, successors and assigns.

7. Counterparts. This Amendment may be executed in one or more counterparts, each of which will be deemed an original.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

ATTEST

Name: Scott R. Koons, AICP
Title: Executive Director

By: Roy Ellis
Name: Roy Ellis
Its: Chair
Date: 12/1/11

TAYLOR COUNTY

ATTEST:

Annie Mae Murphy
Name: Annie Mae Murphy
Title: County Clerk - Taylor

By:
Name:
Its: Chair
Date: 11-17-11

BOARD OF COUNTY COMMISSIONERS TAYLOR COUNTY SEAL FLORIDA

Toni Buchanan
Witness
Name: Toni Buchanan

Edwina Schupper
Witness
Name: Edwina Schupper

FOLEY TIMBER AND LAND COMPANY, LIMITED PARTNERSHIP, a Delaware limited partnership

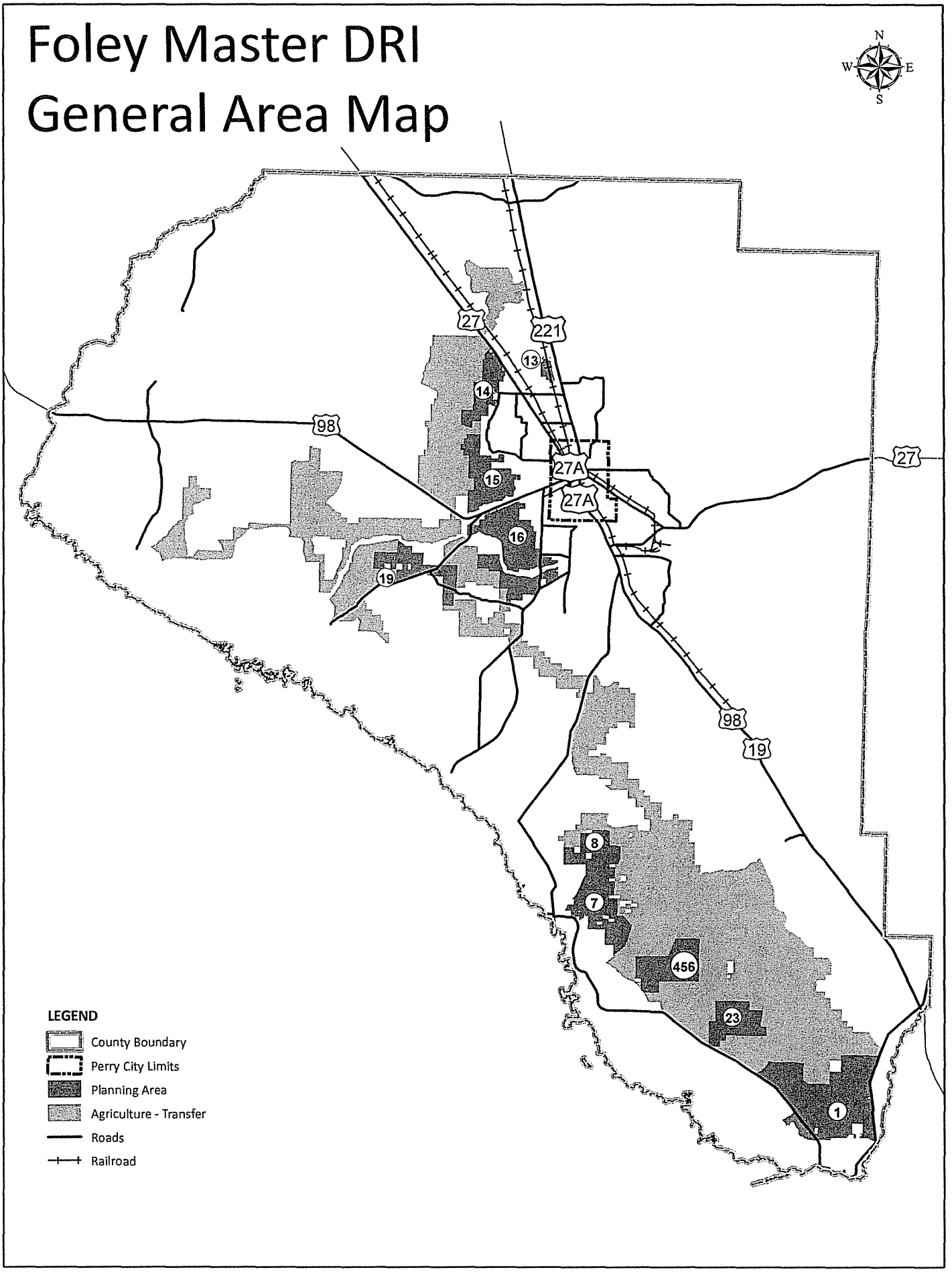
By: FOLEY TIMBER COMPANY, INC., a Delaware corporation, as its general partner

By: Angus B. Tait
Name: Angus B. Tait III
Its: Sr. Vice President, Planning
Date: 11/16/11

4818-5431-3229.1

EXHIBIT "A" PROPERTY DESCRIPTION

Foley Master DRI
General Area Map



DESCRIPTIONS

FOR

FOLEY TIMBER AND LAND CO.

PLANNING AREAS

OCTOBER 26, 2009

REVISED SEPTEMBER 21, 2010

REVISED JULY 20, 2011

REVISED OCTOBER 18, 2011

M.H. RATLIFF
REGISTERED LAND SURVEYOR
2998 GOLF-COURSE ROAD
PERRY FLORIDA 32348

PLANNING AREA #1
TOWNSHIP 8 SOUTH, RANGE 9 EAST:

SECTION 32- ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD.

SECTION 33-ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD AND SOUTHERLY OF TRACTOR BOG ROAD.

SECTION 34-ALL THAT PORTION LYING SOUTHERLY OF TRACTOR BOG ROAD AND WESTERLY OF SUGAR MOUNTAIN ROAD.

SECTION 36-THE S3/4 OF THE E3/4.

TOWNSHIP 9 SOUTH, RANGE 9 EAST:

SECTION 1-ALL.

SECTION 2-THE E1/2 OF E1/2 AND THAT PORTION OF THE W3/4 OF THE S ½ LYING SOUTHERLY OF GARBAGE ROAD.

SECTION 3-ALL THAT PORTION LYING SOUTHERLY OF GARBAGE ROAD AND WESTERLY OF SUGAR MOUNTAIN ROAD.

SECTION 4-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 5-ALL THAT PORTION LYING SOUTHEASTERLY OF BEEHIVE ROAD AND NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 9-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361 AND ALL THAT PORTION OF THE SE1/4 OF SE1/4 LYING SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA.

SECTION 10-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.AND ALL THAT PORTION OF THE SW1/4 LYING SOUTHWESTERLY OF C.R. #361 AND SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA.

SECTION 11-ALL.

SECTION 12-ALL.

SECTION 13-ALL, LESS AND EXCEPT PARCEL #9459-025, PARCEL #9459-100 AND SUGAR HILL ESTATES SUBDIVISION.

PLANNING AREA #1, (CONTINUED)
TOWNSHIP 9 SOUTH, RANGE 9 EAST:

SECTION 14-ALL; LESS AND EXCEPT STEINHATCHEE ACRES SUBDIVISION, STEINHATCHEE ACRES COVE SUBDIVISION AND THE E1/2 OF NW1/4 OF SW1/4., LESS AND EXCEPT R/W OF C.R. #361.

SECTION 15-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361 AND ALL THAT PORTION LYING SOUTHWESTERLY OF COUNTY ROAD #361 AND NORTHERLY OF THE COASTAL HIGH HAZARD AREA LINE, LESS AND EXCEPT PARCEL # 9464-200.

SECTION 16-ALL THAT PORTION LYING SOUTHEASTERLY OF LANDS OF THE STATE OF FLORIDA AND NORTHEASTERLY OF THE COASTAL HIGH HAZARD AREA LINE.

SECTION 22-ALL THAT PORTION OF THE NE1/4 LYING NORTH OF ROY'S ROAD.

SECTION 23-ALL THAT PORTION OF THE NW1/4 LYING NORTH OF ROY'S ROAD AND SOUTHWEST OF COUNTY ROAD #361.

TOWNSHIP 8 SOUTH, RANGE 10 EAST:

SECTION 31-ALL OF THE S3/4 LYING WEST OF STATE ROAD NO. 51.

TOWNSHIP 9 SOUTH, RANGE 10 EAST:

SECTION 6-ALL LYING WEST OF STATE ROAD NO 51.

SECTION 7-ALL LYING WEST OF STATE ROAD NO. 51 LESS AND EXCEPT WATERS MEMORIAL GARDENS CEMETERY.

SECTION 18-ALL LYING WEST OF STATE ROAD NO. 51 LESS AND EXCEPT PARCEL #9459-025, PARCEL #10182-025, PARCEL #10182-100, PARCEL # 10182-025, PARCEL #9459-040, PARCEL #10182-125 AND PARCEL #10182-500.

SECTION 19-THAT PART OF PARCEL #10182-000 IN SECTION 19.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 7,942 ACRES, MORE OR LESS.

PLANNING AREA #2 & 3
TOWNSHIP 8 SOUTH, RANGE 9 EAST:

SECTION 19-ALL.

SECTION 20-ALL THAT PORTION OF THE SOUTH 5/8 LYING WEST OF THE C.C. GRADE AND THE N3/8 OF W1/4.

SECTION 29-ALL THE N1/2 LESS AND EXCEPT THAT PORTION LYING EAST OF TIDE CITY ROAD AND NORTH OF JACKSON HUNTING CAMP ROAD AND EAST OF C.C. GRADE.

SECTION 30-THE N1/2 AND THE NW1/4 OF THE SW1/4.

TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 24-THE E1/4 AND THE SW1/4 OF THE SE1/4.

SECTION 25- THE E1/2.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,225 ACRES, MORE OR LESS.

PLANNING AREA #4, 5 & 6

TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 2-THE S3/4.

SECTION 3-THE S3/4 LYING SOUTHEAST OF AGNES ROAD.

SECTION 9-THE E3/4.

SECTION 10-ALL.

SECTION 11-ALL.

SECTION 14-THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 15-THE N5/8 WEST OF AGNES ROAD AND THE E3/4 OF THE N1/2 OF N1/2 OF N1/2.

SECTION 16-ALL THAT PORTION OF THE N5/8 OF THE E1/2 LYING EAST OF HENDRY FIELD ROAD.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,821 ACRES, MORE OR LESS.

PLANNING AREA #7
TOWNSHIP 7 SOUTH, RANGE 7 EAST:

SECTION 24-ALL THAT PORTION LYING SOUTHEASTERLY OF THE JODY MORGAN ROAD.

SECTION 25-ALL THAT PORTION LYING SOUTHEASTERLY OF THE JODY MORGAN ROAD, LESS AND EXCEPT THE N1/2 OF SW1/4, AND PARCEL #6999-200.

SECTION 36-THE E1/2 OF NE1/4 OF NW1/4 AND ALL THAT PORTION OF THE NE1/4 LYING NORTHERLY OF BLUE CREEK, LESS AND EXCEPT THE E1/2 OF SW1/4 OF NE1/4 AND PARCEL #6999-200.

TOWNSHIP 7 SOUTH, RANGE 8 EAST:

SECTION 17-ALL THAT PORTION OF THE W1/2 LYING SOUTH EAST OF JODY MORGAN ROAD AND NORTHWESTERLY OF GLOVER ROAD.

SECTION 18-ALL THAT PORTION LYING SOUTHEAST OF THE JODY MORGAN ROAD.

SECTION 19-ALL THAT PORTION LYING SOUTHEAST OF THE JODY MORGAN ROAD.

SECTION 20-THE W1/2 OF W1/2, LESS AND EXCEPT THE N1/2 OF NW1/4 OF NW1/4 AND THE S1/2 OF NW1/4 OF SW1/4.

SECTION 29-THE NW1/4 OF NW1/4 AND THE N1/2 OF SW1/4 OF NW1/4 AND THE W3/4 OF SW1/4.

SECTION 30-ALL.

SECTION 31-ALL, LESS AND EXCEPT THE S3/4 OF W1/2 OF W1/2 OF W1/2, N1/2 OF SE1/4 OF NE1/4, THE N1/2 OF NW1/4 OF SE1/4, THE W7/8 OF THE S1/2 OF S1/2 OF S1/2.

SECTION 32-THE NW1/4 OF NW1/4 AND THE W1/2 OF NE1/4 OF NW1/4 AND THE S3/4 LYING SOUTHWEST OF THE FLOATING BRIDGE ROAD AND WEST OF THE FISH CREEK ROAD, LESS AND EXCEPT THE S1/2 OF SW1/4 OF NW1/4.

SECTION 33-ALL THAT PORTION LYING WEST OF THE FISH CREEK ROAD

PLANNING AREA #7 (CONTINUED)
TOWNSHIP 8 SOUTH, RANGE 8 EAST:

SECTION 5-ALL THAT PORTION LYING NORTHWESTERLY OF FISH CREEK ROAD, LESS AND EXCEPT THE W1/2 OF SW1/4.

SECTION 6-E1/2 OF E1/2 OF NE1/4.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 3,781 ACRES, MORE OR LESS.

PLANNING AREA #8
TOWNSHIP 7 SOUTH, RANGE 7 EAST:

SECTION 12-SE1/4 OF SE1/4 AND S1/2 OF NE1/4 OF SE1/4.

SECTION 13-E1/2 OF E1/2; THE W1/2 OF SE1/4 AND S3/4 OF W1/2.

TOWNSHIP 7 SOUTH, RANGE 8 EAST:

SECTION 7-THE S1/2, LESS AND EXCEPT THE N1/2 OF NW1/4 OF SW1/4.

SECTION 17-ALL THAT PORTION OF THE S3/4 OF THE W1/2 LYING NORTHWEST OF THE JODY MORGAN ROAD.

SECTION 18-ALL THAT PORTION LYING NORTHWEST OF THE JODY MORGAN ROAD, LESS AND EXCEPT THE NW1/4 OF SW1/4.

SECTION 19-ALL THAT PORTION OF THE NW1/4 LYING NORTHWEST OF THE JODY MORGAN ROAD.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 1,499 ACRES, MORE OR LESS.

PLANNING AREA #13
TOWNSHIP 3 SOUTH, RANGE 7 EAST:

SECTION 27-ALL THAT PORTION OF PARCEL #1969-000 LYING SOUTH OF BOYD ROAD.

SECTION 34-ALL OF PARCEL #2011-000.

SECTION 35-ALL OF PARCEL #2027-000.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 282 ACRES, MORE OR LESS.

PLANNING AREA #14
TOWNSHIP 3 SOUTH, RANGE 7 EAST:

SECTION 29-ALL THAT PORTION OF THE S1/2 LYING WESTERLY OF U.S. HIGHWAY #19 AND SOUTHEASTERLY OF NO. 15 ROAD. LESS AND EXCEPT PARCEL # 1980-000.

SECTION 32-ALL LYING WESTERLY OF U.S. HIGHWAY #19, LESS AND EXCEPT PARCEL #1985-000, PARCEL #1987-000, PARCEL #2000-000.

TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 5-THE NW1/4, THE W1/2 OF NE1/4, THE SW1/4 AND THAT PORTION OF THE SW1/4 OF SE1/4 LYING WEST OF WOODS CREEK ROAD LESS AND EXCEPT PARCEL #2205-100, PARCEL #2211-100, PARCEL # 2211-000, PARCEL 2205-250, PARCEL #2205-200, PARCEL #2217-600 AND 60' R/W FOR HARRISON-BLUE ROAD.

SECTION 6-THE E3/8.

SECTION 7-THE E3/8 OF N1/2 OF N1/2, THE E7/8 OF THE S1/2 OF N1/2, THE E7/8 OF THE N1/2 OF S1/2, AND ALL THAT PORTION OF THE E7/8 OF THE S1/2 OF S1/2 LYING WEST OF NO. 15 ROAD AND NORTHERLY OF THE WATER WELL ROAD.

SECTION 8-THE W1/2 OF NW1/4 AND ALL THAT PORTION OF THE N1/2 OF N1/2 LYING WESTERLY OF THE WOODS CREEK ROAD AND NORTHERLY OF THE CARLTON ROAD, LESS AND EXCEPT PARCEL # 2217-250 AND PARCEL #2205-200.

SECTION 18-ALL THAT PORTION LYING NORTH OF WATER WELL ROAD AND WEST OF NO. 15 ROAD.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 1,890 ACRES, MORE OR LESS.

PLANNING AREA #15
TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 18-ALL THAT PORTION OF THE E5/8 OF THE S1/2 OF N1/2 LYING SOUTH OF THE POWERLINE RIGHT OF WAY AND THE E3/4 OF S1/2 AND THE E1/2 OF SW1/4 OF SW1/4.

SECTION 19-THE E1/2 AND NE1/4 OF NW1/4.

SECTION 20-ALL THAT PORTION OF THE W1/2 LYING SOUTH OF GREEN ROAD, THE S1/2 OF SE1/4 AND THE S1/2 OF NE1/4 LESS AND EXCEPT PARCEL #2793-020, PARCEL #2793-200, PARCEL # 2793-100.
ALSO: ALL THAT PORTION OF THE NE1/4 OF NE1/4 SOUTH OF WOODS CREEK ROAD LESS AND EXCEPT PARCEL #2823-000, PARCEL #2794-100, PARCEL #2795-000, PARCEL #2793-100, PARCEL #2793-500, PARCEL #2793-250, AND PARCEL #2793-050.

SECTION 21-THE W3/8 OF S1/2 OF S1/2.AND ALL OF PARCEL #2822-000.

SECTION 28-THE NW1/4 OF NE1/4 LESS AND EXCEPT RIGHT OF WAY OF O'STEEN ROAD.
ALSO: THE W1/2, LESS AND EXCEPT PARCEL #5653-050 AND PARCEL #5610-310.
ALSO: THAT PORTION OF THE NW1/4 OF SE1/4 LYING WEST OF SPRING CREEK.

SECTION 29-ALL.

SECTION 30-THE E1/2 OF E1/2, THE NW1/4 OF NE1/4 AND SW1/4 OF SE1/4.

SECTION 31-ALL OF THE N3/4 OF THE E1/2 LYING NORTHERLY OF ROCKY CREEK.

SECTION 32-ALL THAT PORTION LYING NORTHERLY OF SPRING CREEK AND ROCKY CREEK.

SECTION 33-ALL THAT PORTION OF THE NW1/4 OF NW1/4 LYING NORTHERLY OF SPRING CREEK.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,886 ACRES, MORE OR LESS.

PLANNING AREA #16
TOWNSHIP 4 SOUTH, RANGE 7 EAST:

SECTION 32-ALL THAT PORTION OF THE E3/4 LYING SOUTH OF U.S. HIGHWAY # 98, LESS AND EXCEPT PARCEL #5641-400, PARCEL #5641-100, PARCEL #5641-210, PARCEL #5641-230, PARCEL #5641-200 AND PARCEL # 5651-500.

SECTION 33-ALL THAT PORTION OF THE W3/4 LYING SOUTH OF A LINE THAT IS 600 FEET SOUTH OF U.S. HIGHWAY #98 (MEASURED ALONG THE WEST SECTION LINE) AND PARALLEL WITH SAID HIGHWAY #98.
ALSO: THE SE1/4 OF NE1/4.

TOWNSHIP 5 SOUTH, RANGE 7 EAST:

SECTION 3-THE W1/2 OF W1/2, THE E1/2 OF SW1/4 AND THE W1/2 OF SE1/4 OF NW1/4.

SECTION 4-ALL, LESS AND EXCEPT PARCEL #5989-200.

SECTION 5-ALL THAT PORTION NORTH OF PARCEL #5990-200.

SECTION 6-ALL OF THE S3/4 OF THE E1/2 LYING NORTHERLY OF PARCEL #6014-200, LESS AND EXCEPT RIGHT OF WAY OF HAMPTON SPRINGS ROAD.

SECTION 8-ALL THAT PORTION OF PARCEL #6019-000 LYING WESTERLY OF PARCEL #6019-100.

SECTION 9-ALL, LESS AND EXCEPT PARCEL #6021-200.

SECTION 10-ALL THAT PORTION OF THE W3/4 LYING WEST OF GOLF COURSE ROAD, LESS AND EXCEPT THE NW1/4 OF NE1/4 AND PARCELS #6029-200 AND #6029-500
ALSO: THE E1/2 OF SE1/4 LESS AND EXCEPT RIGHT OF WAY OF HOLT ROAD AND GOLF COURSE ROAD.

SECTION 11-ALL THAT PORTION OF THE S1/2 OF SW1/4 AND THE S1/2 OF NW1/4 OF SW1/4 LYING NORTHWESTERLY OF PARCEL #6041-500.

SECTION 14-ALL THAT PORTION OF THE W1/2 LYING SOUTH OF PARCEL #6096-100 AND NORTH OF PUCKETT ROAD, LESS AND EXCEPT PARCEL #6082-000, PARCEL #6094-000 AND PARCEL #6093-300.

PLANNING AREA #16 (CONTINUED)

SECTION 15-ALL THAT PORTION LYING NORTHWEST OF PUCKETT ROAD LESS AND EXCEPT PARCEL #6109-050, PARCEL #6109-075, PARCEL #6109-500, PARCEL #6109-100, PARCEL #6108-100 AND PARCEL #6109-000 AND GOLF-COURSE ROAD R/W..

SECTION 16-ALL, LESS AND EXCEPT PARCEL #6110-100.

SECTION 17-THE N1/2 OF NE1/4 AND THE N1/2 OF N1/2 OF NW1/4.

SECTION 21-ALL THAT PORTION OF THE N1/2 LYING EAST OF THE SOUTH WALDO SPRINGS ROAD AND ALL THAT PORTION OF THE NE1/4 OF SW1/4 LYING NORTH OF THE COURTNEY GRADE AND EAST OF THE SOUTH WALDO SPRINGS ROAD.

SECTION 22-ALL THAT PORTION OF THE N1/2 OF N1/2 LYING NORTH-WESTERLY OF THE PUCKETT ROAD LESS AND EXCEPT PARCEL #6142-000.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 5,120 ACRES, MORE OR LESS.

PLANNING AREA #19

TOWNSHIP 5 SOUTH, RANGE 6 EAST:

SECTION 3-ALL THAT PORTION OF THE E1/2 LYING SOUTH OF PARCEL #1587-000.

SECTION 9-THE SE1/4.

SECTION 10-THE S1/2 AND ALL THAT PORTION OF THE NE1/4 LYING SOUTH OF PARCEL #1600-200.

SECTION 11-THE W5/8 OF THE S1/2 AND ALL THAT PORTION OF THE W1/2 OF THE W1/2 OF THE NW1/4 LYING SOUTH OF PARCEL #1601-100.

SECTION 13-ALL LESS AND EXCEPT THE SW1/4, HAMPTON SPRINGS ROAD RIGHT OF WAY AND COURTNEY GRADE RIGHT OF WAY.

SECTION 14-ALL THAT PORTION LYING NORTHWEST OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF PARCEL #1613-000 IN THE SE1/4 OF THE NE1/4 LYING SOUTH OF HAMPTON SPRINGS ROAD, LESS AND EXCEPT RIGHT OF WAY OF COURTNEY GRADE AND HAMPTON SPRINGS HIGHWAY. AND LESS AND EXCEPT THE W1/2 OF NW1/4 OF NW1/4.

SECTION 15- ALL THAT PORTION OF THE E1/2 LYING NORTH OF HAMPTON SPRINGS ROAD AND THE NE1/4 OF THE NW1/4 LESS AND EXCEPT THE NW1/4 OF THE NE1/4.

SECTION 16- THE N1/2 OF THE NE1/4.

SECTION 24-THE N3/4 OF E1/2.

TOWNSHIP 5 SOUTH, RANGE 7 EAST

SECTION 18-W1/2 OF W1/2 OF W1/2.

SECTION 19-W1/2 OF NW1/4 OF NW1/4.

THE ABOVE DESCRIBED PLANNING AREA CONTAINS 2,280 ACRES, MORE OR LESS.

DESCRIPTIONS

FOR

FOLEY TIMBER AND LAND CO.

AGRICULTURE-TRANSFER LANDS

DECEMBER 14, 2009

REVISED SEPTEMBER 15, 2010

REVISED JULY 15, 2011

REVISED OCTOBER 18, 2011

M.H. RATLIFF
REGISTERED LAND SURVEYOR
2998 GOLF-COURSE ROAD
PERRY FLORIDA 32348

AGRICULTURE-TRANSFER LANDS DESCRIPTION

TOWNSHIP 8 SOUTH, RANGE 10 EAST

SECTION 29-ALL OF THAT PORTION LYING SOUTH OF SNAKE ROAD AND WEST OF STATE ROAD NO.51.

SECTION 30-ALL OF THAT PORTION OF THE S3/4 LYING SOUTHWEST OF SNAKE ROAD.

SECTION 31-ALL THAT PORTION OF THE N1/4 LYING WEST OF STATE ROAD NO. 51.

SECTION 32-ALL OF THAT PORTION LYING NORTHWEST OF STATE ROAD NO. 51.

TOWNSHIP 7 SOUTH, RANGE 9 EAST

SECTION 17-ALL THAT PORTION LYING SOUTHEAST OF FISH CREEK GRADE AND SOUTHWEST OF C.C.C. ROAD.

SECTION 19-ALL THAT PORTION LYING SOUTH OF FISH CREEK GRADE.

SECTION 20-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD AND SOUTHEAST OF FISH CREEK GRADE.

SECTION 21-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD.

SECTION 28-ALL THAT PORTION LYING SOUTHWEST OF C.C.C. ROAD, LESS AND EXCEPT PARCEL #9398-000, PARCEL #9397-500.

SECTION 29-ALL.

SECTION 30-ALL.

SECTION 31-ALL.

SECTION 32-ALL.

SECTION 33-ALL THAT PORTION LYING WEST OF C.C.C. ROAD AND SOUTHWEST OF SNAKE ROAD.

SECTION 34-ALL THAT PORTION LYING SOUTHWEST OF SNAKE ROAD.

TOWNSHIP 8 SOUTH, RANGE 9 EAST

SECTION 3-ALL THAT PORTION LYING SOUTHWEST OF SNAKE ROAD.

SECTION 4-ALL.

SECTION 5-ALL.

SECTION 6-ALL.

SECTION 7-THE S1/2 OF THE SW1/4, LESS AND EXCEPT PARCEL #9415-000, ALL OF THE E1/2, THE N1/2 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4, AND THE NW1/4 OF THE SW1/4.

SECTION 8-ALL.

SECTION 9-ALL.

SECTION 10-ALL.

SECTION 11-THE W3/4 LYING SOUTHWEST OF SNAKE ROAD, LESS AND EXCEPT THE SW1/4 OF THE SE1/4.

SECTION 14-ALL OF THE W1/2 OF THE W1/2 OF THE W1/2 OF THE N1/2, THE SW1/4 AND THE SW1/4 OF THE SE1/4.

SECTION 15-ALL.

SECTION 16-ALL.

SECTION17-ALL.

SECTION 18-ALL.

SECTION 20-THE E3/4 OF THE N3/8 AND THAT PORTION OF THE S5/8 OF THE E1/4 LYING EAST OF C.C.C. ROAD.

SECTION 21-ALL.

SECTION 22-ALL.

SECTION 23-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4.

SECTION 24-THE SW1/4 OF THE NW1/4,THE W1/2 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4.

SECTION 25-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4.

SECTION 26-ALL.

SECTION 27-ALL.

SECTION 28-ALL.

SECTION 29-ALL OF THE S1/2 AND ALL THAT PORTION LYING EAST OF THE C.C.C. ROAD AND NORTH OF JACKSON HUNTING CAMP ROAD.

SECTION 30-THE S1/2 LESS AND EXCEPT THE NW1/4 OF THE SW1/4.

SECTION 31-ALL THAT PORTION LYING NORTHEAST OF COUNTY ROAD NO. 361.

SECTION 32-ALL THAT PORTION LYING NORTHEAST OF COUNTY ROAD NO.361 AND NORTHWEST OF BEEHIVE ROAD.

SECTION 33-ALL THAT PORTION LYING NORTHWEST OF BEEHIVE ROAD AND NORTH OF TRACTOR BOG ROAD.

SECTION 34-ALL THAT PORTION LYING NORTH OF TRACTOR BOG ROAD AND EAST OF SUGAR MOUNTAIN ROAD.

SECTION 35-ALL, LESS AND EXCEPT THE E1/2 OF THE SE1/4.

SECTION 36-THE N1/2 OF THE N1/2 AND SW1/4 OF THE NW1/4.

TOWNSHIP 9 SOUTH, RANGE 9 EAST

SECTION 2-ALL THAT PORTION LYING NORTH OF GARBAGE ROAD LESS AND EXCEPT THE E1/2 OF THE E1/2.

SECTION 3-ALL THAT PORTION LYING NORTH OF GARBAGE ROAD AND EAST OF SUGAR MOUNTAIN ROAD.

SECTION 5- ALL OF THAT PORTION LYING NORTHWEST OF BEEHIVE ROAD AND NORTHEAST OF COUNTY ROAD NO. 361.

TOWNSHIP 6 SOUTH, RANGE 8 EAST

SECTION 6-THE E1/2 OF THE SW1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 LYING SOUTHWESTERLY OF HUXFORD GRADE.

SECTION 7-ALL THAT PORTION LYING SOUTHERLY OF HUXFORD GRADE, LESS AND EXCEPT THE W1/2 OF THE W1/2 OF THE NW1/4.

SECTION 8-ALL, LESS AND EXCEPT THE E3/4 OF THE N1/2 OF THE N1/2 AND SE1/4 OF THE NE1/4.

SECTION 17-ALL, LESS AND EXCEPT PARCEL #8813-500.

SECTION 18-ALL.

SECTION 19-ALL, LESS AND EXCEPT PARCEL #8816-000.

SECTION 29-ALL OF THE W3/4 OF THE S1/2.

SECTION 30-ALL, LESS AND EXCEPT PARCEL #8851-500.

SECTION 31-THE N1/2 OF THE N1/2 OF THE N1/2 OF THE NW1/4 AND THE N1/2 OF THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE SE1/4 LYING NORTHEASTERLY OF FOX HUNTER GRADE.

SECTION 32-ALL, LESS AND EXCEPT THE NE1/4 OF THE NE1/4 AND THE W3/4 OF THE S1/2 OF THE S1/2.

SECTION 33-ALL THAT PORTION OF THE W1/2 OF THE SW1/4,THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4.

TOWNSHIP 7 SOUTH, RANGE 8 EAST

SECTION 3-ALL THAT PORTION OF THE W1/2 OF THE SW1/4,THE SW1/4 OF THE NW1/4 AND THE SE1/4 OF THE SE1/4.

SECTION 4-THE SE1/4, AND ALL THAT PORTION OF THE N1/2, LESS AND EXCEPT THE NE1/4 OF THE NE1/4 AND THE W1/2 OF THE W1/2 OF THE S3/4 OF THE NW1/4.

SECTION 5-ALL THAT PORTION OF THE N1/2 OF THE NE1/4 OF THE NE1/4.

SECTION 6-ALL THAT PORTION OF THE S1/2 OF THE S1/2 LYING WEST OF #4 ROAD.

SECTION 7-ALL OF THE N1/2 LYING SOUTHWESTERLY OF #4 ROAD.

SECTION 8-ALL THAT PORTION LYING SOUTH OF #4 ROAD,
LESS AND EXCEPT PARCEL #8912-000 AND PARCEL #8911-000..

SECTION 9-ALL, LESS AND EXCEPT PARCEL #8913-000 AND #8914-000.

SECTION 10-ALL.

SECTION 11-ALL THAT PORTION OF THE SW1/4, THE NW1/4 AND
THE W1/2 OF THE W1/2 OF THE NE1/4.

SECTION 14-ALL THAT PORTION OF THE W3/4.

SECTION 15-ALL.

SECTION 16-ALL.

SECTION 17-ALL THAT PORTION OF THE E1/2, THE SE1/4 OF THE SW1/4
LYING SOUTHEASTERLY OF GLOVER ROAD AND THE N1/2 OF
THE OF THE NW1/4.

SECTION 20-THE E3/4, LESS AND EXCEPT PARCEL #8933-000 AND
#8934-000.

SECTION 21-ALL.

SECTION 22-ALL.

SECTION 23-ALL.

SECTION 24-ALL THAT PORTION LYING SOUTH OF FISH CREEK GRADE.

SECTION 25-ALL.

SECTION 26-ALL.

SECTION 27-ALL.

SECTION 28-ALL, LESS AND EXCEPT PARCEL #8944-000.

SECTION 29-THE E3/4, LESS AND EXCEPT THE S1/2 OF THE S1/2 OF THE
NW1/4, THE W3/8 OF S1/2 AND PARCEL #8947-000.

SECTION 32-ALL OF THAT PORTION OF THE E1/2 LYING NORTHEASTERLY
OF FLOATING BRIDGE ROAD, THE E1/2 OF THE NE1/4 OF
THE NW1/4 AND THE NW1/4 OF THE NE1/4 LYING SOUTH-
WESTERLY OF FLOATING BRIDGE ROAD, LESS AND EXCEPT

PARCEL #8963-000 AND #8963-009.

SECTION 33-ALL LESS AND EXCEPT THAT PORTION LYING SOUTHWEST OF FLOATING BRIDGE ROAD AND NORTHWEST OF FISH CREEK GRADE.

SECTION 34-ALL.

SECTION 35-ALL.

SECTION 36-ALL.

TOWNSHIP 8 SOUTH, RANGE 8 EAST

SECTION 1-ALL.

SECTION 2-ALL OF THE N1/2 OF THE N1/2.

SECTION 3-THE N1/2 OF THE N1/2 AND THAT PORTION OF THE S3/4 LYING WEST OF AGNES ROAD.

SECTION 4-ALL.

SECTION 5-ALL THAT PORTION LYING SOUTHEASTERLY OF FISH CREEK GRADE.

SECTION 7-ALL THAT PORTION LYING SOUTHEAST OF FISH CREEK GRADE AND NORTHEAST OF HENRY FIELD ROAD.

SECTION 8-ALL THAT PORTION LYING SOUTHEASTERLY OF FISH CREEK GRADE AND NORTHEASTERLY OF HENRY FIELD ROAD.

SECTION 9-THE W1/2 OF THE W1/2.

SECTION 12-ALL.

SECTION 13-ALL.

SECTION 14-THE S7/8

SECTION 15-THE S7/8 LESS AND EXCEPT THE N5/8 OF THE W1/2 OF THE W1/2.

SECTION 16-THE S3/8 LYING EAST OF HENRY FIELD ROAD AND THAT PORTION OF THE NW1/4 LYING NORTH OF HENRY FIELD ROAD LESS AND EXCEPT PARCEL #8998-000.

SECTION 17-ALL THAT PORTION LYING NORTHEAST OF HENRY FIELD ROAD.

SECTION 22-ALL THAT PORTION LYING NORTH OF TENNILLE TURNPIKE ROAD, EAST OF AGNES ROAD, AND NORTHEAST OF COUNTY ROAD NO. 361.

SECTION 23-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO.361.

SECTION 24-ALL LESS AND EXCEPT THE E1/4 AND THE S1/2 OF THE SW1/4 OF THE SE1/4.

SECTION 25-ALL THAT PORTION OF THE W1/2 LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 26-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

SECTION 36-ALL THAT PORTION LYING NORTHEASTERLY OF COUNTY ROAD NO. 361.

TOWNSHIP 3 SOUTH, RANGE 7 EAST

SECTION 6-ALL THAT PORTION LYING SOUTHWESTERLY OF WILLIE SHEFFIELD ROAD, SOUTHERLY OF MUTT ANDREWS ROAD AND SOUTHEASTERLY OF PEAR TREE ROAD.

SECTION 7-ALL THAT PORTION LYING EASTERLY OF PEAR TREE ROAD.

SECTION 8-ALL.

SECTION 9-ALL THAT PORTION OF THE W1/2 OF THE W1/2 OF THE NW1/4 LYING SOUTHWESTERLY OF MILL CREEK ROAD AND ALL OF THE S1/2 LYING WEST OF OLD U.S. HIGHWAY #221 AND SOUTH OF MILL CREEK ROAD.

SECTION 16-ALL THAT PORTION LYING WEST OF OLD U.S. HIGHWAY #221 AND NORTHWESTERLY OF W & L ROAD.

SECTION 17-ALL THAT PORTION LYING NORTH WEST OF W & L ROAD, EAST OF 430 LOOP ROAD AND NORTH OF PEAR TREE CUT OFF ROAD.

SECTION 18-ALL THAT PORTION LYING NORTH OF PEAR TREE CUTOFF ROAD AND EAST OF PEAR TREE ROAD.

SECTION 19-ALL OF THE SE1/4 LYING SOUTHERLY OF 430 LOOP ROAD, NORTHWESTERLY OF W & L ROAD AND NORTHEASTERLY OF OLD ACL RAILROAD RIGHT OF WAY, LESS AND EXCEPT POWERLINE RIGHT OF WAY.

SECTION 20-ALL THAT PORTION LYING NORTHWESTERLY OF W & L ROAD AND SOUTHEASTERLY OF 430 LOOP ROAD.

SECTION 29-ALL THAT PORTION LYING NORTHWESTERLY OF NO. 15 ROAD SOUTHWESTERLY OF U.S. HIGHWAY #19, LESS AND EXCEPT PARCEL #1982-000.

SECTION 30-ALL, LESS AND EXCEPT PARCEL #1982-000.

SECTION 31-ALL.

TOWNSHIP 4 SOUTH, RANGE 7 EAST

SECTION 6-ALL OF THE W1/2 AND THE W1/2 OF THE W1/2 OF THE E1/2.

SECTION 7-THE W5/8 OF THE N1/2 OF THE N1/2, THE S3/4 OF THE W1/8, AND THE S1/2 OF THE SE1/4 LYING EAST OF NO. 15 RD. AND THAT PORTION OF THE E3/8 OF THE SW1/4 LYING SOUTH OF WATER WELL ROAD.

SECTION 18-THE W1/2 OF THE SW1/4 OF SW1/4, THE NW1/4 OF SW1/4, THE N1/2 LESS AND EXCEPT THE E5/8 OF THE S1/2 OF THE N1/2 AND THAT PORTION LYING NORTH OF WATER WELL RD. AND WEST OF NO. 15 RD.

SECTION 19-ALL OF THE W1/2, LESS AND EXCEPT THE NE1/4 OF THE NW1/4.

SECTION 30-ALL OF THE W1/2, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4.

TOWNSHIP 5 SOUTH, RANGE 7 EAST

SECTION 6-ALL OF THE SE1/4 OF THE SW1/4 LYING NORTHWESTERLY OF HAMPTON SPRINGS ROAD AND THE W1/2 OF THE W1/2, LESS AND EXCEPT PARCEL #6014-200.

SECTION 7-ALL THAT PORTION LYING NORTHWESTERLY OF HAMPTON SPRINGS ROAD AND THE S7/8 LYING SOUTHEASTERLY OF HAMPTON SPRINGS ROAD.

SECTION 17-ALL, LESS AND EXCEPT THE W3/4 OF THE S1/2 OF THE S1/2, THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE N1/2 OF THE NW1/4.

SECTION 18-ALL, LESS AND EXCEPT THE S1/2 OF THE SE1/4, THE W1/2 OF THE W1/2 OF THE W1/2.

SECTION 19-ALL OF THE S1/2.

SECTION 21-ALL OF THE SW1/4 LYING SOUTHWESTERLY OF COURTNEY GRADE AND THE N3/4 LYING WESTERLY OF SOUTH WALDO SPRINGS ROAD.

SECTION 28-ALL OF THE W1/2 OF THE NW1/4 AND ALL OF THE S1/2, LESS AND EXCEPT PARCEL #6195-000.

SECTION 29-ALL, LESS AND EXCEPT THE W3/4 OF THE N1/2 OF THE N1/2 AND THE SE1/4 OF THE NW1/4.

SECTION 30-THE E3/4.

SECTION 31-THE E3/4 OF THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 32-THE N1/2 OF THE N1/2 OF THE N1/2.

SECTION 33-ALL OF THE N1/2 OF THE N1/2 OF THE N1/2 AND ALL OF THAT PORTION LYING EAST OF MIKE HUNTER ROAD EASEMENT AND EAST OF SPRING WARRIOR ROAD LESS AND EXCEPT PUCKETT RD (CR 361-A) R/W.

SECTION 34-THE SW1/4 OF THE NW1/4 AND ALL OF THE S1/2, LESS AND EXCEPT THE NE1/4 OF THE SE1/4.

TOWNSHIP 6 SOUTH, RANGE 7 EAST

SECTION 1-ALL THAT PORTION OF THE S1/2 OF THE S1/2 LYING WESTERLY COUNTY ROAD NO. 361 AND THE NW1/4 OF THE SW1/4.

SECTION 2-THE SE1/4, THE N3/4 OF THE SW1/4, THE W3/4 OF THE S1/2 OF THE N1/2 AND THE NW1/4 OF THE NW1/4.

SECTION 3-THE NE1/4 AND THE N3/4 OF THE E1/2 OF THE SE1/4.
SECTION 11-THE N3/8 OF E1/2.

SECTION 12-ALL OF THE NE1/4 LYING WESTERLY OF COUNTY ROAD NO.361 THE N3/4 OF THE NW1/4, THE E1/2 OF THE NE1/4 OF THE SW1/4, AND SE1/4, LESS AND EXCEPT THAT PORTION OF THE SW1/4

OF SE1/4 LYING WEST OF C.R. #361, ALSO LESS ROAD R/W.

SECTION 13-ALL THAT PORTION LYING SOUTHEASTERLY OF COUNTY ROAD NO. 361, LESS AND EXCEPT PARCEL #6287-000.

SECTION 24-ALL THAT PORTION LYING EASTERLY OF COUNTY ROAD NO. 361 AND NORTHEASTERLY OF FOX HUNTER GRADE.

SECTION 25-ALL THAT PORTION LYING NORTHEASTERLY OF FOX HUNTER GRADE, LESS AND EXCEPT PARCEL #6373-100.

SECTION 36-ALL THAT PORTION OF THE N1/2 OF THE N1/2 OF THE N1/2 LYING NORTHEASTERLY OF FOX HUNTER GRADE.

TOWNSHIP 7 SOUTH, RANGE 7 EAST

SECTION 1-THE SE1/4 OF THE SE1/4.

SECTION 11-THE SE1/4 OF THE SE1/4.

SECTION 12-THE SW1/4, THE W1/2 OF THE SE1/4, THE N1/2 OF THE NE1/4 OF THE SE1/4, THE E1/2 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4.

SECTION 13-THE W3/4 OF THE N1/2 OF THE N1/2.

TOWNSHIP 3 SOUTH, RANGE 6 EAST

SECTION 25-ALL.

SECTION 26-ALL OF THE E1/2 OF THE E1/2 AND THE E1/2 OF THE W1/2 OF THE SE1/4.

SECTION 35-ALL THAT PORTION LYING SOUTHEASTERLY OF CAT ROAD.

SECTION 36- ALL.

TOWNSHIP 4 SOUTH, RANGE 6 EAST

SECTION 1-ALL.

SECTION 2-ALL OF THE N1/2 LYING NORTHEASTERLY OF NO. 2 ROAD AND EASTERLY OF CAT RD. AND THE E1/2 OF THE SE1/4 OF THE SE1/4.

SECTION 11-THE E1/2 OF THE E1/2 AND THE SW1/4 OF THE SE1/4.

SECTION 12-ALL.

SECTION 13-ALL.

SECTION 14-THE E3/4 OF THE E1/2.

SECTION 23-ALL OF THE E1/2, SE1/4 OF THE NW1/4, AND E1/2 OF THE SW1/4.

SECTION 24-ALL.

SECTION 25-ALL.

SECTION 26-ALL OF THE E3/4 LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 98, LESS AND EXCEPT PARCEL# 1563-000.

SECTION 30-ALL THAT PORTION LYING NORTHWESTERLY OF CONTAINER GRADE.

SECTION 31-ALL THAT PORTION LYING WESTERLY OF CONTAINER GRADE.

SECTION 35-ALL THAT PORTION LYING NORTHEASTERLY OF U.S. HIGHWAY #98.

SECTION 36-ALL THAT PORTION LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 98 AND THE E1/2 OF THE SE1/4 LYING SOUTH-WESTERLY OF U.S. HIGHWAY NO. 98.

TOWNSHIP 5 SOUTH, RANGE 6 EAST

SECTION 1-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1582-100, LESS AND EXCEPT THE NW1/4 OF THE NW1/4 AND THE N1/2 OF THE SW1/4 OF THE NW1/4. ALSO ALL THAT PORTION OF THE SE1/4 LYING SE OF PARCEL #1582-100.

SECTION 2-ALL THE W1/2, SE1/4 AND S1/2 OF THE S1/2 OF THE NE1/4.

SECTION 3-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1587-000. AND ALL THAT PORTION OF THE W1/2 LYING SOUTH OF PARCEL #1587-000.

SECTION 4-ALL THAT PORTION LYING NORTHERLY OF PARCEL #1588-100.

SECTION 5-ALL THE S1/2 OF THE N1/2, NW1/4 OF THE NW1/4, NE1/4 OF THE NE1/4 AND ALL OF THE S1/2 LYING NORTHWESTERLY OF PARCEL #1589-100.

SECTION 6-ALL, LESS AND EXCEPT THE S1/2 OF THE S1/2 OF THE SW1/4.

SECTION 7-THE S1/2 OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4. .

SECTION 8-ALL, LESS AND EXCEPT PARCEL #1593-200 AND THAT PORTION LYING WEST OF CONTAINER GRADE AND NORTH OF WHITFIELD ROAD.

SECTION 9-ALL THAT PORTION LYING SOUTH OF PARCEL #1598-200 LESS AND EXCEPT THE SE1/4.

SECTION 10-ALL OF THE NW1/4 LESS AND EXCEPT PARCEL #1600-200

SECTION 11-ALL THAT PORTION LYING NORTH OF PARCEL #1601-100.

SECTION 12-ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF THE E1/2 LYING NW OF HAMPTON SPRINGS ROAD AND SOUTH OF PARCEL #1605-100 AND ALL OF THAT PORTION OF THE NW1/4 LYING NORTH OF PARCEL #1605-100.

SECTION 16-ALL, LESS AND EXCEPT THE SE1/4 OF THE SE1/4, HAMPTON SPRINGS ROAD R/W, AND THE N1/2 OF THE NE1/4.

SECTION 17-ALL, LESS AND EXCEPT PARCEL #1628-200.

SECTION 18-ALL THAT PORTION OF THE E1/2 LYING EAST OF CROOKED TOP PINE ROAD AND WEST OF PARCEL #1631-000 AND THE S1/2 OF SW1/4 AND THE N3/4 OF THE W1/4.

SECTION 19-ALL THAT PORTION OF THE N3/8 LYING WEST OF PARCEL #1632-100 AND ALL THAT PORTION LYING EAST OF PARCEL #1632-100.

SECTION 20-ALL, LESS AND EXCEPT RIGHT OF WAY OF HAMPTON SPRINGS ROAD.

SECTION 21-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION OF THE N1/2 OF SW1/4

LYING SOUTH OF HAMPTON SPRINGS ROAD AND WEST OF GEORGE PAGE ROAD AND THE SW1/4 OF THE SW1/4.

SECTION 24-THE S1/2 OF SE1/4.

SECTION 28-THE W1/2 AND THE S3/4 OF THE E1/2, LESS AND EXCEPT E1/2 OF SE1/4 OF NE1/4.

SECTION 29-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND NORTH OF SPRING CREEK CUTOFF AND ALL THAT PORTION LYING EAST OF SPRING CREEK ROAD.

SECTION 30-ALL THAT PORTION LYING NW OF HAMPTON SPRINGS ROAD AND EAST OF PARCEL #1667-200 AND ALL THAT PORTION LYING SE OF HAMPTON SPRINGS ROAD AND NORTH OF SPRING CREEK CUTOFF.

SECTION 33-ALL THAT PORTION LYING NE OF GEORGE PAGE ROAD.

SECTION 34-ALL THAT PORTION OF THE W1/2 OF NW1/4 LYING NE OF GEORGE PAGE ROAD.

TOWNSHIP4 SOUTH, RANGE 5 EAST

SECTION 23-ALL THAT PORTION LYING EAST OF THE J.C. FRANKLIN GRADE AND SOUTH OF THE HARRY DAVIS GRADE.

SECTION 24-THE E1/2 AND THAT PORTION OF THE SW1/4 LYING SOUTH OF THE HARRY DAVIS GRADE.

SECTION 25-ALL.

SECTION 26-ALL THAT PORTION LYING EAST OF J.C. FRANKLIN GRADE

SECTION 30-THE E1/2 OF SW1/4 AND THE W1/2 OF W1/2 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF THE SE1/4.

SECTION 31-THE W1/2 AND ALL THAT PORTION OF THE E1/2 LYING NORTH OF CABBAGE SINKS ROAD.

SECTION 32-W1/2 OF NW1/4.

SECTION 35-ALL THAT PORTION LYING EAST OF J.C. FRANKLIN GRADE.

SECTION 36-ALL.

TOWNSHIP 5 SOUTH, RANGE 5 EAST

SECTION 1-ALL LESS AND EXCEPT THE S1/2 OF S1/2 OF SE1/4 LYING SOUTH OF PADGETT RD.

SECTION 2-ALL THAT PORTION LYING EAST OF THE J.C. FRANKLIN GRADE AND ALL THAT PORTION OF THE S1/2 LYING WEST OF THE FRANKLIN GRADE AND NORTH OF RATTLESNAKE GRADE AND THAT PORTION OF THE E1/2 OF SE1/4 LYING NORTH OF RATTLESNAKE GRADE AND EAST OF BILLY MARTIN GRADE.

SECTION 3-ALL THAT PORTION OF THE S1/2 LYING NORTH OF RATTLESNAKE GRADE.

SECTION 4-ALL THAT PORTION OF THE E3/4 LYING WEST OF BILLY MARTIN GRADE AND SOUTH OF RATTLESNAKE GRADE AND NORTHWEST OF WARD TRAM AND ALL OF THAT PORTION OF THE E1/2 OF THE SE1/4 LYING NORTH OF RATTLESNAKE GRADE AND EAST OF BILLY MARTIN GRADE.

SECTION 6-ALL THAT PORTION OF THE W1/2 LYING NORTH OF MOSSY HAMMOCK GRADE AND WEST OF COKER ISLAND ROAD.

SECTION 7-ALL THAT PORTION LYING WEST OF COKER ISLAND ROAD AND ALL THAT PORTION LYING SOUTH AND EAST OF THE CRUCE GRADE.

SECTION 8-ALL THAT PORTION LYING SOUTH OF THE CRUCE GRADE AND EAST OF THE CANNON GRADE LESS AND EXCEPT THE N1/2 OF N1/2.

SECTION 9-ALL THAT PORTION LYING NORTHWESTERLY OF WARD TRAM ROAD LESS AND EXCEPT THE NW1/4 OF NW1/4.

SECTION 11-ALL THAT PORTION LYING NORTH OF BROWN TRAM AND EAST OF J.C. FRANKLIN GRADE.

SECTION 12-ALL THAT PORTION LYING NORTH AND EAST OF PARCEL #1330-500 AND WEST OF CULPEPPER ROAD AND SOUTH OF SEALY SLOUGH ROAD.

SECTION 13-ALL THAT PORTION IN PARCEL #1331-000 LYING WEST OF

COOEY ISLAND GRADE LESS AND EXCEPT DEES GRADE R/W AND DEES BORROW PIT.

SECTION 16-ALL THAT PORTION LYING NORTHWEST OF WARD TRAM.

SECTION 17-ALL THAT PORTION LYING NORTH OF WARD TRAM.

SECTION 18-ALL THAT PORTION LYING NORTH OF WARD TRAM

TOWNSHIP 5 SOUTH, RANGE 4 EAST

SECTION 1-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD.

SECTION 11-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD AND NORTHEASTERLY OF LOUGHRIDGE GRADE.

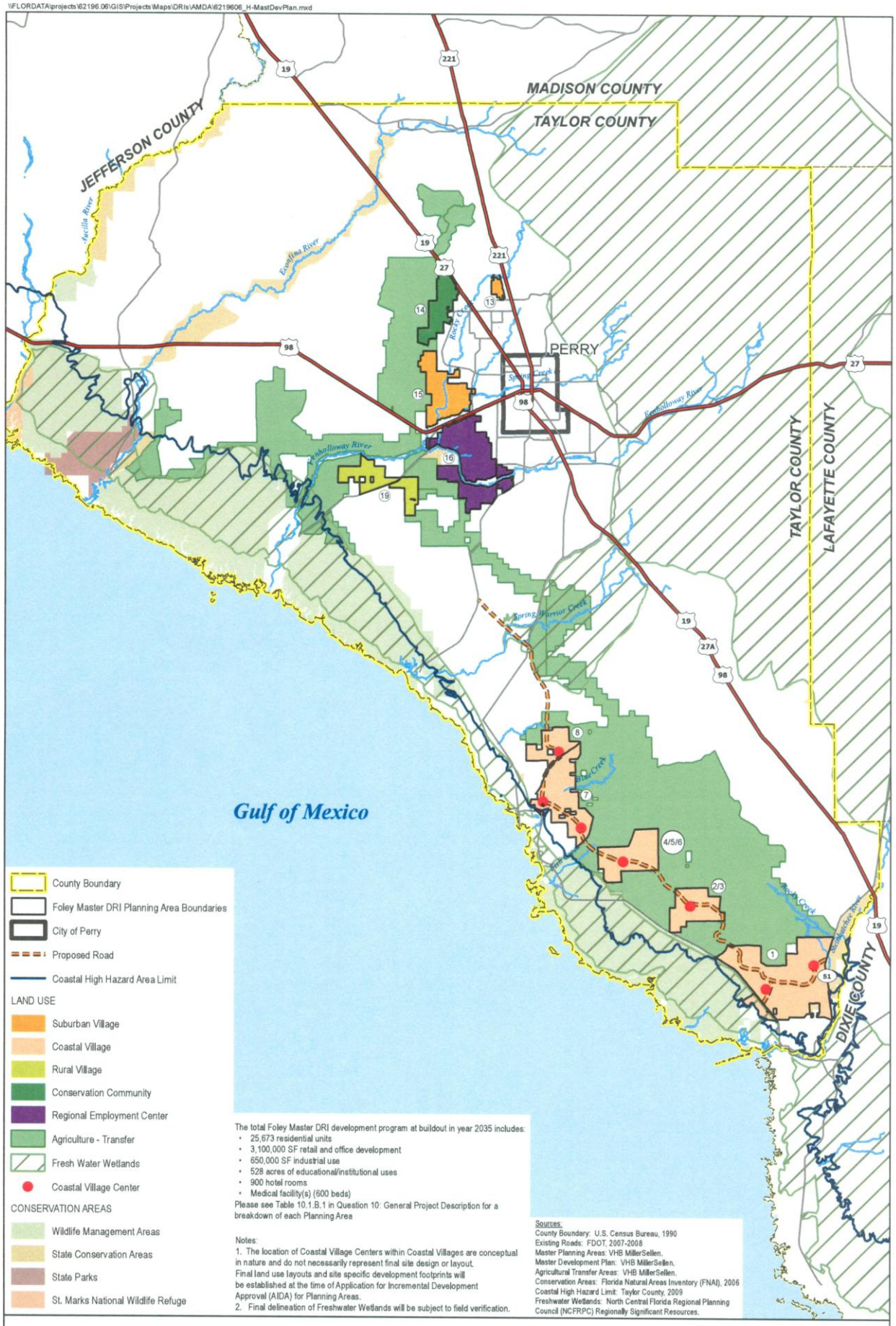
SECTION 12-ALL THAT PORTION LYING SOUTHEASTERLY OF MOSSY HAMMOCK ROAD AND NORTHEASTERLY OF LOUGHRIDGE GRADE.

SECTION 13-ALL THAT PORTION LYING NORTH OF WARD TRAM AND NORTHEASTERLY OF LOUGHRIDGE GRADE

THE ABOVE DESCRIBED AGRICULTURE-TRANSFER LANDS CONTAIN 82,797 ACRES, MORE OR LESS.

Exhibit 4
Master Development Plan Map
(Map H)

\\FLORDATA\projects\62196.06\GIS\Projects\Maps\DRIs\AMDA\6219606_H-MastDevPlan.mxd



The total Foley Master DRI development program at buildout in year 2035 includes:

- 25,673 residential units
- 3,100,000 SF retail and office development
- 650,000 SF industrial use
- 528 acres of educational/institutional uses
- 900 hotel rooms
- Medical facility(s) (600 beds)

Please see Table 10.1.B.1 in Question 10: General Project Description for a breakdown of each Planning Area

Notes:

1. The location of Coastal Village Centers within Coastal Villages are conceptual in nature and do not necessarily represent final site design or layout. Final land use layouts and site specific development footprints will be established at the time of Application for Incremental Development Approval (AIDA) for Planning Areas.
2. Final delineation of Freshwater Wetlands will be subject to field verification.

Sources:
County Boundary: U.S. Census Bureau, 1990
Existing Roads: FDOT, 2007-2008
Master Planning Areas: VHB MillerSellen.
Master Development Plan: VHB MillerSellen.
Agricultural Transfer Areas: VHB MillerSellen.
Conservation Areas: Florida Natural Areas Inventory (FNAI), 2006
Coastal High Hazard Limit: Taylor County, 2009
Freshwater Wetlands: North Central Florida Regional Planning Council (NCFRPC) Regionally Significant Resources.

VHB MillerSellen
225 East Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Foley Master DRI
Master Development Plan
July 2011

Map H

0 2 4 Miles

Exhibit 5
Development Program for the Master Development of Regional Impact
(Table 1, Council Evaluation Report)

TABLE 1
FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT
DEVELOPMENT BY PLANNING AREA

	NON-RESIDENTIAL (1)							RESIDENTIAL (1)						OTHER (1)		TOTAL		
Planning Area	Non-Residential Gross Acres	Retail and Services (Square Feet)	Hospital/ Medical (Square Feet)	Office (Square Feet)	Industrial (Square Feet)	Post Secondary Educational Facility (Square Feet)	Hotel Rooms	Residential Gross Acres	Total Dwelling Units	Minimum Net Density	Gross Density	Educational Acres (2)	Open Space Acres (3)	Stormwater Acres (4)	Wetlands Acres (5)	Total Gross Acres	Total Dwelling Units	Total Non-Residential Square Feet (6)
1	126	360,000	210,000	160,000	125,000	47,500	300	2,112	4,658	2.0	2.2	120	2,861	403	2,723	7,942	4,658	1,045,000
2/3	29	133,700	0	62,800	0	0	100	1,063	2,285	2.0	2.2	0	644	197	489	2,225	2,285	244,000
4/5/6	51	243,550	0	125,200	0	0	150	1,168	2,401	2.0	2.1	15	1,085	219	502	2,821	2,401	440,000
7	121	392,750	210,000	172,000	125,000	0	150	2,474	5,050	2.0	2.0	30	563	467	593	3,781	5,050	971,000
8	6	31,300	0	15,700	0	0	0	278	419	2.0	1.5	0	1,052	51	163	1,499	419	47,000
13	3	20,000	0	0	0	0	0	220	910	3.0	4.1	0	42	40	17	282	910	20,000
14	16	86,000	0	40,000	0	0	0	797	1,066	0.5	1.3	0	378	146	699	1,890	1,066	126,000
15	39	211,000	0	95,000	0	0	0	1,244	2,780	3.0	2.2	15	781	231	807	2,886	2,780	306,000
16	1,525	440,000	420,000	264,000	400,000	426,000	200	1,332	4,004	n/a	3.0	348	955	514	960	5,120	4,004	2,049,000
19	30	165,000	0	71,000	0	0	0	1,644	2,100	0.5	1.3	0	484	301	122	2,280	2,100	236,000
Subtotal	1,946	2,083,300	840,000	1,005,700	650,000	473,500	900	12,331	25,673	n/a	2.1	528	8,846	2,570	7,075	30,726	25,673	5,484,000
AT(7)	-	-		-	-	-	-	-	-	-	-	-	-	-	-	82,797	-	-
Total	1,946	2,083,300	840,000	1,005,700	650,000	473,500	900	12,331	25,673	n/a	2.1	528	8,846	2,570	7,075	113,523	25,673	5,484,000

Source: Foley Master Development of Regional Impact, July 2011, Table 10.1.B.1, page 10-9 and Table 21-2.

Notes:

(1) All acreage calculations for the Application for Master Development Approval are conceptual estimates and have not been surveyed. All acreage calculations and estimates will be refined for each Application for Incremental Development Approval when site-specific development footprints are established.
(2) Includes public/private and/or post-secondary educational uses.
(3) Includes golf course acreage, lands managed for agriculture and silviculture, and other open space lands. Up to 50 percent of required Open Space may consist of wetlands or stormwater management facilities, consistent with Table I-1 of the County Comprehensive Plan Future Land Use Element.
(4) Stormwater acreage estimate assumes 18 percent of non-residential and residential acreage and is included in the respective gross acreage. Each Application for Incremental Development Approval will provide refined stormwater acreage calculations based on site-specific development footprints and applicable Suwannee River Water Management District criteria.
(5) Wetland acreage is based upon existing data sources (County Comprehensive Plan Data and Analysis) and is not field-verified. Each Application for Incremental Development Approval will provide refined wetland acreages base upon field data.
(6) Total Non-Residential includes retail and services, hospital/medical, office, industrial, hotel, and post-secondary education facility.
(7) AT refers to the Agriculture-Transfer Area.

Exhibit 6
Table 13 Modifications

TABLE 13

FOLEY MASTER DEVELOPMENT OF REGIONAL IMPACT- YEAR 2035
REGIONAL ROADS - NEEDED ROADWAY MODIFICATIONS

ROAD	SEGMENT	MODIFICATION
TAYLOR COUNTY		
US 19/27/State Road 20	Reddick Drive to US 98/State Road 30	Widen to 6 Lane Divided
US/19/27/State Road 30	US 27/State Road 30 to US 221/State Road 55	Widen to 6 Lane Divided
US 19/98/27A/State Road 55	US 221/State Road 55 to Old Foley Road	Widen to 6 Lane Divided
US 19/98/27A/State Road 55	Old Foley Road to County Road 361	Widen to 6 Lane Divided
US 19/98/27A/State Road 55	County Road 361 to Steinhatchee River	Widen to 6 Lane Divided
US 98/State Road 30	County Road 588 to Sandra Street	Widen to 4 Lane Divided
US 98/State Road 30	Sandra Street to US 19/State Road 20	Widen to 4 Lane Divided
US 27/State Road 20	US 19 to State Road 55	Widen to 4 Lane Divided
US 27/State Road 20	State Road 55 to Beginning of 4-lane	Widen to 4 Lane Divided
US 27/State Road 20	Beginning of 4-lane to Buckeye Nursery Road	Widen to 4 Lane Divided
US 27/State Road 20	End of 4-lane to Lafayette County Line	Widen to 4 Lane Divided
US 221/State Road 55	County Road 202 to US 27/State Road 20	Widen to 4 Lane Divided
US 221/State Road 55	US 27/State Road 20 to US 19/98/27A/State Road 30	Widen to 6 Lane Divided
State Road 51	County Road 361 (south end) to Oak Street	Widen to 4 Lane Divided
LAFAYETTE COUNTY		
US 27/State Road 20	Taylor County Line to SW County Road 320	Widen to 4 Lane Divided
US 27/State Road 20	SW County Road 320 to County Road 251A	Widen to 4 Lane Divided
US 27/State Road 20	County Road 251A to State Road 51	Widen to 4 Lane Divided

Source: Foley Master Development of Regional Impact, Response to the First Sufficiency Request for Additional information, October 21, 2011, Table 21-6.

Exhibit 7
Table 21-6, Foley Master Development of Regional Impact
Responses to the First Sufficiency Request for Additional Information
dated October 21, 2011

Modifications Strategies to Maintain LOS
Table 21-6

				Peak Hour		PH Trips		42			
FDOT Map ID New (Old)	**Roadway**	**From**	**To**	**MSV at LOS**	**2035 PH Bkgd**	**Capacity Shortfall**	**Modifications and/or Strategies to Maintain Adopted LOS Standard**	**TSM Capacity Increase**	**Parallel Reliever or Change Circulation**	**Widen Deficient Roadway**	**Strategy**
State Roads - Taylor County											
2(7.1)	SR 20 US 19/27	Riddick Rd	SR 30 (US 98)	3,110	1,741	-892	The operational efficiency of the existing roadway should be enhanced to the maximum extent feasible. TSM improvements such as turn lanes and signal coordination should be completed prior to programming the facility for widening. TSM improvements will likely resolve any projected deficiency on the roadway. Based on the high level of truck traffic on this facility, it will be safer to divert project to local facilities and make TSM improvements to maximize the operational efficiency of the roadway than to widen.	1,306	1,350	Widen to 6LD (4710) 1,600 increase	
11(7)	SR 30 /US 19/27 Byron Butler Pky	SR 30 (US 27)	SR 55 (US 221)	3,110	1,562	-663	The operational efficiency of the existing roadway should be enhanced to the maximum extent feasible. TSM improvements such as turn lanes and signal coordination should be completed prior to programming the facility for widening. TSM improvements will likely resolve any projected deficiency on the roadway. Based on the high level of truck traffic on this facility, it will be safer to divert project to local facilities and make TSM improvements to maximize the operational efficiency of the roadway than to widen.	1,306		Widen to 6LD (4710) 1,600 increase	
17(1&2)	SR 55 / US 19/98/27A Byron Butler Pky	SR 55 (US 221)	Old Foley Rd	3,110	1,505	-230	This segment is only deficient by 230 p.m. peak hour trips in the future year analysis. Potts Still Road north to CR 361A (shown on the inset in Map J-21.4) is a more direct route for project trips to move from Planning Areas 1-8 to Perry and other Planning Areas around Perry, providing a very viable reliever route to US 19. The manual distribution indicated 2.0% fewer project trips on this segment, due to the distribution to the parallel roadway of Potts Still, (which was not in the FDOT model). This would result in 376 trips being shifted to the parallel reliever, which would more than cover the deficiency of 230 trips.	1,306	376	Widen to 6LD facility (4710) 1,600 increase	
16(3&2)	SR 55 (US 19/98/27A)	Old Foley Rd	CR 361 (Beach Rd)	2,570	1,056	-2,725	Potts Still Road south to CR 361 (shown on Map J-21.4) is a more direct route for project trips to move from Planning Areas 1-8 to Perry and other Planning Areas around Perry, providing a viable reliever route to US 19. The manual distribution indicated 7.79% fewer project trips on this segment, due to the distribution to the parallel roadway of Potts Still, (which was not in the FDOT model). This would result in 1,467 trips being shifted to the parallel reliever and other local roadways. The parallel reliever facility, combined with TSM improvements on US 19 would maintain the adopted LOS standard on US 19. Adding 2 lanes to US 19 increases capacity by 1,290, less than diverting to the parallel reliever. Therefore, if widening was considered for this segment of US 19, it would need to be widened from a 4LD to at least an 8 lane facility or some combination of improvements in order to maintain the LOS standard. The LOS tables do not have values beyond 6 lanes for roadways other than freeways. Further, the more lanes that are added to a facility, the less the increase in capacity is provided (ie, law of diminishing returns).	1,079	1,467	Widen to 6LD facility (3,860) 1,290 increase	
15(4)	SR 55 (US 19/98/27A)	CR 361 (Beach Rd)	Steinhatchee River Dixie County line	2,570	841	-504	Parallel reliever - new N-S roadway as 4 LD (provides 5,100 capacity); 2,538 excess capacity in corridor	1,079	1,350 (2 L) 5,100 (4LD)	Widen to 6LD (3,860) 1,290 increase	
9(8.1)	SR 30 / US 98 Hampton Springs Ave	CR 588 (beg Painted Median)	Sandra St. Perry W. City Limits	1,480	692	-776	Extensions of Houck Road to Hampton Springs Road and Holt Road to US 98 (as shown on Map J-21.4) provide new traffic circulation patterns in the area and improved connectivity. These new facilities serve as reliever routes to US 98 for trips from Planning Areas 19 and 16. Either one of these improvements is sufficient to maintain the adopted LOS standard.	622	2,700	Widen to 4 LD (3,280) 1,800 increase	
10(17)	SR 30 / US 98 Hampton Springs Ave	Sandra St. Perry W. City Limits	SR 20 (US 19)	1,370	827	-693	Extensions of Houck Road to Hampton Springs Road and Holt Road to US 98 (as shown on Map J-21.4) provide new traffic circulation patterns in the area and improved connectivity. These new facilities serve as reliever routes to US 98 for trips from Planning Areas 19 and 16. Either one of these improvements is sufficient to maintain the adopted LOS standard.	575	2,700	Widen to 4 LD (3,110) 1,740 increase	
3(18)	SR 20 / US 27 Hampton Springs Ave	US 19	SR 55	1,370	851	-1,553	The extension of Holt Road to US 98 and Carlton Cemetary/Old Foley will relieve traffic on this segment of US 27. Houck Road also provides a parallel reliever.	575	1,350	Widen to 4 LD (3,110) 1,740 increase	
4 (18.1/19)	SR 20 / US 27 Hampton Springs Ave	SR 55	Beg of 4 lane (J. Tom Moore)	1,370	1,020	-1,735	The extension of Holt Road to US 98 and Carlton Cemetary/Old Foley will relieve traffic on this segment of US 27. Green Street also provides a parallel reliever. However, it is likely that this segment of US 27 will need to be widened.	575	1,350	Widen to 4 LD (3,110) 1,740 increase	
5(9)	SR 20 / US 27 Hampton Springs Ave	Beg of 4 lane	Buckeye Nursery Rd	2,332	652	-405	Use TSM to control development and maximize capacity and operational efficiency on exisitng roadway. Parallel corridors: Green St/San Pedro Rd. and US 19/Old Foley Rd.	979	1,350	Widen to 4 LD (3,532) 1,200 increase	
7(11)	SR 20 (US 27)	End of 4 Lane- Connel Rd	Layfayette County Line	1,350	427	-335	Use TSM to control development and maximize capacity and operational efficiency on exisitng roadway. The manual distribution indicated 5.86% fewer project trips on this segment. This would result in a reduction of 1,104 p.m. peak hour trips, which would more than cover the deficiency of 335 trips.	567		Widen to 4LD (5,100) 3,750	Re-evaluate trip distribution
19(21)	SR 55 / US 221 Jefferson St	CR 202 (Will Clark Rd.)	SR 20 (US 27)	910	977	-904	**Background traffic causes deficiency.** Widening this roadway would be detrimental to the fabric of downtown Perry. Changing LOS standard to LOS E to support existing character of Perry, would result in 510 additonal p.m. peak hour capacity. Re-evaluate *real* capacity of facility; This roadway has the lowest maximum service volume of any roadway in the study area. Evaluate and implement TSM improvements, which provide 382 additional trips of capacity. If deficiency still exists, after these strategies are implemented, then consider widening *parallel corridor (US 19)* - creates 708 excess capacity on parallel Link 2; Excess Capacity of 1,236 on parallel Link 1.	382	708	Widen to 4 LD (2,200) 1,290 increase	Change LOS; LOS D 2L=1,330 LOS E 2L=1,420 510 Increase LOS D
18(20)	SR 55 / US 221 Jefferson St	SR 20 (US 27)	SR 30 (US 19/98/27A)	2,200	1,610	-455	TSM improvements are sufficient to maintain the LOS standard on this facility. Widen parallel reliever (US 19) results in 937 excess capacity.	924	937	Widen to 6 LD (3,460) 1,260 increase	
12(15.1)	SR 51	CR 361 (south end)	Oak St.	950	118	-204	Evaluate capacity; State signalized arterial rural developed; Definition of uninterupted flow highway: "A non-freeway roadway that generally has uninterrupted flow (a combination of roadway segments which have average signalized intersection spacing greater than 2.0 miles)." Uninterrupted flow highway is 1,420 capacity (470 increase). New N-S roadway is parallel reliever.	399	1,350 2L 5,100 4 LD	Widen to 4 LD (2,260) 1,310 increase	Change roadway type to uninterupted flow (1420) 470 increase
State Roads - Lafayette County											
1 (1)	SR 20 US 27	Taylor Co. Line	SW CR 320	1,350	384	-292	Use TSM to control development and maximize capacity and operational efficiency on exisitng roadway. The manual distribution indicated 4.8% fewer project trips on this segment. This would result in a reduction of 904 p.m. peak hour trips, which would more than cover the deficiency of 292 trips.	567		Widen to 4LD (5,100) 3,750	Re-evaluate trip distribution
2 (2)	SR 20 US 27	SW CR 320	CR 251A/ Bloxham St. NW	1,350	480	-43	Use TSM to control development and maximize capacity and operational efficiency on exisitng roadway. The manual distribution indicated 4.8% fewer project trips on this segment. This would result in a reduction of 904 p.m. peak hour trips, which would more than cover the deficiency of 43 trips.	567		Widen to 4LD (5,100) 3,750	Re-evaluate trip distribution
3 (3)	SR 20 US 27	CR 251A/ Bloxham St. NW	SR 51	950	629	-593	Use TSM to control development and maximize capacity and operational efficiency on exisitng roadway. The manual distribution indicated 4.8% fewer project trips on this segment. This would result in a reduction of 904 p.m. peak hour trips, which would more than cover the deficiency of 593 trips.	399		Widen to 4LD (2,260) 1,310	Re-evaluate trip distribution

Modifications Strategies to Maintain LOS
Table 21-6

				Peak Hour		PH Trips		42			
FDOT Map ID New (Old)	**Roadway**	**From**	**To**	**MSV at LOS**	**2035 PH Bkgd**	**Capacity Shortfall**	**Modifications and/or Strategies to Maintain Adopted LOS Standard**	**TSM Capacity Increase**	**Parallel Reliever or Change Circulation**	**Widen Deficient Roadway**	**Strategy**
State Roads- Madison County											
2 (2)	I-10	SR 55	SR 14	3,820	3,707	-9	Project traffic not significant. No improvements required.	1,604	N/A	N/A	N/A
County Roads											
61	CR 361 Keaton Beach Road	US 19/98/27A SR 55	Potts Still Road	1,350	301	-553	Pave parallel reliever of Potts Still Road.	567	1,350	Widen to 4LD (5,100) 3,750	
60	CR 361 Keaton Beach Road	Potts Still Road	New N-S Corridor	1,350	301	-1,212	Depends on configuration of new north-south corridor. If connected directly to Potts Still (instead of using this portion of CR 361) then no improvement required. Also, a new connection between Spring Warrior/Puckett and Keaton Beach Road/New N-S corridor, as shown on Map J-21.4 would divert traffic from this link.	567	1,350	Widen to 4LD (5,100) 3,750	
91	CR 361A (Spring Warrior/Puckett)	Potts Still Road	Golf Course Rd. CR 359	1,350		-336	A new connection between Spring Warrior/Puckett and Keaton Beach Road/New N-S corridor, as shown on Map J-21.4 would divert traffic from this link, which is projected to travel along Potts Still, to this deficient link and over to Planning areas 16 and 19.	567	1,350	Widen to 4LD (5,100) 3,750	
72	New N-S Corridor	CR 361 Keaton Beach Road	PA 8	1,350	N/A	-722	Widen to 4 lane divided facility, creating an increase of 3,750 capacity.	567		Widen to 4LD (5,100) 3,750	
70	New N-S Corridor	PA 8	PA 4-5-6	1,350	N/A	-722	Widen to 4 lane divided facility, creating an increase of 3,750 capacity.	567		Widen to 4LD (5,100) 3,750	
67	New N-S Corridor	PA 4-5-6	PA 2-3	1,350	N/A	-911	Widen to 4 lane divided facility, creating an increase of 3,750 capacity.	567		Widen to 4LD (5,100) 3,750	
65	New N-S Corridor	PA 1	SR 51	1,350	N/A	-911	Widen to 4 lane divided facility, creating an increase of 3,750 capacity.	567		Widen to 4LD (5,100) 3,750	

Exhibit 8
Non-Substantial Change Policy for Agriculture Transfer Lands

NON-SUBSTANTIAL CHANGE POLICY FOR AGRICULTURE-TRANSFER LANDS

In conjunction with this AMDA, the applicant, Foley Timber and Land Company, has identified and legally described Agriculture-Transfer land areas where current approved density allocated on the Taylor County Comprehensive Plan, Future Land Use Map (FLUM) may be transferred from rural lands to land identified in this AMDA for urban and rural uses. Once transferred, the uses of these land areas shall be restricted to those allowed under the agricultural land use category in Taylor County, other than dwelling units. The purposes of identifying the land areas where density may be transferred are to ensure that their location is in reasonable proximity to proposed urban development, to help define the limits of that development, and to identify agricultural corridors that will help provide wildlife habitat value for Taylor County.

In recognition of the need for flexibility in meeting the purposes of restricting these areas, the location of the areas identified as Agriculture-Transfer are indicative and may be revised by the applicant at the time of filing an application for a future AIDA.

Revision of the Agriculture-Transfer areas may be allowed without filing a Notice of Proposed Change for Substantial Deviation determination to the AMDA pursuant to Section 380.06(19), Florida Statutes, and Rule 9J-2.025, Florida Administrative Code, provided that the change in location meets the purposes noted above in a manner equal to or greater than the Agriculture-Transfer area identified in the AMDA and provided the changed Agriculture-Transfer area, cumulatively with all other changed Agriculture-Transfer areas, does not exceed 15.0 percent of the total Agriculture-Transfer areas identified in the AMDA.

September 23, 2010

North Central Florida Regional Planning Council

Scott R. Koons, AICP, Executive Director

Foley Master Development of Regional Impact Review Team

*** Marlie Sanderson, AICP, Director of Transportation Planning**

*** Steven C. Dopp, Senior Planner**

****Michael DePalma, Associate Planner**

*** Primary Responsibility**
**** Secondary Responsibility**