

**LEE COUNTY**

SOUTHWEST FLORIDA

**PLANNING DIVISION**

M E M O R A N D U M

**to:** Board of County Commissioners

**from:** *Paul C. Connor* Gov  
Paul C. Connor, AICP, Director, Division of Planning

**subject:** Lee County's 2000/2001 Regular Comprehensive Plan Amendment Cycle

**date:** December 21, 2001

Attached are the agenda and a portion of the staff reports for the public hearing to be held beginning at 9:30 A.M. on Thursday, January 10<sup>th</sup>, 2001. This is an adoption hearing for the 2000/2001 Comprehensive Plan Amendment Cycle. The Board of County Commissioners transmitted the 2000/2001 Lee Plan amendments to the State for review on September 12, 2001. The Department of Community Affairs (DCA) issued its Objections, Recommendations and Comments (ORC) Report on November 21, 2001. The DCA did not pose any objections, recommendations, or comments on 22 of the 24 transmitted amendments. The two amendments that were objected to were PAM 98-06 and CPA2000-02.

The DCA offered objections to PAM 98-06, which is a privately-initiated request to amend the Future Land Use Map series for a portion of a specified parcel of land located in Section 20, Township 46 South, Range 25 East to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Outlying Suburban," and also, to amend Lee Plan Policy 1.1.6 and Table 1(a), Note 6. This amendment has been placed on the Administrative Agenda. Staff is still working with the applicant in their efforts to respond to the objections of DCA, although staff has not received any new information as of this writing that would change the original staff recommendation. The staff report and applicant's response to the objections of the DCA will be provided to the BoCC under a separate cover next week.

The DCA also offered an objection to CPA2000-00002, which is a privately-initiated amendment to amend Goal 15, Gasparilla Island, to limit commercial and industrial uses within those portions of the Boca Bay Community that contain the Port District zoning designation. Staff is currently working with representatives from DCA and the applicant to resolve this issue, and anticipates that the outstanding issues will be resolved to the satisfaction of the DCA. The staff report and response to DCA's objections will be provided to the BoCC under a separate cover next week.

Three other amendments have been revised to reflect recent updates that have occurred since the transmittal hearing. One of these, CPA2000-00019, is the amendment addressing the Estero Community Planning Effort. Representatives of the Estero Community Planning Panel submitted several proposed modifications to the transmittal language on December 21, 2001. Staff is still reviewing these modifications and will provide recommendations on them as part of the adoption staff report. The staff report for this amendment will be provided to the BoCC under a separate cover next week.

Another amendment that will require modification between the transmittal hearing and the adoption hearing is CPA2000-00027, which proposes to update the Capital Improvements Program (CIP) in

the Lee Plan. Planning staff will be receiving the latest CIP from Budget Services staff, and will incorporate this document into the Lee Plan. The staff report for this amendment will be provided to the BoCC under a separate cover next week.

The final amendment that might require modification from the transmittal stage is CPA2000-00015, which proposes to modify setbacks for golf course maintenance facilities from public roadways and adjacent residential properties in the Density Reduction/Groundwater Resource areas. Staff is still finalizing its recommendation on this amendment. The staff report and final recommendation will be provided to the BoCC under a separate cover next week.

Other than these 5 amendments that will require modifications as noted above, the remaining documents were simply updated to reflect that there were no objections, recommendations, or comments by the DCA. As stated previously, the staff reports and other background materials for these 5 amendments will be provided to the Board next week, and should be added to the materials received with this correspondence.

If you have any questions regarding the adoption hearing, do not hesitate to call me at 479-8309.

cc:     *Donald Stilwell, County Administrator*  
          *Mary Gibbs, Director, Department of Community Development*  
          *Minutes*  
          *Lee Cares*  
          *Tim Jones, Assistant County Attorney*  
          *Janet Watermeier, Director, Economic Development*  
          *Dave Loveland, DOT*  
          *Diana Parker, County Hearing Examiner*

**CPA2000-09  
BoCC SPONSORED  
AMENDMENT TO THE**

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LEE COUNTY COMPREHENSIVE PLAN

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**THE LEE PLAN**

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BoCC Public Hearing Document  
for the  
January 10<sup>th</sup> Adoption Hearing

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Fort Myers, FL 33902-0398  
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November 21, 2001



**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2000-09**

☒

Text Amendment

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Map Amendment

✓	<b>This Document Contains the Following Reviews:</b>
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: March 16, 2001

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**2. REQUEST:**

Amend the Future Land Use Map to redesignate 5,929± acres, purchased through the Conservation 2020 Program and 1,245 acres purchased by the State from various land use categories to Conservation Lands, as specified under Objective 1.4.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:**

**1. RECOMMENDATION:** Planning staff recommends the Board of County Commissioners (BOCC) transmit the proposed amendment to amend the Future Land Use Map (FLUM) series to include in the Upland and Wetland Conservation Lands categories those lands acquired by the County through the Conservation 2020 program, as well as the state-owned Estero River Scrub property (formerly known as the Sahdev Property). The LPA recommended that the Board of County Commissioners transmit the proposed amendment, with the addition of language to Policy 1.4.6 as shown below. Planning staff agrees with the addition of this language.

**Policy 1.4.6:** The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland

conservation lands will be shown as separate categories on the FLUM. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields. 2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Conservation Lands category was created to accurately depict the use of lands for conservation purposes.
- Lee County currently includes conservation areas owned by various agencies in the Conservation Lands Future Land Use Category.
- The citizens of Lee County approved the Conservation 2020 Program establishing an ad valorem tax to purchase lands for conservation purposes.
- The BOCC created the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) to evaluate and advise the BOCC of properties nominated by willing sellers.
- Lee County has purchased 34 nominated properties through the Conservation 2020 Program as of August 1, 2001, and will continue to purchase lands for preservation.
- On July 12, 2001, CLASAC recommended that the proposed amendment be approved by the BOCC.
- In February 2000, the State of Florida purchased a 1,245-acre parcel bordering the Estero Bay Aquatic Preserve, that was subsequently placed into the State preserve maintained by the Department of Environmental Protection (DEP). The property is currently designated Rural, Suburban, and Wetlands on the Future Land Use Map (FLUM).

- The Conservation Lands designation will give the County a competitive edge in obtaining grants, such as the Florida Community Trust, Greenways and Trails grant programs, through demonstrating Lee County's commitment to preserving natural areas as large parcels.

## **C. BACKGROUND INFORMATION**

### **1. COMPREHENSIVE PLAN POLICY BACKGROUND**

On June 3, 1998 the BOCC adopted Lee Plan Policy 1.4.6 to create the Conservation Lands category. Currently, 50,000± acres are classified in the Conservation Lands category, and almost 15,000 acres of this total is owned by Lee County.

### **2. CONSERVATION 2020 PROGRAM**

CLASAC was established by Ordinance 96-12 to develop and implement a conservation land acquisition and stewardship program (known as the Conservation 2020 Program). CLASAC developed a two part process to evaluate properties that are nominated by willing sellers. As of August 1, 2001, thirty-four properties have been acquired totaling 5,929± acres.

On July 12, 2001, CLASAC members unanimously approved Planning Staff's recommendation and recommends the BOCC transmit this amendment.

### **3. EXISTING CONDITIONS OF ACQUIRED 2020 PROPERTIES**

**TOTAL ACREAGE:** 5,929± acres

**LOCATIONS:** Conservation 2020 properties are located throughout Lee County (see Attachment 1 map).

**EXISTING USES:** The subject properties contain wetlands, passive agricultural uses, and vacant land.

**CURRENT ZONING CLASSIFICATIONS:** Attachment 2 details the individual parcel data including the acreage figures provided by the County Lands Department, which manages the Conservation 2020 program. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Rural, Rural Community Preserve, Open Lands, Density Reduction/Groundwater Recharge and Wetlands Future Land Use Categories. Attachment 2 of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

#### **4. ESTERO SCRUB PRESERVE aka SAHDEV PROPERTY**

In February of 2000, the State of Florida purchased a 1,245-acre parcel bordering the Estero Bay Aquatic Preserve, that was subsequently placed into the state preserve maintained by the Department of Environmental Protection (DEP). The property is currently designated Suburban, Rural, and Wetlands on the Future Land Use Map. These designations are no longer appropriate since the property is now part of the State conservation lands. The local representative of DEP who manages the Estero Bay Aquatic Preserve has been contacted by planning staff, and had no objection to the subject property being reclassified as Conservation Lands.

### **PART II - STAFF ANALYSIS**

#### **A. STAFF DISCUSSION**

##### **INTENT OF PLAN AND MAP AMENDMENT**

The Conservation Lands FLUM category is for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archeological or historical resources, or other conservation uses. Conservation Lands typically include such uses as wildlife preserves; large wetland and upland mitigation areas and banks; natural resource based parks; and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields.

##### **CONSERVATION LANDS POLICY**

The February 1, 1996 EAR Update Addendum, "A Summary of the Condition and Quality of Natural Resources in Lee County", recommended that Lee County create a new land use category for Conservation Lands. On June 3, 1998 the BOCC adopted Policy 1.4.6 of the Comprehensive Plan to create such a category. The purpose of the Conservation Lands category is to ensure that preserved lands are protected by designating appropriate land uses for properties within the Conservation Lands category. Appropriate land uses include but are not limited to passive recreation, environmental education, aquifer recharge, wildlife preserves, and mitigation areas and banks.

##### **EXISTING CONSERVATION LANDS**

Lee County has acquired over 15,000 acres of conservation lands at a cost of \$25 million since the 1989 plan was adopted including the Flint Pen Strand, the Imperial Marsh Southwest Florida International Airport Mitigation Area, the Hickey Creek Mitigation Park, the St. James Creek Preserve, and Bocilla Island Preserve. In addition to the conservation lands acquired by Lee County, there are approximately 30,000 acres of conservation lands that have been acquired by other public agencies or private entities in Lee County including Cayo Costa State Park, Estero Bay State Buffer Preserve, Little Pine Island Mitigation Bank, Little Estero Critical Wildlife Area, and the Calusa Land Trust's St. James Creek Preserve on Pine Island.

##### **CONSERVATION 2020 PROGRAM**

A group of citizens, concerned about the rapid loss of environmentally sensitive lands to development, successfully lobbied to include a referendum on the November 1996 election ballot. That referendum asked voters whether or not they were willing increase their property taxes by ½ mil (50 cents per 1,000 property valuation) to buy, improve, and manage conservation lands critical to water supply, flood protection, wildlife habitat, and passive recreation. The referendum passed by a majority in every precinct. The BOCC established a land acquisition program to fulfill the voter's directives. That program has become known as "Conservation 20/20", a name coined by the citizen group that pushed for the program to reflect their vision of the future. It is important to note that the BOCC mandated the program would



only pursue properties with willing sellers and that the BOCC's power of eminent domain would not be used.

The Conservation 2020 Program objective is to put into the public domain private lands that provide the following public benefits:

- sustain native plant and animal populations;
- help protect people and property from flooding;
- help replenish our underground drinking water supply;
- help to improve or sustain the water quality of our coastal bays, inlets, and sounds;
- provide eco-tourism opportunities; and
- provide local environmentally-oriented recreational and educational opportunities

The County has received about 200 willing seller applications. To date, 5,929 acres have been purchased.

On March 8, 2001, CLASAC met to discuss this proposed amendment. Lyle Danielson from the public commented on the proposal stating that the Conservation Lands should be rezoned to EC instead of this plan amendment. CLASAC members also had several questions and comments on the amendment. CLASAC was concerned that this amendment would prohibit future road construction and interim land management tools such as cattle grazing. Staff responded and stated that Policy 2.1.3 allows the consideration of public uses and facilities in all land use categories. In addition, Staff stated that Policy 1.4.5 does not prohibit cattle grazing as a management tool. CLASAC members unanimously approved Planning Staff's recommendation to include lands purchased through the Conservation 2020 Program and recommends that the BOCC transmit this amendment.

On April 12, 2001, CLASAC members unanimously approved the Local Planning Agency's recommendation to include the new language into Policy 1.4.6.

On July 12, 2001, CLASAC members unanimously approved Planning Staff's recommendation to include lands purchased through the Conservation 2020 Program after March 8, 2001 in the Conservation Lands Future Land Use category. As of August 1, 2001, three more properties were acquired totaling an additional 2,550± acres.

## **LANDS TO BE RECLASSIFIED**

All lands purchased by the Conservation 2020 Program and the Estero Scrub Preserve.

## **ALLOWABLE USES AND ACTIVITIES**

Conservation Lands are properties purchased and used primarily for the conservation of natural resources. Uses and activities should be compatible with this overall objective and must comply with all applicable federal, state, and local government requirements and conditions.

The allowable uses within the Conservation Lands categories would be determined by the entity owning each parcel and/or the government agency having management authority so long as such activities comply with applicable federal, regional, state, and local regulations. Examples of activities which are currently occurring on identified public conservation lands include but are not limited to:

1. Public education activities including research centers, interpretive centers, historical buildings, archaeological sites, guided nature walks, educational kiosks, educational programs, signage, and other associated facilities.



2. Natural resource enhancement, restoration and management activities such as fencing, prescribed burning, invasive exotic plant removal, wetlands restoration, and other similar activities.
3. Resource based recreation activities such as picnicking, hiking, canoeing, horseback riding, bicycle riding, camping, nature study, and associated facilities.
4. Public utility facilities associated with water conservation, public water supply, and water quality such as public well fields, water and wastewater treatment facilities, and effluent reuse and disposal systems.
5. Native range for cattle grazing as a management tool only.

## **ZONING**

Currently the subject properties have many different zoning classifications. The most appropriate zoning district for Conservation Lands is the Environmentally Critical District (Sections 34-981 to 34-984, Land Development Code). Lee County may elect to rezone conservation lands to this zoning district if more restrictive land use regulations are desired.

## **WETLANDS**

The Lee Plan has traditionally shown wetlands as a separate land use category with specific wetland protection policies. The wetlands category provides an accounting of the total wetlands in Lee County to comply with Rule 9J-5.006(1)(b)4., F.A.C. . Wetlands will be identified as Conservation Lands to effectively account for, connect, enlarge, conserve, and provide long range management for natural resource conservation areas in Lee County. For planning purposes, wetlands in conservation lands will be subject to the land use policies of both the Wetlands and the Conservation Lands categories. If there is a conflict in land use policies, the more restrictive policy will apply.

## **GRANTS**

The Conservation Lands designation will give the County a competitive edge in obtaining grants such as the Florida Community Trust, and Greenways and Trails grant programs. According to Rule 9K-4, pre-acquired lands are eligible for a grant through the Florida Community Trust within one year of purchase. The ranking criteria for the Florida Community Trust allocates 70 points out of a total 315 points to the comprehensive plan component.

## **B. CONCLUSIONS**

Placement of the lands acquired through the Conservation 2020 Program, as well as, the lands within the Estero Scrub Preserve into the Conservation Lands category is consistent with Objective 1.4, Policy 1.4.6, Goal 74, and Policy 74.1.2 of the Comprehensive Plan and Ordinance 96-12 (See Attachment 3). These goals, objectives, and policies read as follows:

**Objective 1.4: NON-URBAN AREAS.** Designate on the Future Land Use Map categories for those area not anticipated for urban development at this time.

**Policy 1.4.6:** The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the FLUM. Upland conservation lands will be subject to the

provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields.

**Goal 74: COASTAL RESOURCE PROTECTION.** To protect the natural resources of the coastal planning area from damage caused by inappropriate development.

**Policy 74.1.2:** The county shall continue to support the preservation of environmentally sensitive areas in the coastal planning area by land acquisition.

#### **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment to amend the Future Land Use Map (FLUM) series to include in the Conservation Lands category those lands acquired by the County through the Conservation 2020 program, as well as the state-owned Estero River Scrub property (formerly known as the Sahdev Property).

### **PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: March 26, 2001

#### **A. LOCAL PLANNING AGENCY REVIEW**

Staff provided a presentation to the LPA on the proposed plan amendment. The LPA provided a considerable amount of discussion on some key issues. One issue of particular concern was the language in Policy 1.4.6 that lists examples of uses that would be allowed in the Conservation Lands category, and how these uses would relate to the provisions of the ordinance that established the Conservation 2020 program. The LPA was concerned that certain allowable uses in the Conservation Lands category, such as well fields or ancillary uses such as parking lots, would not meet the intent of the Conservation 2020 program. It was the LPA's understanding that the Conservation 2020 lands were to remain in their natural state with some limited public access uses. The LPA was concerned that certain uses typically allowed in the Conservation Lands category were more intense than what the citizens of Lee County approved when they voted to tax themselves for the purchase of the Conservation 2020 parcels.

Staff responded to this concern by stating that currently, the Conservation 2020 lands were in a variety of land use categories, some of which would allow fairly intense development, had they not been purchased by the County. This amendment was simply an attempt to place all of these lands into the most appropriate category available. Each of the Conservation 2020 properties would still be subject to the provisions of the ordinance that established the program. This ordinance is generally more restrictive than the Future Land Use category, and would take precedence over the provisions of the Conservation Lands category. Furthermore, each of the Conservation 2020 properties has a specific management plan that is developed by County staff and approved by the Board of County Commissioners through public hearings. This management plan would also take precedence over the Future Land Use category.

Given the concern that this map amendment might allow uses within Conservation 2020 lands that might not be consistent with the intent of the Conservation 2020 program, the LPA suggested adding a sentence into Policy 1.4.6 that would clearly state that the Conservation 2020 lands in the Conservation Lands Future Land Use category would be subject to the more stringent conditions of the Conservation 2020 program. One member of the public provided a suggestion for this language. Another member of the public also spoke in favor of the amendment, but recommended that this type of language be included as a safeguard against land uses that might be inconsistent with the intent of the Conservation 2020 program.

The LPA also questioned whether the placement of the various properties into the Conservation Lands category would preclude the building of planned roadways. Staff responded that Policy 2.1.3 of the Lee Plan provides for public facilities in any land use category. A representative of Lee County DOT stated that each of the Conservation 2020 properties is reviewed by DOT for consistency with the County's 2020 Transportation Plan. If DOT anticipates that right-of-way will be needed within a property slated for Conservation 2020 purchase, they would put this on the record before the property is purchased. When DOT arrived at the phase where they would acquire right-of-way, then they would negotiate with the County (represented by the CLASAC) to purchase the needed right-of-way. Once a price was negotiated, then DOT would pay the County's Conservation 2020 program for the purchase of the right-of-way. The



placement of the Conservation 2020 properties into the Conservation Lands category would in no way preclude the acquisition of right-of-way or the construction of needed roadways.

## **B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

- 1. RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit the proposed amendment, with the addition of language to Policy 1.4.6 as shown below. Planning staff agrees with the addition of this language.

**Policy 1.4.6:** The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the FLUM. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields. 2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances.

- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

## **C. VOTE:**

<b>NOEL ANDRESS</b>	<b>AYE</b>
<b>SUSAN BROOKMAN</b>	<b>AYE</b>
<b>BARRY ERNST</b>	<b>AYE</b>
<b>RONALD INGE</b>	<b>AYE</b>
<b>GORDON REIGELMAN</b>	<b>AYE</b>
<b>VIRGINIA SPLITT</b>	<b>AYE</b>
<b>GREG STUART</b>	<b>AYE</b>

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: August 29, 2001

**A. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning this amendment. This amendment was transmitted as part of the Consent Agenda.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:** The Board of County Commissioners voted unanimously to transmit the proposed amendment, with the addition of language to Policy 1.4.6.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

<b>JOHN ALBION</b>	<u>AYE</u>
<b>ANDREW COY</b>	<u>AYE</u>
<b>BOB JANES</b>	<u>AYE</u>
<b>RAY JUDAH</b>	<u>AYE</u>
<b>DOUG ST. CERNY</b>	<u>AYE</u>

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,  
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: November 21, 2001

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

The DCA had no objections, recommendations, or comments concerning this amendment.

**B. STAFF RESPONSE**

Adopt the amendment as transmitted.



**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: January 10, 2002

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**JOHN ALBION**

**ANDREW COY**

**BOB JANES**

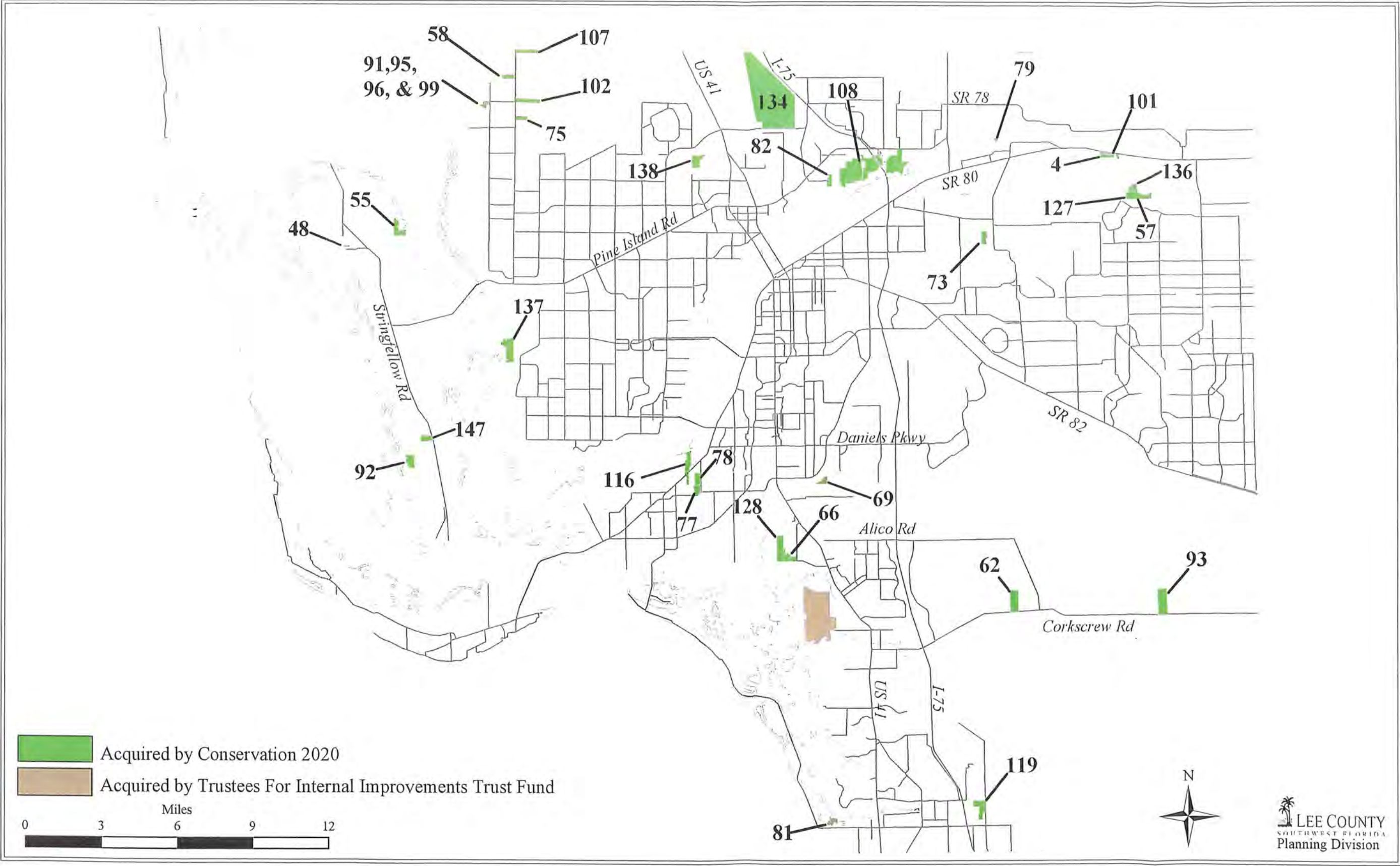
**RAY JUDAH**

**DOUG ST. CERNY**

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# Lee Plan Amendment CPA 2000-09

Areas proposed for inclusion in Conservation Lands



**Parcels Being Added to the Conservation Lands Future Land Use Categories  
through Plan Amendment CPA 2000-09**

**Parcels Purchased Through Conservation 2020 Program**

Conservation 2020 Nomination Number	STRAP	Acres	Date Acquired	Zoning	Future Land Use
4	30-43-27-00-00001.0200	39.55	12/03/1998	RM-2	Urban Community
48	07-44-22-00-00012.0000	8.59	12/04/2000	RPD	Rural & Wetlands
55	04-44-22-00-00001.0010	157.9	05/13/1998	AG-2	Wetlands
57	32-43-27-00-00001.0060	132.3	05/13/1998	AG-2	Wetlands & Rural
58	07-43-23-C2-00001.0090	38.38	02/25/1999	Cape R1A	Outlying Suburban
62	21-46-26-00-00001.1000	175	02/25/2000	AG-2	DR/GR & Wetlands
66	12-46-24-00-00005.4000	82.93	12/15/1999	RM-2	Suburban & Wetlands
69	30-45-25-00-00002.2000	39.51	12/20/1999	AG-2	Outlying Suburban & Rural
73	08-44-26-00-00003.0000	66.55	12/03/1999	AG-2	Rural Community Preserve & Wetlands
75	17-43-23-00-00001.0030	38.9	10/29/1999	AG-2	Open Lands & Wetlands
77	32-45-24-01-00010.0010	55.45	09/23/1999	AG-2	Urban Community & Wetlands
78	29-45-24-00-00008.0000	75.26	07/16/1999	RPD	Urban Community & Wetlands
79	20-43-26-00-00001.0020	8.7	09/09/1999	RS-1	Wetlands
81	Multiple STRAPs in 31-, 32-47-25	39	02/26/1997	AG-2,TFC-2,RM-2,IL	Wetlands
82	29-43-25-02-00007.0050; 32-43-25-00-00005.0000	52.4	02/23/2000	PUD	Suburban & Wetlands
91	13-43-22-C2-00003.0160	5.2	02/23/2000	Cape R1A	Outlying Suburban
92	22-45-22-00-00002.0000	80	05/11/2000	AG-2	Wetlands
93	21-46-27-00-00001.0010	233.7	07/28/2000	AG-2	DR/GR & Wetlands
95	13-43-22-C2-00003.0170	5	04/19/2000	Cape R1A	Outlying Suburban
96	13-43-22-C2-00003.0000	10.43	02/23/2000	Cape R1A	Outlying Suburban
99	13-43-22-C2-00003.0130	15.67	05/10/2000	Cape R1A	Outlying Suburban
101	multiple STRAPs in 30-43-27	31.66	11/27/2000	RM-2	Urban Community
102	08-43-23-00-00006.0030	83.02	03/03/2000	AG-2	Open Lands & Wetlands
107	05-43-23-00-00001.0000	66.01	03/30/2000	AG-2	Open Lands & Wetlands
108	Multiple STRAPs in 21-23, 26-29, 32 & 33-43-25	1,116	12/29/2000	Various	Suburban & Wetlands
116	20-45-24-00-00004.0000; 20-45-24-00-00004.0030; 20-45-24-00-00003.0000	116.35	05/21/2001	AG-2 & RS-1	Urban Community, Suburban & Wetlands
119	31-47-26-B2-00609.0010	130.74	11/22/2000	AG-2	DR/GR & Wetlands
127	32-43-27-00-00004.0020	24.72	12/07/2000	AG-2	Rural
128	12-46-24-23-00000.00A0	160.42	07/09/2001	PUD	Suburban & Wetlands
134	Multiple STRAPs in 01-43, 02-43, 11-43, 12-43, 13-43 & 14-43-24	2388.56	04/27/2001	AG-2	Rural, Open Lands & Wetlands
136	32-43-27-00-00001.0000	38.2	11/09/2000	AG-2	Rural
137	31-44-23-C2-00001.0000	234	03/09/2001	Cape NZ	Wetlands
138	28-43-24-00-00001.0010	118.62	05/04/2001	AG-2	Intensive Development, Central Urban, Outlying Suburban
147	15-45-22-00-00001.3020	60.9	03/16/2001	AG-2	Rural
<b>TOTAL</b>		<b>5929.62</b>			

**Other Parcels**

Parcel Name	STRAP	Acres	Current Owner	Date Acquired	Zoning	Future Land Use
Former Sahdev Property	Multiple STRAPs in 19-, 29-, & 30-46-25	1,245.00	State of Florida	Feb-00	RPD	Rural, Wetlands, Suburban

ATTACHMENT 2



**LEE COUNTY ORDINANCE NO. 96-12**

**AN ORDINANCE OF LEE COUNTY, FLORIDA, CREATING THE LEE COUNTY CONSERVATION LAND ACQUISITION AND STEWARDSHIP ADVISORY COMMITTEE; PROVIDING FOR CRITERIA RELATING TO THE PROCEDURAL IMPLEMENTATION OF LEE COUNTY'S AD VALOREM TAX LEVY PROGRAM TO PURCHASE AND IMPROVE ENVIRONMENTALLY CRITICAL OR SENSITIVE LANDS; PROVIDING FOR OBJECTIVES AND DUTIES OF THE COMMITTEE; PROVIDING FOR APPOINTMENT, COMPOSITION, TERMS AND PROCEDURES; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the public health, safety and welfare is served, promoted and enhanced by the acquisition and management of environmentally critical or sensitive lands for the protection of natural flood plains, marshes or estuaries; for surface water management and water supply, for the restoration of altered ecosystems; and to provide wildlife management areas and recreation opportunities; and the conservation of said natural resources; and

WHEREAS, applicable Florida Statutes reflect that such land acquisition and improvement serves a public purpose; and

WHEREAS, Lee County has determined it is in the public's interest to submit to voter referendum the issue of whether the county should be authorized to levy and use certain ad valorem tax funds to finance the purchase and improvement of said lands; and

WHEREAS, if said funding is authorized by the voters of Lee County and the Board in its discretion levies the necessary millage on an annual review basis as required by Florida law, it is further in the public's interest to have any resulting acquisition and improvement program procedurally implemented in a manner that sets specific guidelines for the program and provides the county with recommendations to ensure effective and successful completion of the program; and

WHEREAS, the Board of County Commissioners recognizes the need for the creation of an advisory committee in order to advise the county and public in the

implementation of the program and in proceeding with projects constituting a part of the limited general obligation bond acquisition and improvement program;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: NAME:

This ordinance shall be known as the Lee County Conservation Lands Implementation Ordinance.

SECTION TWO: CREATION OF ADVISORY COMMITTEE:

The Board of County Commissioners hereby creates and establishes the Conservation Lands Acquisition and Stewardship Committee, hereinafter called "The Land Committee."

SECTION THREE: OBJECTIVES AND DUTIES:

The "Land Committee" will advise and provide recommendations to the Board concerning the county's environmentally critical or sensitive land purchase and improvement program, "The Land Program." Upon formation of the Land Committee, the Board, with input from the committee, shall establish reasonable rules, guidelines and milestones in order for the committee to meet its objectives and duties as provided herein.

The Land Committee will perform the following functions:

- A. Review and provide recommendations concerning the County's levy of millage and use of ad valorem funds in order to finance and implement The Land Program.
- B. Establish the parameters of The Land Program to include, but not limited to, criteria for land purchases, procedures to implement the program, and process for ranking purchase projects. The Land Program parameters will be confirmed by the Board by subsequent Resolution.
- C. Develop for Board approval by Resolution, a Property Acquisition Map depicting areas for purchase and specific properties which can be

purchased from willing sellers. The Land Acquisition Map and priorities for purchase will be reviewed and updated periodically, but at a minimum on an annual basis.

- D. Establish the parameters of a trust fund for land management, restoration and creation of public access for potential recreational use of acquired properties.
- E. Review established Land Program criteria and guidelines and provide recommendations for amendments and/or modifications to The Land Program that serve to enhance the effective operation of same.
- F. Provide periodic input and updates on the implementation and operation of The Land Program, to include but not limited to land purchase status, expenditures and availability of funds.
- G. Disseminate to and coordinate with Lee County local governments, potentially affected property owners and the general public by public hearing or otherwise, information concerning the program guidelines and the rationale for parcel selection.
- H. Coordinate with and assist as necessary Lee County staff in acquiring and managing the program lands.
- I. Offer amendments and/or modifications to this ordinance as necessary to effectively and successfully implement the program.

#### SECTION FOUR: PROGRAM CRITERIA

Notwithstanding the duties and objectives as specified in Section Three, supra, the Land Program shall be subject to the following general criteria:

- A. All land acquisitions and land improvement functions must be consistent with the legal and financial parameters of any County levy of millage and use of ad valorem tax proceeds providing funds for The Land Program.
- B. All land purchases shall conform to those laws applicable to the county purchase of real property or any interest therein.
- C. All lands shall be purchased in a legal interest sufficient to meet the objectives for the uses of the acquired lands herein.



- D. Priorities for land purchase must be reviewed and amended, if necessary, at least on an annual basis.
- E. The land Acquisition Program will be on a "willing seller" basis. No eminent domain will be used to acquire lands for the program.
- F. All lands considered for purchase will be appraised by one or more certified appraisers.
- G. In general, the lands considered for purchase should have critical or sensitive conservation value, be large enough in size to be effectively managed or be a unique/rare habitat type, contribute positively to surface water management, water supply, flood control, wildlife habitat or appropriate passive public recreation.
- H. Land purchases will be consistent with those lands as identified in the Lee County Comprehensive Plan as being appropriate for conservation and protection of natural resources efforts and public recreation.
- I. Lands to be acquired under The Land Program will be subject to the county's receipt of off-site mitigation credits from appropriate agencies or agency as the case may be.
- J. Any lands identified as a priority for purchase can be removed from said listing or acquisition map upon the request of any affected land owner.

SECTION FIVE: APPOINTMENT AND COMPOSITION:

The Board of County Commissioners shall appoint fifteen (15) members to the Land Committee, as herein established. It is the intent to establish an advisory committee with a balance of environmental, business, government and civic interests in Lee County. The membership will be established by the Board upon consensus vote after a review of recommendations of appointees. Each Board member shall nominate three (3) members to the Committee.

SECTION SIX: TERMS OF MEMBERS

The members to the Land Committee shall be appointed by the Board for a term up

to three (3) years. The membership hereof shall be appointed within thirty (30) days after the favorable adoption of the non-binding Referendum of November 5, 1996 on the land acquisition issue. The Board will make subsequent appointments or reappointments in the same manner as the original appointments. Members may be replaced subject to confirmation of the Board. Unless otherwise provided by the Board, replacement members will serve the unexpired term.

The Board may remove any member who is absent for four (4) consecutive meetings upon recommendation from the Land Committee.

SECTION SEVEN: RULES OF PROCEDURE:

- A. The Land Committee and its members shall comply with all applicable requirements of the Florida Sunshine Law, Public Records Law, Financial Disclosure Requirements (F.S. Ch. 112), if required, and the Lee County Lobbying Ordinance.
- B. The Land Committee may adopt additional procedures of operations provided there is no conflict with State Law.
- C. Roberts Rules of Order shall dictate parliamentary procedure. The Committee will elect its own officers for a one (1) year term.
- D. All members will serve without compensation.
- E. The committee shall adopt a meeting schedule consistent with the effective implementation and operation of the program and the objectives set forth in this ordinance. Regardless, in no event will the committee meet less than quarterly unless such revised schedule is first approved by the Board. The committee adopted meeting schedule or revisions thereto shall be forwarded to the Board of County Commissioners.

SECTION EIGHT: SEVERABILITY/REPEAL

The provisions of this ordinance are severable and it is the legislative intention to confer upon the whole or any part of the ordinance the powers herein provided for. If any of the provisions of this ordinance shall be held unconstitutional by any court of competent

jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the ordinance. It is hereby declared to be the legislative intent that this ordinance would have been adopted had such unconstitutional provision not been included herein. Any subsequent amendments to, or repeal of this ordinance shall not in any way affect the validity of the levy of millage and use of tax proceeds for the land acquisition program or the non-binding of referenda vote of November 5, 1996. The provisions of this ordinance, as a procedural implementing document, shall be deemed separate and apart from said ad valorem tax financing and related actions.

**SECTION NINE: CODIFICATION, INCLUSION IN CODE AND  
SCRIVENER'S ERRORS**

It is the intention of the Board of County Commissioners that the provisions of this ordinance shall become and be made a part of the Lee County Code; and that sections of this ordinance may be renumbered or relettered and that the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered and typographical errors which do not affect the intent may be authorized by the County Administrator, or his designee, without need of public hearing, by filing a corrected or recodified copy of same with the Clerk of Circuit Court.

**SECTION TEN: EFFECTIVE DATE/REPEALER:**

This ordinance shall be effective upon official filing of same with the Secretary of the State of Florida, but shall be of no further force or effect and will be deemed repealed if the proposed non-binding Referendum for environmentally critical or sensitive lands is not duly approved at the November 5, 1996, Special Referendum Election.

The foregoing Ordinance was offered by Commissioner Ray Judah, who moved its

adoption. The motion was seconded by Commissioner Andrew Coy and, being put to a vote, the vote was as follows:

JOHN E. MANNING	<u>ABSENT</u>
DOUGLAS ST. CERNY	<u>AYE</u>
RAY JUDAH	<u>AYE</u>
ANDREW W. COY	<u>AYE</u>
JOHN E. ALBION	<u>AYE</u>

DULY PASSED AND ADOPTED this 31st day of July, 1996.

CHARLIE GREEN, CLERK  
LEE COUNTY, FLORIDA

By: Shirley E. Rost  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS

By: [Signature]  
Chairman

LEE COUNTY ATTORNEY'S OFFICE  
APPROVED AS TO FORM:

By: James G. Jaeger  
County Attorney



**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,  
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: November 21, 2001

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

The Department of Community Affairs had no objections, recommendations, or comments concerning the proposed amendment.

**B. STAFF RESPONSE**

Adopt the amendment as transmitted.

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: January 10, 2002

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**JOHN ALBION**

**ANDREW COY**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

_____
_____
_____
_____
_____
_____

# Information About The Center For Emerging Technologies



The Center for Emerging Technologies is a public-private-academic partnership. Operations are financially supported by the University of Missouri-St. Louis and the Missouri Department of Economic Development. Capital funding has been provided by St. Louis Development Corp., Missouri Development Finance Board, U.S. Economic Development Administration and St. Louis companies.

Several major corporations, service providers, and individuals have made gifts furthering our mission. The Board of Directors includes university administrators from UM-St. Louis, Washington University, and Saint Louis University ; also, retired and active executives of large technology-based companies, entrepreneurs, venture capitalists, technology consultants and professional service providers.

**Mission:** The mission of the Center is to be the primary force in positioning the St. Louis region as a worldwide center of advanced technology industries and knowledge-based economic development.

## Long- Range Strategic Goals

*The Center works regionally and statewide to:*

Create an environment that fosters technology and technology-driven enterprise development

Support commercialization of these technologies by research institutions, entrepreneurs and industry researchers

<http://www.emergingtech.org/About.htm>

## Immediate Operating Objectives

*The Center assists emerging advanced technology companies by:*

Providing business, technology and funding resources

Delivering specialized education and training

Providing assistance with business-plan development

Introducing these young companies to prospective investors

Create consortia among businesses,  
universities,  
community organizations , and public  
agencies  
dedicated to scaling up targeted  
industries

[Home](#) - [Operation](#) - [Facilities](#) - [Web Sites](#) - [Tenants](#)

[Services](#) - [Calendar](#) - [More Info](#) - [Links to Companies](#) - [News](#)

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# INNOVATION PARK

TALLAHASSEE  
A Research and  
Development Centre

Linda NicholSEN, Director  
park.com

(850) 575-0343

lnicholSEN@innovation-

## Innovation Park

[Benefits/Synergies](#)  
[Contacts](#)  
[Park Map](#)  
[Tenants](#)  
[Tenancy Criteria](#)  
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## Partners

[Economic Development Council](#)  
[Leon County](#)  
[Florida A&M University](#)  
[Florida State University](#)  
[FAMU/FSU College of Engineering](#)  
[FSU Office of Research](#)  
[National High Magnetic Field Laboratory](#)

## Area Lifestyle

[Civic Center Events](#)  
[Climate](#)  
[Current Weather](#)  
[Lifestyle Guide](#)  
[7 Days of Opening Nights](#)  
[Visitors Guide](#)

## Area Demographics

[Employment by Industry](#)  
[Major Employers](#)  
[Occupational Wages](#)  
[Public School Data](#)  
[Real Estate Values](#)  
[Regional Economic Profile](#)  
[Statistical Digest](#)

## The Innovation Park Advantage

- Located in Tallahassee, Florida - ranked in top 20% of best places to do business in U.S. by Forbes magazine
- Affiliated with Florida State and Florida A & M Universities
- Combined enrollment of 50,000 students
- Doctoral degrees in 65 areas of study
- Strength in physics, chemistry, biology, pharmacy, material science, meteorology, lasers, architecture, and supercomputers.
- Access to faculty, equipment, funds, fellowships, grants, scholarships - and potential employees
- Home to the National High Magnetic Field Laboratory (semiconducting materials, superconductivity, bio-medical and bio-engineering, polymers, and high strength conducting composites)
- Two Florida State University supercomputers on site



National High Magnetic Field Laboratory

## Park Specifics

- Adjacent to the FAMU/FSU College of Engineering (electrical, mechanical, civil, industrial and chemical engineering)
- 115 acres; 650,000 square feet of building space.
- Lease or build. Bond financing is available for qualified projects.
- Electricity, water, sewer, and natural gas are provided by the City of Tallahassee.
- Three miles from airport, four miles from I-10; rail access.

Innovation Park  
1673 West Dirac Drive, Tallahassee FL 32310-3673  
Linda NicholSEN, Director  
(850) 575-0343  
[lnicholSEN@innovation-park.com](mailto:lnicholSEN@innovation-park.com)





University of Virginia  
Foundation

University of Virginia  
Research Park  
at North Fork

Fontaine  
Research Park

University of Virginia

University of Virginia  
Research Experience

Quality of Life

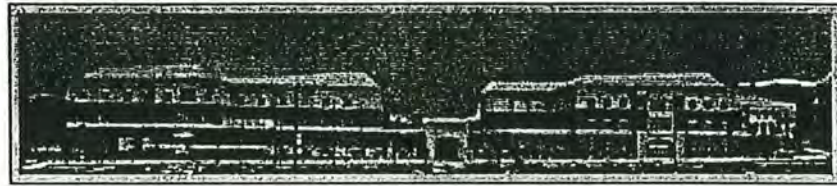
Profile of Research  
Park Companies

Additional  
Information

Other Links

Contact Us

# Fontaine Research Park



UVA/HealthSouth Rehab (left) UVA Musculoskeletal Medical Building (right).  
Gresham Smith and Worley Assoc.

The Fontaine Research Park is a masterplanned, 54-acre research park which, when completely developed, will include nearly 400,000 square feet of development. The Park, already 80 percent built, is home to the Virginia



400 Ray C. Hunt  
Einhorn Yaffee Prescott

Neurological Institute, Multimedia Medical Systems, the Health Services Foundation, the University of Virginia Office of Development, INC Research, Varian Medical Systems, and a joint venture between the HEALTHSOUTH Corporation and the University's Health System that includes a 50-bed Rehabilitation Hospital and the

Musculoskeletal Medical Office Building. The most recent building, completed in September 1999, is home to the Association for Investment Management and Research, the University of Virginia Investment Management Company, and the University of Virginia College of Arts and Sciences Development Office.

Fontaine Research Park is located adjacent to the grounds of the University of Virginia, less than two miles from the central Charlottesville business district.

Additionally, the Park has direct access to U.S. Route 29, the major north-south artery through Charlottesville, and is less than a mile from Interstate 64.



AIMR Building  
The Glave Firm

The University of Virginia Foundation's plan for the Fontaine Research Park is to be the location for organizations that want a strong and continuing relationship with the University.

Take a look at the [site map](#).

## Tenants:



Health Services Foundation  
Odell Associates

Virginia Neurological Institute  
Multimedia Medical Systems  
Health Services Foundation  
University of Virginia Office of Development  
HEALTHSOUTH Corporation  
Musculoskeletal Medical Office Building  
Association for Investment Management and Research  
(AIMR)  
INC Research  
Varian Medical Systems

- University of Virginia Investment Management Company
- University of Virginia College of Arts and Sciences Development Office





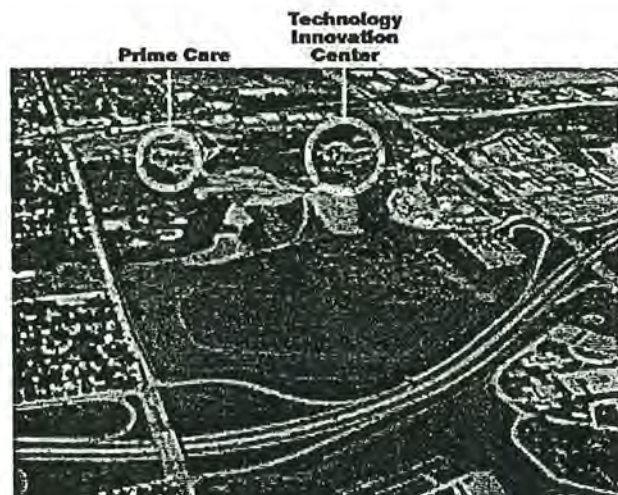
# M i l w a u k e e C o u n t y R E S E A R C H P A R K

## WHAT DO WE DO?

The Milwaukee County Research Park Corporation is committed to long-range job creation and economic growth in the research and development, high technology and scientifically-oriented production sectors of the economy. This objective will be accomplished by bringing together the substantial intellectual and entrepreneurial resources of the metropolitan Milwaukee area in a physical environment conducive to such activities. This will accelerate technology transfer from the laboratory to the marketplace, improve the quality of life of people in the community and help keep metropolitan Milwaukee and the City of Wauwatosa competitive into the 21st century.

## WHERE ARE WE?

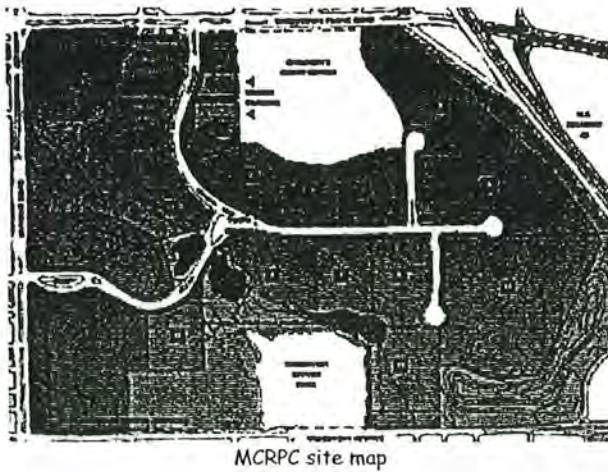
The Milwaukee County Research Park is located in the City of Wauwatosa, Wisconsin, the geographic center of the metropolitan Milwaukee area. The site is convenient to two major expressways, Interstate I-94 and US 45. Downtown Milwaukee is 10 minutes from the Park and Mitchell International Airport can be reached in fifteen minutes. Commercial districts, parks and quaint residential neighborhoods are only blocks away.



MCRPC grounds (aerial view)

The 175 acre Research Park lies within a larger, 1100 acre natural expanse called





MCRPC site map

the Milwaukee County Grounds. The setting features permanent green space buffers, extensive wooded areas, nature trails, ponds and a natural waterway. Building sites that range in size from 1 to 50 acres are available for qualified users. The Research Park is a member of the Association of University Related Research Parks (AURRP,) and the National Business Incubation Association (NBIA), the Technology Transfer Society (T2S) and the Wisconsin Economic Development Association (WEDA).

## CURRENT RESEARCH PARK ACTIVITY

Boldt Development Corporation began construction of the first of two 43,700 Sq. Ft. multi-tenant technology and business buildings, on approximately nine acres of land, in October 1997. Occupancy of this building is expected in May 1997. These state-of-the-art facilities will have access to the information superhighway by means of high bandwidth fibre optic cable connected to a Internet Point of Presence (POP) located in the Research Park's Technology Innovation Center. This capability is also available to other occupants of the Park.

The first tenant in the Boldt project, named the Wood Lake Business and Technology Center, is AE Business Solutions, a Madison, WI based information technology firm that is moving it's Milwaukee area operations into 5,800 Sq. Ft. AE Business Solutions has grown to be one of the largest computer systems integrators in the Midwest. In 1995, Inc. Magazine

<http://www.mcrpc.org/>



Boldt Development Corp.



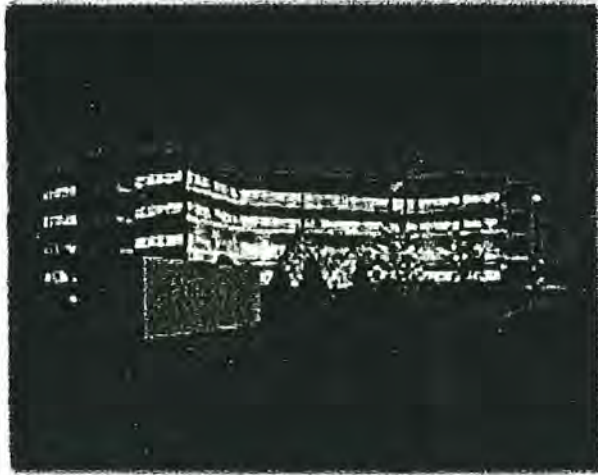
2/13/01



AA Milwaukee County Research Park included them as a member of the Inc. 500, a composite of the fastest growing privately held companies in the nation.



Boldt Development Corp.(aerial view)



Primecare Health Plan, Inc.

PrimeCare Health Plan, Inc., the state's largest managed care HMO, completed it's new corporate headquarters and data processing center in September 1995. This \$10 Million, 138,000 Sq. Ft. building houses over 430 employees.

## TECHNOLOGY INNOVATION CENTER

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Technology Innovation Center

The Technology Innovation Center is the Research Park's 128,000 sq.ft. high-technology incubator- one of the largest in the United States. Since opening its doors in March 1993, the Center has attracted over 20 firms.

Technology Innovation Center tenants enjoy dedicated conference rooms, an in-house library and other business resources. They also have special access to the Research Park's university and corporate affiliates:

Marquette University

University of Wisconsin Biotechnology Center

Medical College of Wisconsin

Milwaukee School of Engineering (MSOE)

University of Wisconsin-Milwaukee

Foley and Lardner(legal)

Robert W. Baird & Co.(brokerage)

Firstar Bank (financial services)

Firstar Bank (financial services)

Johnson Controls, Inc.(management)

## CURRENT TECHNOLOGY INNOVATION CENTER TENANTS

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Advanced Cabling Solutions - cabling solutions for information technology applications.

Apex Interactive - e-commerce solutions, marketing software, and Internet web hosting.

Argus Technologies, Inc. - vertical market software.

Cogent Corporation - computer software for the healthcare industry.

Collins Communications Technologies - designs, implements, and supplies hardware for data networks.

Cyborg Games, Inc. - on-line multi-player computer games for the Internet.

Desktop Engineering, Inc. - consulting, service and support for Apple Macintosh.

Digital Technology Services - visual based products used in quality control and training applications.

Discovery Technologies, Inc. - design of printed circuit boards and other electronic components.

ERIM International - remote sensing, electromagnetic phenomenology, and imaging.

Groupware Technologies, Inc. - Lotus Notes based software applications. "Provide" AIDS/HIV software.

Guild Software, Inc. - on-line simulation software and multi-player games.

IGC-Medical Advances, Inc. - RF coils and gradient systems for the MRI and spectroscopy market.

I.Net Solutions, L.L.C. - intranet, extrenet, database design, and high-end web development.

Inphinet Interactive Solutions, Inc. - internet content design and the development of web communities.

Institute for Viral Pathogenesis, Inc. - research relating to characterization of human viral pathogens.

Jackson/MacCudden, Inc. - science-based industrial hygiene and environmental consulting.

Juneau Partners, Inc. - enterprise software and e-commerce solutions.

MC Services Company - cross platform integration, database design, and Internet services.

Milwaukee County Research Park - technology park and business incubation for technology-based firms.

Productive Data Corporation - electronic publishing tools, data conversion, and web hosting.

ProtoPROBE, Inc. - biomedical research, research support services, and antibodies.

QM! Design, Inc. - computer graphics for web sites and commercial applications.

Right Image, L.L.C. - real-time embedded systems and image/signal processing.

Smart Systems, Inc. - electronic circuit board design.

SparkNET Interactive - high volume non-spam e-mail list hosting with opt-in delivery.

SPS Productions, LLC - 3d multimedia animation, web content and hosting, and e-commerce.

Tailored Solutions, Inc. - job tracking software for the printing industry.

Techno\*Spec Incorporated - information technology services and configuration of hardware.

Time Warner Telecom - IDD - high speed Internet service for business and institutions.

TPI Technologies - industrial and prototype design using composite materials.

TSI International Software, Ltd. - enterprise application integration (EAI) and eBusiness software.

Tushaus Computer Services, Inc. - microcomputer based technology services and systems for business.

Uni-Comm Corporation - engineers and designs PBX, wireless, and other telecommunications.

Wisconsin Viral Research Group, Inc. - medical diagnostics laboratory focusing on virologic research.

## LINKS TO OTHER TECHNOLOGY DEVELOPMENT PAGES



Milwaukee Technology Consortium (MTC) site contains the new on-line Directory of Milwaukee Area Technology Based Companies, information about MTC, and a profile of metropolitan Milwaukee.

National Business Incubation Association (NBIA) will hold it's 11th International Conference on Business Incubation, "Sharpening Our Entrepreneurial Focus," in Milwaukee at the Hyatt Regency, May 4-7, 1997. This site contains conference information.

Wisconsin Small Business Innovation Consortium (WiSBIC) site contains information and assistance for Wisconsin small businesses who are interested in applying for SBIR, STTR, and ATP federal research grants.

## CONTACT

---

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Director of Marketing  
Milwaukee County Research Park  
Corporation  
10437 Innovation Drive, Ste. 123  
Wauwatosa, WI 53226-4815

email [gtm@mcrpc.org](mailto:gtm@mcrpc.org)  
  
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facsimile 414.778.1178

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## VIRGINIA BIOTECHNOLOGY RESEARCH PARK

[◀ Home](#)

### ABOUT THE PARK *FACILITIES*

#### ▼ About the Park

[Welcome](#)[General Information](#)[Facilities](#)[Companies and  
Research Institutions](#)[News About the Park](#)[Map & Directions](#)[Contact Information](#)[Annual Report](#)

#### ▶ Research Collaboration

[▶ Technology in Virginia](#)[▶ Greater Richmond, VA](#)[▶ Virginia Business  
Advantages](#)

The Virginia Bio-Technology Research Park currently has six buildings, totaling over 300,000 square feet of research, laboratory and office space. This represents a total investment of over \$75 million and will result in an employment base of over 850 individuals. This represents less than 18% of the total developable area of the Park.

#### Biotech Center

The Park includes a 27,000 square foot incubator facility, the Virginia Bio-Technology Research Center, completed and occupied in 1996. Funded by \$5 million from a statewide bond referendum, the Biotech Center boasts state-of-the-art laboratories, offices, conference and business resource/support facilities to assist new companies in testing out the viability of their ideas.



The Virginia Bio-Technology Research Park can work with companies to accommodate their space and facility needs under a variety of arrangements. Small and start-up companies can lease space in the



Biotech Center with full access to a variety of common and support facilities, from cold rooms, freezers, x-ray processing and laboratory washing to sterilization equipment. Standard laboratory modules in the Biotech Center are approximately 540 square

feet and are equipped with benches, wet laboratories, storage and full data/telecommunication connections. Most labs also have a 126 square foot private office incorporated into the lab space. Private offices are available with modular furnishings and range from 130 square feet to 300 square feet each.

#### Biotech One



Biotech One is a 100,000 square foot multi-tenant facility which is immediately adjacent to the Biotech Center and is joined via an atrium and common entry. Established companies and research institutes can be provided custom-fitted laboratory, research and office space to meet their specifications and particular requirements. Leases in Biotech One can be structured to accommodate the company's particular requirements and are full-service, triple net leases. Space is currently still available in Biotech One.

Companies and research institutes located in the Biotech Center or Biotech One can also enjoy access to the following facilities and common benefits:

- Common building reception
- 24-hour access with carded security system
- 2,000 square foot conference and training facility
- Conference rooms
- Library facilities
- Loading dock
- Central mail and express package facilities
- Buffet kitchen
- Access to University facilities and resources



### Biotech Two

Biotech Two is a 137,000 square foot, \$31 million facility which has been designed to house the State Division of Forensic Science and



Office of the Chief Medical Examiner. The facility was developed by the Virginia Bio-Technology Research Park Authority and is being leased back to the Commonwealth of Virginia under a long-term

arrangement. The building was completed in May 1998 and provides the Virginia Division of Forensic Science with the most modern and well-equipped laboratory facilities of any forensic science department in the country. The facility also houses the new Institute of Forensic Science and Medicine.

### Other Facilities

Biotech Three and Biotech Four are multi-tenant research and office

facilities with 31,000 and 12,500 square feet respectively. Currently, these buildings are fully occupied.

Biotech Five is a build-to-suit R&D office and assembly facility for the Infilco Degremont Company. The building has 14,000 square feet in its initial phase, with expansion potential in future years to add space as the company's needs dictate. The Virginia Bio-Technology Research Park Authority developed Biotech Five as a build-to-suit facility under a long-term lease arrangement with Infilco Degremont.

The Park has entered into an arrangement with the City of Richmond to lease 5,000 square-feet of laboratory space in the Public Safety Building. The Park has also acquired existing structures on North Fourth Street, south of Biotech Two. The location of these buildings to the other Park facilities and amenities will continue to offer existing companies the services and support they currently receive, as well as maintaining their close proximity to the medical and academic campuses of Virginia Commonwealth University.

### **Convenient Amenities**

The Virginia Bio-Technology Research Park is conveniently located next to the medical sciences campus of Virginia Commonwealth University and the Medical College of Virginia Hospitals. The academic campus of Virginia Commonwealth University with facilities including the new \$43 million School of Engineering is less than a 10-minute drive from the Park.



The downtown campus of J. Sargeant Reynolds Community College is immediately adjacent to the Virginia Bio-Technology Research Park, offering companies the opportunity to develop customized training programs for their personnel. J. Sargeant Reynolds and John Tyler Community Colleges are both developing technical training programs for laboratory technicians.

The Richmond Centre, Richmond Coliseum, convention hotels and other amenities are located close to the Park. The Richmond Centre is a 62,000 square foot convention and trade show facility with plans for expansion. When completed, the Centre will contain 180,000 square feet of exhibition space and allow the Richmond area to attract major regional and national shows, conventions and conferences.

The Virginia Bio-Technology Research Park can work with your company - large or small, start-up or established - to meet your facility needs.



# OVERVIEW

## Trammell Crow Company

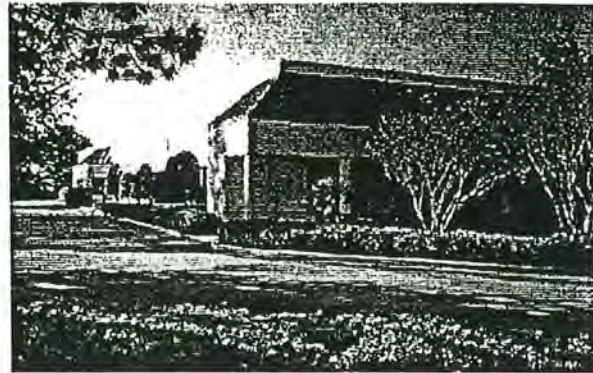
Trammell Crow  
<http://www.trammellcrow.com>

### Technology Park Facility

450 Technology Park  
Lake Mary, FL 32746  
County: Seminole

Property Type: Industrial R&D  
Property ID#: 6084837

Date Modified: 12/11/2000



## INVESTMENT SUMMARY

Price:	\$1,425,000	Building Sq Ft:	21,686
Price/Sq Ft:	\$65.71	Lot Size:	1.69 acres
Year Built:	1988	Lot Frontage:	185
		Lot Depth:	300
		Zoning:	M-1A

## PROPERTY DESCRIPTION

100% air conditioned office/warehouse/manufacturing building located in high-tech suburb of Orlando. Heavy power, 52+- car paved parking lot, 2 grade level truck doors (10 x 12) in a beautiful office/industrial park setting. Heavy office buildout with large open area for additional offices, assembly, etc. Call listers for more information or to show.

## AREA DESCRIPTION

Located in Technology Park just off of Lake Emma Road in Lake Mary. Excellent access to Lake Mary Blvd and I-4 expressway.

## CONTACT

**Matthew D. Messier, SIOR, CCIM or J. Paul Reynolds**  
**Trammell Crow**  
Orlando, FL  
407-849-2233  
[mmessier@trammellcrow.com](mailto:mmessier@trammellcrow.com)  
<http://www.trammellcrow.com>

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

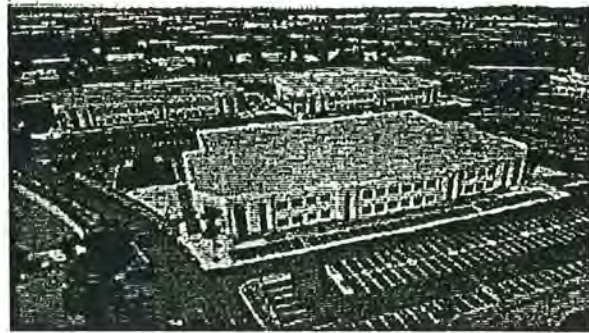
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# OVERVIEW



**COLDWELL BANKER COMMERCIAL NORTH COUNTY  
PROPERTIES**

<http://www.commercial.coldwellbanker.com>



## Legacy NorthPointe

6221 El Camino Real  
Carlsbad, CA 92008  
County: San Diego

**Property Type:** Industrial R&D  
**Property ID#:** 3354354

**Date Modified:** 01/04/2001

## INVESTMENT SUMMARY

<b>Price:</b>	\$6,011,275	<b>Building Sq Ft:</b>	72,425
<b>Price/Sq Ft:</b>	\$83.00	<b>Lot Size:</b>	
<b>Year Built:</b>	1999	<b>Lot Frontage:</b>	
		<b>Lot Depth:</b>	
		<b>Zoning:</b>	

## PROPERTY DESCRIPTION

Frontage on El Camino Real. One of the prestigious office / industrial campus-type business projects in Carlsbad. Neighbors include ViaSat, Hughes JVC, etc.

## AREA DESCRIPTION

North San Diego County. Prestigious Carlsbad address.

## CONTACT

**Ronald L. King, SIOR / Charles J. McNary, SIOR**  
**COLDWELL BANKER COMMERCIAL NORTH COUNTY  
PROPERTIES**

Carlsbad, CA  
877-572-5627  
[lhenkel@coldwellbanker.com](mailto:lhenkel@coldwellbanker.com)  
<http://www.commercial.coldwellbanker.com>

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# OVERVIEW

**Date Street Commerce Center - R & D  
(Unit #D-100)**

41695 Date St.  
Murrieta, CA 92562  
County: Riverside

**Property Type:** Industrial R&D  
**Property ID#:** 5703504

**Date Modified:** 11/12/2000



## INVESTMENT SUMMARY

<b>Price:</b>	\$7,200,000	<b>Building Sq Ft:</b>	100,000
<b>Price/Sq Ft:</b>	\$72.00	<b>Lot Size:</b>	
<b>Year Built:</b>	2000	<b>Lot Frontage:</b>	
		<b>Lot Depth:</b>	
		<b>Zoning:</b>	Bp

## PROPERTY DESCRIPTION

Industrial/Office One- and Two-Story (for additional details, check out our website at: [www.temvaldev.com](http://www.temvaldev.com))

## AREA DESCRIPTION

Business Park

## CONTACT

**O.B. Johnson / Director of Sales & Marketing  
Temecula Valley Developers**

Murrieta, CA  
909-698-4313  
[info@temvaldev.com](mailto:info@temvaldev.com)

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# OVERVIEW



Allen & Kwan Commercial

<http://www.annarbor-realestate.com/index2.html>

## High Tech Manufacturing Laboratory

6200 Jackson  
Ann Arbor, MI 48103  
County: Washtenaw



**Property Type:** Industrial R&D  
**Property ID#:** 7499417

**Date Modified:** 01/29/2001

## INVESTMENT SUMMARY

<b>Price:</b>	\$7,940,000	<b>Building Sq Ft:</b>	48,100
<b>Price/Sq Ft:</b>	\$165.07	<b>Lot Size:</b>	6 ACRES
<b>Year Built:</b>	1976	<b>Lot Frontage:</b>	
		<b>Lot Depth:</b>	
		<b>Zoning:</b>	I-1

## PROPERTY DESCRIPTION

R&D facility with 2 Class 10,000 clean rooms, wet labs, warehouse, shipping and offices. Fully air-conditioned.

## AREA DESCRIPTION

Excellent highway visibility, easy access to highway. Located in an office/light manufacturing park. 20,000-sf Class A office building adjacent is also available.

## CONTACT

**Susan Moore**  
**Allen & Kwan Commercial**

Ann Arbor, MI  
734-996-8823  
[smoore@annarbor-realestate.com](mailto:smoore@annarbor-realestate.com)  
<http://www.annarbor-realestate.com/index2.html>

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# OVERVIEW

**Trammell Crow Company**

Trammell Crow Company  
<http://www.trammellcrow.com>

## Corporate Office, R&D Flex Facility

13309 SE 84th Avenue  
 Clackamas, OR 97015  
 County: Clackamas

**Property Type:** Industrial R&D  
**Property ID#:** 6892701

**Date Modified:** 01/03/2001



## INVESTMENT SUMMARY

<b>Price:</b>	\$5,800,000	<b>Building Sq Ft:</b>	55,870
<b>Price/Sq Ft:</b>	\$103.80	<b>Lot Size:</b>	6.25 ACRES
<b>Year Built:</b>	1988	<b>Lot Frontage:</b>	
		<b>Lot Depth:</b>	
		<b>Zoning:</b>	LIGHT INDUSTRIAL

## PROPERTY DESCRIPTION

A high quality two-story, freestanding, office/flex facility originally designed for corporate and administrative offices and prototype manufacturing for Precision Castparts. Heavy power, air handlers, HVAC served. Zoning allows for a variety of uses including 100% office use.

## AREA DESCRIPTION

The property is located conveniently between the primary industrial and commercial districts in the area: The Clackamas Industrial area, and Clackamas Town Center. The 2,000 acre Clackamas Industrial area is the largest market location for manufacturing, distribution, and warehousing firms located within the immediate area. Many metals fabricators and other industrial support services and suppliers are located here. Major employers include: Precision Castparts, US Reddaway, Clean-Pak International, Tree of Life Gourmet Foods, Northwest Consolidated Metco Inc., and Ingram Entertainment. There are many industrial and business parks that accommodate smaller firms and offer space for lease. The area has excellent transportation access via I-205, Highway 212 and 224, and Southern Pacific rail spurs. Area amenities include the 18 hole Sah-Ha-Lee Golf Course, numerous restaurants, a nearby commercial district and a community park with access to the Clackamas River. Clackamas Town Center Area is a regional suburban business center, and the primary market area for retail, Class A office, hotel and apartment complex development on Portland's eastside. Major developments include the 1.2 million square foot Clackamas Town Center Mall, Sunnyside Hospital (and several health clinics), an 85 acre regional park and swim center, and two satellite educational campuses (Oregon Institute of Technology and Clackamas Community College). Convenient Transportation access is provided by I-205 and nearby Highways 224 and 212. Major employers include Clackamas Town Center, Kaiser Sunnyside Medical Center, and ADP Dealer Services Inc. There are 794,000 residents within a 10 mile radius with an estimated average income of \$47,042. Given the property's ideal location at the crossroads of these two vibrant neighborhoods, it can make an ideal location for any business.

## CONTACT

**Matt Kayser**  
**Trammell Crow Company**  
 Beaverton, OR  
 503-644-9400  
[mkayser@trammellcrow.com](mailto:mkayser@trammellcrow.com)  
<http://www.trammellcrow.com>

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# THE TOWERS

## Airport Business Park

Rochester's Ultimate Business Ad

Home

Services

Executive Suites

Current Tenants

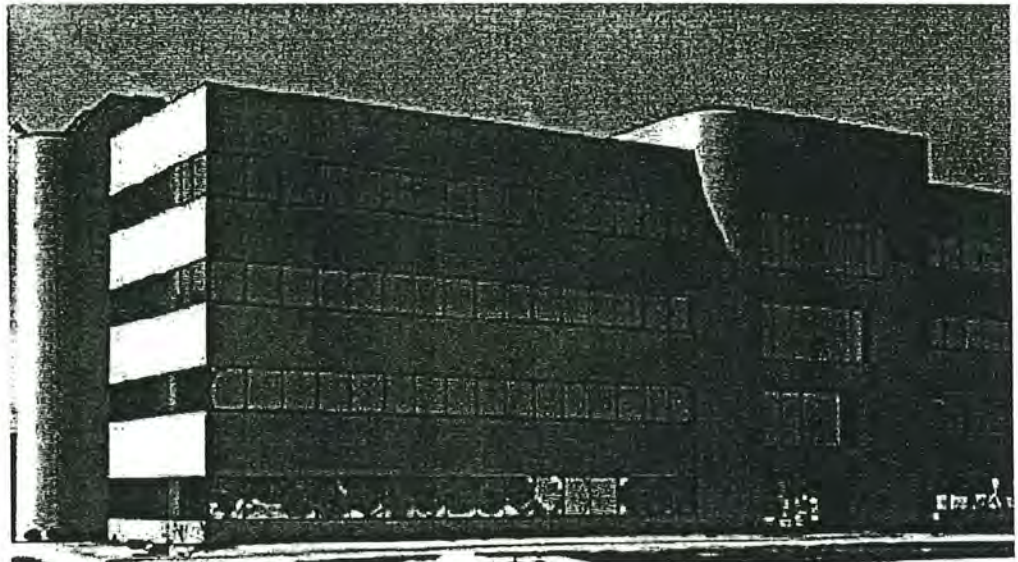
Contact Us

Home

Welcome to

THE TOWERS

Airport Business Park Web Site



### Introduction

Welcome to THE TOWERS. If you are looking for a Class "A" site yet centrally-located office park at below competitive rates, you are invited to consider and visit our aesthetically pleasing office complex.

THE TOWERS Airport Business Park is a suburban office complex designed to accommodate a total of seven 58,000 square foot office buildings, for a total square footage of approximately 400,000 square feet. To date, two buildings have been completed. Any future expansion needs can be met.

Each building has a unique design featuring multiple entrances for access from all locations in the parking area. Generous, well-lit,



A complete health and fitness center is located right next door.

At THE TOWERS, you will receive the personal attention you deserve from our experienced on-site management team.

---

## Corporate Headquarters

In addition to executive suites, we provide corporate spaces from 1,000 square feet to a full building of 58,000 square feet.

(Click on pictures to see them enlarged.)



General Office Space



THE TOWERS Building

---

## Location

- Direct access to the Greater Rochester International Airport.
- Less than 10 minutes from Downtown.
- Uniquely situated just one mile from the University of Rochester and two miles from Rochester Institute of Technology.
- 15 minute commute from eastern and western suburban corridors.
- Hotels, shopping and restaurants nearby.

[Click here to see a map.](#)

---

## Design Features

Striking architecture and user friendly interior design are the hallmarks of the buildings that anchor THE TOWERS development.

- Mirrored solar-reflective insulated glass set in special vibration proof frames provide excellent interior sound and light quality.
- Steel and masonry construction provide a sturdy soundproof fireproof setting.
- State-of-the-art security systems.
- Well-lit parking around the circumference with several entrances.



- Individual tenant thermostats (one for every 1,000 feet each area superior temperature control, utilizing some 58+ computer operated heat pumps deployed throughout each b
- Fully carpeted public areas provide pedestrian safety in all conditions.
- Large atrium space was created for tenants use for trade product introductions, celebrations, etc. Refreshment facility built into the premises.
- Oversized elevators (by a full third) to provide for a feeling of comfort and roominess.

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If you are interested in leasing office space or would like more information about THE TOWERS, please call (800) 836-9466. Mail us at [Info@Airport-Towers.com](mailto:Info@Airport-Towers.com). We warmly welcome all inquiries.

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[Home](#) | [Services](#) | [Executive Suites](#) | [Current Tenants](#) | [Contact Us](#)

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*For more information, contact us at [Info@Airport-Towers.com](mailto:Info@Airport-Towers.com)  
or*


*The Towers Airport Business Park  
1200-A Scottsville Road  
Suite 400  
Rochester, NY 14624  
(716) 436-0950 or  
(800) 836-9466*

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FastCounter by LinkExchange

[Home](#)[Market & Statistics](#)[Workforce/R&D](#)[Quality of Life](#)[Incentives](#)

## Hattiesburg-Laudel Regional Airport Business Park

Extremely accessible and convenient to all forms of transportation, the Business Park is located on I-59 just 8 minutes north of the U.S. 49/I-59 Hattiesburg intersection, or 20 minutes south of Laurel on I-59. The Gulf of Mexico is less than an hour and a half away by car. New Orleans just under two hours, and Jackson (the state capital) is ninety miles. Camp Shelby, the largest National Guard and Reserve training facility in America, is only 25 minutes to the South

### Business Park Features

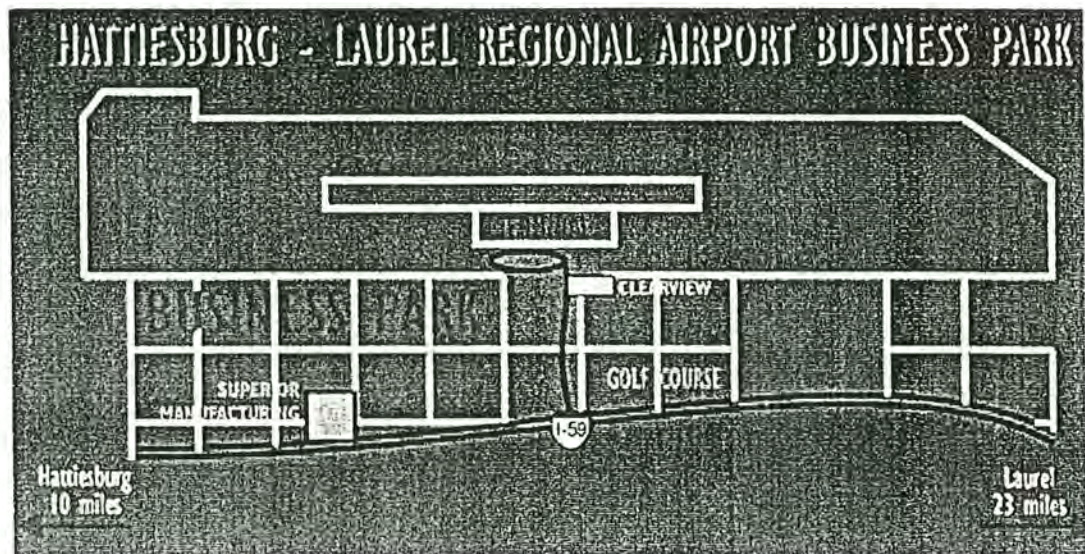
Centrally located in one of the fastest growing high technology communities in the United States, Hattiesburg-Laudel Regional Airport Business Park encompasses 750 acres of wooded, rolling hills divided into lots of varying sizes to fit all needs. Prime building sites are available in the Business Park and construction costs are well below the national averages. Neither soil nor terrain seriously complicates construction, and all lots have excellent drainage. The Business Park is accessible by two paved access roads, other needed roadways can be planned to meet your specific requirements.

The Hattiesburg-Laudel Airport Business Park has its own water & sewer capability, single- and three-phase electrical power is available, and gas service can also be provided. BellSouth provides telephone service. Dixie Electric Power Association provides electric utility service at competitive rates, and good weather keeps heating bills to a minimum.

Currently, the Park is home to Superior Manufacturing, manufacturer of anti-fatigue mats, Clearview Recovery Center and Pine Belt National Golf Club, an eighteen-hole golf course and clubhouse.

Hattiesburg-Laudel Regional Airport is growing

and welcomes companies that are also "on the grow". For more information on this unique Business environment, simply contact us. We will work with you to assure that you realize the most from your investment.



[Home] [Business Park] [Aviation Services]





## Adirondack Airport Business Park

In Lake Clear, New York, the Adirondack Regional Airport Business Park serves the Olympic Region. It is under the management of the Adirondack Economic Development Corporation. Located on the 1,100-acre Adirondack Regional Airport, a 290-acre business park is being developed to attract new business to the Olympic region. The 10,000 square-foot Incubator Building is ready for occupancy.

### Park Features

- ▶ Designed/engineered for environmental compatibility
- ▶ Commercial airport access
- ▶ Streamlined permitting process
- ▶ Incentives and comprehensive financing packages
- ▶ Favorable labor rates, with a strong work ethic
- ▶ Fiber optics
- ▶ Favorable construction costs
- ▶ Construction management available

The Adirondack Regional Airport is the only commercial airport inside the six-million-acre Adirondack Park. The 6,500-foot runway (23 at SLK) is open 365 days a year in all weather, with a precision instrument approach.

New construction for expansion and new sites. The AEDC has developed a working relationship with the Adirondack Park Agency (the regulatory agency for land development & stewardship of the Adirondack Park).

### Quality of Life

The Adirondack Mountains of New York State are still one of the best-kept secrets in the lower 48. Best known for its winter recreation facilities in Lake Placid, the Olympic High Peaks Region abounds with the finest trout streams, clear spring-fed lakes, natural pine-scented breezes, and hiking trails for everyone. The business park is also bordered by land owned by Paul Smith's College, with its programs in forest conservation and hotel/restaurant management.

- ▶ The Olympic Region has 5 bio-tech facilities
- ▶ Availability of high-speed data transmission is bringing independent software companies to the area
- ▶ An ocean port within two hours
- ▶ Three major universities within two hours
- ▶ Saranac Lake regional health care facility
- ▶ Hundreds of thousands of acres of private timber interests within an hour
- ▶ Combine recreation and business travel.

## Targeted Businesses

- ▶ Aviation distribution - parts supply (air freight)
- ▶ Biotech & High Tech Businesses
- ▶ Technical support back office
- ▶ Light assembly furnished through airport services
- ▶ Companies that value outdoor recreation for advertising purposes



**BACK TO HOME**  
**ADIRONDACK ECONOMIC**  
**DEVELOPMENT CORPORATION**

[EMPLOYMENT OPPORTUNITIES with the AEDC]

[BIOTECH INDUSTRY] [COMMUNITY ECONOMIC DEVELOPMENT]

[FINANCING YOUR BUSINESS] [BUSINESS CONSULTING] [BUSINESS PARKS]

[WHO IS ELIGIBLE?] [CONTACTING AEDC]

**Adirondack Economic Development Corporation**

**PO Box 747**

**60 Main Street**

**Suite 200**

**Saranac Lake, NY 12983-0747**

**Toll-Free: 1-888-243-AEDC**

**1-518-891-5523**

**FAX 518-891-9820**



Area 1

Area 2

Area 3

Area 4

Area 5

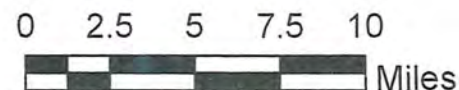
Area 6

Area 7

# Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land-Upland
- Wetland
- Conservation Land-Wetland

## CPA2000-09 Index Map



LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING

Map Created: 9-4-01



CPA2000-09  
 Area 1  
 Future Land Use Map  
 (Existing)

Future Land Use Categories

Intensive Development

Central Urban

Urban Community

Suburban

Outlying Suburban

Industrial

Public Facility

University Community

Industrial interchange

General Interchange

General Commercial Interchange

Industrial Commercial Interchange

University Village

Mixed Use Interchange

New Community

Airport Commerce

Airport

Rural

Rural Community Preserve

Outer Island

Open Lands

Density Reduction/ Groundwater Resource

Conservation Land--Upland

Wetland

Conservation Land--Wetland

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Miles

LEE COUNTY

SOUTHWEST FLORIDA

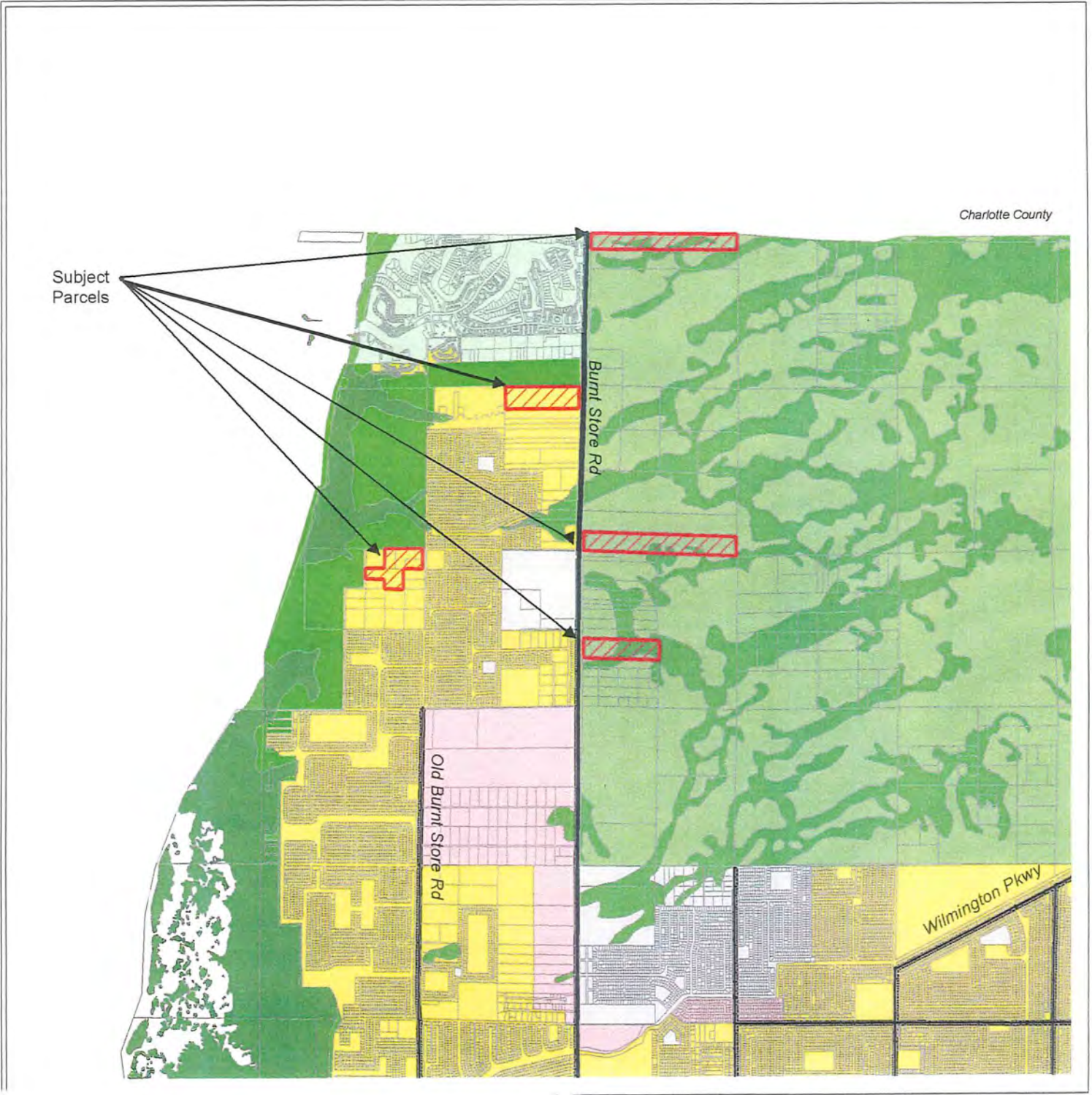
DIVISION OF PLANNING

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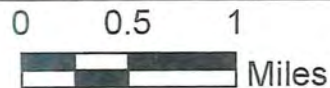




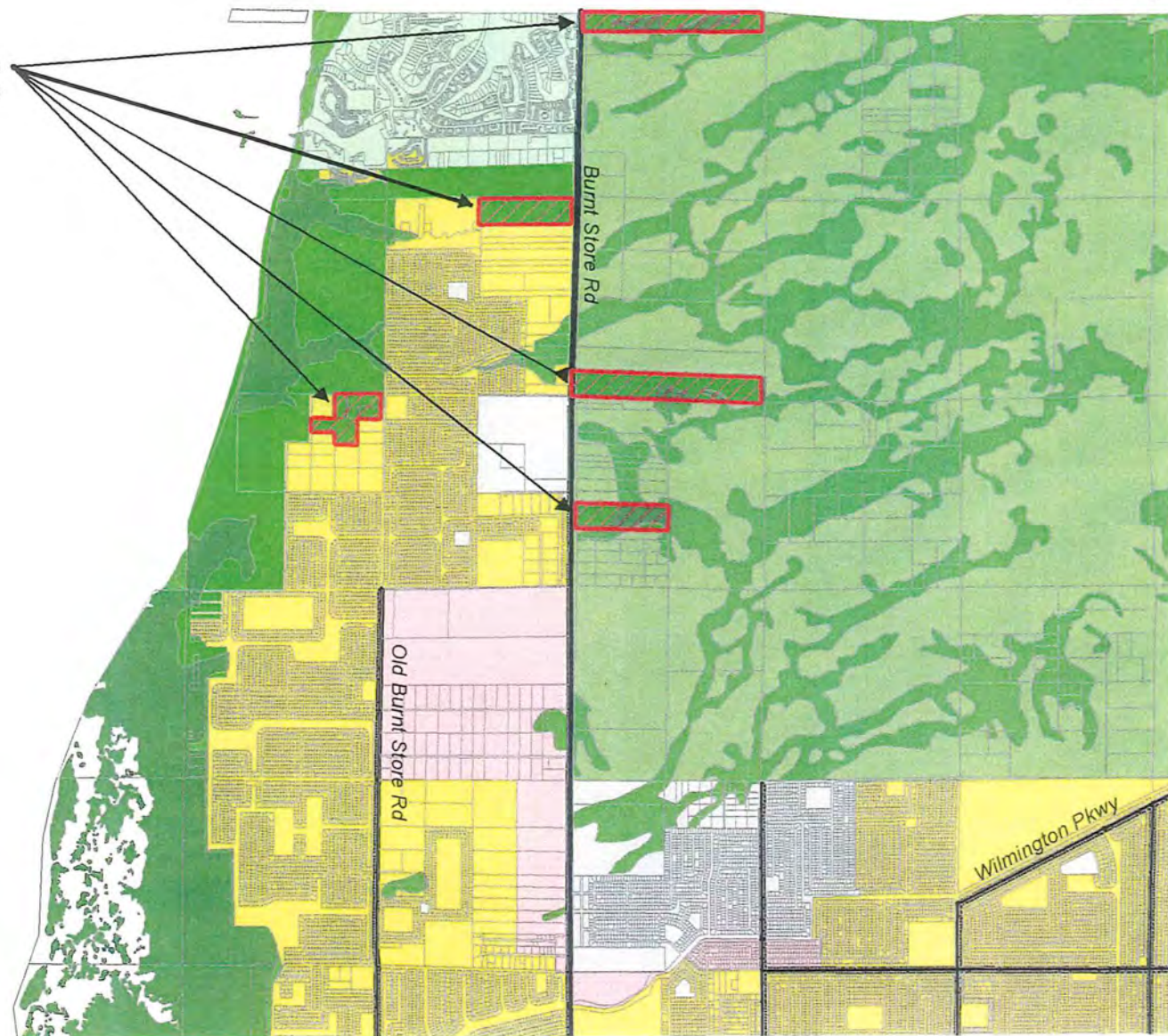
# Future Land Use Map (Proposed)

## Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
- Wetland
- Conservation Land--Wetland



Subject  
Parcels





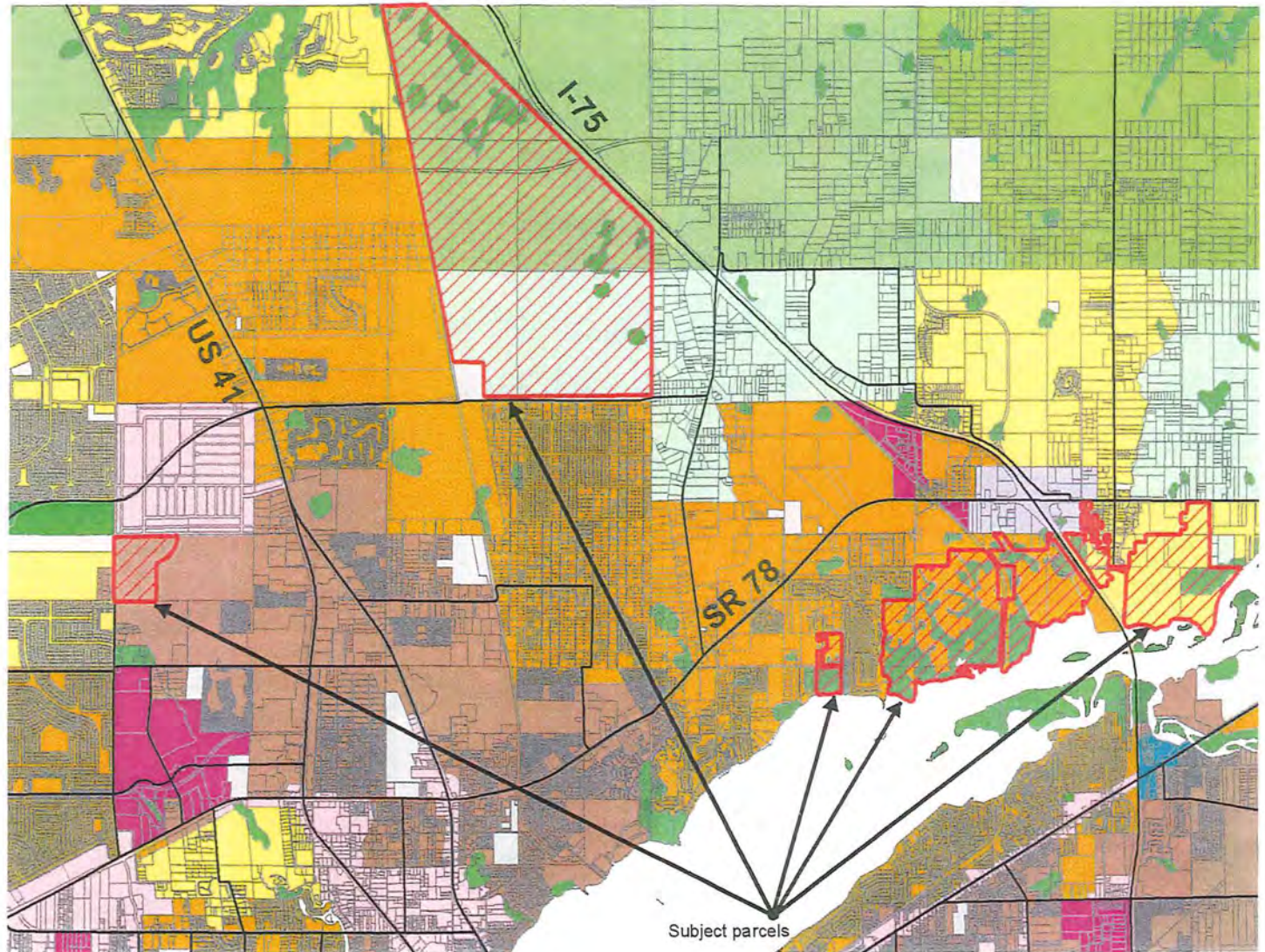
CPA2000-09  
Area 2  
Future Land Use Map  
(Existing)

Future Land Use Categories

-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Outlying Suburban
-  Industrial
-  Public Facility
-  University Community
-  Industrial interchange
-  General Interchange
-  General Commercial Interchange
-  Industrial Commercial Interchange
-  University Village
-  Mixed Use Interchange
-  New Community
-  Airport Commerce
-  Airport
-  Rural
-  Rural Community Preserve
-  Outer Island
-  Open Lands
-  Density Reduction/ Groundwater Resource
-  Conservation Land--Upland
-  Wetland
-  Conservation Land--Wetland

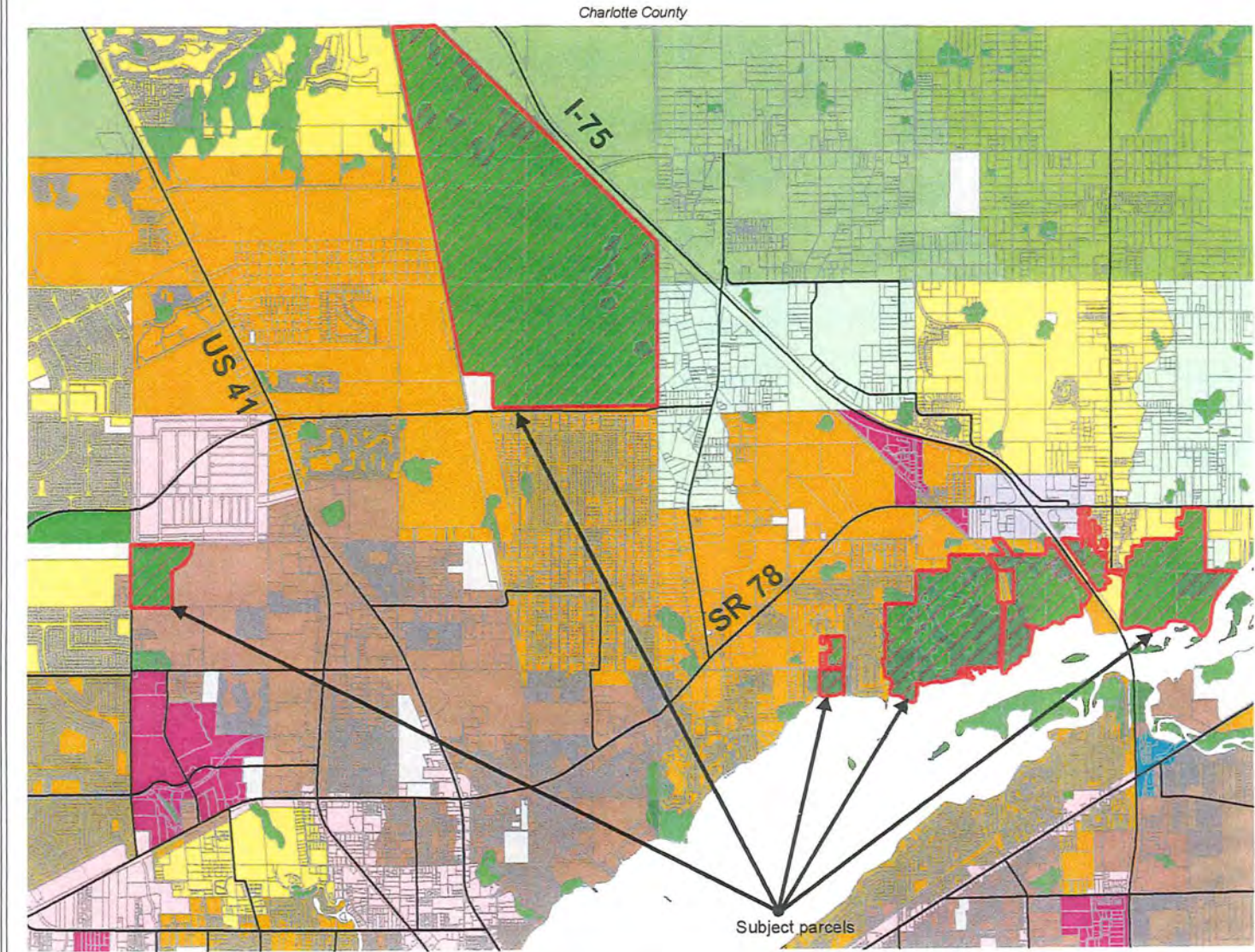


Charlotte County





CPA2000-09  
Area 2  
Future Land Use Map  
(Proposed)



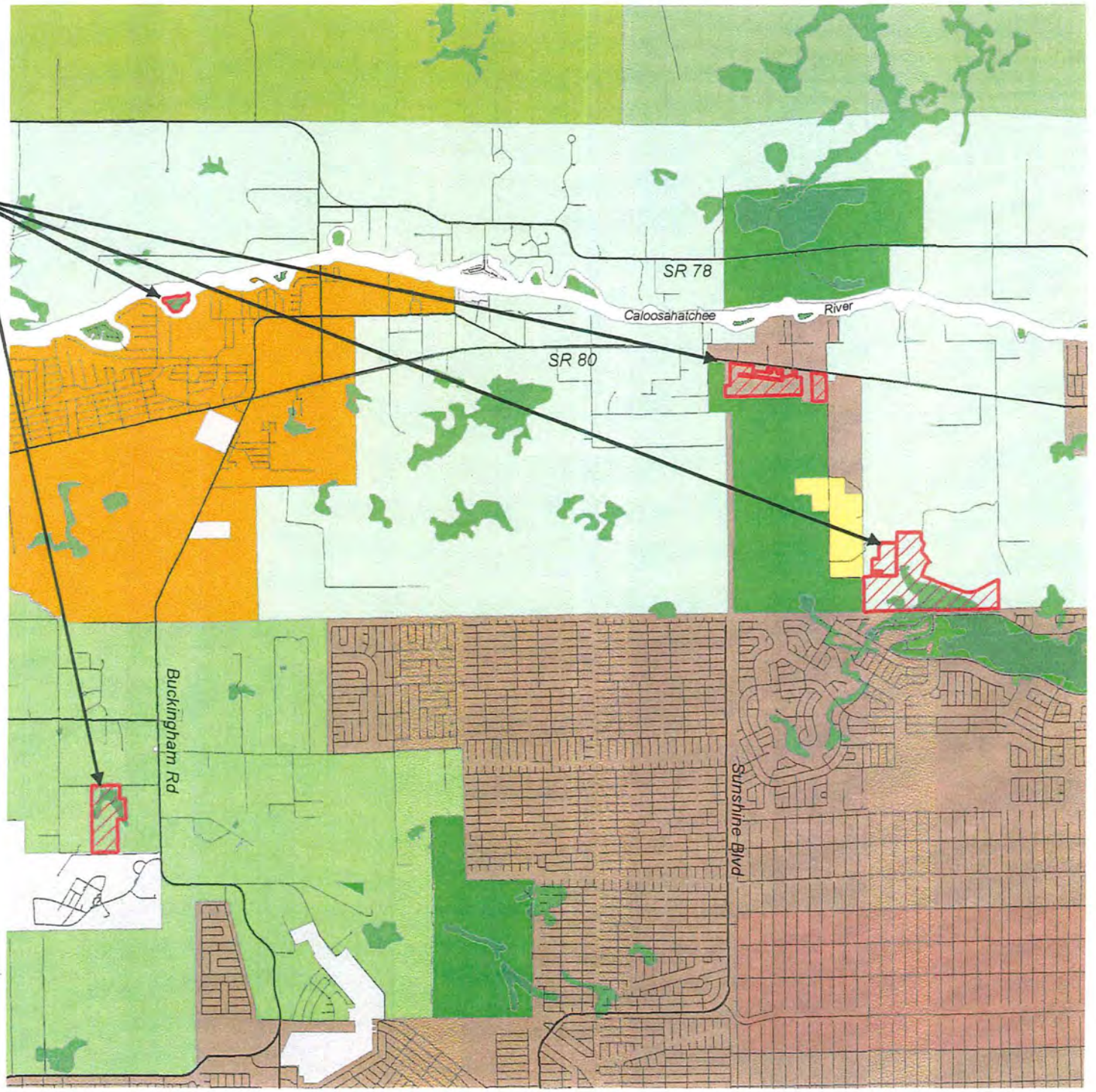


**CPA2000-09**  
**Area 3**  
**Future Land Use Map**  
**(Existing)**

Subject Parcels

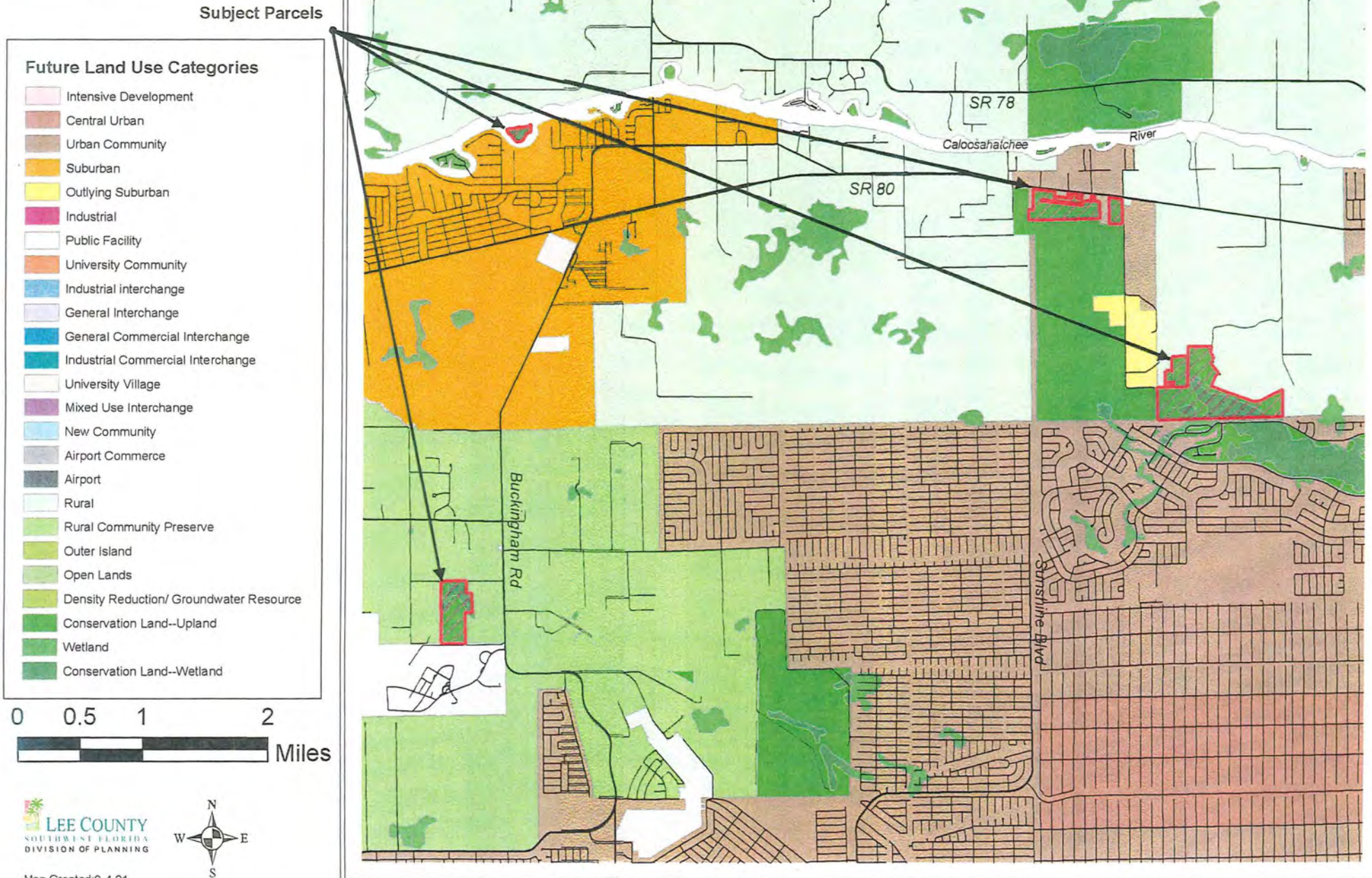
**Future Land Use Categories**

-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Outlying Suburban
-  Industrial
-  Public Facility
-  University Community
-  Industrial interchange
-  General Interchange
-  General Commercial Interchange
-  Industrial Commercial Interchange
-  University Village
-  Mixed Use Interchange
-  New Community
-  Airport Commerce
-  Airport
-  Rural
-  Rural Community Preserve
-  Outer Island
-  Open Lands
-  Density Reduction/ Groundwater Resource
-  Conservation Land--Upland
-  Wetland
-  Conservation Land--Wetland





CPA2000-09  
 Area 3  
 Future Land Use Map  
 (Proposed)

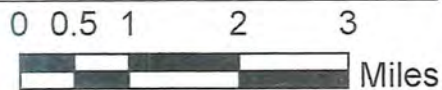




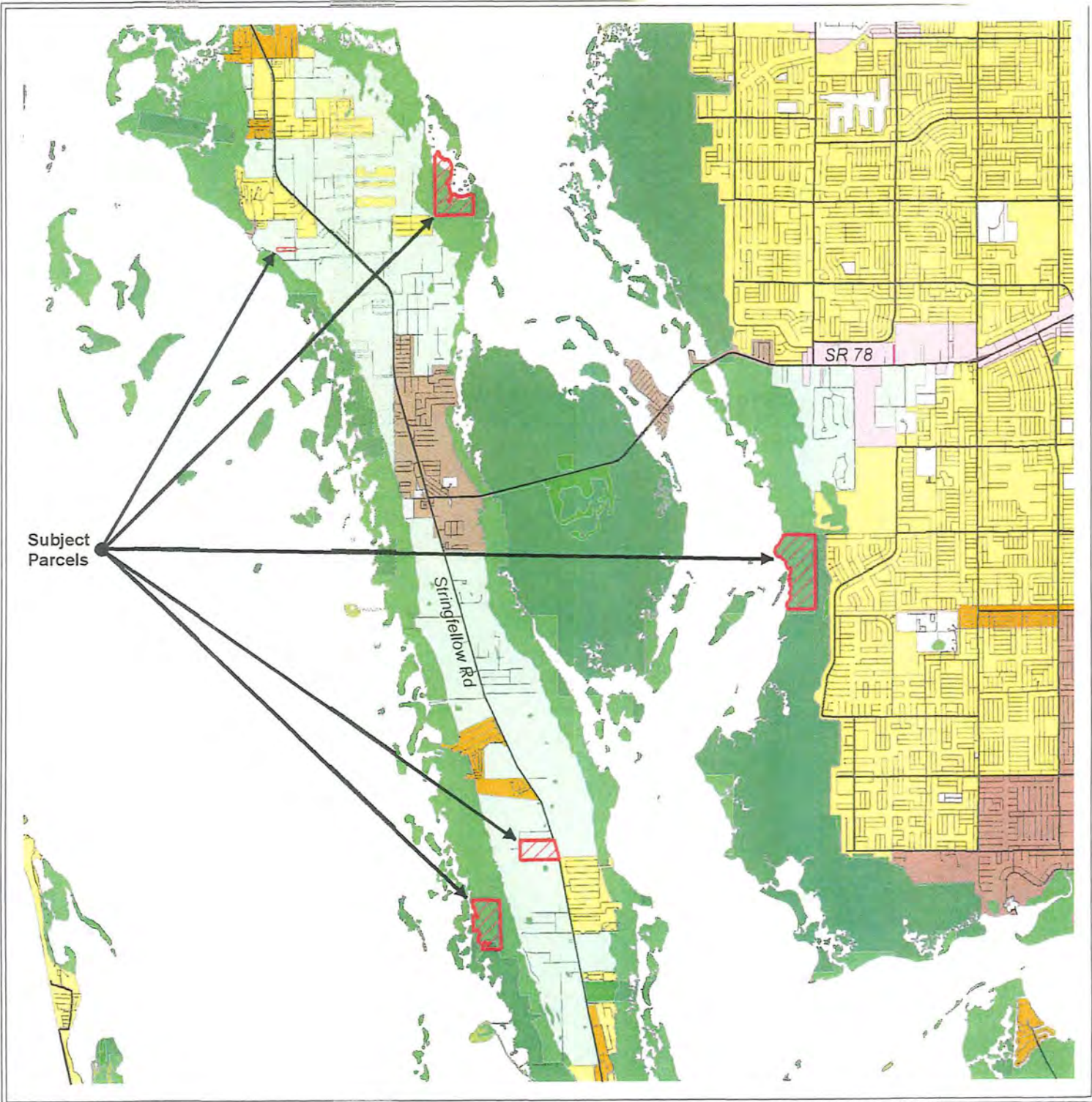
CPA2000-09  
Area 4  
Future Land Use Map  
(Existing)

**Future Land Use Categories**

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
- Wetland
- Conservation Land--Wetland
- sde.SDE.ROADS



Map Created: 04/04





CPA2000-09  
 Area 4  
 Future Land Use Map  
 (Proposed)

Future Land Use Categories

Intensive Development

Central Urban

Urban Community

Suburban

Outlying Suburban

Industrial

Public Facility

University Community

Industrial Interchange

General Interchange

General Commercial Interchange

Industrial Commercial Interchange

University Village

Mixed Use Interchange

New Community

Airport Commerce

Airport

Rural

Rural Community Preserve

Outer Island

Open Lands

Density Reduction/ Groundwater Resource

Conservation Land--Upland

Wetland

Conservation Land--Wetland

sde.SDE.ROADS

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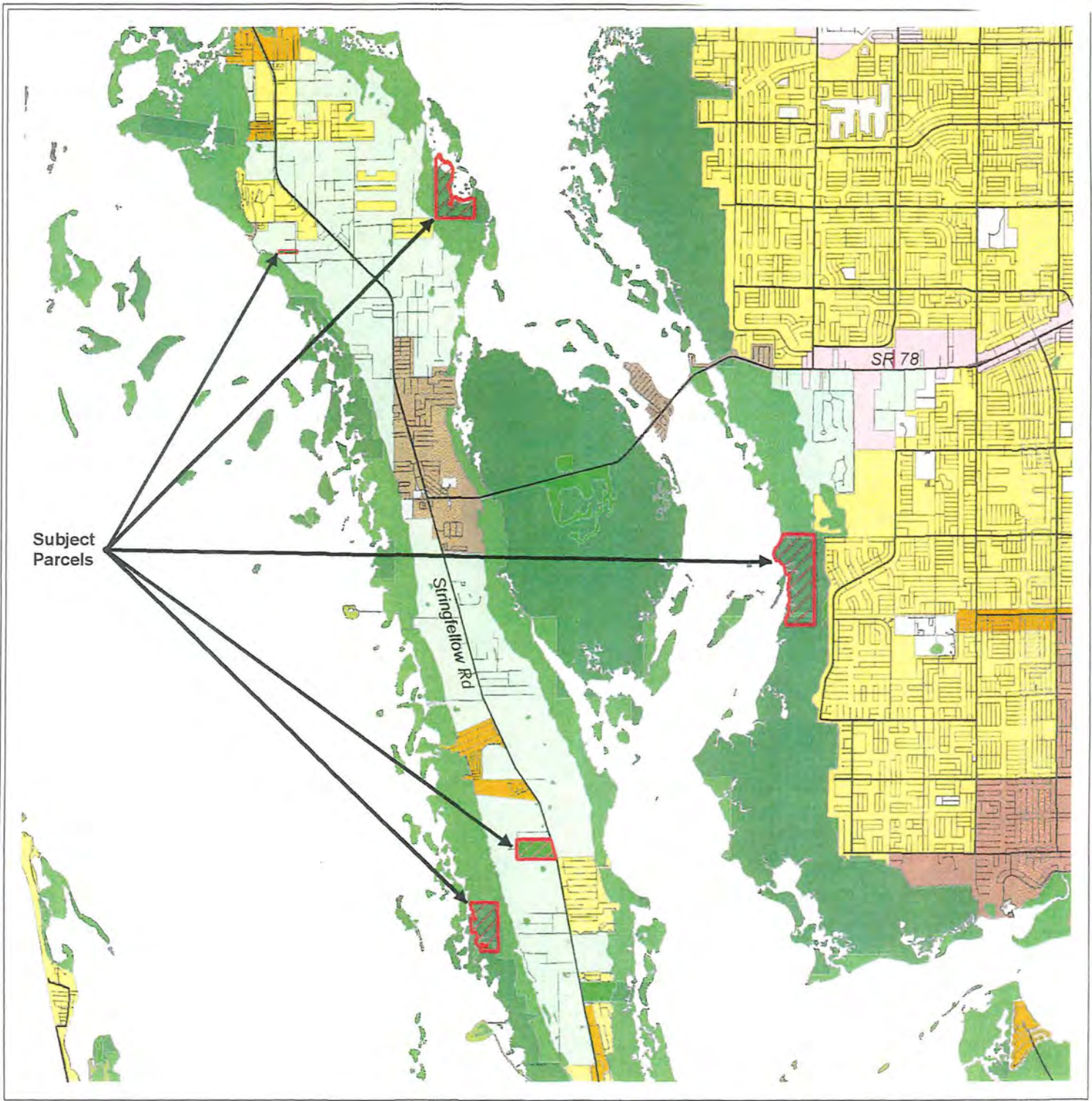
Miles

LEE COUNTY

SOUTHWEST FLORIDA

DIVISION OF PLANNING

Map Created: 04/04

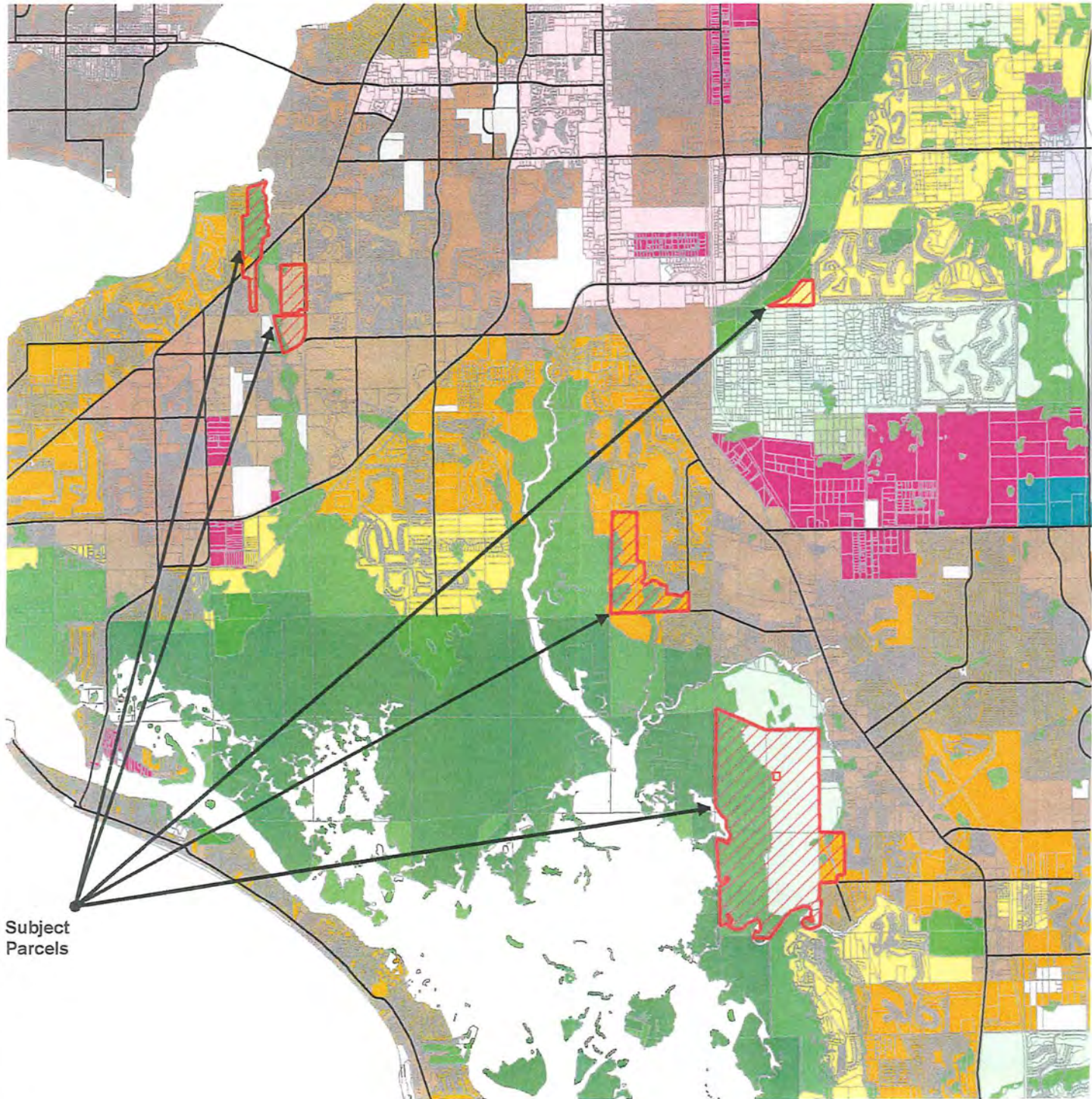




CPA2000-09  
Area 5  
Future Land Use Map  
(Existing)

**Future Land Use Categories**

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
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- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
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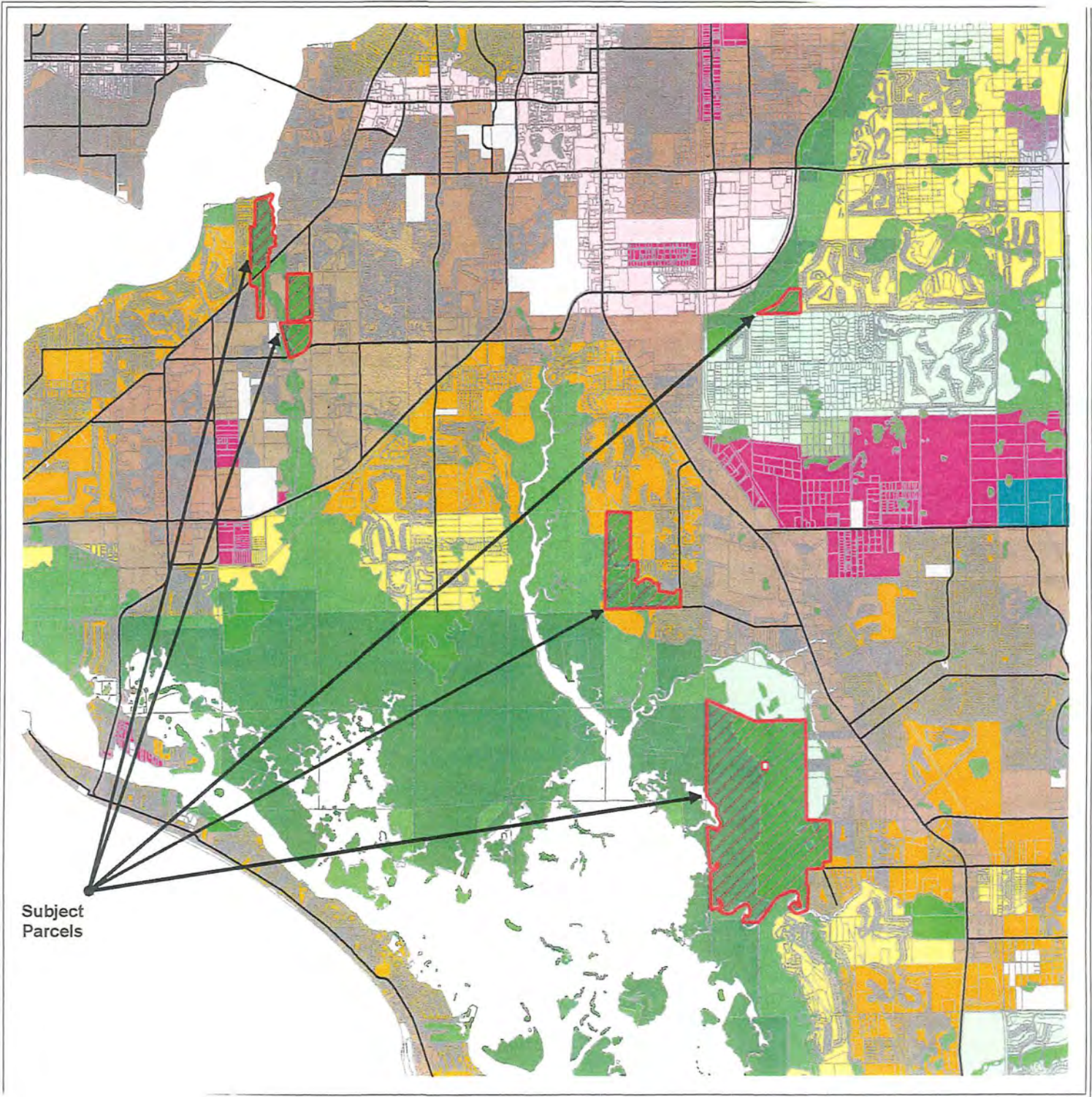




CPA2000-09  
 Area 5  
 Future Land Use Map  
 (Proposed)

- Future Land Use Categories

  - Intensive Development
  - Central Urban
  - Urban Community
  - Suburban
  - Outlying Suburban
  - Industrial
  - Public Facility
  - University Community
  - Industrial interchange
  - General Interchange
  - General Commercial Interchange
  - Industrial Commercial Interchange
  - University Village
  - Mixed Use Interchange
  - New Community
  - Airport Commerce
  - Airport
  - Rural
  - Rural Community Preserve
  - Outer Island
  - Open Lands
  - Density Reduction/ Groundwater Resource
  - Conservation Land--Upland
  - Wetland
  - Conservation Land--Wetland





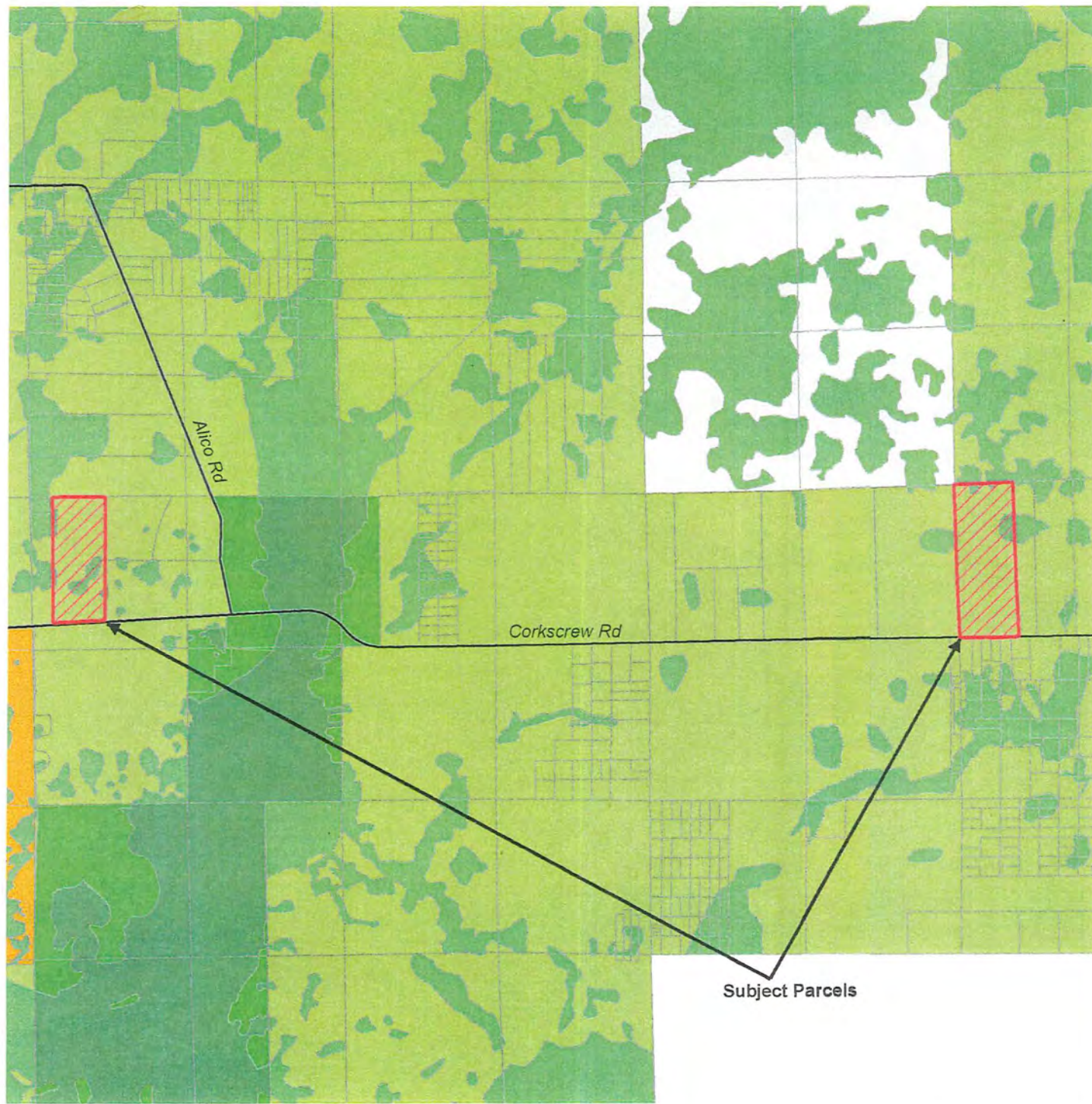
# CPA2000-09

## Area 6

### Future Land Use Map (Existing)

#### Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
- Wetland
- Conservation Land--Wetland



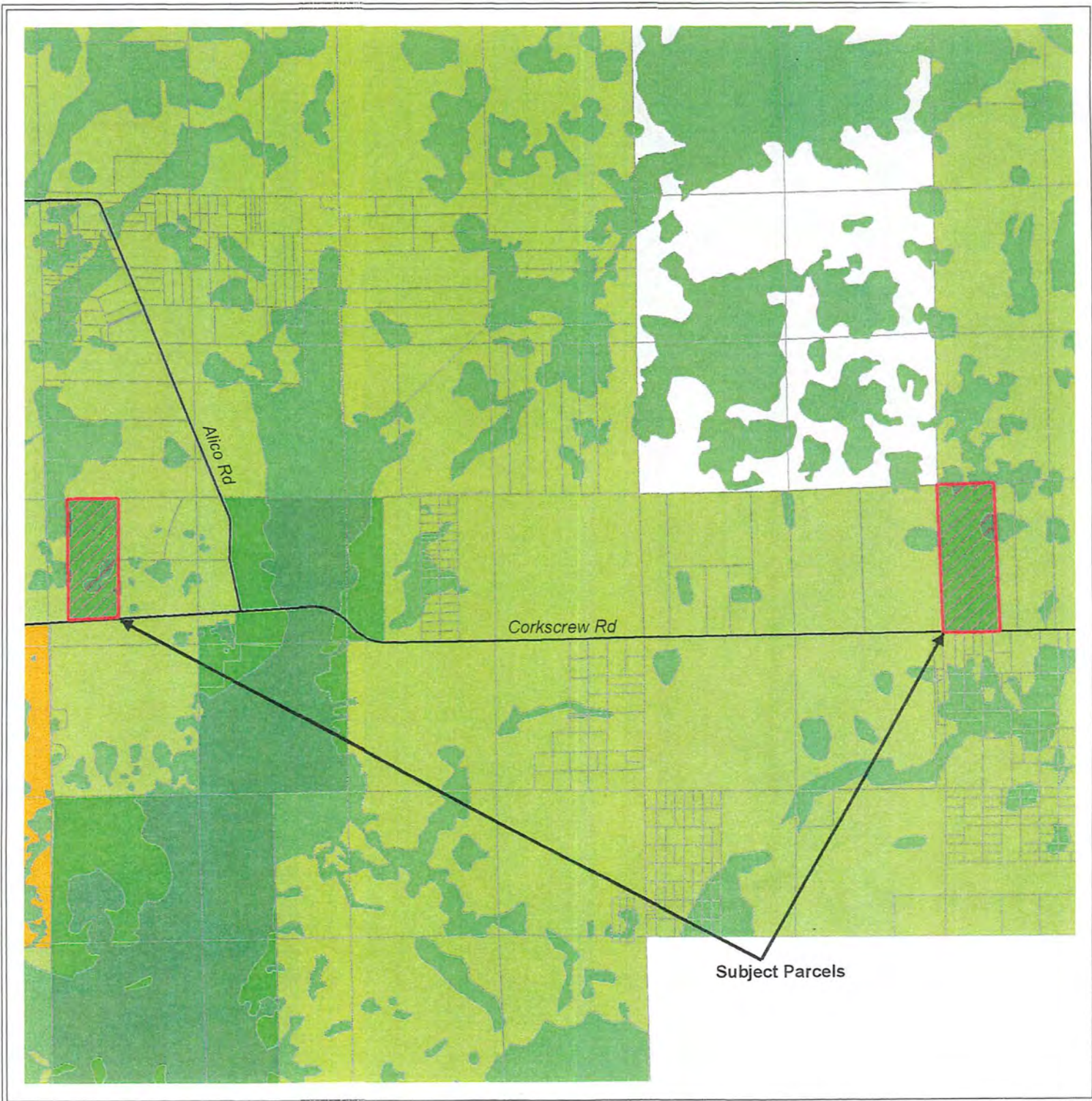


CPA2000-09  
 Area 6  
 Future Land Use Map  
 (Proposed)

- Future Land Use Categories**
- Intensive Development
  - Central Urban
  - Urban Community
  - Suburban
  - Outlying Suburban
  - Industrial
  - Public Facility
  - University Community
  - Industrial interchange
  - General Interchange
  - General Commercial Interchange
  - Industrial Commercial Interchange
  - University Village
  - Mixed Use Interchange
  - New Community
  - Airport Commerce
  - Airport
  - Rural
  - Rural Community Preserve
  - Outer Island
  - Open Lands
  - Density Reduction/ Groundwater Resource
  - Conservation Land--Upland
  - Wetland
  - Conservation Land--Wetland



Map Created: 04/04

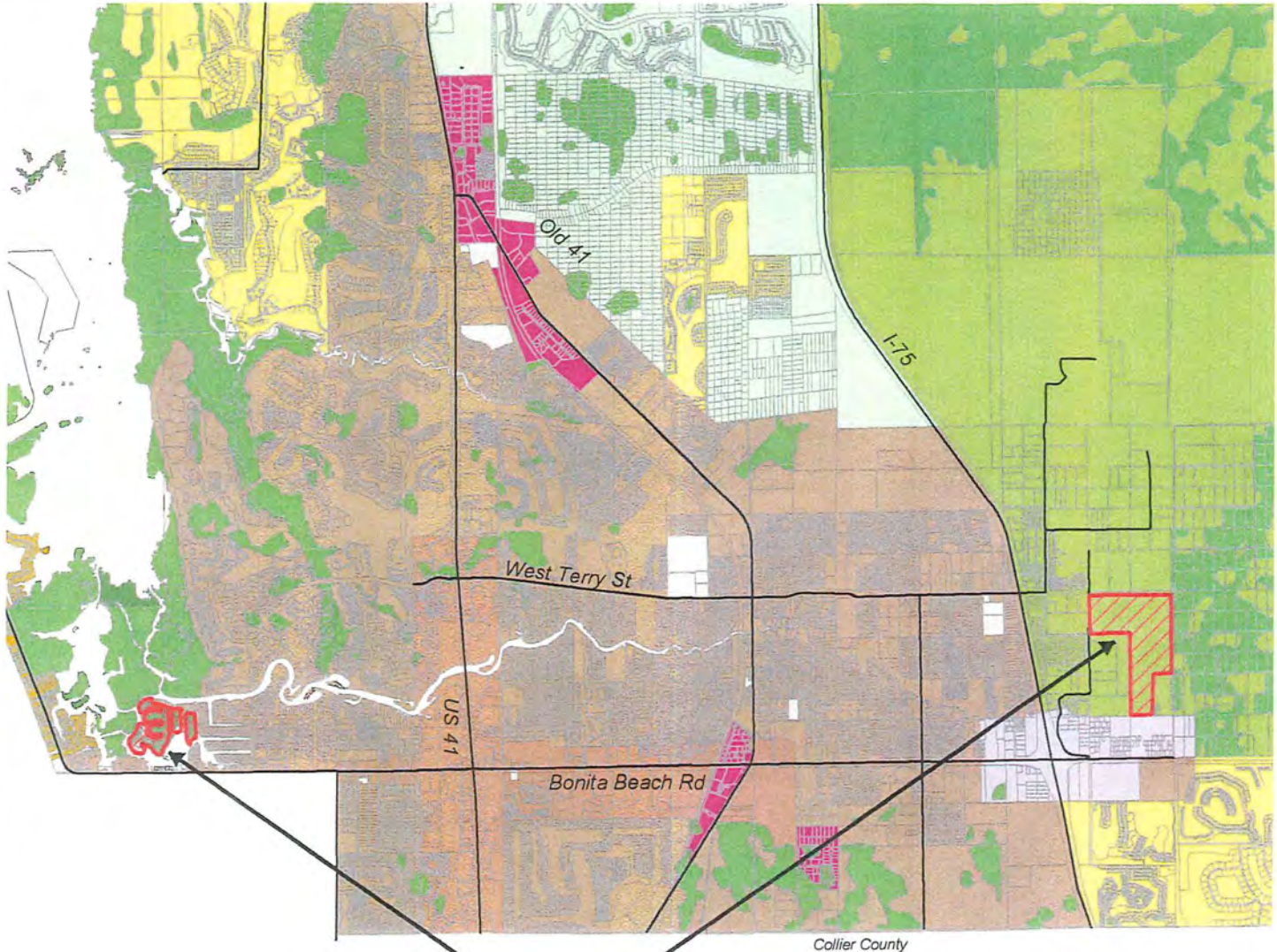




CPA2000-09  
Area 7  
Future Land Use Map  
(Existing)

Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
- Wetland
- Conservation Land--Wetland



Subject Parcels



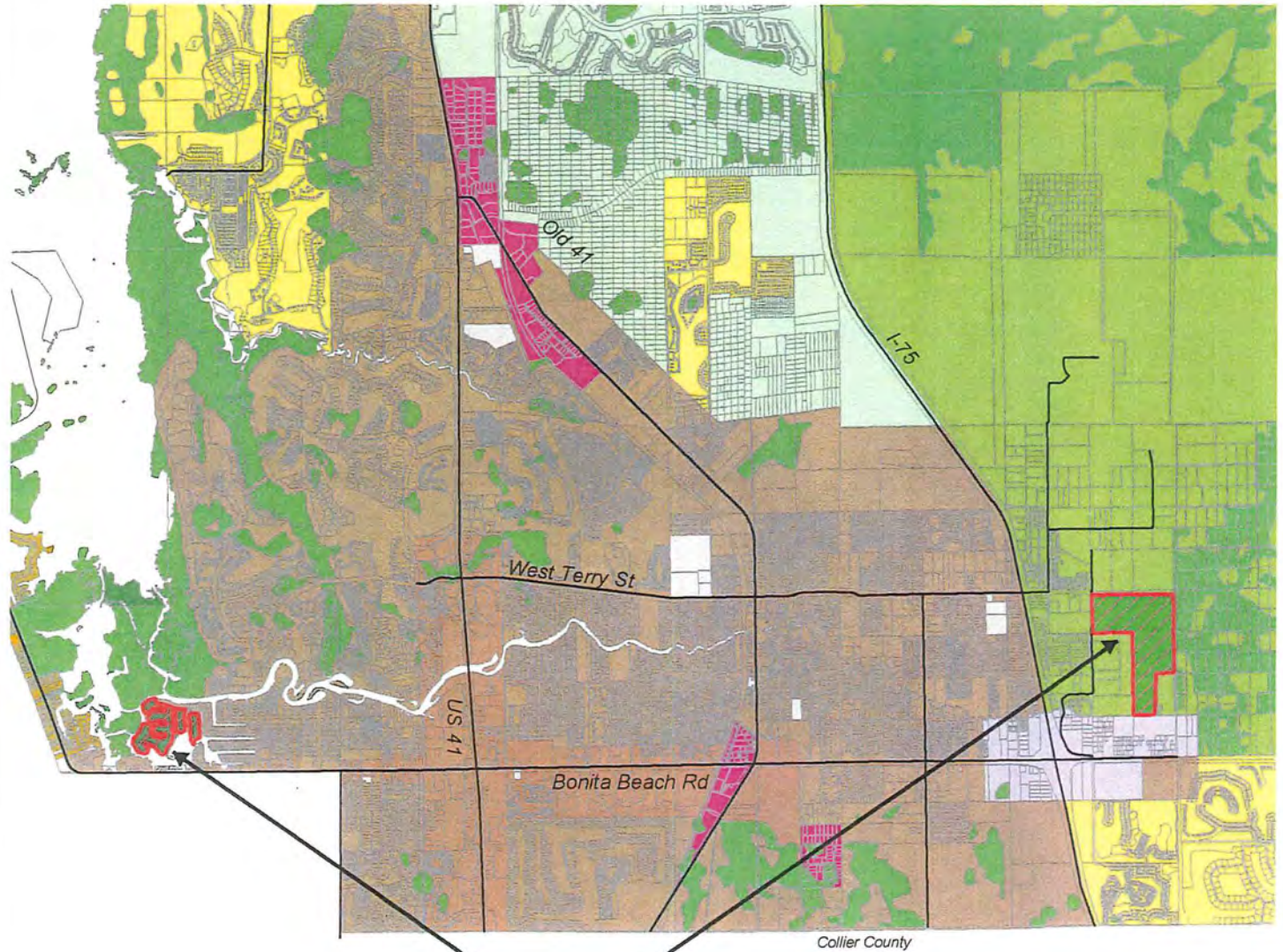
CPA2000-09  
 Area 7  
 Future Land Use Map  
 (Proposed)

Future Land Use Categories

-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Outlying Suburban
-  Industrial
-  Public Facility
-  University Community
-  Industrial interchange
-  General Interchange
-  General Commercial Interchange
-  Industrial Commercial Interchange
-  University Village
-  Mixed Use Interchange
-  New Community
-  Airport Commerce
-  Airport
-  Rural
-  Rural Community Preserve
-  Outer Island
-  Open Lands
-  Density Reduction/ Groundwater Resource
-  Conservation Land--Upland
-  Wetland
-  Conservation Land--Wetland



Map Created: 6/1/04



Subject Parcels