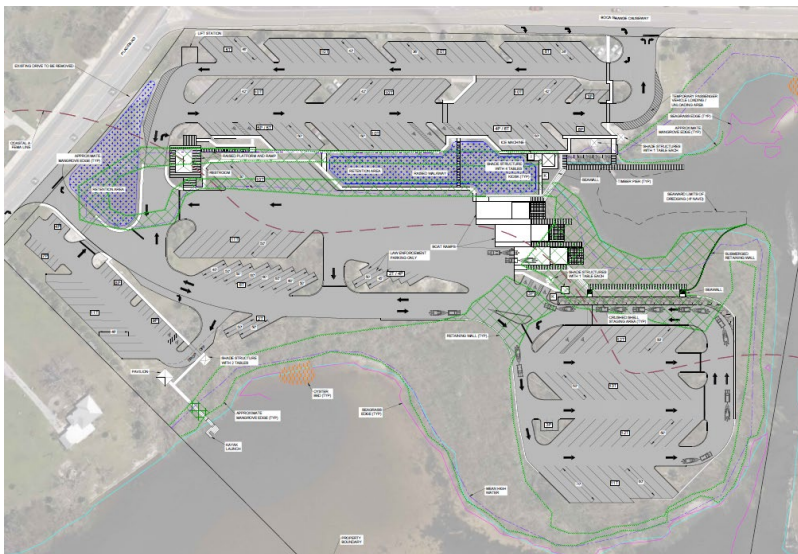


Placida Boat Ramp Expansion 2014 Sales Tax Project

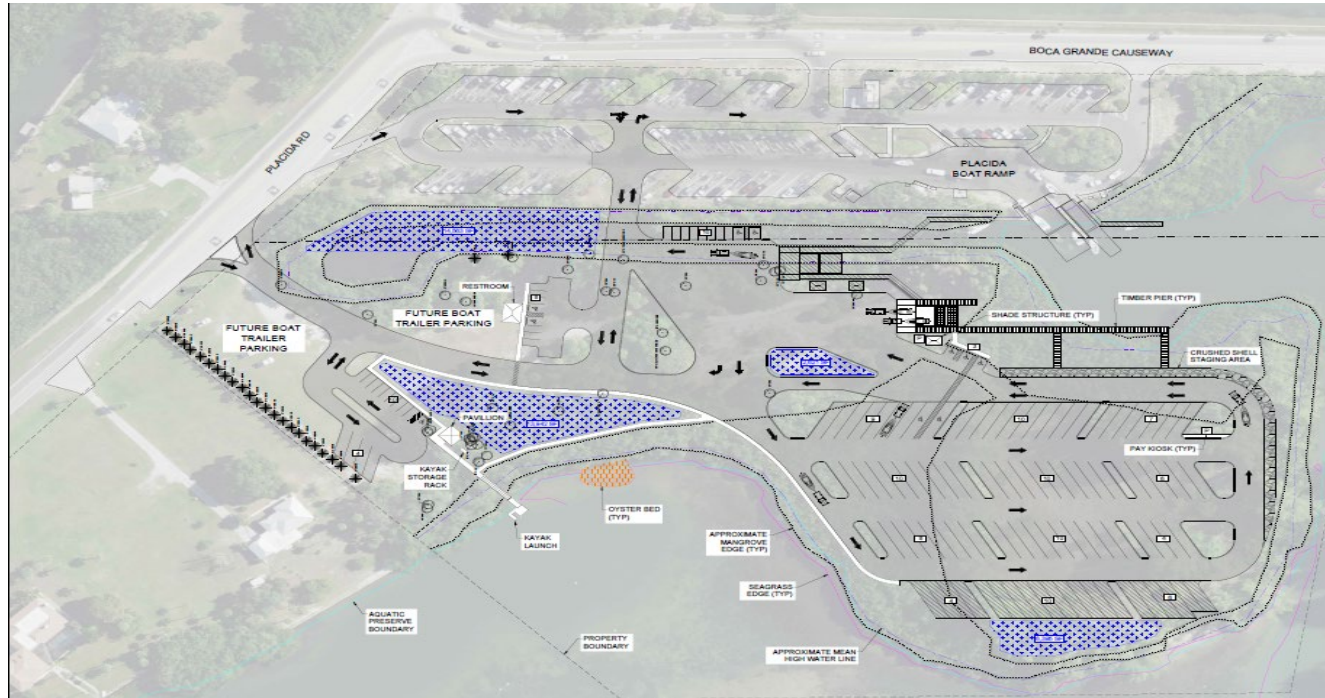
Placida Boat Ramp Expansion (2014)

Project Budget \$7M



- Interconnected Park Improvements
 - six launch lane boat ramps, kayak launch, pavilions, restrooms, and expanded parking
- Estimated completion dates
 - Design: Spring 2026
 - 60% completion
 - Construction: Winter 2027
- Design: Coastal Engineering
- CM@R: FPC

Original Concept Plan



Design Considerations

Manatee Protection Plan

- Est. parking allowing 188 trailer spaces

Environmental Resources

- Seagrass totaling 2.1 acres
- Mangroves totaling 4.07 acres

Aquatic Preserve

- Project is outside of the preserve limits

Boat Ramp Siting Analysis

- Avoids seagrass impacts, has impacts on mangroves

Property Access

- Traffic studies for ingress/egress

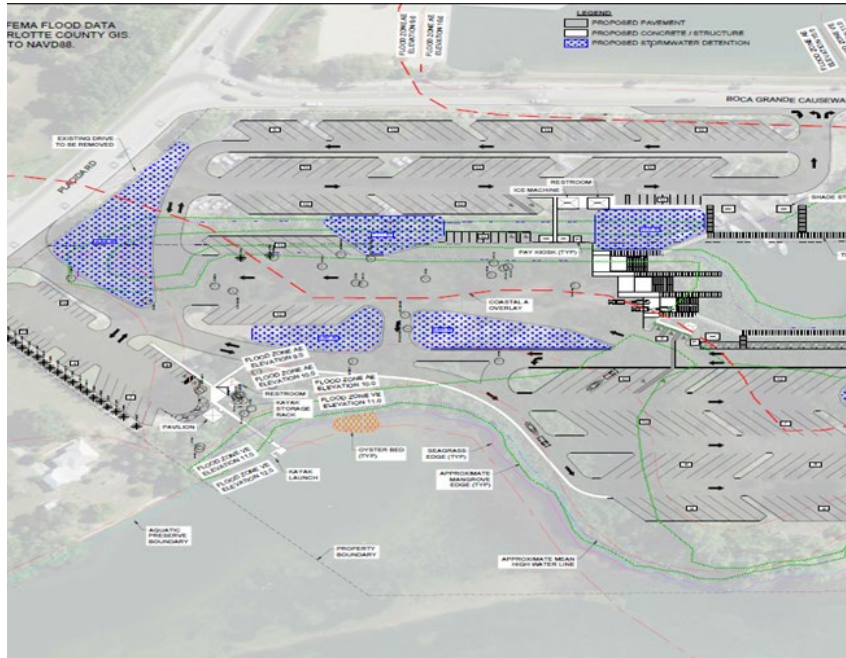
4 Site Design Alternatives

- Endangered species study
- Option 4 selected
- 8 Iterations of option 4 (A-H)

Permitting Timeline

- 07/28/2021 Pre-application meeting w/ DEP & USACE
- 07/29/2022 Permit application submitted with option 4
- 08/26/2022 DEP issues RAI #1
- 01/19/2023 Partial response given to RAI #1
- 02/07/2023 Meeting with DEP to discuss impacts
- 03/03/2023 Revised plan submitted
- 04/03/2023 DEP comments on plan
- 05/22/2023 Full RAI response & revised plan submitted
- 06/15/2023 DEP issues RAI #2
- 08/04/2023 Meeting with DEP to discuss revised plan
- 10/12/2023 Meeting with DEP & USACE to discuss revised plan and further plan refinements
- 11/30/2023 Impact reduction alternatives letter submitted with 3 alternative site plans
- 01/08/2024 USACE responds proposed site plan yields too large of a mangrove impact
- 02/19/2024 DEP directed to fully minimize mangrove impact: eliminate “untouched uplands” (landscape islands & medians)
- 04/10/2025 New mangrove assessment due to hurricane impacts reduced direct mangrove impact from 1.76 acres to 1.57 acres
- 04/22/2024 DEP deems site plan permissible
- 05/20/2025 RAI #2 response submitted
- 06/19/2025 FDEP issues RAI #3 and agrees to mangrove mitigation impact of 1.57 acres, requires purchase of 1.2 mitigation credits
- 07/23/2025 RAI #3 response submitted
- 10/02/2025 Notice of Intent to issue DEP permit advertised in newspaper
- 10/16/2025 ACOE verbally shared plan to advertise public notice within a few weeks; still waiting for NMFS(marine fisheries) approval

Site Plan Alternative 4

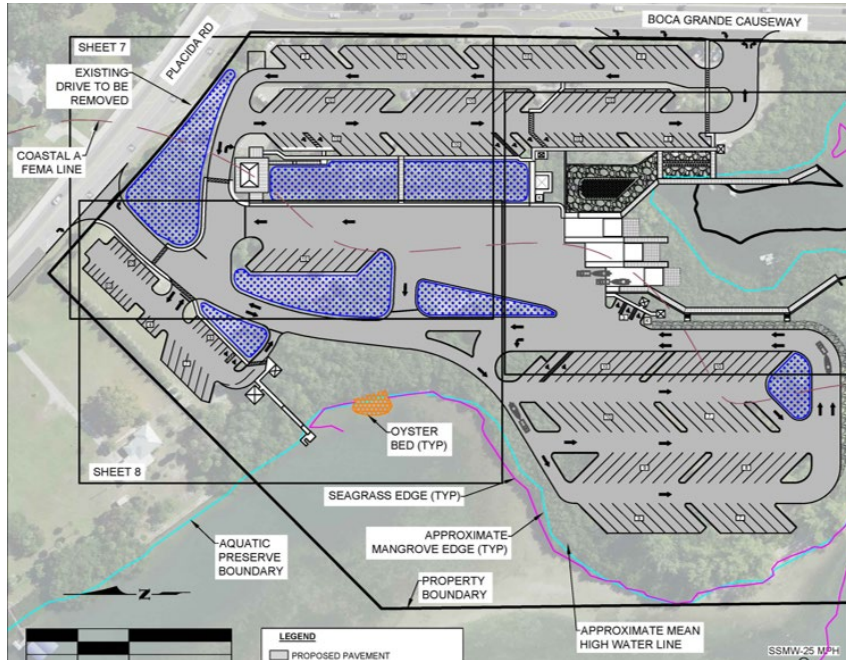


This site plan was submitted during the original permit application and proposed the following:

Project features for Alternative 4:

- 6 launch lanes
- 224 total parking spaces (165 trailer)
- 7.68 acres of asphalt
- 575 linear feet of seawall
- 6,815 square feet of boarding piers
- 1.05 acres of dredge footprint
- 0 acres mangrove plantings
- 2.90 acres of direct mangrove impact

Site Plan 4A

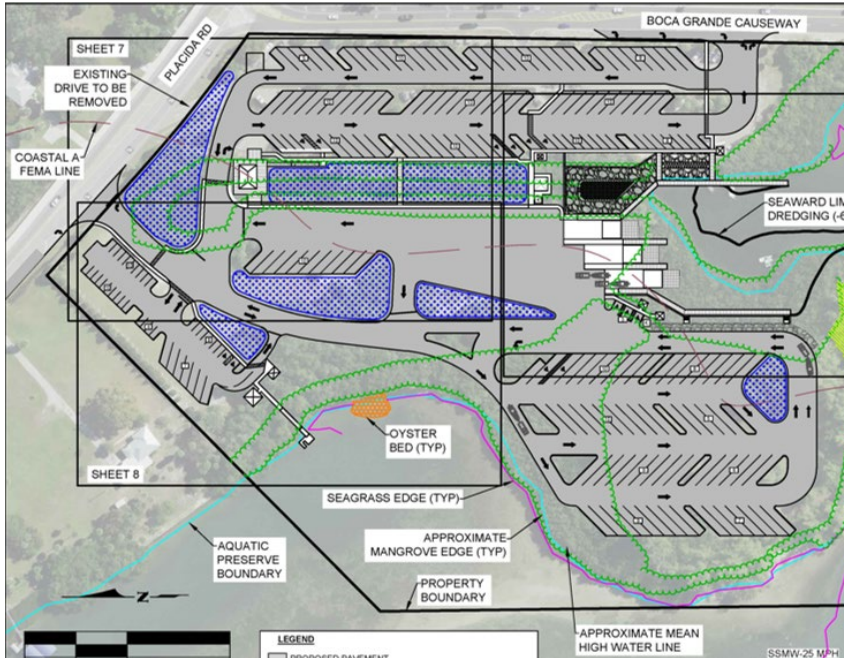


This plan removed 130 feet of seawall, converted the respective shoreline to a living shoreline, and added two mangrove planting shelves to reduce the mangrove impact from 2.90 acres to 2.83 acres.

Project features for Alternative 4A:

- 6 launch lanes
- 224 total parking spaces (165 trailer)
- 7.68 acres of asphalt
- 445 linear feet of seawall
- 6,847 square feet of boarding piers
- 1.05 acres of dredge footprint
- 0.07 acres mangrove plantings
- 2.83 acres of net mangrove impact

Site Plan 4B



Site Plan 4A was rejected by FDEP/ACoE due to having too much impact on the existing mangroves.

Project features for Alternative 4B:

- 6 launch lanes
- 218 total parking spaces (159 trailer)
- 7.48 acres of asphalt
- 360 linear feet of seawall
- 4,784 square feet of boarding piers
- .91 acres of dredge footprint
- .06 acres mangrove plantings
- .10 acres mangrove relocation
- 2.58 acres of net mangrove impact

Site Plan 4C

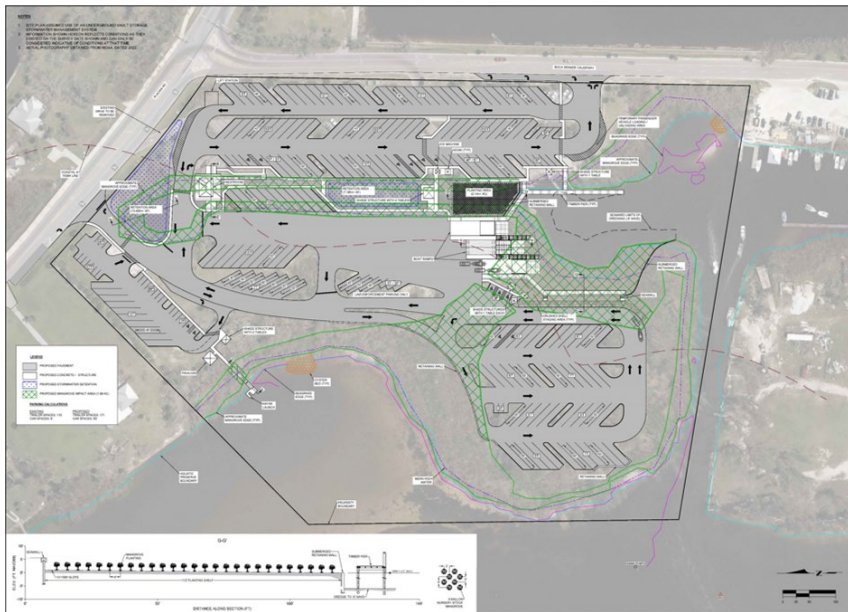


Site Plan 4B was rejected by FDEP/ACoE due to having too much impact on the existing mangroves and requested additional design options be vetted.

Project features for Alternative 4C:

- Stormwater system underground vault storage
- 6 launch lanes
- 224 total parking spaces (171 trailer)
- 7.44 acres of asphalt
- 450 linear feet of seawall
- 5,605 square feet of boarding piers
- .91 acres of dredge footprint
- 0 acres mangrove plantings
- 1.99 acres of net mangrove impact

Site Plan 4D

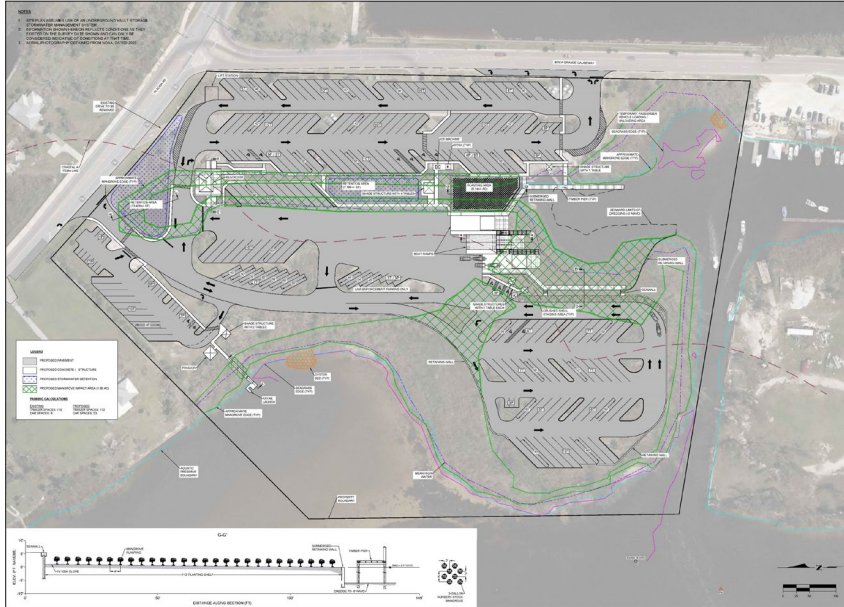


Site Plan 4C was rejected by FDEP/ACoE due to having too much impact on the existing mangroves and requested additional design options be vetted.

Project features for Alternative 4D:

- Stormwater system underground vault storage
- 6 launch lanes
- 224 total parking spaces (171 trailer)
- 7.44 acres of asphalt
- 675 linear feet of seawall
- 5,650 square feet of boarding piers
- .91 acres of dredge footprint
- .14 acres mangrove plantings
- 1.85 acres of net mangrove impact

Site Plan 4E

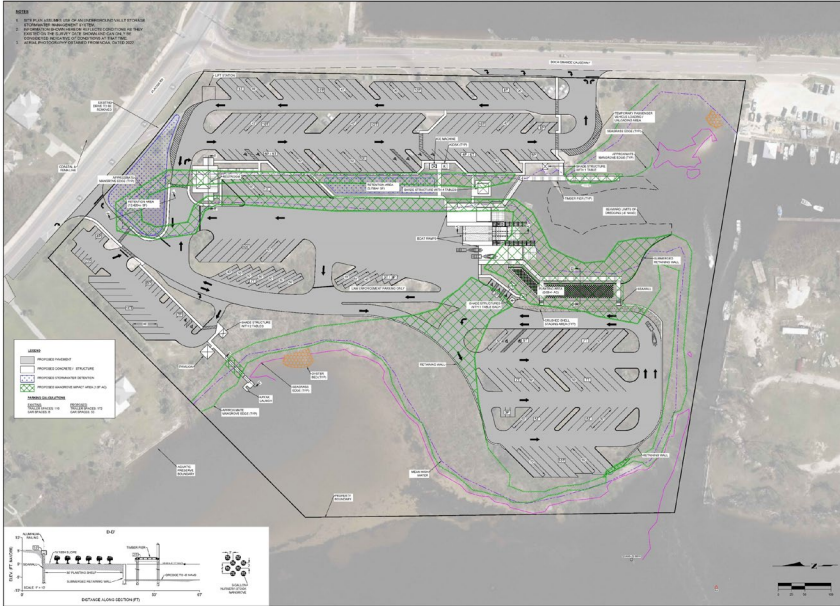


Site Plan 4D was rejected by FDEP/ACoE due to having too much impact on the existing mangroves and requested additional design options be vetted.

Project features for Alternative 4E:

- Stormwater system underground vault storage
- 6 launch lanes
- 225 total parking spaces (172 trailer)
- 7.49 acres of asphalt
- 675 linear feet of seawall
- 5,650 square feet of boarding piers
- .91 acres of dredge footprint
- .14 acres mangrove plantings
- 1.75 acres of net mangrove impact

Site Plan 4F

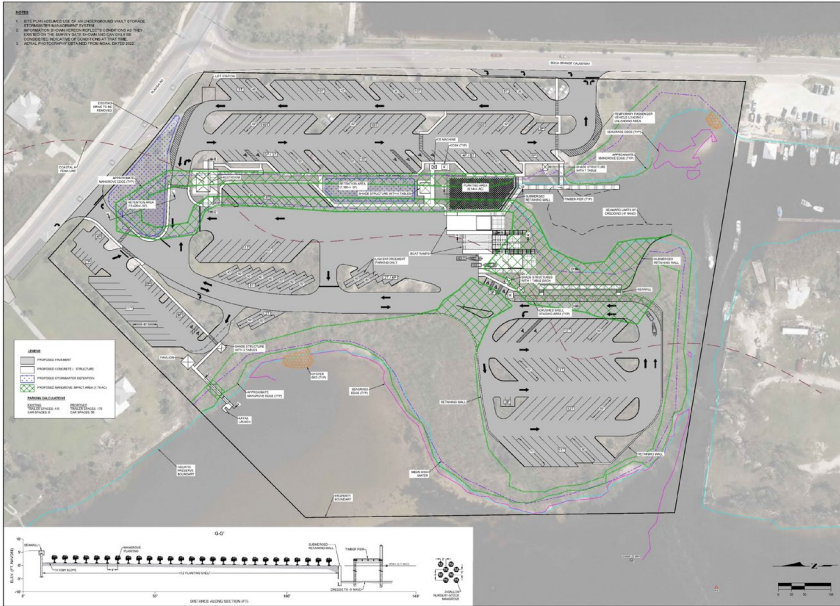


Site Plan 4E was rejected by FDEP/ACoE due to having too much impact on the existing mangroves and requested additional design options be vetted.

Project features for Alternative 4F:

- Stormwater system underground vault storage
- 6 launch lanes
- 225 total parking spaces (172 trailer)
- 7.66 acres of asphalt
- 440 linear feet of seawall
- 5,680 square feet of boarding piers
- .92 acres of dredge footprint
- .08 acres mangrove plantings
- 1.89 acres of net mangrove impact

Site Plan 4G

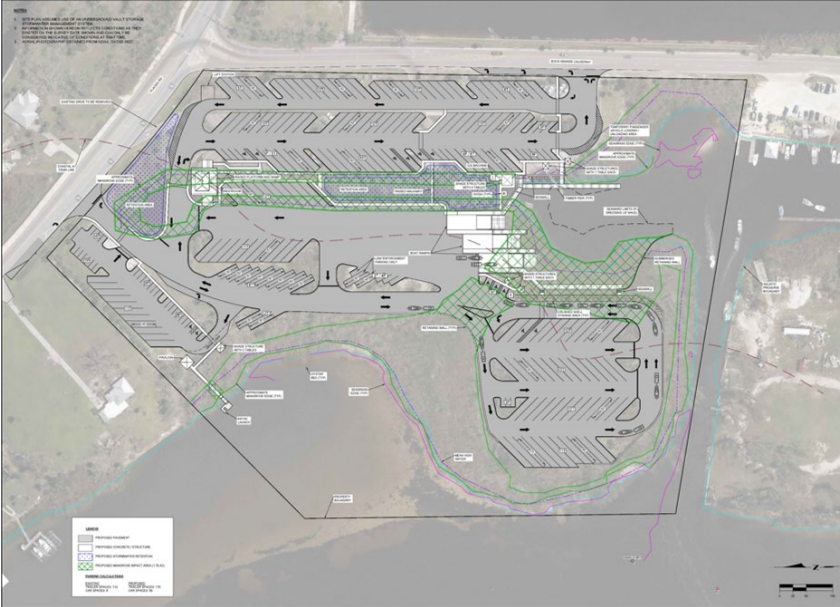


Site Plan 4F was rejected by FDEP/ACoE due to having too much impact on the existing mangroves and requested additional design options be vetted.

Project features for Alternative 4G:

- Stormwater system underground vault storage
- 6 launch lanes
- 232 total parking spaces (176 trailer)
- 7.71 acres of asphalt
- 675 linear feet of seawall
- 5,650 square feet of boarding piers
- .91 acres of dredge footprint
- .14 acres mangrove plantings
- 1.62 acres of net mangrove impact

Current Site Plan 4H



Requires a zoning variance to eliminate the parking islands

Site Plan 4G yields the lowest mangrove impact by offering a mangrove planting area; however, USACE will not accept onsite mitigation, therefore Site Plan 4H was created.

Project features for Alternative 4H:

- Stormwater system underground vault storage
- 6 launch lanes
- 232 total parking spaces (176 trailer)
- 7.71 acres of asphalt
- 550 linear feet of seawall
- 5,650 square feet of boarding piers
- .91 acres of dredge footprint
- 0 acres mangrove plantings
- 1.76 acres of direct mangrove impact

Alternative Site Summary

Site	4	4A	4B	4C (Stormwater system converted to underground vault storage)	4D	4E	4F	4G	4H
Launch Lanes	6	6	6	6	6	6	6	6	6
Total Parking Spaces	224	224	218	224	224	225	225	232	232
Asphalt Acres	7.68	7.68	7.48	7.44	7.44	7.49	7.66	7.71	7.71
Seawall LF	575	445	360	450	675	675	440	675	550
Boarding Piers SF	6815	6847	4784	5605	5650	5650	5680	5650	5650
Dredge Footprint Acres	1.05	1.05	.91	.91	.91	.91	.92	.91	.91
Mangrove Planting Acres	0	.07	.06	0	.14	.14	.08	.14	0
Mangrove Impact Acres	2.90	2.83	2.58	1.99	1.85	1.75	1.89	1.62	1.57

Next Steps

Initial design scope was for an expansion of the property adding additional launch lanes, parking and kayak launch.

Current design scope incorporates the entire site to reduce stacking on Boca Grande Causeway, combining all launch lanes to improve circulation, adding additional access off Placida Rd, adding a restroom, additional parking, improved lighting and a kayak launch.

Design amendment approval – Today

CM@Risk – Pre-Construction amendment approval – Today

Mangrove mitigation credit purchase approval – Today

Army Corps permit issuance – Pending

Final design and permitting – Following Corps permit

QUESTIONS?