

SCENIC RING

THE FLORIDIAN'S PLAYGROUND
LAKE OKEECHOBEE, FL

**SCENIC RING CONSULTANTS
TO THE PLAYGROUNDS OF FLORIDA
LAKE OKEECHOBEE, FL**



**SCENIC RING CONSULTANTS INC.
EMERSON USSERY - PRESIDENT
PH. 561-703-6133 FAX 561-374-8377
E-MAIL - EMERSSON@AOL.COM.**

SCENIC RING

THE FLORIDIAN'S PLAYGROUND

LAKE OKEECHOBEE, FL

725 E. 39 Street
Hialeah, FL 33013
(305) 696-3077
(305) 696-3365 Fax

4368 S.E. 23 Court
Okeechobee, FL 34974
(813) 467-5291

LAKE OKEECHOBEE DEVELOPMENT PLANS

POPULATION WITHIN 150 MILE RADIUS

CENSUS - 1993

8/22/95

<u>COUNTIES</u>	<u>IN THOUSANDS</u>
1 - Brevard-----	427
2 - Broward-----	1,318
3 - Charlotte-----	122
4 - Collier-----	175
5 - Dade-----	2,000
6 - De Soto-----	26
7 - Glades-----	9
8 - Hardee-----	23
9 - Hendry-----	29
10 - Hernando-----	112
11 - Highlands-----	74
12 - Hillsborough-----	900
13 - Indian River-----	100
14 - Lake-----	175
15 - Lee-----	375
16 - Manatee-----	235
17 - Martin-----	115
18 - Monroe-----	85
19 - Okeechobee-----	34
20 - Osceola-----	135
21 - Orange-----	750
22 - Pasco-----	305
23 - Polk-----	445
24 - Palm Beach-----	950
25 - Pinellas-----	850
26 - Sarasota-----	300
27 - St. Lucie-----	175
28 - Sumter-----	35
29 - Seminola-----	320
Total-----	<u>10,692</u>

TOURIST ACTIVITY

1993 Tourist Count for Florida-----41 Million
75% Within the 150 Mile radius-----30 Million
1995 Projected 20% increase-----36 Million



SCENIC RING
THE FLORIDIANS PLAYGROUND
LAKE OKEECHOBEE, FL

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LAKE OKEECHOBEE, FL

A PROPOSED DEVELOPMENT AUTHORITY

WHERE

THE PERIMETER OF LAKE OKEECHOBEE

WHO

THE FIVE COUNTIES ENCOMPASSING LAKE OKEECHOBEE:
GLADES, HENDRY, MARTIN, OKEECHOBEE AND PALM BEACH

NAME

SCENIC RING DEVELOPMENT AUTHORITY

PURPOSE

TO DEVELOPE THE PERIMETER OF LAKE OKEECHOBEE IN ACCORDANCE
TO A MASTER PLAN PREPARED BY THE AUTHORITY
AND APPROVED BY THE CORPS OF ENGINEERS
THAT WILL ENHANCE TOURISM AND NEW RESIDENCE TO BOOST THE
GENERAL ECONOMICS AND TAX BASE OF THE AREA.

POSITION IN DEVELOPMENT

WILL BE THE LAND DEVELOPMENT PACKAGER AND MANAGING AUTHORITY
OF ANY PUBLIC ACTIVITY ON THE PERIMETER OF
LAKE OKEECHOBEE

AUTHORITY CORPORATION STRUCTURE



PROPOSED BY: EMERSON USSERY

**Scenic Ring Memo
Page Two
February 22, 1996**

Once the executive director is aboard the authority will oversee the implementation of the final phases of the project which include taking a preliminary master development plan through the approval phases required by the Army Corp of Engineers, other government agencies, the existing property owners, and county reviews.

After all the necessary approvals are secured the final phase is to prepare bid documents and then distribute and advertise them to land developers world wide.

Bids for the respective developments will be received, reviewed and awarded and then construction and development begin.

In short, the authority plans for the development, obtains all necessary approvals and permits, and then packages the projects for actual development by land developers who bring in the construction companies that build the condominiums, hotels, and residences.

The authority will require initial funding through the planning, packaging and bid phases but once the leasing, re-leasing and sale of property commences, the authority will have the ability to fund its operations through the collection of rents and other assessments on the property development.

The authority's life will be indefinite, for in addition to property management, the authority will oversee the marketing of the five county area and will oversee the operation of the transportation infrastructure which will include the amphibious airports developed around the lake and the transportation system atop the levee that will connect all of the developments around the lake.

In summary the project looks like this:

County Establishment & Oversight of the Scenic Ring Authority

<i>Phase</i>	<i>Completion</i>	<i>Description</i>
● Phase I	May 31, 1996	Five counties agree to form Scenic Ring Authority.
● Phase II	July 31, 1996	Structure and fund the Scenic Ring Authority.
● Phase III	July 31, 1996	Appoint members to the Scenic Ring Authority.

The Scenic Ring Authority Commences Operation

● Phase IV	Aug. 31, 1996	Hire executive director, budget funds & set goals.
● Phase V	Dec. 31, 1996	Preliminary plan development.
● Phase VI	Mar. 31, 1997	Bids packaged, prepared & distributed.
● Phase VII	Oct. 31, 1997	Bids received, reviewed & rewarded.

Development Begins

● Phase VIII	On-going	Oversight, marketing and management of the Scenic Ring - The Floridian's Playground - Lake Okeechobee
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10/13/95

LAKE OKEECHOBEE DEVELOPMENT PLANS PRELIMINARY DEVELOPMENT SITES

PALM BEACH COUNTY:

- 1 - Ritta Island
- 2 - New River-Hillsboro Canal flood gates
- 3 - Torry Island
- 4 - Kreamer Island
- 5 - Glades Airport

MARTIN COUNTY:

- 6 - Port Mayaca Lock
- 7 - Chancy Bay Lock

OKEECHOBEE COUNTY:

- 8 - Henry Creek Lock
- 9 - Day's Inn

GLADES COUNTY:

- 10 - Kissimmee River
- 11 - Indian Prairie
- 12 - Harney Pond Canal
- 13 - Fisheating Creek
- 14 - Moore Haven Lock

HENDRY COUNTY:

- 15 - Clewiston Lock

NOTE: All sites will encompass 500 to 1,000 tourist units and 1,000 to 4,000 residential units. Fort Mayaca will be a new city consisting of 6,000 acres. Please note locations on map.

**LAKE OKEECHOBEE
DEVELOPMENT PLANS
PRELIMINARY
DEVELOPMENT SITES**

**PALM BEACH
COUNTY**

- 1 - Riva Island
- 2 - New River-Hillabore Canal Floodgate
- 3 - Tovey Island
- 4 - Kreamer Island
- 5 - Glades Airport

**MARTIN
COUNTY**

- 6 - Fort Mayaca Lock
- 7 - Chancy Bay Lock

**OKEECHOBEE
COUNTY**

- 8 - Henry Creek Lock
- 9 - Day's Inn

**GLADES
COUNTY**

- 10 - Kissimmee River
- 11 - Indian Prairie
- 12 - Barney Pond Canal
- 13 - Fisheating Creek
- 14 - Moore Haven Lock

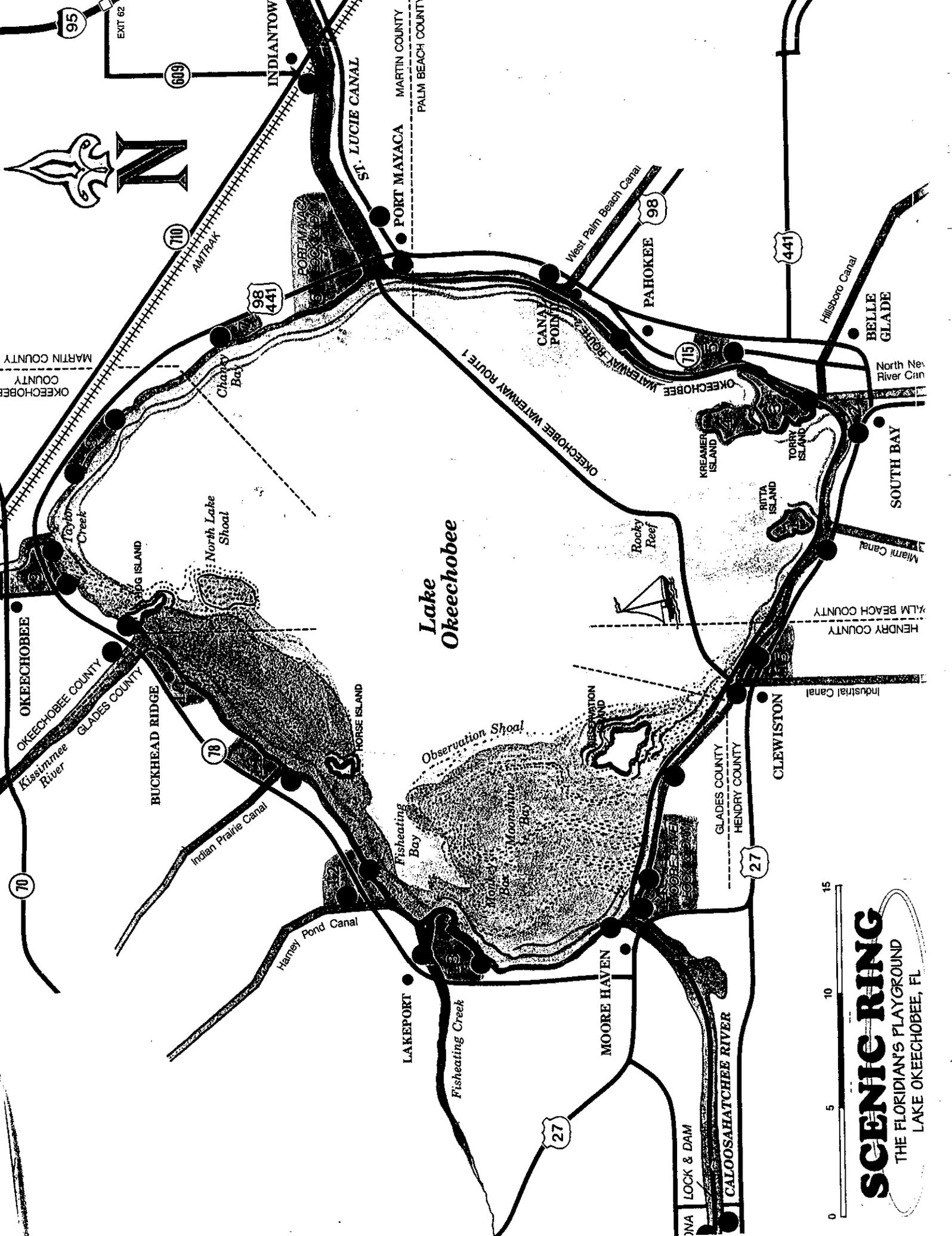
**HENDRY
COUNTY**

- 15 - Clewiston Lock



NOTE: All sites are approximately 100 to 1000 acres in size. Sites 1000 to 2000 acres are shown in a lighter shade. Sites 2000 to 5000 acres are shown in a darker shade. Sites 5000 to 10000 acres are shown in the darkest shade.





95

EXIT 62

609

INDIANTOW

ST. LUCIE CANAL

MARTIN COUNTY
PALM BEACH COUNTY

PORT MAYACA

West Palm Beach Canal

PAHOKEE

441

Hillsboro Canal

BELLE
GLADE

North New
River Canal

SOUTH BAY

MIAMI CANAL
HENRY COUNTY

Industrial Canal

CLEWISTON

GLADES COUNTY
HENRY COUNTY

27

MOORE HAVEN

DANA LOCK & DAM

CALOOSAHATCHEE RIVER

LAKEPORT

Fishing Creek

Lake
Okechobee

Observation Shoal

Fishing Bay

HAMEY POND CANAL

BUCKHEAD RIDGE

OKEECHOBEE

OKEECHOBEE COUNTY
GLADES COUNTY

Kissimmee River

70

78

98
441

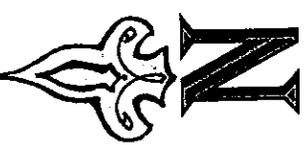
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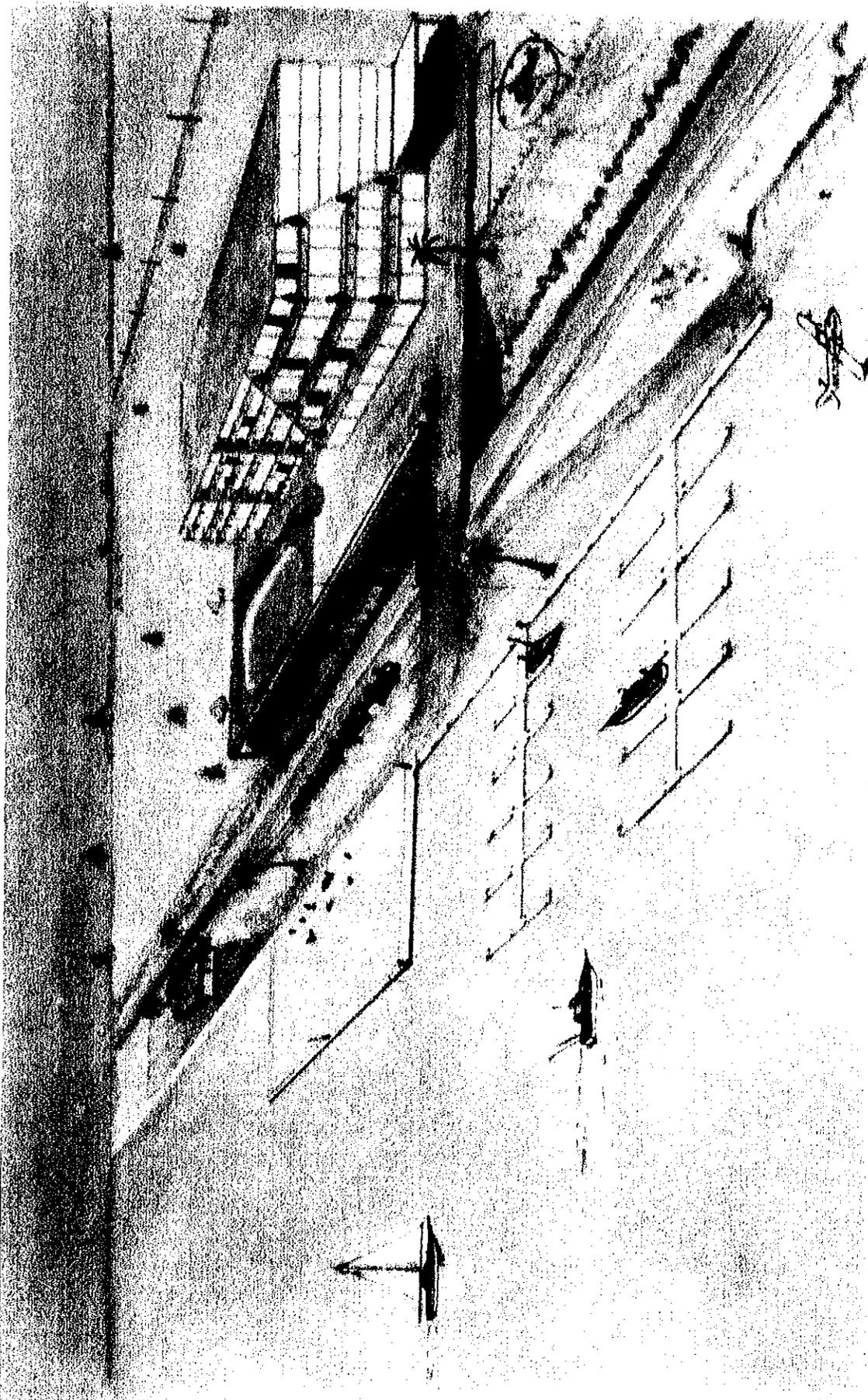
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AMTRAK

95



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LAKE OKEECHOBEE, FL



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LAKE OKEECHOBEE, FL

TYPICAL SITE



...
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WATER

...
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GROUND

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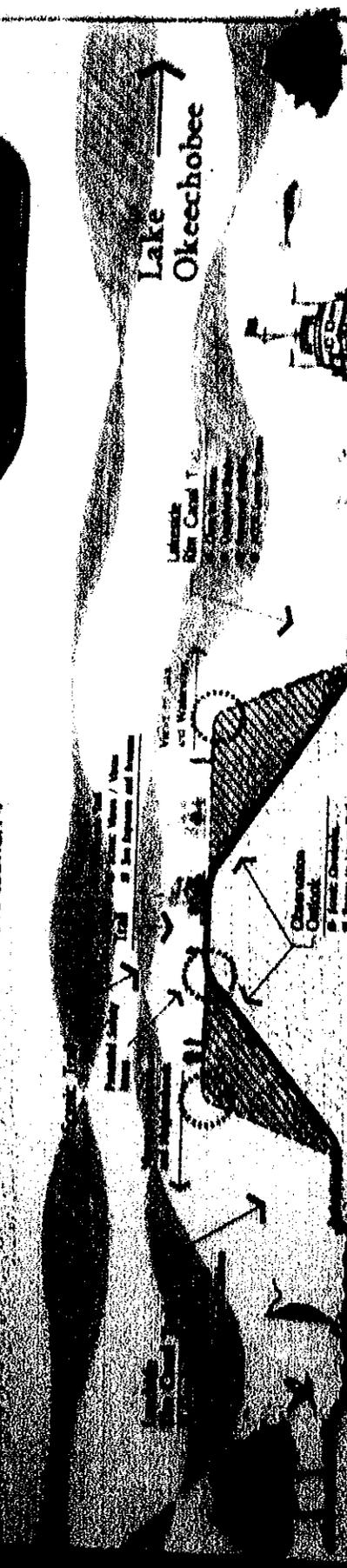
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TRAIL EASEMENT VARIES



EXISTING CONDITIONS
 CLERMONT - MOORE HAVEN
 TYPICAL SECTION #



TRAIL DESIGN CONSIDERATIONS
 CLERMONT - MOORE HAVEN
 TYPICAL SECTION #



LAKE OKEECHOBEE
SCENIC TRAIL - Master Plan
DESIGNED BY: [unreadable]



Florida Department
 of Transportation
 District One

DATA
 COLLECTION
1988, 1990

SCENIC TRAIL
 THE FLOATING PLAYGROUND
 LAKE OKEECHOBEE, FL

115 E. Main Street

May 31, 1996

Mr. Bill Wilkin
 Assistant County Administrator
 301 North Olive Avenue
 West Palm Beach, FL 33401

Dear Mr. Wilkin:

The Pahokee Chamber of Commerce, community business leaders, Rotarians, various Charrette committee personnel and City officials were recently treated to a presentation by Mr. Emerson Ussery on a Lake Okeechobee development project known as *The Scenic Ring*. We were quite impressed with this presentation and concept and are very excited at the prospects for such an endeavor.

As you well know we very strongly link the economic growth of our city to tourism development and feel that a development project such as *The Scenic Ring* will undoubtedly enhance the economic development efforts that we are currently undertaking.

We realize that *The Scenic Ring* is a regional project involving the cooperation of five counties, several municipalities and many other local, state and federal agencies. However, we feel that the project, once coordinated, could benefit the communities at their own pace and allow a community such as Pahokee to quickly participate in this regional vision, thereby reaping the benefits of the investment that will be associated with such a project.

No different than Mayor Graham's 'uptown downtown' vision for the City of West Palm Beach, we would like to create a development plan for the lakefront of Pahokee and then market that plan to developers whom we feel certain will recognize the potential in our city.

In talking with Mr. Carl Seibert of the Business Development Board of Palm Beach County and whom we understand is the County's lead on this project, we find that the County Commission has yet to hear this presentation and is just waiting on someone who will come forward to champion the idea. Perhaps the City of Pahokee can provide that support. I plan to personally approach the City Commission and City Manager to request a workshop meeting to discuss this project and will even attempt to involve Commissioner Ken Foster. At the conclusion of this workshop we hope to present a unified front from which to approach the County Commission and request funding, staffing and support for the creation of a development plan for the City of Pahokee and the entire lake area. We feel that if Palm Beach County takes the lead on this project that the other four counties

Chamber c
 (407) 924

Post-It® Fax Note	7671	Date	# of pages 2
To	Emerson	From	Oliver
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

*Mr. Bill Wilkin
Assistant County Administrator
Page Two
May 31, 1996*

will follow suit and join us in this exciting endeavor.

The City of South Bay, with county assistance is developing a business park to address its economic redevelopment as is the City of Belle Glade. The City of Pahokee would like to make lake development its economic development project. With the clout that a regional focus could bring this project, we feel that the investment would be worthwhile and profitable.

Mr. Wilkin, we are asking for your support of this endeavor and we are willing to provide the manpower and energy behind this project to see it through to fruition. The formation of a five county authority that will provide oversight, infrastructure, direction and marketing to each development area will no doubt provide the clout we need to make use of this wonderful resource that we have in our backyard, and will allow us to share its history, charm and beauty with many people world wide. Please provide us with direction on how we can get started and we will take it from there.

Yours truly,

Pahokee Chamber of Commerce

Mrs. Alice Thompson,
Executive Secretary-Director

cc: Ken Schenk, City Manager
Carl Scibert, BDB

March 27, 1996

Emerson Ussery
Senic Ring
725 East 39th Street
Hialeah, FL 33013

Dear Emerson

I'm enjoying my work with you as a consultant for the Senic Ring project around Lake Okeechobee. I appreciate your invitation to attend and present at the April 11 meeting, but due to my schedule, I will be unable to make that meeting as planned.

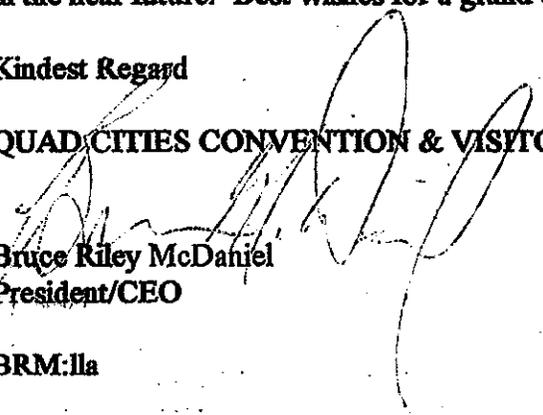
I have experience with four convention bureaus, resorts, developments and 22 years of tourism marketing; and I have never seen such a strong potential tourism concept. In my tour of the lake area, I was extremely impressed by what I saw and the vision of the future for that area. I see it as an untapped tourism generator - one that can generate an extremely strong economic return to all of the counties involved. You have to create a product to sell and that product needs to be on the level that can compete dramatically against the vast visitor opportunities available both domestic and internationally.

I encourage the five county group to work together toward developing what I believe could be one of the most viable combination destinations in the country.

I look forward to working with you and addressing the five county tourism group in the near future. Best wishes for a grand development!

Kindest Regard

QUAD CITIES CONVENTION & VISITORS BUREAU


Bruce Riley McDaniel
President/CEO

BRM:lla



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(800) 747-7800

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IOWA OFFICE

102 South Harrison Street
Davenport, IA 52801-1800

ILLINOIS OFFICE

2021 River Drive
Moline, IL 61265-1468

Emerson Ussery

Summary of Experience

Broad professional background in the construction arts and sciences. Experience includes major institutional, commercial, industrial and residential on a multi-project international scope. Extensive experience in all phases of construction from conception to completion, including: feasibility studies, financing, design coordination, estimating and contract negotiations.

Over forty years construction background, starting with hands-on experience in the Miami area from the 1950's in land development and residential construction, on to project management for large contractors, then becoming a builder, developer and consultant. In the course of these years, Mr. Ussery has been involved in projects worth in excess of \$400 million dollars. *(list of projects and values available on request)*

Mr. Ussery's projects have taken him throughout the United States and the Caribbean Basin building airports, hotels, apartments, high-rises, housing developments, medical centers and various other type of projects.

Aside from his background in new construction, Mr. Ussery also has extensive experience rebuilding devastated areas following disasters. On St. Croix, following hurricane Hugo he rebuilt scores of residences and large condominium projects. After hurricane Andrew destroyed billions of dollars of property in South Florida, Mr. Ussery acted as consultant to various insurance companies estimating damages and assessing values to rebuild infrastructure and real properties.

With this well rounded background, Mr. Ussery is highly qualified to assist in any type of projects presented to him with references available on request. He may be reached at the following address:

10102 42nd Way South, Boynton Beach, FL 33436-4225
Ph. (561)374-5944 Fax (561)374-8577