

MEMORANDUM



**Building and Development
Services**

1112 Manatee Avenue W
Bradenton, FL 34205

MANATEE COUNTY
FLORIDA

Phone: 941-748-4501 x 6878

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www.mymanatee.org

To: Lisa Barrett, Planning Division Manager
From: Bobbi Roy, Planning Coordinator
Date: December 11, 2013
Subject: Agenda Update for the December 12, 2013 Planning Commission

All Projects – Letter from the Manatee County Fire Chiefs’ Association regarding accessibility requirements for planned communities – see attached

Items 2, 3 and 4 – Ordinance 13-25 – Creekwood (DRI#13) – Z-84-76(R10) – Wells Fargo Bank, NA / Creekwood (DTS20130202) – Z-84-76/PSP-13-21(P) – Wells Fargo Bank/Creekwood Commons West (DTS20130206) – Public Comment Letter – see attached

Item 6 – PDR-13-24(Z)(P) – Lawrence Reagan, Esther R. Ferguson Real Estate Trust and Residual Trust under will of Estelle L. Reagan Rezone/Del Tierra Subdivision (fka Reagan Ranch) (DTS20130188; MEPPS 00000209) – Revised Zoning Map, Complete set of plans (only an overall site plan, 1 page was submitted at time of distribution), May 2013 Environmental Report and public comment letter – see attached

/br

cc: Planning Commissioners – 7
Clarke Davis, Transportation Planning Manager
Tom Gerstenberger, Stormwater Engineering Division Manager
Doug Means, Planning Division Manager
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
William Clague, Deputy County Attorney
Susan Angersoll, Development Review Specialist
Stephanie Moreland, Principal Planner
Rossina Leider, Planner
Board Records
Counter Copy

ALL PROJECTS



Manatee County Fire Chiefs' Association



*William J. Quinn,
President*

December 6, 2013

*Charles W. Edwards
Vice President*

*C. Lee Whitehurst
Secretary/Treasurer*

* * * * *

*City of Bradenton
Fire Rescue*

*Cedar Hammock
Fire Control District*

*Duette Fire and
Rescue District*

*East Manatee
Fire Rescue District*

*Florida Forestry
Service*

*Town of Longboat
Key Fire Rescue*

*Manatee County
Public Safety*

*Myakka City
Fire Control District*

*North River
Fire District*

*Parrish Fire
Control District*

*Sarasota-Manatee
Airport Fire Dept.*

*Southern Manatee
Fire Rescue District*

*Trailer Estates
Fire Control District*

*West Manatee
Fire Rescue District*

The Honorable Larry Bustle
Manatee County Commissioner
PO Box 1000
Bradenton, FL 34206-1000

RECEIVED
DEC 09 2013
Board of County Commissioners
Manatee County

Dear Commissioner Bustle,

The Manatee County Fire Chiefs' Association, along with Manatee County Public Safety, would like to take this opportunity to express our concerns regarding accessibility requirements for planned communities. Our issues are as follows:

Road widths:

Currently, the Manatee County Land Development Code (LDC) requires a twenty four (24) foot width for any public roadway which only applies to County maintained roads. Reduction in road widths decreases both EMS and Fire Department's ability to maneuver and also decreases accessibility throughout any given development. Resident parking on the streets further reduces the road widths. Aerial trucks need additional road width in order to set up their outriggers safely. Any reduction in road widths resulting in less than twenty four (24) feet could potentially affect our ability to respond quickly and safely.

The Manatee County Fire Chiefs' Association, along with Manatee County Public Safety, does not support the reduction of road widths.

Secondary Access:

Currently, the Manatee County Land Development Code (LDC) requires a second access point for residential developments that are over 100 units. It is imperative that a second access be provided to allow emergency services access should the other entrance be blocked for any reason. If a single access point is blocked by emergency vehicles, residents will not be able to exit or enter until the situation has been mitigated.

The Manatee County Fire Chiefs' Association, along with Manatee County Public Safety, does support the need for a separate secondary entrance to residential communities.

Cul De Sac Lengths

Currently, the Manatee County Land Development Code (LDC) prohibits "dead end" street lengths from exceeding eight hundred (800) feet. Increasingly, local developers have proposed cul de sac lengths much greater than the LDC allows. Should all or a portion of a "dead end" street become blocked with no reasonably close alternative entrance, emergency services response times will be delayed.

The Manatee County Fire Chiefs' Association, along with Manatee County Public Safety, does not support cul de sac street length exceeding eight hundred (800) feet.

Sincerely,



**Chief Bill Quinn, President
Manatee County Fire Chiefs' Association**

Items 2, 3, and 4 – Ordinance 13-25 – Creekwood (DRI#13) – Z-84-76(R10) – Wells Fargo Bank, NA/Creekwood (DTS20130202) – Z-84-76/PSP-13-21(P) – Wells Fargo Bank/Creekwood Commons West (DTS20130206)

Ordinance 13-25 - Creekwood (DRI#13); Z-84-76(R10) - Wells Fargo Bank, NA/Creekwood
DTS20130202; Z-84-76/PSP-13-21(P) - Wells Fargo Bank/Creekwood Commons West DTS20130206
Boal, Michele

to:

planning.agenda@mymanatee.org

12/10/2013 10:09 AM

Show Details

Dear Planning Department,

DDRM Creekwood Crossing LLC received a notice related to an application filed by Wells Fargo Bank National Association related to the above-referenced planning cases. (Specifically, this is a proposed residential development in Bradenton). DDRM Creekwood Crossing LLC owns the shopping center located immediately south of the subject property. Could you please help with the following:

- 1- Could you please email me a copy of the application, site plan and any related documents related to this matter?
- 2- Will the residential development's access points only front I-75, or is there any proposed cross-access onto the shopping center parcel?
- 3- What are the proposed amendments to the stipulations related to the I-75 bridge approach?
- 4- Our entity owns the shopping center that adjoins this proposed development. Will the addition of residential on the adjacent property affect our ability (or our tenant's ability) to obtain a liquor license for our property?
- 5- The notice references revised widths of pedestrian and bicycle paths. Will these adjustments to the path widths only affect the new development, or will they have any effect on our property?
- 6- Does the proposed development contemplate the use of, or tie-in to, any of the utility systems on the DDR parcel?

Any help you can provide would be greatly appreciated.

Best Regards,
Michele Boal

Michele Knapp Boal
Legal Counsel

DDR Corp.

3300 Enterprise Parkway
Beachwood, Ohio 44122

Work Phone: 216.755.5889

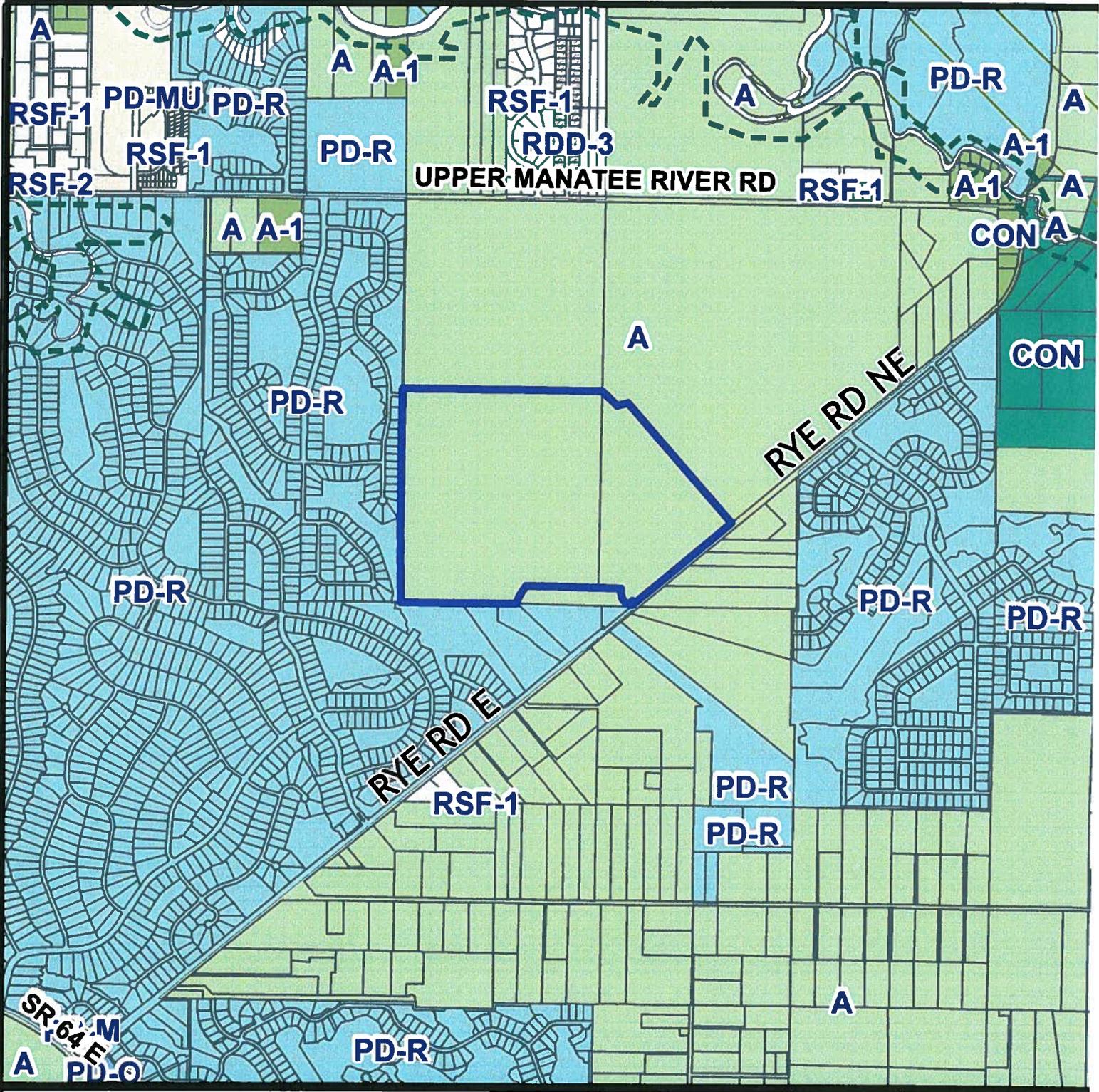
Cell Phone: 216.551.8429

E-mail: <mailto:mboal@ddr.com>>mboal@ddr.com

NYSE: DDR

**Item 6 – PDR-13-24(Z)(P) – Lawrence Reagan,
Esther R. Ferguson Real Estate Trust and
Residual Trust under will of Estelle L. Reagan
Rezone/Del Tierra Subdivision (fka Reagan
Ranch) (DTS20130188; MEPPS 00000209)**

ZONING



Parcel ID #(s) 556200059 (part of) ,556700059 (part of)

Project Name: Del Tierra Subdivision
 Project #: PDR-13-24 (Z)(P)
 DTS#: 20130188
 Proposed Use: Residential

S/T/R: Sec 22,23 Twn 34 Rng 19
 Acreage: 233.25
 Existing Zoning: A
 Existing FLU: UF-3
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: MILL CREEK,MANATEE RIVER BL DAM
 Commissioner: Larry Bustle

Manatee County
 Staff Report Map
 Map Prepared 8/13/2013
 1 inch = 1,805 feet



Fw: Del Tierra Subdivision
Stephanie Moreland to: Bobbi Roy

12/10/2013 04:03 PM

FYI,

Stephanie Moreland, Principal Planner
(941) 748-4501 Ext. 3880
Building and Development Services

— Forwarded by Stephanie Moreland/MCG on 12/10/2013 04:02 PM —

From: Steve Valley <sgmsfvalley@gmail.com>
To: Larry Bustle <larry.bustle@mymanatee.org>, stephanie.moreland@mymanatee.org
Date: 12/10/2013 09:21 AM
Subject: Del Tierra Subdivision

Commissioner Bustle & Ms. Moreland

I hope all is well with you.

I'm unable to attend Thursday's hearing regarding the change in zoning for the planned Del Tierra Subdivision on Rye Road and I just wanted to contribute my two-cents worth on the subject.

Although the development is certainly welcomed in this area, but the change on zoning is just another opportunity for the owner to create another Lakewood Ranch style community with tiny lots, too many houses and excessive traffic on Rye Road.

That's not even bringing up the subject of school overcrowding at Gene Witt Elementary.

I ask you to keep the land zoned as is as this will lessen the density in this up and coming area.

If you do change the zoning then I hope you also require the developer to plan for concurrent road improvements to Rye Road to include widening the road and installing a traffic light at the intersection of Rye Road and SR64. The current traffic situation during morning and afternoon drive times is bordering on being intolerable as is, and it won't get any better with an additional 300 or 600 single family homes less than two miles up the road.

Thanks.

SV

Steve Valley
sgmsfvalley@gmail.com

I don't worry about stress, I create it!

Reagan Ranch

**MANATEE COUNTY LAND DEVELOPMENT CODE
Environmental Report**

May 2013

Prepared for:

D.R. Horton, Inc.
14055 Riveredge Drive
Suite 150
Tampa, FL 33637

Prepared by:

E Co Consultants, Inc.
1523 8th Avenue West
Suite B
Palmetto, FL 34221
941.722.0901 fax 941.722.4931

Introduction

The applicant proposes to construct a residential subdivision on the subject parcel, which is located west of Rye Road and south of Upper Manatee River Road, in Sections 22 and 23, Township 34S, Range 19E, Manatee County. Currently, the subject parcel is undeveloped and contains a mix of improved pasture, pine/oak, a tributary of Mill Creek, freshwater marsh, forested wetlands, and agricultural ditches.

On-site jurisdictional wetlands and surface waters were delineated and flagged by E Co Consultants, Inc. A request for a Formal Determination of Wetlands and Surface Waters has been submitted to the Southwest Florida Water Management District, and a site visit to verify the jurisdictional boundaries is anticipated in May.

The following report addresses items found in the Manatee County Land Development Code (LDC) Section 719 pertaining to wetland and upland habitats on lands proposed for development.

Wetlands, surface waters, and upland habitats located on this parcel and within 500 feet of this parcel are categorized below using the Florida Department of Transportation "Florida Land Use, Cover and Forms Classification System (FLUCFCS)." Also included with this document is an aerial photo depicting the approximate project boundary and land use codes for the project site.

Wetland and Other Surface Water Habitats

FLUCFCS Code 510 Streams and Waterways

Vegetation: A tributary of Mill Creek flows through southern portions of the subject parcel. The bottom of the channel is sandy and does not contain significant amounts of vegetation. Other streams and waterways on the parcel include excavated agricultural ditches with sandy bottoms containing various amounts of herbaceous vegetation.

Impacts: It appears the creek channel was historically excavated, as evidenced by the spoil piles along the bank.

Hydrology: The creek appears to flow intermittently. Agricultural ditches most likely flow in response to rain events.

Wildlife: No wildlife were observed utilizing the creek channel during our site visit, but the creek corridor is most likely utilized for wildlife movement. Agricultural ditches provide very limited habitat for wildlife.

FLUCFCS Code: 641 Freshwater Marsh

Vegetation: The freshwater marsh areas on the property are mostly vegetated with softrush (*Juncus effusus*), primrose willow (*Ludwigia peruviana*), smartweed (*Polygonum spp.*), dollarweed (*Centella asiatica*), arrowhead (*Sagittaria lancifolia*), pickerelweed (*Pontederia cordata*), and cord grass (*Spartina bakeri*).

Impacts: The freshwater marsh areas on site have been significantly impacted by the surrounding agricultural activity, including cattle grazing, sod farming, and ditching. Two of the marsh areas contain excavated cattle ponds.

Reagan Ranch
Manatee County Land Development Code
Environmental Report
May 2013
Page 2

Hydrology: All of the freshwater marsh areas appear to have degraded hydrology as a result of historical ditching activity.

Wildlife: The freshwater marsh areas most likely support wading birds and a small population of common amphibians, reptiles and fish during the wet season.

FLUCFCS Code: 630 Wetland Forested Mixed

Vegetation: Areas of forested wetland are associated with the tributary of Mill Creek described above. The canopies of these systems are comprised of mostly laurel oak (*Quercus laurifolia*), American elm (*Ulmus americana*), red maple (*Acer rubrum*), Carolina willow (*Salix caroliniana*). Brazilian pepper (*Schinus teribinthifolius*) is also present in these areas.

Impacts: The forested wetland areas on-site have been impacted by surrounding agricultural activity, including cattle grazing, sod farming, and ditching. Areas of obvious dredging and filling were observed.

Hydrology: These systems are all somewhat drained due to historical ditching activity.

Wildlife: The forested wetland systems on-site are generally associated with the tributary of Mill Creek, described above, and are part of a corridor for wildlife movement.

Upland Habitats

FLUCFCS Code 211 Improved Pasture

The primary upland habitat present on the subject parcel is improved pasture vegetated with bahia grass (*Paspalum notatum*).

FLUCFCS Code 414 Pine - Oak

Areas of pine and oak are present in the northern central and southern portions of the subject parcel. These areas contain a mixture of Live oak (*Quercus virginiana*) and slash pine (*Pinus elliottii*). Understory vegetation in these areas is comprised of saw palmetto (*Serenoa repens*), cabbage palm (*Sabal palmetto*), wild coffee (*Psychotria nervosa*), and beautyberry (*Callicarpa americana*).

Off-site Wetland and Upland Habitats

North

This site is bounded on the north by improved pasture (211), a lake less than 10 acres (524), pine – oak (414), and freshwater marsh (641).

West

To the west of this project are off-site portions of the creek system bisecting the subject parcel (510), medium residential (120), forested wetlands (524), a lake less than 10 acres (524), and pine – oak (414).

South

The southern boundary is adjacent to off-site portions of the creek system bisecting the subject parcel (510), pine – oak (414), a fire station (175), and an elementary school (171).

East

To the east are off-site portions of the creek bisecting the subject parcel (510), forested wetlands (630), low density residential (110), improved pasture (211), and pine - oak (414).

Conservation Easements

It is anticipated that a conservation easement will be placed over on-site wetlands and wetland buffers to be preserved.

Protected Species

E Co Consultants, Inc. reviewed the subject parcel for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project.

To assist in determining potential utilization of the subject parcel by certain listed species, a search of available databases was accomplished. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species.

In addition to the database searches, a Senior Scientist with E Co Consultants, Inc. performed a field surveys of the project during March 2013. These surveys included pedestrian and vehicular transects throughout the project area. No protected species were observed nesting or denning within the on-site habitats.

Proposed Impacts to Wetlands

The applicant proposes to impact five highly disturbed herbaceous wetland systems for the construction of the proposed project. These wetlands total 7.37 acres and are designated Wetlands D, G, I, J, and K on the attached Wetland Impact and Mitigation Map. All impact wetlands are low functioning as a result of intensive agricultural activities in the adjacent upland areas. Their hydrologies have been altered by ditching and the vegetative communities lack diversity due to disturbance and cattle grazing. Please see the attached UMAM documenting the degraded function of the proposed impact wetlands. All proposed impact wetlands have a UMAM score less than 0.4.

Reagan Ranch
Manatee County Land Development Code
Environmental Report
May 2013
Page 4

The preservation of Wetlands D, G, I, J, and K during development of the project would not be feasible from an ecological perspective. If surrounded by roads and houses, these wetlands will continue to degrade until they have minimal function. The applicant contends, an overriding public benefit will result from the proposed wetland impacts due to the high quality mitigation proposed, which is described below.

Mitigation for proposed wetland impacts will be provided through enhancement of the remaining on-site wetlands and the preservation of high quality native upland habitat, which will be part of an Ecosystems Management Plan and will result in a net environmental gain, as per 719.5.3(b) of the Manatee County Land Development Code (LDC). The proposed wetland impacts will be subject to UMAM in accordance with the rules of the Southwest Florida Water Management District (SWFWMD), and the type and quantity of mitigation provided to the County will be consistent with that required by the SWFWMD Environmental Resource Permit, as per 719.6.1 of the Manatee County LDC. Please see the attached Wetland Impact and Mitigation Map for the locations of wetland enhancement and upland preservation areas.

Remaining on-site wetlands will be enhanced through the removal of nuisance/exotic vegetation and the replanting of native species where appropriate. The preservation of high quality native upland habitat will occur along a tributary of Mill Creek, which bisects the southeast corner of the project area, and in the north central portion of the project area adjacent to Wetland E.

Upland habitats to be preserved are dominated by a mix of slash pine and live oak canopy with an understory containing saw palmetto, cabbage palm, wild coffee, and beautyberry. The preservation of this habitat is regionally significant, especially areas along the tributary of Mill Creek, as a corridor for wildlife movement. Upland habitats on the subject parcel connect to existing offsite conservation easements that connect to Mill Creek and eventually to the Manatee River.

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Reagan Ranch		Application Number		Assessment Area Name or Number Wetlands D	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.33
Basin/Watershed Name/Number Manatee River	Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Wetland D is connected by upland excavated agricultural ditches to other on-site wetlands.					
Assessment area description Wetland D has been significantly impacted by historical agricultural activities, including cattle grazing, ditching, and dredging. It currently functions as a stock pond. A small fringe of herbaceous wetland vegetation is growing around the perimeter littoral zone.					
Significant nearby features None			Uniqueness (considering the relative rarity in relation to the regional landscape.) This wetland is not unique.		
Functions Currently, the wetland area functions as an open water stock pond.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) No significant wildlife utilization is anticipated. It may provide some habitat for wading birds, reptiles, fishes, and amphibians during portions of the year.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) No utilization by listed species is anticipated.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization was observed during our site visit.					
Additional relevant factors:					
Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.			Assessment date(s): 05/09/13		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Reagan Ranch	Application Number	Assessment Area Name or Number Wetland D, 0.33 acres
Impact or Mitigation Impact	Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.	Assessment date: 05/09/13

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current with 4 0	Wetland D is located in a heavily grazed cattle pasture with bahia grass (<i>Paspalum notatum</i>) growing up to the jurisdictional boundary. It is far removed from other wetlands or other native habitats.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with 2 0	Wetland D historically functioned as an herbaceous marsh, but is currently functioning as an open water stock pond with very little emergent wetland vegetation. The hydrology of this wetland has been significantly impacted by historical agricultural ditching.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current with 2 0	Wetland D contains very little wetland vegetation. Small amounts of soft rush (<i>Juncus effusus</i>) and smartweed (<i>Polygonum punctatum</i>) were observed growing around the perimeter during our site visit.

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.27 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.01

Delta = [with-current]
0.27

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Reagan Ranch		Application Number		Assessment Area Name or Number Wetlands G	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 4.75
Basin/Watershed Name/Number Manatee River	Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Wetland G does not appear to be connected to other wetlands or surface waters.					
Assessment area description Wetland G has been significantly impacted by historical agricultural activities, including cattle grazing and dredging. It currently functions as an herbaceous wetland. During our evaluation it had been heavily grazed by cattle and contained mostly smartweed (<i>Polygonum punctatum</i>).					
Significant nearby features None			Uniqueness (considering the relative rarity in relation to the regional landscape.) This wetland is not unique.		
Functions Currently the wetland area functions as a highly degraded herbaceous marsh.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) No significant wildlife utilization is anticipated. It may provide some habitat for wading birds, reptiles, fishes, and amphibians during portions of the year.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) No utilization by listed species is anticipated.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization was observed during our site visit.					
Additional relevant factors:					
Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.			Assessment date(s): 05/09/13		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Reagan Ranch	Application Number	Assessment Area Name or Number Wetland G, 4.75 acres
Impact or Mitigation Impact	Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.	Assessment date: 05/09/13

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Wetland G is located in a heavily grazed cattle pasture with bahia grass (<i>Paspalum notatum</i>) growing up to the jurisdictional boundary. It is isolated from other wetlands or other native habitats.
w/o pres or current	with
4	0
.500(6)(b) Water Environment (n/a for uplands)	Historical agricultural activities in Wetland G, including the excavation of a stock pond interior to the wetland, have significantly altered the hydrologic function of the wetland.
w/o pres or current	with
3	0
.500(6)(c) Community structure	Wetland G had been very heavily grazed during our site visit. Wetland vegetation was sparse and lacked diversity. Smartweed (<i>Polygonum punctatum</i>) was the dominant species.
1. Vegetation and/or 2. Benthic Community	
w/o pres or current	with
3	0

Score = sum of above scores/30 (if uplands, divide by 20)
current
or w/o pres
with
0.33
0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 1.58

Delta = [with-current]
0.33

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Reagan Ranch		Application Number		Assessment Area Name or Number Wetlands I	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 1.92
Basin/Watershed Name/Number Manatee River	Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Wetland I is connected to other on-site wetlands through upland excavated agricultural ditches.					
Assessment area description Wetland I has been significantly impacted by historical agricultural activities, including cattle grazing and ditching. It currently functions as an herbaceous wetland. During our evaluation it had been heavily grazed by cattle and contained mostly sand cordgrass (<i>Spartina bakeri</i>) and softrush (<i>Juncus effusus</i>) in the central zone and soft rush and smartweed (<i>Polygonum punctatum</i>) mixed with bahia grass (<i>Paspalum notatum</i>) around the perimeter.					
Significant nearby features None			Uniqueness (considering the relative rarity in relation to the regional landscape.) This wetland is not unique.		
Functions Currently the wetland area functions as a highly degraded herbaceous marsh.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) No significant wildlife utilization is anticipated. It may provide some habitat for wading birds and amphibians during portions of the year.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) No utilization by listed species is anticipated.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization was observed during our site visit.					
Additional relevant factors:					
Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.			Assessment date(s): 05/09/13		

PART II – Quantification of Assessment Area (Impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Reagan Ranch	Application Number	Assessment Area Name or Number Wetland I, 1.92 acres
Impact or Mitigation Impact	Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.	Assessment date: 05/09/13

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <p>4 0</p>	<p>Wetland I is located in a heavily grazed cattle pasture with bahia grass (<i>Paspalum notatum</i>) growing up to the jurisdictional boundary. It is isolated from other wetlands or other native habitats.</p>
<p>.500(6)(b) Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <p>3 0</p>	<p>Historical agricultural activities, including cattle grazing, sod farming, row crops, and ditching, have significantly altered the hydrology of Wetland I. Currently, only the core of the original wetland area appears to be functioning. The perimeter transitional areas have been converted to uplands.</p>
<p>.500(6)(c) Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <p>3 0</p>	<p>Wetland I had been very heavily grazed during our site visit. Wetland vegetation lacked diversity and included mostly (<i>Polygonum punctatum</i>) and softrush (<i>Juncus effusus</i>)</p>

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.33 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.63

Delta = [with-current]
0.33

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Reagan Ranch		Application Number		Assessment Area Name or Number Wetlands J	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.2
Basin/Watershed Name/Number Manatee River	Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Wetland J is connected to other on-site wetlands through upland excavated agricultural ditches.					
Assessment area description Wetland J has been significantly impacted by historical agricultural activities, including cattle grazing and ditching. It currently functions as an herbaceous wetland. During our evaluation it had been heavily grazed by cattle and contained mostly softrush (<i>Juncus effusus</i>) and smartweed (<i>Polygonum punctatum</i>) mixed with bahia grass (<i>Paspalum notatum</i>) around the perimeter.					
Significant nearby features None			Uniqueness (considering the relative rarity in relation to the regional landscape.) This wetland is not unique.		
Functions Currently the wetland area functions as a highly degraded herbaceous marsh.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) No significant wildlife utilization is anticipated. It may provide some habitat for wading birds and amphibians during portions of the year.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) No utilization by listed species is anticipated.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization was observed during our site visit.					
Additional relevant factors:					
Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.			Assessment date(s): 05/09/13		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Reagan Ranch	Application Number	Assessment Area Name or Number Wetland J, 0.2 acres
Impact or Mitigation Impact	Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.	Assessment date: 05/09/13

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Wetland J is located in a heavily grazed cattle pasture with bahia grass (<i>Paspalum notatum</i>) growing up to the jurisdictional boundary. It is isolated from other wetlands or other native habitats.
w/o pres or current	with
4	0
.500(6)(b) Water Environment (n/a for uplands)	Historical agricultural activities, including cattle grazing, sod farming, row crops, and ditching, have significantly altered the hydrology of Wetland J. Currently, only the core of the original wetland area appears to be functioning. The perimeter transitional areas have been converted to uplands.
w/o pres or current	with
3	0
.500(6)(c) Community structure	Wetland J had been very heavily grazed during our site visit. Wetland vegetation lacked diversity and included mostly (<i>Polygonum punctatum</i>) and softrush (<i>Juncus effusus</i>)
1. Vegetation and/or 2. Benthic Community	
w/o pres or current	with
3	0

Score = sum of above scores/30 (if uplands, divide by 20)
current
or w/o pres
with
0.33
0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.07

Delta = [with-current]
0.33

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Reagan Ranch		Application Number		Assessment Area Name or Number Wetlands K	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	
				Assessment Area Size 0.17	
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Wetland K is connected to other on-site wetlands through upland excavated agricultural ditches.					
Assessment area description Wetland K has been significantly impacted by historical agricultural activities, including cattle grazing and ditching. It currently functions as an herbaceous wetland. During our evaluation it had been heavily grazed by cattle and contained mostly softrush (<i>Juncus effusus</i>) and smartweed (<i>Polygonum punctatum</i>) mixed with bahia grass (<i>Paspalum notatum</i>) around the perimeter.					
Significant nearby features None			Uniqueness (considering the relative rarity in relation to the regional landscape.) This wetland is not unique.		
Functions Currently the wetland area functions as a highly degraded herbaceous marsh.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) No significant wildlife utilization is anticipated. It may provide some habitat for wading birds and amphibians during portions of the year.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) No utilization by listed species is anticipated.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization was observed during our site visit.					
Additional relevant factors:					
Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.			Assessment date(s): 05/09/13		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Reagan Ranch	Application Number	Assessment Area Name or Number Wetland K, 0.17 acres
Impact or Mitigation Impact	Assessment conducted by: Alec D. Hoffner, Senior Scientist, E Co Consultants, Inc.	Assessment date: 05/09/13

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>4</td> <td>0</td> </tr> </table>	4	0	<p>Wetland K is located in a heavily grazed cattle pasture with bahia grass (<i>Paspalum notatum</i>) growing up to the jurisdictional boundary. It is isolated from other wetlands or other native habitats.</p>
4	0		
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>3</td> <td>0</td> </tr> </table>	3	0	<p>Historical agricultural activities, including cattle grazing, sod farming, row crops, and ditching, have significantly altered the hydrology of Wetland K. Currently, only the core of the original wetland area appears to be functioning. The perimeter transitional areas have been converted to uplands.</p>
3	0		
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>3</td> <td>0</td> </tr> </table>	3	0	<p>Wetland K had been very heavily grazed during our site visit. Wetland vegetation lacked diversity and included mostly (<i>Polygonum punctatum</i>) and softrush (<i>Juncus effusus</i>)</p>
3	0		

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.33 0

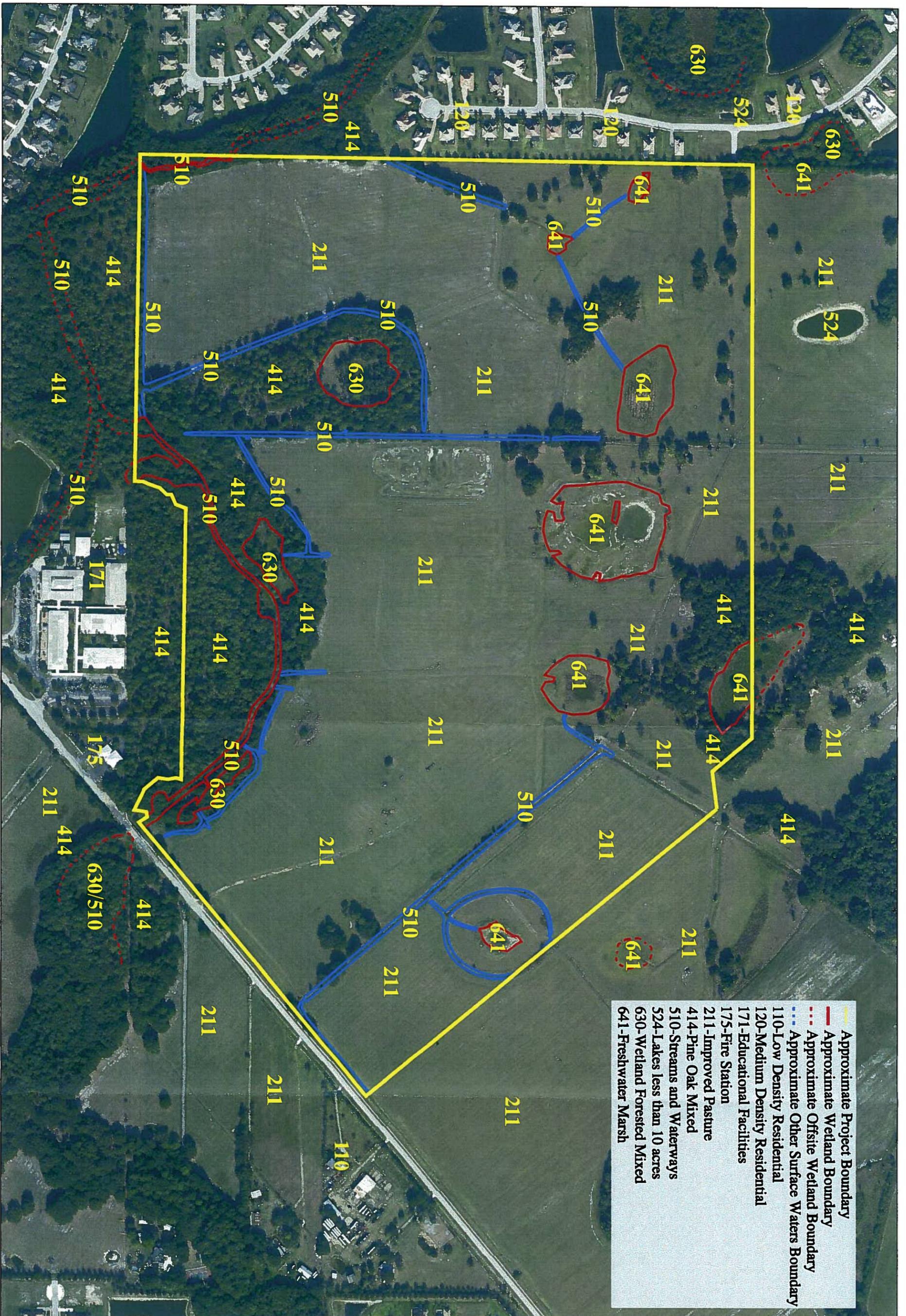
If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.06

Delta = [with-current]
0.33

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =



- Approximate Project Boundary
- - - Approximate Wetland Boundary
- - - Approximate Offsite Wetland Boundary
- - - Approximate Other Surface Waters Boundary
- 110-Low Density Residential
- 120-Medium Density Residential
- 171-Educational Facilities
- 175-Fire Station
- 211-Improved Pasture
- 414-Pine Oak Mixed
- 510-Streams and Waterways
- 524-Lakes less than 10 acres
- 630-Wetland Forested Mixed
- 641-Freshwater Marsh

Client: D.R. Horton, Inc.
 Project: Reagan Rye Road Parcel
 Title: Habitat Map
 Date: May 7, 2013



1523 8th Avenue West, Suite B, Palmetto, FL 34221 - Telephone 941.722.0901, Fax 941.722.4931
 P.O. Box 53106, Sarasota, FL 34234 - Telephone 941.388.0505, Fax 941.870.3245
 233 East Park Avenue, Suite 101, Lake Wales, FL 33853 - Telephone 863.676.8996, Fax 863.676.9897

Sec: 22,23 Twp: 34S Rng: 19E

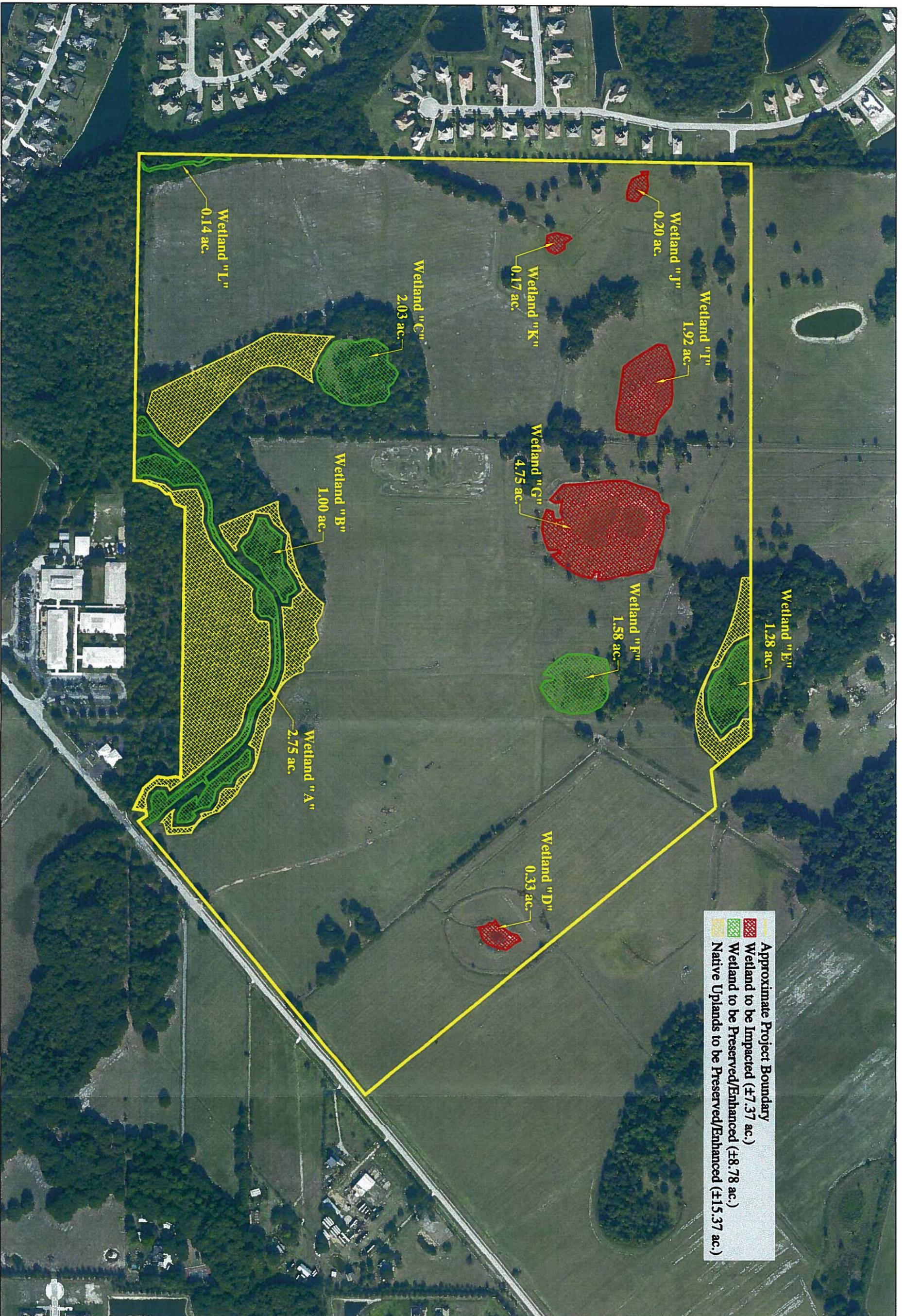
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Date Drawn: 05/07/13

Drawn by: CW



Sheet:
1 of 2



— Approximate Project Boundary
 [Red Cross-hatch] Wetland to be Impacted (±7.37 ac.)
 [Green Cross-hatch] Wetland to be Preserved/Enhanced (±8.78 ac.)
 [Yellow Cross-hatch] Native Uplands to be Preserved/Enhanced (±15.37 ac.)

Client: D.R. Horton, Inc.
 Project: Reagan Rye Road Parcel
 Title: Wetland Impact and Mitigation Map
 Date: May 9, 2013



1523 8th Avenue West, Suite B, Palmetto, FL 34221 - Telephone 941.722.0901, Fax 941.722.4931
 P.O. Box 53106, Sarasota, FL 34234 - Telephone 941.388.0505, Fax 941.870.3245

Sec: 22,23 Twp: 34S Rng: 19E

Scale: 1" = 400'

Date Drawn: 05/09/13

Drawn by: CW



Sheet:
 2 of 2