

MEMORANDUM

To: Robin Meyer, AICP, Planning Division Manager
From: Bobbi Roy, Planning Coordinator
Date: **December 11, 2014**
Subject: Agenda Update for the December 11, 2014 Planning Commission



THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)

- **SWEARING IN OF TIMOTHY RHOADES, JOHN DELESLINE AND PAUL RUTLEDGE**
- **ITEM # 6 -PDMU-14-22(Z)(P) – TREVESTA (FKA PENNINGTON PARK) – QUASI-JUDICIAL – MARGARET TUSING**

Additional Public Comments attached to this memo
Large Project analysis (linked in the e-Agenda and Web)
Site Plan updated sheets 4, 7 and 8 (Commercial Access Point) attached to this memo

/sz

cc: Planning Commissioners – 5
Clarke Davis, Transportation Planning Manager
Tom Gerstenberger, Stormwater Engineering Division Manager
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
~~William Clague, Deputy County Attorney~~
Bobby Jones, Development Review Specialist
Margaret Tusing, Principal Planner
~~Rossina Leider, Planner~~
Stephanie Moreland, Principal Planner
~~Shelley Hamilton, Principal Planner~~
Bobbi Roy, Planning Coordinator
Sonia Zambrano Sr Planning Technician
Board Records
Counter Copy

Building and Development Services Department
Public Hearings
1112 Manatee Avenue West, P.O. Box 1000, Bradenton, FL 34205
Phone number: (941)748-4501 ext. 6878

LARRY BUSTLE * CHARLES B SMITH* JOHN R. CHAPPIE * ROBIN DISABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENAC

District 1

District 2

District 3

District 4

District 5

District 6

District 7



Re: PDMU-14-22(Z)(P) Trevesta (Pennington Park) 

Larry Bustle to: Susie Perlin

12/10/2014 09:59 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: "Susie Perlin" <cruisetime1@verizon.net>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Ms. Perlin:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22(Z)(P) Trevesta (Pennington Park)

Susie Perlin

to: larry.bustle

12/10/2014 09:39 AM

To Manatee County Country Commissioners

I opposed the project of this land use in its entirety, (Pennington Park). The road, 69th St. is totally inadequate for this planned land use, with apartments, single family homes, and planned retail out parcels. Because of the school's Virgil Mills Elementary and Buffalo Creek Middle School, and continued overcrowding, 69th St. continues to be congested with traffic. Two other more recent developments of single family homes across from these two schools, have also impacted traffic on 69th street. **Manatee County needs to widen this road with additional lanes, before any new land use.**

This proposed community will only increase traffic to a road that needs to be widened . Other impacts are environmental, i.e. pollution and displacement of wildlife.

Sincerely

Susie Perlin, MCC
Cruise Planners

6214 68th Dr. E
Palmetto, FL 34221

An award winning agency, partnered with American Express

cruisetime1@verizon.net

941-729-0113

International: 877-724-2483

www.cruiseplannersofflorida.com

www.facebook.com/cruiseplannersofflorida

[twitter.com@sheldonperlin](https://twitter.com/sheldonperlin)

"The greatest compliment we can receive is a referral from you . "





Re: PDMU-14-22-(Z)(P) Trevesta (Pennington Park) 

Larry Bustle to: dmobley

12/10/2014 08:47 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: <dmobley@tampabay.rr.com>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Ms. Mobley and Ms. Campbell :

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

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yvonne.tryon@mymanatee.org

PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

dmobley to larry.bustle, michael.gallen, john.chappie, robin.disabatino, vanessa.baugh,
: carol.whitmore, betsy.benac

12/10/2014 08:30
AM

I have lived in Palmetto since 1987 - Piney Point Mobile Home Park (8 years), Thousand Oaks Subdivision (5 years), and Heather Glen Subdivision (14 years). All three of these areas are located within 3 miles of Trevesta. I moved to this area from Michigan and have remained in this area because of the quiet, peaceful, country atmosphere.

We drive into Bradenton rarely since most everything we need can be purchased at commercial stores on Hwy 301 in the Ellenton/Parish/Palmetto area.

When I moved into the area in 1987, I knew there would be major development, but hoped this development would be many years away. This has happened. However, all commercial development has been on Hwy 301 and Hwy 41 only. 69th Street is not the area for commercial stores. We have easy access to Hwy 301 and Hwy 41. We do not need stores closer to our quiet subdivision.

When the two new subdivisions were developed across the street from Virgil Mills and Buffalo Creek schools, we anticipated more traffic. Because of the new schools, this was expected. We cannot handle much more traffic on 69th Street. Also, I've heard that both schools have exceeded their enrollment capacity. Where will the children from Trevesta go to school?

There is a new subdivision started across the street from the Southeastern Guide Dog complex. There will be more traffic heading along 69th Street because of this. Our two-lane residential street cannot handle much more traffic.

My roommate and I expected to remain in our house in Heather Glen after her retirement next year. However, based on the proposed development for Trevesta, we may seriously consider moving to an area similar to what we have now - a quiet, country-atmosphere area. We do not want 1,000 more single-family/multi-family units plus commercial property on 69th Street in Palmetto.

Sincerely,

Dawn Mobley
Susan Campbell
Heather Glen Residents



Re: PDMU-14-22(Z)(P)-DTS320140296/TREVESTA (fka PENNINGTON PARK)

Larry Bustle to: Helga Man

12/10/2014 08:48 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: Helga Man <helgaman1@yahoo.com>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Ms. Man:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

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Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22(Z)(P)-DTS320140296/TREVESTA (fka PENNINGTON PARK)

Helga Man to: larry.bustle@mymanatee.org

12/09/2014 08:11 PM

Please respond to Helga Man

Mr. Bustle:

In reference to the above I, Helga Man, have to say NO to the above filed application .

I am a resident at Crystal Lakes, across from the proposed rezoning. I OPPOSE A PROPOSED housing development

The preliminary site plan for 1,103 residential units will create a minimum of 2,200 cars plus car traffic from retail space.

69th Street cannot carry this additional traffic on a one lane in each directions . Not to mention the additional enrollment of school age children to the already overcrowded schools .

The environmental impact by removing oak trees/wetland areas that have never been touched. Not to mention the displacement of native birds , plants and wild life that currently nest and feed in the area .

Helga Man
7134 50th Ave Cir E
Palmetto, FL 34221



Re: PDMU-14-22-(Z) (P) Trevesta (Pennington Park) 

Larry Bustle to: Barbara Naeve

12/10/2014 08:49 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: Barbara Naeve <blnaeve@hotmail.com>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Ms. Naeve:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

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yvonne.tryon@mymanatee.org

PDMU-14-22-(Z) (P) Trevesta (Pennington Park)

**Barbara
Naeve**

t larry.bustle@mymanatee.org, john.chappie@mymanatee.org,
o robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org, . ,
: carol.whitmore@mymanatee.org, betsy.benac@mymanatee.org

12/09/2014
07:38 PM

I was concerned to hear of the proposed development of 1000 units and retail space called Trevesta.

I feel the future residents of this development deserve a home that has access to roads that can handle the traffic volume, classroom space in local schools for their children and an environment one would expect to find and enjoy when moving into a rural area such as Parrish.

The proposed location on the south side of 69th St East and Buffalo Rd. would afford none of the above. Building a development of this size would only add to the congestion on the rural roadway, over crowding the existing schools and would have an adverse effect on the environment.

Respectfully,

Barbara Naeve
4709 69th Ct East
Palmetto, FL 34221



Re: PDMU-14-22(Z)(P)Trevesta (Pennington Park) 

Larry Bustle to: Lynn

12/10/2014 08:50 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: Lynn <evalynn1@verizon.net>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

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yvonne.tryon@mymanatee.org

PDMU-14-22(Z)(P)Trevesta (Pennington Park)

Lynn to: larry.bustle, michael.gallen

12/09/2014 05:38 PM

We live in Heather Glen Subdivision off of 69th street Palmetto. we feel the rezone will have an adverse environmental impact on the area. Virgil Mills and Buffalo Creek schools are over crowded right now, 69th street is a nightmare to get out from our subdivision NOW without more homes being built, plus safety issues for the children now attending the over crowded schools. Please don't pass this as there is already construction going on all around our area disrupting our peaceful life style.



Re: (no subject) 
Larry Bustle to: Sarasotamickey
Sent by: **Yvonne Tryon**

12/09/2014 04:53 PM

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG
To: Sarasotamickey@aol.com
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Ms. Cooley:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

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yvonne.tryon@mymanatee.org

(no subject)

Sarasotamickey

to: larry.bustle

12/09/2014 04:48 PM

I live in Fresh Meadows and I oppose the proposed housing/apartment development and retail stores .
Trevesta (Pennington Park) PDMU-14-22 {Z} {P} This two lane road and the schools are already too

crowded to be overwhelmed with this much extra burden. Marie R. Cooley



Re: PDMU-14-22-(Z)(P) Trevesta (Pennington Park) 

Larry Bustle to: jon4ang

12/09/2014 02:23 PM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: jon4ang@aol.com

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Ms. Jernigan:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

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PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

jon4ang to larry.bustle, michael.gallen, john.chappie, robin.disabatino, vanessa.baugh,
: carol.whitmore, betsy.benac, charles.smith

12/09/2014 01:43
PM

To the Board members,

I have many concerns about the proposed Pennington Park on 69th St E/I75/Buffalo Rd. The following is an outline of many of my neighbors main concerns that will affect our neighborhood: increased school overcrowding, safety issues to children who walk/ride bikes to school from the increased residential traffic congestion, loss of wildlife and plant habitat, increased pollution of water and air, and outdoor lighting issues.

SCHOOL OVERCROWDING: Virgil Mills and Buffalo Creek schools are already overcrowded, which is detrimental to the safety and education of students. We feel it is the BOCC's responsibility to plan responsibly and new developments should not be permitted until adequate classroom space is available.

INCREASED TRAFFIC/CONGESTION/SAFETY: The current two-lane roadways in the area will not be able to accommodate all the additional traffic that will be generated by the proposed 1,000 residential units plus retail units.. Also, noise and traffic from trucks and semi-trucks to supply the retail stores will overwhelm and cause safety issues on these small roadways and to the children who walk and bike to school. There are many times that I cannot even leave my own neighborhood to get to work on time due to the amount of traffic backed up on 69th street in the morning school hours. I live less than 1 mile from my son's elementary school and if I don't leave at least 20 minutes before school starts he will be late every time! This is ridiculous when on a non school day it takes less than one minute travel to the school. I can't even imagine what would happen if we add even more congestion of homes and retail space to this area! God forbid I have a real emergency and need to leave my house. It would be absolutely impossible during school hour times. I can't even pull out of my neighborhood!

OUTDOOR LIGHTING: We feel that the proposed change to retail will allow uses that require outdoor lighting that may reflect off-site with potentially adverse effects on the surrounding residential areas. Currently, there are minimal street lights along 69th St and the proposed retail stores will have nonstop artificial atmospheric glow that will prevent the nearby residents from enjoying the night sky around their homes.

ENVIRONMENTAL IMPACTS: We feel the proposed rezone will have an adverse environmental impact on the area due to the proposed removal of old growth oak trees/wetland areas that have never been touched. This is one of the last undeveloped parcels in the area, and this development will displace native birds, plants, and wildlife that currently live, nest, and feed in the area. The land parcel contains a borrow pit, which over time has evolved into a natural lake and nature preserve. We have lived in Fresh Meadows subdivision directly next to the lake for 10 years and observed otters, wood storks, sandhill cranes, egrets, ospreys, herons, alligators, snakes, and gopher tortoises living and feeding in the lake and surrounding area.

Thank you for your time and I hope that you take seriously the negative impact that we are already seeing in this area with the school district overcrowding and traffic concerns.

Sincerely,
Angie Jernigan
jon4ang@aol.com



Re: Updated Dec 9 2014 - 142 total Opposition Signatures for Rezone (PDMU-14-22 (Z) (P) - Trevesta) 

Larry Bustle to: chiapponec

12/09/2014 10:05 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG

To: chiapponec <chiapponec@gmail.com>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

1 attachment



142 Opposition Signature for Rezone_PDMU-14-22 (Z) (P) - Trevesta.pdf

Dear Mr. Chiappone:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

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Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Updated Dec 9 2014 - 142 total Opposition Signatures for Rezone (PDMU-14-22 (Z) (P) - Trevesta)

chiapponec to larry.bustle, john.chappie, robin.disabatino, betsy.benac, carol.whitmore,
: vanessa.baugh, charles.smith

12/09/2014 08:21
AM

Dear Commissioners:

Last night I went to a HOA meeting and most that attended the meeting are against the rezone to allow apartments and retail in this rural single family residential area.

I now have collected a total of 142 opposition signatures. These are additional signatures to what I have sent before to show how much disapproval of this project exists in the area. Please take this in consideration when you are voting on this rezone. We dispute the findings of the planning staff report which state this project is compatible with adjacent and surrounding land uses because we feel a three story apartment complex and retail are not compatible with our existing neighborhoods.

Thanks,

Charles Chiappone
Fresh Meadows Subdivision
6002 62nd Ct East
Palmetto FL 34221

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

The undersigned are opposed to this proposed rezone.

<i>Sandra J. Futchy</i>	6006-62nd Court East Palmetto	941-729-3573
<i>Sam Taylor</i>	6116 61st Dr East Palmetto	34221
<i>Yamelle A. Carrel</i>	6015 60th Pl E Palmetto	34221
<i>Ronald Edgar</i>	5923 60th Pl. E Palmetto	34221
<i>Simo Montenegro</i>	6001 61st CTE Palmetto	34221
<i>C. G. Gault</i>	6005 61st CTE Palmetto	34221
<i>Candace Kopt</i>	6021 62 Ct E. Palmetto	34221
<i>Daniel J. Pohl</i>	6021 62nd CTE Palmetto	34221
<i>N. Healy</i>	6005 62nd CTE Palmetto FL	34221
<i>Chen W. Ahn</i>	6002 62nd CTE Palmetto FL	34221 7274921460
<i>Sharon Willis</i>	6210 61st Dr. E. Palmetto	34221
<i>Greg W. Nelson</i>	6008 66th Street Cir E Palmetto	34221
<i>Monica Bellespi</i>	6008 66th Street Cir E Palmetto	34221
<i>Kim</i>	6010 66th Street Cir E Palmetto	34221
<i>Freeda Wagner</i>	4012 66th St Cir Palmetto	FL 34221
<i>Kate Walk</i>	6003 66th Cir E Palmetto	FL 34221
<i>Thorne Brown</i>	6014 66th Street Cir E Palmetto, FL	34221
<i>JD Ramey</i>	6016 66th St Cir E Palmetto, FL	34221
<i>Darlene Wisnick</i>	7009 56th Ter. E Palmetto, FL	34221
<i>Christine Cleary</i>	6006 66th St Cir E Palmetto FL	34221
<i>Patricia</i>	6024 66th St Cir E Palmetto FL	34221
<i>William Coaly</i>	6022 66th St Cir E Palmetto FL	34221
<i>Paul Sanders</i>	6030 66th St Cir E Palmetto	FL 34221 941-915-9786
<i>Mike</i>	6509 67th St E Palmetto FL	34221
<i>Markus Sullivan</i>	650 67th St E Palmetto FL	34221
<i>James Tapp</i>	6822 67 St. E Palmetto FL	34221
<i>William</i>	6603 75th Ave E Palmetto, FL	34221
<i>Holly</i>	6603 75th Ave East Palmetto, FL	34221
<i>Kathryn Thomas</i>	7213 53rd Pl. E. PALMETTO, F	34221
<i>Min</i>	7213 53rd Pl. E. PALMETTO, FL	34221

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

The undersigned are opposed to this proposed rezone.

Laura Rojas	Laura Rojas	7165 50 th Ave Circle E
Lisa DeGaetano	Lisa DeGaetano	7176 50 th Ave Cir E
Ricci DeGaetano	WRM	7176 50 th Ave Cir E
ERIC HENT		7173 50 th Ave Cir E
Heather Escher	Heather Escher	6013 62nd CT E
DAWN CAREY	Dawn Carey	6017 62nd CT E
Donna SVEC	Donna Svec	6029 62nd CT E
Andrew Lorenz	Andrew Lorenz	6202 61 st St E
Donna Adorno	Donna Adorno	6005 61st St E
Dawn Anderson	Dawn Anderson	6202 60th St E
Jim Anderson	Jim Anderson	6202 60th St E
Sally Connolly	Sally Connolly	6203 60th St E
Kathy Hicks	Kathy Hicks	5914 60 th Pl E
APRIL HEMBY	April Hemby	5911 60 th Pl E 3411
Donald L. Burkhardt	Donald Burkhardt	6206 61 st St E 3422
Steph Worechak	Steph Worechak	6106 61 st St E
April Worechak	April Worechak	6106 61 st St E
Malik Ahmad	Malik Ahmad	7167 48 th Ave E
Victoria Iannucci	Victoria Iannucci	7119 48 th Ave E
Jeremy Forrester	Jeremy Forrester	15816 29 th St E
Kyle O'Halloran	Kyle O'Halloran	7119 48 th Ave E
Karissa O'Halloran	Karissa O'Halloran	7119 48 th Ave E
Coty Johnson	Coty Johnson	7119 48 th Ave E
Jane	Jane	4922 73 rd Ave E
NATHAN LOGAN	Nathan Logan	7206 49 th Pl E
Kayla Logan	Kayla Logan	7206 49 th Pl E
Bridgitte Duryea	Bridgitte Duryea	6715 Sim Barco Rd.
Renee L. Leimann	Renee L. Leimann	7135 50 th Ave Cir E
Melody Fisher	Melody Fisher	7219 54 th Trl East
John A. Esch	John A. Esch	5408 72 nd St E

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

The undersigned are opposed to this proposed rezone.

Laura Bush	<i>Laura Bush</i>	7123 56 th Ter. E. Palmetto	34201
Jon Beaudry	<i>Jon Beaudry</i>	5307 72 nd St E Palmetto	3422
Rev TARGASZOWSKI JR	<i>T. Targaszowski Jr</i>	5101 72nd St. E. PALMETTO, FL	34221
MARK A. STRAWBRIDGE	<i>M. Strawbridge</i>	6911 47 th AVE E.	
Stephen C Kelly	<i>Stephen C Kelly</i>	4715 69 th Ct E Palmetto	
BARBARA NAWe	<i>Barbara Nawe</i>	4709 69 th Ct E	
Nick Miller	<i>Nick Miller</i>	4914 69 th Ct E	
Rick Carlton	<i>Rick Carlton</i>	7003 50 th Ave E	
Kim Bader	<i>Kim Bader</i>	7007 50 th Ave E	
THOMAS BRESIK	<i>Thomas Bresik</i>	7019 50 th AVE E	
Montrese Vessel	<i>Montrese Vessel</i>	7118 48 th Ave E	
Pamela Chiappare	<i>Pam Chiappare</i>	6002 62nd Ct E Palmetto	
Shirley Brown	<i>Shirley Brown</i>	6108 60 th St E PALMETTO	
Fox, David	<i>David Fox</i>	7305 61 st E Palmetto	
Mik. McGovern	<i>Mik McGovern</i>	7419 62ND CT E	34221
Ken Howe II	<i>Ken Howe II</i>	7408 " "	
Fernando Chava	<i>Fernando Chava</i>	7415 62ND CT E	
David Benson	<i>David Benson</i>	6305 75 th Ave EAST	
Jose Rodriguez	<i>Jose Rodriguez</i>	6119 73rd Ave East Palmetto	
Jeanne C Paulsen	<i>Jeanne Paulsen</i>	6806 69 th St E Palmetto	
Jim Paulsen	<i>Jim Paulsen</i>	6806 69 th St E Palmetto	
Carol Holmes	<i>Carol Holmes</i>	6184 64 th Dr EAST	
Jason Weissman	<i>Jason Weissman</i>	6215 61 St E Palmetto	
Jerry Moore	<i>Jerry Moore</i>	6209 61 st E "	
DENNIS JENYORK	<i>Dennis Jenyork</i>	6205 61 st St E	
Juan C. Garza	<i>Juan Garza</i>	6019 60 th Place E. Palmetto.	
Audelia G Garza	<i>Audelia G Garza</i>	6019 60 th pl. E. Palmetto	
Jenaci Lozano	<i>Jenaci Lozano</i>	6019 60 th pl. E. Palmetto	
CRAIG S. HUCKESTEIN	<i>Craig S. Huckestein</i>	6111 61 st STREET EAST	
Victoria E. Huckestein	<i>Victoria E. Huckestein</i>	6111 61 st Street East	

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

The undersigned are opposed to this proposed rezone.

Carol Giambrone	CAROL GIAMBRONE	7130 50th Ave. Cir E.
Glory Petyo	Glory Petyo	7102 56th Terr E Palmetto
Jennifer Larson	Jennifer Larson	5023-72nd St E Palmetto
Faye Larson	Jaye A Larson	5023 72nd St E Palmetto
Dwight Roth	Dwight Roth	5907 60th E, Palmetto
Rose Sturgeon	Rose Sturgeon	6102 61st Street E Palmetto
FREDERICK Sturgeon	Frederick Sturgeon	6102 61st St E Palmetto
MILTON D. Hudson	Milton D Hudson	6021 61st Ct E Palmetto 34221
Thomas Tripp	Thomas Tripp	60563rd Ave E Palmetto
Conrad	Conrad	6209 61st Drive E Palmetto
BERNARD Bourdon	Bernard Bourdon	6404 61st Drive E Palmetto
Jim Omilak	Jim Omilak	6106 62nd Terrace E Palmetto
Melanie Goldsmith	Melanie Goldsmith	6103 65th Ct E Palmetto
John Ward	John Ward	6305 61st Dr. E Palmetto 34221
Jennifer Allen	Jennifer Allen	6303 61st Dr E Palmetto 34221
Deborah Healey	Deborah Healey	6210 61st Dr. E Palmetto
Brenda MacWilliams	Brenda MacWilliams	6302 61st Dr. E. East Palmetto 34221
Michael Holland	Michael Holland	6014 62nd Ct. E. Palmetto 34221
Brian MacWilliams	Brian MacWilliams	6302 61st Dr E Palmetto 34221
RICHARD BAPT	Richard Bapt	6601 63rd Ave East Palmetto 34221
Jill R. Varna	Jill R Varna	7000 69th St E Palmetto FL
Victor Sabido	Victor Sabido	6916 69th St Palmetto 34221
Pilar Montague	Pilar Montague	6810 69th St E Palmetto 34221
Russell Weir	Russell Weir	7140 50th Ave East Palmetto 34221
THOMAS CONRAD	Thomas Conrad	7142 50th Ave East 34221
Patrick Muisa	Patrick Muisa	7139 50th Ave E 34221
Kevin Baylor	Kevin Baylor	7125 50th Ave E
Heather Baylor	Heather Baylor	7125 50th Ave Circle E
Kiana Porter-Isom	Kiana Porter-Isom	5511 71st Street East
Damon Porter-Isom	Damon Porter-Isom	5511 71st Street East



Re: Proposed rezoning of property (application PDMU-14-22(Z)(P)-DTS#2014010296) adjacent to 69th Street East, Palmetto



Larry Bustle to: Russ Weir

12/09/2014 10:06 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: Russ Weir <weirra@yahoo.com>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Mr. Weir:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Proposed rezoning of property (application PDMU-14-22(Z)(P)-DTS#2014010296) adjacent to 69th Street East, Palmetto

Russ Weir to: margaret.tusing@mymanatee.org, larry.bustle@mymanatee.org

12/08/2014 09:05 PM

Please respond to Russ Weir

Sir and M'am;

My name is Russell Weir and I want to strongly register my opposition to the proposed change in zoning and the addition of 1,00 residential units to the area east of I-75 and south of 69th Street East.

First and primarily, my concern is safety and traffic flow in the proposed area. The current plan after rezoning would establish over 1,100 residential dwellings and accompanying retail space into an area that would only be accessible from 69th Street and Buffalo road. Currently 69th Street is one of the most narrow two lanes roads in Manatee county and the amount of traffic into and out of 69th Street from this development would be absolutely unsustainable. Currently 69th Street passes over I-75 within a quarter mile of the proposed entrance into the development and there is a school and three large neighborhoods are within 32 miles of the entrances making the necessary widening of 69th Street almost impossible. Also, the street that the entrance would feed directly into, Buffalo Road, is also a two lane road which is already very busy as it is the only road from the surrounding area that intersects Moccasin Wallow Road, which is the nearest entrance onto I-75. I travel 69th Street every morning to travel from Northern Manatee County to Tampa, and by 6:30 every morning the traffic is already very heavy. On Buffalo road there are numerous school bus stops and, as I already mentioned, 69th Street is the primary thoroughfare connecting 41 and Erie Road. The amount of traffic feeding into 69th Street in the morning and off of it in the evening will make this area a traffic bottle neck and will absolutely present safety problems.

Second, my concern is the already crowded schools which this rezoning would impact. Currently, before the addition of 1,100 new residential units, both Virgil Mills and Buffalo Creek schools are overcrowded. I feel it is irresponsible to allow this change of zoning to occur until well after additional classroom space is built or at least planned for. As I mentioned earlier, safety is the paramount concern, and I shudder to think of school age children walking or riding their bicycles on 69th Street to get to school. Again, 69th street is crowded now, and it will definitely be unsafe if this rezoning is permitted.

Third, and lastly, I am concerned about the loss of habitat and the environmental impacts of this change in zoning. I have lived in Hillsboro and Pinellas Counties and one of the reasons that Manatee County was so enticing is that the county, especially in northern Manatee County, still had open spaces and natural areas to enjoy. As I review the engineering drawings of the proposed development there are numerous areas of wetland impact as well as large areas where old growth trees and wildlife will be threatened. As you look at this proposal please look at the uncontrolled growth along US 301 and the large areas of growth along Moccasin Wallow and consider if the loss of habitat in this area is necessary.

I thank you for your attention concerning this matter and I ask you to please deny this rezoning request. The proposed housing area and associated number of people and automobiles will absolutely overwhelm the current traffic and education infrastructure. Please do not sacrifice our safety and the safety of future children and residents by supporting this poorly thought out proposal.

Respectfully;

Russell Weir



Re: PDMU-14-22(Z)(P) Trevesta (Pennington Park) 

Larry Bustle to: Jason Ohman

12/08/2014 11:13 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

Dear Mr. Ohman:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22(Z)(P) Trevesta (Pennington Park)

Jason Ohman to: larry.bustle@mymanatee.org

12/08/2014 10:54 AM

C "charles.smith@mymanatee.org", "john.chappie@mymanatee.org", "robin.disabatino@mymanatee.org",
c: "vanessa.baugh@mymanatee.org", "carol.whitmore@mymanatee.org", "betsy.benac@mymanatee.org"

Dear Commissioner Bustle,

I would like to share my concerns regarding a proposed development called Pennington Park that would be about 1.5 miles from my neighborhood. Specifically the plan is for 803 new single family homes, 300 multifamily attached units and 100K SF of commercial property.

The Manatee County Planning Commission will hold a public hearing to consider this request on 12/11/14 and forward a recommendation to the BOCC who will then consider and act upon this application on 1/8/15.

If this application makes it to the BOCC I ask as a resident of the nearby area to consider the major impacts a development of this size may have . The nearby schools of Vigil Mills and Buffalo Creek are already over their intended limits . Also, the current two-lane road (69th St. E.) is not sufficient to accommodate such an increase in traffic without other road connections (no new connections in the current plan) or improvements. Additionally, there are areas of untouched old growth trees/wetlands that will be destroyed .

I am not against development in general as healthy communities often need appropriate growth, however this Pennington Park plan is far more ambitious than the area can support and will create many negative/permanent side effects. Finally, a look at the area nearby along 69th St. E. only reveals only single family homes and approving a use with apartments/commercial use would not be in line with the existing community structure .

If you receive this plan in the current format I respectfully ask you to please deny this rezoning application.

Sincerely,

Jason Ohman
941-465-0916



Re: Zoning change on 69th Street East in Palmetto 

Larry Bustle to: Benjamin Williams Jr

12/09/2014 10:07 AM

Sent by: **Yvonne Tryon**

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle,
charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy,
debbie.bassett

From: Larry Bustle/MCG

To: Benjamin Williams Jr <bwilliamsjr10@gmail.com>

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org,
john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org,
robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Mr. Williams:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Zoning change on 69th Street East in Palmetto

Benjamin Williams Jr

to: margaret.tusing, larry.bustle

12/08/2014 08:05 PM

To begin with I am not apposed to progress.

This situation with the addition of retail and over 900 homes in this location is not appropriate.

Not sure if any thought has been put into the need to change the road to handle additional traffic. (big trucks will wear down the road fast)

Also, before construction begins, the entrance to the proposal needs to be widened with the addition of a light. Then the intersection down the road at Ellenton Gillet needs widening with stacking lanes and better lights.

Another thing I am sure was not considered where are children going to school? The current schools are over crowded and I am sure the school board would like to be informed and help planning. They are directly involved for the increase in student population.

The items need looking into with serious intent.

Also already in progress is phase two of Crystal Lakes. The above items do not even take into consideration of this new development.

Time to reconsider the whole project.

Type to you soon, Benjamin D Williams Jr.

Received
SEP 19 2014
ZONING

TREVESTA

LARGE PROJECT APPLICATION

PREPARED FOR:

**KOLTER ACQUISITIONS, LLC.
8875 HIDDEN RIVER PARKWAY, SUITE 150
TAMPA, FLORIDA 33637**

PREPARED BY:

Neu Consulting, LLC

**6981 PROFESIONAL PARKWAY EAST
SARASOTA, FLORIDA 34240**

IN CONJUNCTION WITH:

**MORRIS ENGINEERING AND CONSULTING, LLC
6981 PROFESSIONAL PARKWAY EAST
SARASOTA, FLORIDA 34240**

**ECO CONSULTANTS OF SARASOTA, INC.
1523 8TH AVENUE WEST, SUITE B
PALMETTO, FL 34221**

**KIMLEY-HORN AND ASSOCIATES
655 NORTH FRANKLIN STREET, SUITE 150, TAMPA
TAMPA, FLORIDA 33602**

SEPTEMBER 2014

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EXHIBITS

Exhibit 1	Preliminary Site Plan (PSP) including: <ul style="list-style-type: none">• Aerial Photo showing site plan and land uses (Sheet 3)• Existing Drainage Conditions Map (Sheet 5B)• Master Utility and Roadway Map (Sheets 7-16)
Exhibit 2	Transportation Impact Analysis Study by Kimely-Horn & Associates, Inc. dated August 2014
Exhibit 3	Letter from Florida Department of State, Division of Historical Resources (DHR) dated August 22, 2005
Exhibit 4	Environmental Supplement by ECo Consultants of Sarasota, Inc.
Exhibit 5	Market Study Provided by Maximo Rasterelli
Exhibit 6	North Fire District Approval Memo

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GENERAL INFORMATION

Section 736.3.4 Information that shall be required upon submittal of a Large Project Application shall include, but not be limited to:

Recent aerial photo, including one (1) foot contours (for areas within five hundred (500) feet of project boundaries).

Please see Sheet 2 of 19 for an aerial photo of the site. One (1) foot contours are depicted on Sheets 5B and 7-16.

Topographic map at one (1) foot contours (for areas within five hundred (500) feet of project boundaries).

Please see Sheets 5B and 7-16 of the Preliminary Site Plan for topographic/contour information.

Map showing existing land uses within the development area and adjacent land within five hundred (500) feet of the project boundaries. (Note: all above information may be combined on a single map or aerial photo, if appropriate.)

The aerial photo (Sheet 3 of 19) and Master Site Plan (Sheet 4 of 19) show all existing land uses within the development area and adjacent land within five hundred (500) feet.

Master Development Plan for site, including a breakdown (acreage and percentages) of the types of proposed land uses; rights-of-way (major roads); open space areas; general areas of stormwater retention; acreage and number of proposed residential units for each parcel, acreage and size (square feet) of each non-residential component of the project.

Trevesta is proposed to include residential, multi-family and commercial land uses, with a maximum of 1,103 residential units and 135,000 square feet of commercial. A land use table is shown in Table 1 below:

TABLE 1
Trevesta - Proposed Land Uses

Use	Acres +/-	Percent of Total	Units
Residential Single-Family – Village B & E	123.32	28%	486
Residential Single-Family – Village A, C & D			317
Multi-Family Village	11.30	3%	300
Commercial	16.50	4%	100,000SF
Wetlands - Remaining	67.60	15%	
Wetland Buffers	22.95	5%	
Open Space	54.75	12%	
Open Space – Native Upland Preserve	17.13	4%	
Lakes	77.64	18%	
Private Right-of-Way	36.28	8%	
Right-of-Way County	9.12	2%	
Recreation Areas	3.99	1%	
Easements	0.68	0.2%	
TOTAL	441.28	100%	1,103
Open Space (total site minus lot area, ROW, and recreational parking)	240.06	54%	

Development Phasing Plan. General breakdown in types of proposed land uses by project phase (including acreage, number of residential units and size of non-residential components).

~~The residential portion of the project is anticipated to be constructed in 4 separate phases, as noted on Sheet 4 of the Preliminary Site Plan. Phase 1 will consist of Villages A, C and D, Phase 2 will consist of Village B, Phase 3 will consist of Village E and Phase 4 will consist of the multi-family parcel. The commercial component timing is unknown; however, it will most likely be construction in conjunction with Phase 3 or 4. This project will be the subject of an LDA, and as such, will have concurrency approved for 5 years.~~

An existing native habitat map or list. Indicate on this map or list, acreage for each native habitat area lying within the project site.

Please refer to the attached Environmental Supplement prepared by ECo Consultants of Sarasota, LLC for a detailed description of habitat existing, and proposed for preservation on-site.

The native habitats comprising the site and on-site jurisdictional wetlands and surface waters were delineated and flagged or surveyed by E Co Consultants, Inc., and site visits were conducted on May 6th & 7th, 2014.

A native habitat preservation, alteration and mitigation plan. Indicate on this map acreage of each native habitat area to be preserved, conserved, altered or mitigated, if applicable.

Please refer to the attached Environmental Supplement prepared by ECo Consultants of Sarasota, LLC. Impacts, preservation and mitigation have also been depicted within the Preliminary Site Plan.

Provide on this map a summary of native habitat acreage to be preserved, conserved, and mitigated by habitat type.

Please refer to the Environmental Supplement prepared by ECo Consultants of Sarasota, LLC, as well as the Preliminary Site Plan Sheet 4.

An existing drainage map. Indicate on this map existing basin/subbasin boundaries, drainage flow directions, drainage easements, discharge points, natural creeks, manmade canals, lakes, other waterbodies, drainage structures (both on-site and within one (1) mile downstream), coastal construction control lines, DEP jurisdictional lines, floodplains and floodways, as determined by FEMA and any other studies available through the Engineering Division of the Public Works Department. Summarize in tabular form on this map the following information:

- a. Basin area(s), slope(s) and length(s)
- b. Acreage and percent impervious coverage for each basin
- c. Acreage and percent directly connected impervious coverage for each basin
- d. Acreage and percent wetland/depression surface coverage for each basin
- e. Wetland/depression storage capacity within each basin

Please see the enclosed Existing Drainage Conditions Plan (Sheet 5B of 19), which illustrates existing basin areas and drainage flow patterns for the subject project area. Please see the Aerial Map (Sheet 3 of 19) for depictions and locations of all FEMA floodplains and floodways surrounding the subject project area.

At the time of Final Site Plan Permitting, a detailed adICPR will be provided for review and approval for both the existing conditions and proposed conditions within and surrounding the project site. These models will detail the percent impervious coverage for each existing drainage basin and will account for the wetland/depression surface

coverage within each basin, as well as all existing stormwater conveyances.

A map or list of the roadway segments and intersections included within the transportation impact area.

Please refer to the attached Transportation Analysis prepared by Kimley-Horn and Associates for the required map.

A map or table showing existing peak-hour peak-season traffic volume and level of service conditions on the roadway segments and intersections within the transportation impact area.

Please refer to the attached Transportation Analysis prepared by Kimley-Horn and Associates for the required map.

A map (or map series) showing projected development generated traffic (daily and peak-hour by development phase) on the roadway segments and intersections within the transportation impact area.

Please refer to the attached Transportation Analysis prepared by Kimley-Horn and Associates for the required map.

A map (or map series) showing projected peak-hour peak- season traffic volume and level of service conditions on the roadway segments and intersections within the transportation impact area (by development phase), excluding traffic generated by the proposed development project.

Please refer to the attached Transportation Analysis prepared by Kimley-Horn and Associates for the required map.

A map (or map series) showing projected peak-hour peak- season traffic volume and level of service conditions on the roadway segments and intersections within the transportation impact area (by development phase), including traffic generated by the proposed development project.

Please refer to the attached Transportation Analysis prepared by Kimley-Horn and Associates for the required map.

A map or list identifying any locations of existing public facilities (e.g., water supply, wastewater treatment, transportation facilities, emergency service facilities, recreational parks, schools, etc.) which would serve the project site.

Existing Potable Water Supply Facility Serving Project Area: Potable water will be provided by Manatee County via connection into an existing 16 inch water transmission main located on the south side of 69th Street East (Erie Road). Manatee County staff has indicated that the county's Treatment Plant currently has sufficient capacity to serve the project.

Existing Wastewater Treatment Facility Serving Project Area: North Regional Wastewater Treatment Facility. Wastewater service will be provided by on-site pump stations through new on-site force mains that will connect to an existing 16 inch force main on the North side of 69th Street East (Erie Road). County staff also has indicated that current and near-future treatment plant capacity exists to serve this project.

Existing Emergency Service Facilities: The site is served by the North River Fire District. The Manatee County Sheriff's Office serves the project with police services.

Existing Recreational Park and School Facilities: The nearest county park is located at Buffalo Creek approximately 1.5 miles to the east on 69th Street.

Preliminary School Concurrency has been approved by the School Board planning department for Elementary, Middle and High School.

A map showing future improvements necessitated by the proposed development (e.g., water supply, wastewater treatment, transportation facilities, emergency service facilities, recreational parks, schools, etc.).

Please see the enclosed Preliminary Site Plan, Sheets 6-16 for proposed locations of all future improvements within and adjacent to the project.

At this time, the site plan does not propose any on-site improvements for emergency service facilities, public parks or schools. New school locations are currently being accommodated with existing school sites throughout the County. The impact fees and ad valorem taxes generated by the project will mitigate the impacts to public facilities generated by the proposed project.

As depicted on the plan, the 120-foot wide right-of-way for the future Buffalo Road extension is being provided on the western portion of the project. The developer will construct a portion of the roadway improvements, which will be the subject of a Local Development Agreement. Additionally, turn lanes improvements will be constructed within the 69th Street East (Erie Road) right-of-way to serve the project.

Proposed Emergency Service Facilities: No facilities are proposed within this project.

SECTION 736.3.5 GENERAL PROJECT DESCRIPTION

Section	736.3.5.1	Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases of development, and expected beginning and completion dates for construction. For non-residential Large Projects, also include target dates for facility operation or utilization. If the development will have a proposed buildout of ten (10) years or less, phasing should be shown on an annual or biannual basis.

The 441.28 acre property is located on the southeast quadrant of I-75 and Erie Road. The site is currently zoned PD-R and AG, and this application proposed a zoning amendment to PD-MU for a total of 1,103 residential units and 100,000 square feet of commercial. *conflict w/ p 6*

The project is proposed to be constructed in four (4) phases over a period of five (5) years. Please refer to Sheet 4 of the Preliminary Site Plan for a description and location of the proposed phasing.

The project will consist of mainly single family units (808 units) that will consist of 40', 50' and 60' wide products. A portion of the site (the southern portion) is proposed to be a gated community. A 4 acre recreation amenity will be provided along an existing large pond on the eastern portion of the site.

The northern portion of the site along Erie Road and I-75 is proposed to be the location of the commercial and multi-family components (300 multi-family units on 11.3 acres and 100,000 square feet of commercial uses on 16.5 acres).

A 120' wide right-of-way is being dedicated and/or set aside for the future Buffalo Road extension along the western side of the project. A portion of the roadway will be constructed by the developer.

Section 736.3.5.2 Project the number of on-site permanent fulltime employees with low or moderate incomes that could afford to rent or purchase within the development. Specify if any affordable housing provisions will be available to

these employees within the development.

The commercial component of the project is currently still undetermined with respect to specific uses. Some low or moderate income employees may be generated; however, at this time no projection can be made.

Section 736.3.5.3 If the proposed project would include low and moderate income housing units, describe how these units would be provided. Indicate what available mechanisms or incentives the applicant is seeking to achieve affordable housing within the project.

At this time, the single-family component is not intended to meet the County's low and moderate income requirements. The sales and/or rental rates for the proposed multi-family development has not been determined at this time.

Section 736.3.5.4 Provide a market study which has been prepared for the proposed commercial development. If such a study has not been prepared, describe in general terms how the overall demand for this project has been determined.

A market study for the proposed Commercial Development is attached as an Exhibit to this application.

SECTION 736.3.6 INDUSTRIAL USES

Section 736.3.6 Indicate the type of anticipated operations that would occupy the proposed industrial park (e.g., manufacturing).

No industrial uses are proposed with this project.

SECTION 736.3.7. ENVIRONMENTAL SYSTEMS

SECTION 736.3.7.1 NATIVE HABITATS

SECTION 736.3.7.1.1 METHODOLOGY

The applicant shall use a methodology for determining on-site hydroperiods and flow conditions which has been approved by the Pollution Control Department prior to submittal of this application.

Describe the acreage, species composition and degrees of disturbance for each habitat existing within the development site, based on the Comprehensive Plan Conservation Element. Identify the occurrence of any on-site unique habitats such as those listed by the Florida Natural Areas Inventory, and describe the

ecological values and functions of these unique habitats.

Please refer to the attached Trevesta Environmental Narrative prepared by E Co Consultants, Inc.(E Co) for locations and descriptions of on-site habitats. Wetland and upland native habitats within the subject property are not unique, and are typical of forested/marsh freshwater wetlands and hardwood forested uplands within the region. No state or federally listed species were observed within the project boundary.

Provide an analysis of historic flow conditions and hydroperiods, with seasonal water elevations, of on-site wetlands.

Biological indicators of Seasonal High Water Level (SHWL) elevations were established by E Co for each wetland and were verified by the Southwest Florida Water Management District (SWFWMD) as part of the previous SWFWMD formal wetland and Other Surface Waters (OSW) jurisdictional determination permit from 2006/2007. Historical flow conditions analyzed by Morris Engineering are depicted on the Preliminary Site Plans. The proposed stormwater management system will be designed to maintain these hydroperiods as closely as possible to the existing hydroperiods. Please refer to the Environmental Narrative prepared by E Co for further discussion.

SECTION 736.3.7.1.2 POST-DEVELOPMENT CONDITIONS

Section 736.3.7.1.2 Discuss how the project would not adversely affect the base flow or the periodicity of flow in watercourses.

As noted above, the stormwater management system for Trevesta will be designed to incorporate the existing wetlands and will be designed to ensure that hydroperiods in existing watercourses that are being preserved are as close as possible to the existing, historical condition. AdICPR modeling will be utilized to model the existing and proposed conditions to ensure proper attenuation is being achieved for the project and also to ensure the wetland hydroperiods are consistent.

Indicate all native habitats that will be preserved in their natural or existing state.

Please see Sheets 4 and 7-16 of the Morris Engineering Preliminary Site Plans, as well as the Environmental Revised Section 719 Environmental Narrative prepared by E Co and attached to this application .

Indicate all native habitats that will be conserved. Discuss how this proposal is

consistent with the Comprehensive Plan Conservation.

Please refer to Sheets 4 and 7-16 of the Morris Engineering Preliminary Site Plan as well as the Revised Section 719 Environmental Narrative prepared by E Co for additional mapping and discussion. The project proposes to conserve in perpetuity just under 90%, totaling 67.60 acres, of all onsite wetlands. Wetland impacts through project redesign were significantly reduced and were infeasible to avoid. Wetland impacts are limited to those that will be dredge, filled or are severed rendering them non-viable as the result of expansion of Buffalo Road and other necessary infrastructure for storm water treatment or access of the bulk of the site. The wetlands proposed for conservation are largely freshwater forested wetlands, with few freshwater shrubs and marshes. In addition, the project will conserve 22.95 acres of buffers and 17.13 acres of higher quality mixed hardwood forested uplands beyond wetland buffers. The project will incorporate a service of wildlife crossings, aka "critter crossings", that will allow wildlife to continue to utilize the onsite native wetlands and uplands, and to function as a wildlife corridor to other preservation lands offsite. The enhancement and in perpetuity management of conserved wetlands, buffers and upland preservation areas is clearly an overriding public benefit when considering the condition of a significant number of the wetlands and uplands in the current condition. The wetland impacts and extensive amount of wetland and upland preservation management is consistent with Policy 3.3.1.1 of the Manatee County Comprehensive Plan. In addition, the Functional Lift of the enhancement and preservation of onsite wetland, buffers and upland preservation areas is significantly greater than the Functional Loss associated with the impacts to wetland illustrated on the Morris Engineering Trevesta Preliminary Site Plan. A detailed Uniform Mitigation Assessment Method (UMAM), Chapter 62-345, F.A.C., is included in the Revised Section 719 Environmental Narrative prepared by E Co and attached to this application.

Indicate all wetlands, or portions thereof, that are proposed for alteration. Discuss the reason for alteration, and indicate whether alternatives were investigated to either limit or eliminate the need for wetland alteration. Discuss how this proposal is consistent with the Comprehensive Plan Conservation Element residential component of the project.

Please refer to Sheets 4 and 7-16 of the Morris Engineering Preliminary Site Plan as well as the Environmental Supplement prepared by E Co for additional discussion of avoidance and minimization as well as justification of impacts. Pursuant to Policy 3.3.1.1, the project has avoided wetland impacts to the maximum extent practicable. The project will dredge or fill 7.92 acres of wetlands within the subject property. A significant amount of proposed wetland impacts will result from the required extension of Buffalo Road through the property. The future Manatee County roadway will directly impact a certain portions of wetlands, but will also sever connections of Wetlands R and R/T making

these wetlands non-viable as well. Alternative alignments for Buffalo Road will likely have greater wetland impacts. Other impacts are to highly disturbed pasture wetlands that have a Uniform Assessment Method (UMAM), pursuant to Chapter 62-345, F.A.C., score of three or less, particularly Wetland V which is a pasture wetland. The bulk of the remaining wetland impacts are associated with infrastructure that is for storm water treatment ponds, or roadways that necessary to access significant upland areas and emergency vehicle access. The few locations that have residential lot wetland impacts are wetlands that have either been severed from proposed and necessary infrastructure, or are highly degraded wetlands.

The proposal to preserve and enhance almost 90% of onsite wetlands, as well as preserving 17.13 acres of mixed hardwood forested uplands all in perpetuity will provide a significant public benefit when compared to the current condition of several onsite wetlands. In addition, removal of agricultural activities on the subject property will also benefit the wetlands and preserved upland from future impacts to habitat and water quality. Attached to the above noted Environmental Narrative is an Ecosystem Management Plan also prepared by E Co that further outlines in perpetuity management information to preserve and enhance the onsite wetlands for function and as wildlife corridors.

Section 736.3.7.1.3 Conceptual Mitigation Plan for all wetlands, meeting the criteria for alterations as specified in Section 719.

E Co has completed UMAM analyses for wetland impacts and proposed mitigation. While this information is still conceptual, the project has quantified the UMAM Functional Loss associated with all proposed wetland impacts, as well as the UMAM Functional Lift provided by the enhancement of preserved wetlands and preservation of 17.13 acres of mixed hardwood upland forested habitat. The UMAM analyses will be submitted to be submitted to SWFWMD during the future SWERP process. It is anticipated all mitigation will occur onsite, and will primarily consist of enhancement g of onsite wetlands enhancement activities will include removal of nuisance vegetative species., and in a few cases the restoration of wetland hydroperiods. Some mitigation areas may include wetland plantings to facilitate a more rapid enhancement activity. Additional mitigation in the form of converting uplands to wetlands for wetland restoration or creation may also be necessary based on the wetland mitigation UMAM Functional Lift given by SWFWMD during the Statewide Environmental Resource Permit (SWERP) application process. Please refer to the Environmental Supplement prepared by E Co for additional information and discussion.

Section 736.3.7.1.4 A list of species likely to occur or present within the development area listed as threatened, endangered, rare, unique, or of special concern.

Please see the Environmental Narrative prepared by E Co for information regarding potential species likely to occur within the project area. No threatened or endangered species were observed onsite during the extensive amount of time E Co was out delineating wetlands, conducting field reviews with state agencies and during wildlife surveys. It is anticipated that regionally common, but state species of special concern will utilize fringes of open water, or marsh areas for foraging. The project site supports very limited wading bird nesting opportunities. There are a few willows spread throughout some of the onsite wetlands, that are likely utilized for loafing, but not nesting.

SECTION 736.3.8 DRAINAGE

Section 736.3.8.1 Provide a general overview of existing drainage conditions, including any potential flooding and/or erosion problems.

Please see Sheet 5B of the Preliminary Site Plan for the existing drainage plan, depicting wetland/depression storage areas, flow direction and general basins.

The Site is located within Zones "C", "X", "A", and "AE" 100-year floodplain zones. These areas are identified on Sheet 3 of the Preliminary Site Plans.

Section 736.3.8.2 Indicate that steps will be taken during development construction and maintenance to prevent or control soil erosion caused by wind and/or water action.

Erosion control for the project will be provided via the installation of Best Management Practices (BMPs), which will be fully detailed and reviewed by Environmental Planning Staff in conjunction with the Final Site Plan. The will likely include perimeter silt fence, turbidity barriers, stabilized construction driveways, etc.

SECTION 736.3.9 SURFACE WATER--EXISTING CONDITIONS.

Section 736.3.9.1 Indicate any surface water quality monitoring stations existing on and near the development.

No existing ground or surface water quality monitoring stations are known by the applicant to be on or near the subject property.

Section 736.3.9.2 Describe in terms of appropriate water quality parameters the existing surface water quality conditions on and abutting the project site.

The existing surface water quality conditions of the site are not known at the current time. Much of the site has been used for agriculture uses. The area has not been identified by SWFWMD as requiring any reduction in nutrient/pollutant loading.

Section 736.3.9.3 Provide the existing surface water pollutant loading rates for the site based on site-specific data and/or literature sources.

The existing pollutant loading rates of the site are not known at the current time. Much of the site has been used for agriculture uses. The area has not been identified by SWFWMD as requiring any reduction in nutrient/pollutant loading.

SECTION 736.3.10 SURFACE WATER—POSTDEVELOPMENT CONDITIONS

Section 736.3.10.1 Identify any potential sources and the significance of pollution to the surface waters of the development area which could adversely affect the quality of water resources.

Much of the site has been used for agriculture uses. The area has not been identified by SWFWMD as requiring any reduction in nutrient/pollutant loading.

No known, unusual pollutant sources exist on or adjacent to the subject parcel. The on-going agricultural practices on the site generate normal agricultural discharges and pollutant loadings.

Section 736.3.10.2 Estimate post-development pollutant loading rates of the surface waters and compare with pre-development loading rates.

The proposed master stormwater management system will consist of lakes and wetlands, designed to collect and treat stormwater runoff from the project area. Stormwater treatment for the project will meet or exceed the Manatee County Land Development Code and SWFWMD design criteria. Postdevelopment pollutant loading rates should decrease when compared to pre-development loading rates, as there is currently no stormwater treatment system in place for the existing agricultural operation located within the project area.

Section 736.3.10.3 Provide a surface water quality monitoring program for the development which identifies proposed monitoring stations, frequency of sampling, parameters and method for reporting results.

The following Surface Water Quality Monitoring Methodology is proposed:

All points of measurable surface water discharge from the property boundaries shall be monitored. At each of the stations, during each sampling event, one (1) grab sample shall be collected at each station, prepared, and transported to a DOH approved laboratory for chemical analysis. In addition, in-situ field parameters will be measured using calibrated field meters, and a staff gauge will be placed at each sample station and read during each monitoring event. All field measurements, field sampling and laboratory analysis shall be conducted in accordance with Chapter 62-610, Florida Administrative Code.

Sampling events will be performed following storm events that create runoff. All discharge sampling stations will be monitored following a storm event using methodologies approved by the U.S. EPA for stormwater sampling associated with the NPDES permitting process. Samples will be taken twice annually, once during the wet season (June through September) and once during the dry season (October through May).

PARAMETERS TO BE MONITORED: GENERAL FIELD OBSERVATIONS:

- global positioning system coordinates (degree, decimal; hours, minutes, seconds) of each station

IN-SITU PARAMETERS:

- specific conductance
- temperature
- dissolved oxygen
- pH
- water depth (staff gauge)

GRAB SAMPLES:

- chlorides
- nitrate
- nitrite
- total nitrogen
- total Kjeldahl nitrogen
- total phosphorus
- orthophosphate
- total coliform
- fecal coliform
- BOD-5
- Chlorophyll A, corrected
- ammonia
- lead
- zinc

- copper
- mercury
- nickel
- arsenic
- cadmium
- chromium
- primary organics (pesticides and herbicides)

Due to low expectations of the following parameters being present and due to their extreme expense, we propose to sample: primary organics, As, Cd, Cr, Cu, Pb, Hg, Ni, and Zn, during the first year (wet/dry season) only. If an incidence high enough to warrant further sampling of any of these parameters is discovered, additional sampling will be performed as warranted. If it is believed it is not warranted, and so agreed by County staff, no additional monitoring of these parameters will be performed.

CONSTRUCTION PHASE MONITORING:

During the construction phase of the project, the "Existing Condition Monitoring" will be on going. In addition, turbidity will be monitored daily relative to all existing surface water discharge points, and any other created discharge points when construction activities are occurring within their contributing water sheds. Reports will be submitted to Manatee County on a bi-weekly basis. In accordance with the FDEP Notice of Intent to Use A generic Permit for Stormwater Discharge from Large and Small Construction Activities, all aspects of the Stormwater Pollution Prevention Plan shall be followed. A qualified inspected (provided by the operator) shall inspect all points of discharge into surface waters of the State or MS4; disturbed areas of the construction site that have not been finally stabilized; areas used for storage material that are exposed to precipitation; structural controls; and locations where vehicles enter or exit the site, a least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches of greater.

If any water quality violation occurs, construction in that basin will be halted, Manatee County notified, the source found and a solution identified and initiated prior to construction being re- initiated.

POST-DEVELOPMENT CONDITION MONITORING:

In order to gather post development condition surface water quality data, surface water discharge stations will be monitored using the Existing Condition Monitoring locations and methodology. If additional site discharge points are designed into the stormwater management systems, additional monitoring stations may be required as per input from Manatee

County staff. Post Development Condition Monitoring will continue until one (1) year beyond project build-out and will be performed at the same frequency as the Existing Condition Monitoring program.

WATER QUALITY REPORTING:

When providing water quality data reports to Manatee County, not including Constructing Phase Monitoring reports, in addition to the annual sampling data required, the reports shall include all sampling data conducted on this site from previous years to evaluate any trends occurring with the project.

Section 736.3.10.4 Indicate what measures would be utilized in the proposed drainage system to ensure acceptable water quality.

The proposed master stormwater management system will consist of lakes and wetlands designed to collect and treat stormwater runoff from the project area. Stormwater treatment for the project will meet or exceed the Manatee County Land Development Code and SWFWMD design criteria. The proposed stormwater lakes will incorporate current standard methods for stormwater treatment including wet detention (e.g., littoral zone plantings). Outfall control structures will incorporate baffle/skimbers and/or sediment sumps to remove floating or suspended solids, oils, and greases.

SECTION 736.3.11 GROUNDWATER--EXISTING CONDITIONS

Section 736.3.11.1 Indicate any groundwater quality monitoring stations existing on and near the development site.

There are no groundwater quality monitoring stations existing on or near the development site.

Section 736.3.11.2 Describe in terms of appropriate water quality parameters the existing groundwater conditions on and abutting the project site.

The water quality parameters of the ground water on the site and on abutting properties are not known. However, currently and in the past, the site and adjacent properties have been in agricultural uses, consisting of row crop and cattle pasture. Nothing but the normal agricultural ground water conditions typically associated with these historic land use activities are anticipated.

SECTION 736.3.12 GROUNDWATER--POSTDEVELOPMENT CONDITIONS

Section 736.3.12.1 Identify any potential sources and the significance of pollution to the groundwater of the development area, which could adversely affect the quality of water resources.

No potential significant pollution sources to either the ground waters or surface waters are known to be on or adjacent to the project area.

SECTION 736.3.13 FLOODPLAINS

Section 736.3.13.1 If any structures and roadways are proposed within the 100- year flood prone area as identified by FEMA, indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume.

The proposed Stormwater Management System will provide additional storage above and beyond what is currently existing on the site. Furthermore, the areas included within the floodplain on-site are essentially limited to the onsite wetlands, much of which will be preserved in its existing state and will not generate any floodplain impacts. AdICPR modeling will be utilized to show that there are no adverse offsite impacts to any surrounding areas due to the development of Trevesta.

Section 736.3.13.2 Identify all areas within the 25-year floodplain.

Not applicable. The project area is not located within the limits of a 25-year floodplain.

SECTION 736.3.14 HISTORICAL AND ARCHAEOLOGICAL SITES

Section 736.3.14.1 Describe any known historical or archaeological sites on the development site. Provide a letter from the Department of State, Division of Historical Resources (DHR) which includes:

A list of archaeological and historic sites located within the development site

The results of any site surveys and,

Whether a site survey is needed

A Cultural Resource Assessment Survey was completed on the site and no cultural resource were identified within the project boundaries.

Section 736.3.14.2 If available, indicate the results of any archaeological or historical survey conducted for the development site.

Please see the attached Cultural Resources Assessment letter from State of Florida, Division of Historical Resources.

SECTION 736.3.15 PUBLIC FACILITIES

SECTION 736.3.15.1 TRANSPORTATION

Section 736.3.15.1.1 METHODOLOGY

The applicant shall use the Transportation Methodology Statement that has been approved by the Manatee County Planning Department.

Please see the attached Traffic Analysis prepared by Kimley-Horn and Associates which contains the Methodology Statement.

SECTION 736.3.16 WATER SUPPLY

Section 736.3.16.1 Provide a general description of the type of potable water system or combination of systems, available within the development area.

Potable water will be provided by Manatee County via a connection to the existing 16 inch water main on the south side of Erie Road. Please refer to Sheets 6-16 of the Preliminary Site Plan for a proposed routing of the internal water main system.

Section 736.3.16.2 Project water usage for the proposed development, in accordance with the Manatee County Comprehensive Plan standards.

The Manatee County Utility Flow Contribution Table provided by County staff on August 19, 2013, was used to determine projected water use.

The proposed potable water usage for the project is as follows:

- **803 Single Family Units – 192,720 GDP**
- **300 Multi-Family Units – 48,000 GPD**
- **100,000 SF Commercial – 12,000 GPD**
- **TOTAL – 252,720 GPD**

SECTION 736.3.17 NON-POTABLE WATER--EXISTING CONDITIONS

Section 736.3.17.1 Provide a general description of the type of non-potable water system (e.g., private wells) existing within the development area.

There are existing wells on-site; however, they have not been located by

survey. A specific location of the wells will be provided with the Final Site Plan and any existing wells proposed to be abandoned will be abandoned by a licensed well drilling contractor.

SECTION 736.3.18 NON-POTABLE WATER — POST-DEVELOPMENT CONDITIONS

Section 736.3.18.1 Project average daily non-potable water demands generated by the proposed development. Indicate any large consumers of water (e.g., domestic irrigation) and seasonal peaks. Specify what consumption rates have been assumed in this analysis.

Non-potable water will be utilized for irrigation of the home landscapes, buffer and common areas. The proposed demand is not known at this time, but will be provided with the Final Site Plan. This will also be approved by SWFWMD through the Water Use Permitting process.

Section 736.3.18.2 Identify the non-potable water sources to meet project demands (e.g., proposed wells). Provide pumping rates (average and maximum) for each existing and proposed well within the development area.

The anticipated non-potable water source for the project will be provided via pumping from on-site stormwater ponds, and wells to recharge the lakes. All drawdown will be within parameters set forth by SWFWMD and Pumping Rates for the wells will be subject to Water Use Permitting by SWFWMD. Details of the pumping rates are not known at this time, but will be provided with the Final Site Plan.

SECTION 736.3.19 WASTEWATER MANAGEMENT

Section 736.3.19.1 Provide a general description of the wastewater treatment and disposal system, or combination of systems available within the development area (e.g., septic systems or central system(s)).

The proposed development will be served by on-site gravity mains which direct all wastewater flows to on-site pump stations. Discharge from the on-site pump stations will be directed via force main to the existing 16 inch force main located on the north side of Erie Road.

SECTION 736.3.20 WASTEWATER MANAGEMENT-POST-DEVELOPMENT CONDITIONS

Section 736.3.20.1 Project wastewater generation for the proposed development by land use classification. These projections are to be based on County infrastructure standards.

The Manatee County Utility Flow Contribution Table provided by County staff on August 19, 2013, was used to project wastewater

generation.

The projected Wastewater Demand for the project is as follows:

- 803 Single Family Units – 228,855 GPD
- 300 Multi-Family Units – 57,000 GPD
- 100,000 SF Commercial – 10,000 GPD
- TOTAL – 295,855 GPD

Section 736.3.20.2 If applicable, generally describe the volumes, characteristics and pre-treatment techniques of any industrial or other effluents prior to discharge from proposed industrial-related use(s).

The project does not contain any industrial processes or land uses.

SECTION 736.3.21 SOLID WASTE MANAGEMENT

Section 736.3.21.1 Provide a general description of the solid waste management system, including methods of collection and disposal, existing within the development area.

Solid waste management will be provided by Manatee County's contract hauler, with service to individual homeowners. Properly sized and located dumpsters will be made available for the recreational areas, multi-family areas and commercial areas.

Section 736.3.21.2 Identify any proposed uses that are potential generators of hazardous waste. Hazardous waste has been defined by EPA as any substance that exhibits ignitable, corrosive, reactive and/or toxic properties. Identify the proper on-site handling and temporary storage procedures for any hazardous waste that may be generated on site, in accordance with local, regional, state, and federal hazardous waste programs. Discuss provisions that will be made for disposal of these hazardous materials.

The project does not propose any uses that are potential generators of hazardous materials as defined by EPA.

SECTION 736.3.22 EDUCATION

SECTION 736.3.22.1 SITE SELECTION

Section 736.3.22.1.1 If any school facilities and/or sites within the project boundaries are proposed to be dedicated to the Manatee County School Board, the applicant shall meet with representatives from the School Board prior to submittal of the application to discuss site suitability and any other relevant issues.

There are no areas or sites proposed to be dedicated to Manatee County School Board.

Section 736.3.22.1.2 Indicate what existing public schools would serve the development area. Identify any present excess student capacities within these schools that would be available for the proposed development.

Please refer to the attached Preliminary School Concurrency Letter, which has been provided to the County.

Section 736.3.22.1.3 Based on the demographic information given, estimate the number of school-aged children by development phase that would be attending public schools.

Please refer to the attached Preliminary School Concurrency Letter, which has been provided to the County.

Section 736.3.22.1.4 Attach a letter from the Manatee County School Board, acknowledging approval of the public school age population estimates given above, and providing a statement of what capital improvements would be necessary to accommodate these students for each phase of development.

The Preliminary School Concurrency Letter is attached as Exhibit.

Section 736.3.22.1.5 Indicate any school facilities and/or sites within the project boundaries which are proposed to be dedicated to the Manatee County School Board. Describe the suitability of each proposed site dedication to support a school based on size and configuration criteria and other aspects including environmental, drainage, transportation and land use compatibility. Discuss what measures will be taken to reduce or eliminate any potential compatibility conflicts.

No school sites or facilities are proposed within the project boundaries.

Section 736.3.22.1.6 Indicate any private and/or proprietary schools proposed within the project boundaries. Identify type of school, student capacity, schedule of facility utilization, and service area. In addition, for each proposed school facility, estimate the number and percentage of students drawn from individual counties.

No private school sites or facilities are planned within the development.

SECTION 736.3.23. RECREATION

Section 736.3.23.1 If any park facilities and/or sites within the project boundaries are proposed to be dedicated to Manatee County, the applicant shall meet with representatives from the County's Parks and Recreation Department prior to submittal of the application to discuss site suitability and any other relevant issues.

There are no public park facilities or sites within the project boundary that will be dedicated to Manatee County.

Section 736.3.23.2 Inventory any existing passive and active recreation facilities or open space areas within the development area. Indicate whether public access to these areas is currently provided.

No existing recreation facilities are present on the site.

Section 736.3.23.3 Indicate any recreational areas within the development that would not be dedicated to Manatee County. Provide information on each of these recreational areas as follows:

Type of recreational area (active vs. passive) Acreage of the recreational area

The development stage in which the recreational area would become operational

The entity or entities responsible for the operation and maintenance of the recreational area

The users (residents vs. open to the general public)

All of the proposed recreational amenity sites will be restricted to use by the residents only. The site design provides for a 4-acre centrally located recreation amenity in the eastern portion of the site. These facilities will include such uses as a pool, clubhouse, playground, play fields, gathering spaces, etc.

These facilities will be maintained by CDD or HOA.

SECTION 736.3.24 EMERGENCY SERVICES

Section 736.3.24.1 Provide a letter of service availability and capacity from the appropriate ambulance service for the proposed project. This letter should contain a statement of the ambulance service's ability to provide service with adequate emergency response time as the project is currently phased.

The letter has been requested from Manatee County EMS.

SECTION 736.3.25 FIRE PROTECTION

Section 736.3.25.1 Provide correspondence from the appropriate fire protection agency indicating: (1) whether or not the present facilities and manpower of the department are capable of serving the project with adequate emergency response times as the project is currently phased, and (2) what additional manpower and equipment the project would require.

Approval from the North River Fire District is attached.

Section 736.3.25.2 Identify any proposed on-site facilities or services (e.g., land dedication for fire station, private fire protection service, built- in fire protection systems) that would be utilized to compliment public protection and safety services. Provide an estimated percentage of total service that would be provided by private fire protection services.

No on-site facilities or private fire protection services are proposed.

Section 736.3.25.3 Identify any proposed development that would create a demand beyond present fire flow capabilities (sustained and immediate). Indicate what steps (e.g., sprinkler system) would be taken to ensure adequate fire protection for this development.

The proposed potable water system will be designed to accommodate required fire flows for the project. No demand beyond present fire flow capabilities is expected.

SECTION 736.3.26 POLICE PROTECTION

Section 736.3.26.1 Identify any proposed on-site facilities or services (e.g., private security service, built-in alarm systems) that would be utilized to compliment public protection and safety services.

With the exception of individual homeowners providing for private security service, no other on-site security facilities are proposed.

SECTION 736.3.27 HURRICANE EVACUATION

Section 736.3.27.1 Provide a breakdown of proposed land uses to be located within Category 1, 2 and/or 3 storm zones.

There are no proposed units within these storm zones.

Received
SEP 09 2014
ZONING

EXHIBIT – 1

**PRELIMINARY SITE PLAN
(PSP) INCLUDING:**

- **AERIAL PHOTO SHOWING SITE & LAND
USES (SHEET 3)**
- **EXISTING DRAINAGE CONDITIONS MAP
(SHEET 5B)**
- **MASTER UTILITY & ROADWAY MAP
(SHEETS 7 – 16)**

EXHIBIT – 3

FLORIDA DEPARTMENT OF THE STATE, DIVISION OF HISTORICAL RESOURCES (DHR) LETTER:

(DATED AUGUST 22, 2005)

Received

SEP 09 2014

ZONING

204073



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

RECEIVED
AUG 29 2005
BY:

Ms. Marion Almy
Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, FL 34240

August 22, 2005

Re: DHR Project File No. 2005-8774 / Received by DHR: August 17, 2005
Cultural Resource Assessment Survey, Pennington Park, Manatee County, Florida

Dear Ms. Almy:

Our office received and reviewed the above referenced survey report in accordance with procedures outlined in Chapters 267 and 373 of the *Florida Statutes*, for possible adverse impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places (NRHP)*.

In June 2005, Archaeological Consultants, Inc. (ACI) conducted an archaeological and historical cultural resource assessment survey of the Pennington Park project area on behalf of Zoller, Najjar & Shroyer, LC. No cultural resources were identified within the project area during the investigation.

It is the opinion of ACI that the proposed development will have no effect on cultural resources listed or eligible for listing in the *NRHP*, or otherwise of historical, architectural or archaeological value. ACI recommends no further investigation of the subject parcel.

Based on the information provided, our office concurs with these determinations and finds the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative Code*.

If you have any questions concerning our comments, please contact Beth Chambless, Historic Sites Specialist, by phone at (850) 245-6333, or by electronic mail at ejchambless@dos.state.fl.us. Your continued interest in protecting Florida's historic properties is appreciated.

Sincerely,

for Laura A. Kammerer
Frederick P. Gaske, Director, and
State Historic Preservation Officer

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

- Director's Office (850) 245-6300 • FAX: 245-6436
- Archaeological Research (850) 245-6444 • FAX: 245-6136
- Historic Preservation (850) 245-6333 • FAX: 245-6137
- Historical Museums (850) 245-6400 • FAX: 245-6433
- Southeast Regional Office (954) 467-4990 • FAX: 467-4991
- Northeast Regional Office (904) 825-5045 • FAX: 825-5044
- Central Florida Regional Office (813) 272-3843 • FAX: 272-2340

EXHIBIT – 4

ENVIROMENTAL SUPPLEMENT BY:

**ECO CONSULTANTS OF
SARASOTA, INC.**

Received
SEP 09 2014
ZONING

Trevesta

MANATEE COUNTY LAND DEVELOPMENT CODE Section 719 Environmental Report

Revised: September 2014

Prepared for:

Kolter Land Partners
8875 Hidden River Parkway
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 mixed use development on the 441-acre Trevesta property, which is located east of I-75 and south of 69th Street East, in Sections 33, Township 33S, Range 18E, Manatee County. Currently, the subject parcel is mostly undeveloped and contains a mix of improved pasture, row crops, greenhouses, upland mixed hardwood forests, agricultural ditches, ponds, a borrow pit, forested wetlands, shrub and freshwater marsh wetlands, a transmission tower, and one single family home near 69th Street East.

Onsite jurisdictional wetlands and surface waters were delineated and flagged by E Co Consultants, Inc. (E Co) and revised by Mr. Cory Catts, Senior Environmental Scientist, from Southwest Florida Water Management District (SWFWMD) on May 5 and 6, 2014 as part of Formal Determination of Wetlands and Surface Waters from SWFWMD being pursued by the applicant. As part of this process, a site visits were held on May 6th and 7th to verify the jurisdictional wetland boundaries. A survey of the verified wetland boundaries will be submitted to SWFWMD, when completed, to finalize the process.

The following report addresses items found in the Manatee County Land Development Code (LDC) Section 719 and Section 3.3, Policies, Goals and Objectives of the Manatee County Comprehensive Plan 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 (FLUCCS)". Attachment 1 is an aerial photograph that illustrates the approximate locations and acreages of wetlands and uplands within the Trevesta property and 500 feet from the property .

Habitat descriptions by wetland are summarized in the Trevesta Ecosystem Management Plan attached to this report. The exception is to the wetlands or portions of wetlands that will be impacted by the proposed development project. Summaries of Assessment Areas for those wetlands that only have minor impacts are summarized in the Uniform Mitigation Assessment Method (UMAM), pursuant to Chapter 62-345, F.A.C., impact data sheets attached. The exception is three wetlands, Wetlands V, W and X which will be wholly impacted by the proposed development. Wetland V is a low quality, pasture wetland located at the northwest corner of the existing borrow pit. The excavation of the existing borrow pit significantly altered the function and value of Wetland V. Wetland V is dominated by bahiagrass (*Paspalum notatum*), with sparse area of dotted smartweed (*Polygonum punctatum*), coinwort (*Centella* sp.), lemon bacopa (*Bacopa caroliniana*). Wetland V is a wetland with a functional scope of 3 or less for location/landscape, water environment and vegetation. Wetland impacts and UMAM analyses are discussed further sections of this report.

Wetland and Other Surface Water Habitats

FLUCCS Code 510 Streams and Waterways

Vegetation: Several excavated agricultural ditches with sandy bottoms containing various amounts of herbaceous vegetation are present throughout the subject parcel. There are also two excavated agricultural irrigation ponds within active and fallow row crop lands. These two ponds are actively used for irrigation on row crops.

Impacts: These are all excavated features associated with historical agricultural activity.

Hydrology: Agricultural ditches most likely flow in response to rain events.

Wildlife: The on-site agricultural ditches provide very limited habitat for wildlife.

FLUCCS Code 523 Lakes Greater than 10 Acres, Less than 100 Acres

Vegetation: A large borrow pit is located on the subject parcel. It is ringed by a herbaceous littoral zone containing both nuisance/exotic and native wetland species.

Impacts: This is an excavated borrow pit most likely utilized for the construction of I-75.

Hydrology: This pit has a permanent hydrology.

Wildlife: The borrow pit most likely supports common wading birds, ducks, reptiles, amphibians and fish.

FLUCCS Code 524 Lakes Less than 10 Acres

Vegetation: There are four excavated ponds less than 10 acres on the subject property. These ponds contain some littoral vegetation dominated nuisance/exotic species.

Impacts: These are excavated ponds.

Hydrology: The ponds have a permanent hydrology.

Wildlife: The ponds may support a small population of reptiles, amphibians and fish.

FLUCCS Code: 641 Freshwater Marsh

Vegetation: Freshwater marshes within the Trevesta property are limited, with Wetlands A and X being the only freshwater marshes that are not interior cores to forested or shrub wetlands. Freshwater marshes are mostly vegetated with maidencane (*Panicum hemitomon*), primrose willow (*Ludwigia peruviana*), dotted smartweed, dollarweed (*Centella asiatica*), pickerelweed (*Pontederia cordata*), and few arrowhead (*Sagittaria lancifolia*), softrush (*Juncus effusus*) and cord grass (*Spartina bakeri*). Wetland X is also dominated by paragrass (*Urochloa mutica*).

Impacts: Wetlands A and X onsite have been significantly impacted by the surrounding agricultural activity, including cattle grazing, farming, and ditching. Marshes interior to forested wetlands vary in quality depending on their proximity to agricultural field and Interstate 75.

Hydrology: Freshwater marshes on the subject parcel exhibit semi-permanent and seasonal hydroperiods.

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

FLUCCS Code: 630 Wetland Forested Mixed

Vegetation: Areas of forested wetland are present on the subject parcel, especially on the southern half. 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*), popash (*Fraxinus caroliniana*), and cabbage palm (*Sabal palmetto*). Brazilian pepper (*Schinus teribinthifolius*) is also present around the perimeter of these areas. Interior to several of these wetlands are moderate to significant coverage of primrose willow, as well as areas of cattails (*Typha* sp.). Portions of the forested wetlands onsite site have cores that are dominated by shrub species including Carolina willow and buttonbush. Additional areas have freshwater marsh and open water cores.

Impacts: The forested wetland areas onsite have been impacted to varying degrees by surrounding agricultural activity, including cattle grazing, farming, and ditching, which has altered their hydroperiods.

Hydrology: These wetlands also have varying degrees of impact to their historical hydroperiod that have resulted from historical agricultural and ditching activities. Wetlands close to pastures, row crops and Interstate 75 are typically the wetlands with the most edge effect or hydrologic stress.

Wildlife: The forested wetland systems onsite most likely provide cover for medium and small mammals and may support a small population of reptiles, amphibians, and fish during the wet season. Open areas and shrub dominated wetland cores are also suitable for regionally common wading birds including white ibis (*Eudocimus albus*), glossy ibis (*Plegadis falcinellus*) and various species of heron.

FLUCCS Code: 631 Wetland Shrub

Vegetation: Wetland W is the single wetland that is dominated by shrub species, particularly Brazilian pepper. There are small areas of Carolina willow and buttonbush, as well as few laurel oaks.

Impacts: This wetland has been significantly altered from historical and ongoing agricultural activities, the construction of 69th Street East, and powerline utilities. There is very limited areas of native vegetation in this wetland.

Trevesta
Manatee County Land Development Code
Revised Section 719 Environmental Report
 September 2014
 Page 4

Hydrology: The hydroperiod of this wetland has been significantly altered from historical agricultural activities. The result is a significant reduction in native plant species, and the establishment of Brazilian pepper throughout the wetland.

Wildlife: The dominance of Brazilian pepper in this wetland has significantly reduced the potential utilization of wildlife.

Table 1. Wetland Acreages

Wetland ID	Acreage
A	1.76
B	1.20
C	1.90
D	0.68
E	3.33
F	8.83
G	0.80
H	1.39
I	6.34
J	4.31
K	1.06
L	1.39
M	1.39
N	9.97
O	0.22
P	0.77
Q	2.33
R	1.96
S	0.45
T	11.34
U	9.98
V	2.87
W	0.42
X	0.87
Total	75.52

Table 2. Other Surface Water Acreages

OSW ID	Acreage
OSW-1	0.65
OSW-2	1.33
OSW-3	0.04
OSW-4	0.11
OSW-5	0.17
OSW-6	0.03
OSW-7	0.04
OSW-8	50.97
OSW-9	0.04
OSW-10	0.13
OSW-11	1.14
OSW -12	0.28
OSW-13	0.20
OSW-14	0.09
OSW-15	0.22
OSW-16	0.24
OSW-17	0.04
Total	56.06

Upland Habitats

FLUCCS Code 110 Low Density Residential

There is one single family home in the northeast portion of the subject parcel.

FLUCCS Code 211 Improved Pasture

There are areas of improved pasture vegetated with bahia grass (*Paspalum notatum*) throughout the subject parcel.

FLUCCS Code 214 Row Crops

Areas of row crops are present in the north central portion of the project area.

FLUCCS Code 240 Nurseries and Vineyards

Green houses are located in the north central portion of the project area.

FLUCCS Code 438 Mixed Hardwoods

Areas of mixed hardwoods are present in the southern portion of the subject parcel. These areas contain a mixture of Live oak (*Quercus virginiana*), laurel oak, and cabbage palm. Understory vegetation in these areas is comprised of saw palmetto (*Serenoa repens*), small cabbage palm, wild coffee (*Psychotria nervosa*), and beautyberry (*Callicarpa americana*).

FLUCCS Code 821 Transmission Towers

There is a transmission tower in the west central portion of the project area.

Off-site Wetland and Upland Habitats

North

This site is bordered on the north by 69th Street East (810), low density residential (110), and wetland forested mixed (630).

West

To the west of this project are I-75 (814) and wetland forested mixed (630).

South

The southern boundary is adjacent to lakes less than 10 acres (524), a railroad track (812), wetland forested mixed (630), and upland mixed hardwoods (438).

East

To the east are electrical power transmission lines (832), wetland mixed forested (630), low density residential (110), medium density residential (120), and lakes less than 10 acres (524).

Conservation Easements and Ecosystem Management Plan

It is anticipated that a conservation easement will be placed over onsite wetlands, wetland buffers upland forested habitat to be preserved. E Co has also prepared an Ecosystem Management Plan (Attachment 2) that summarizes the current conditions of wetland, buffers and upland preservation areas proposed to be preserved, as well as management strategies to enhance wetlands, buffers and preserved uplands in perpetuity.

Protected Species

E Co 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. One eagle nest is mapped on the subject parcel by the Florida Fish and Wildlife Conservation Commission. The last time this nest was documented to be active was 1997, and is considered abandoned. It was surveyed as late as 2013 by FWC and no activity was observed. This was confirmed by field surveys described below.

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

As part of the project design, almost 90% of onsite wetland, totaling 67.60 acres, will be preserved along with 30-foot buffers, totaling 22.95 acres, and 17.13 acres of native upland forested habitat. The design will also include a series of wildlife "critter" crossings constructed under several roadways to allow for terrestrial wildlife movement throughout wetland and upland preserves onsite, and to native habitat conservation lands to the east and south (Attachment 2). The enhancement of onsite wetland, buffers and upland preservation areas, and the in perpetuity management of these lands, as outlined in the Trevesta Ecosystem Management Plan, will significantly improve the function and values of these areas including improved habitat for wildlife foraging, loafing and movement. This will be an overriding public benefit to the citizens of Manatee County consistent with Policy 3.3.1.1. of the Manatee County Comprehensive Plan.

Proposed Impacts to Wetlands and Other Surface Waters

E Co has worked closely with Morris Engineering and Kolter Land Group (Applicant) to design the proposed development community that avoids and minimizes impacts to wetlands and buffers pursuant to the Manatee County Comprehensive Plan, Section 3.3 Goals, Objectives and Policies, as well as Section 719 of the Manatee County Land Development Code. Subsequent to the initial PSP submittal, E Co and Morris Engineering met with the Manatee County Environmental Planning Division Manager to review site design and avoidance and minimization of wetland and buffer impacts. The meeting prompted a redesign of the Trevesta community to significantly reduce impacts to wetlands and completely remove buffer impacts beyond those that occur adjacent to wetland impact areas.

In total, the project will impact 7.92 acres of wetlands within the Trevesta community. UMAM analyses were completed in accordance with SWFWMD regulations, and impact data sheets that summarize and quantify impacts attached to this report (Attachment 3). In total, the project will have a Functional Loss of 3.28 units resulting from the impacts to 7.92 acres of wetlands. A significant portion of the wetland impacts will result from the future Manatee County Buffalo Road right-of-way (ROW) alignment that will either directly fill portions of wetlands or sever hydrologic connections to wetlands that will render these wetlands non-viable. The wetland impacts from Buffalo Road include Wetlands J, K, O, R and S. The ROW will fill the core of Wetland R and sever the remaining portion of Wetland R and the flowway R/T from rendering these areas non-viable. The northern portion of Wetland R and the flowway

connecting to Wetland T are lower quality wetland that become dominated by Brazilian pepper and cabbage palms as this wetland narrows. Wetlands J, K and O impact areas are moderate to lower quality portions of these wetlands. In total, Buffalo Road will impact 2.10 acres. Alternative alignments of Buffalo Road ROW by Morris Engineering identified greater wetland impacts, and impacts to higher quality portions of onsite wetlands. The proposed Buffalo Road ROW and an alternative analysis identifying the proposed ROW as least impactful is consistent with Policy 3.3.1.1.

Impacts to three of the five areas of Wetland F, and to the outer edges of Wetlands G, H and N will result from roadways that are necessary to provide reasonable access to a significant portion of the property. In addition, these roadways are necessary to allow for emergency vehicle access to the future communities. Roadway geometry and public safety have also dictated where the roadway alignments occur. Every effort has been made to move roadways to avoid and then minimize wetland impacts. In all roadway related wetland impacts, the impacts occur to the extreme periphery of these wetlands that are typically lower quality, support significant coverage by Brazilian pepper and are transitional areas to uplands. These impacts areas were previously larger where residential lots were removed to further avoid wetland impacts.

The remaining wetland impacts to Wetlands U, V, W and X are to low quality wetlands that all have an overall quality score of three or less for the UMAM analysis. Wetland U is highly disturbed from its proximity to historical row crop fields that have resulted in alterations to this wetland's hydroperiod (over inundation) and expanding coverage of nuisance vegetation throughout the wetland. The impacts from residential lots have been reduced as Morris Engineering worked towards pushing lots north to avoid and then minimize wetland impacts. With respect to these low quality wetland impacts, the project will be providing an overriding public benefit by enhancing and managing in perpetuity wetlands that have long term viability and will provide significantly high wetland function, particularly for wildlife utilization. Mitigation to offset wetland impacts as summarized below.

Wetland V is a very low quality, non-viable pasture wetland that has historically been altered from the excavation of the borrow pit. This wetland is largely bahiagrass with marginal hydrology and few desirable wetland plant species. A significant portion of this wetland will be impacted by necessary infrastructure including a roadway and storm water pond. The loop road that will impact a portion of this wetland is to provide emergency access to this area. The impact to this non-viable wetland and the enhancement and preservation of higher quality wetlands and uplands is an overriding public benefit in the post project condition.

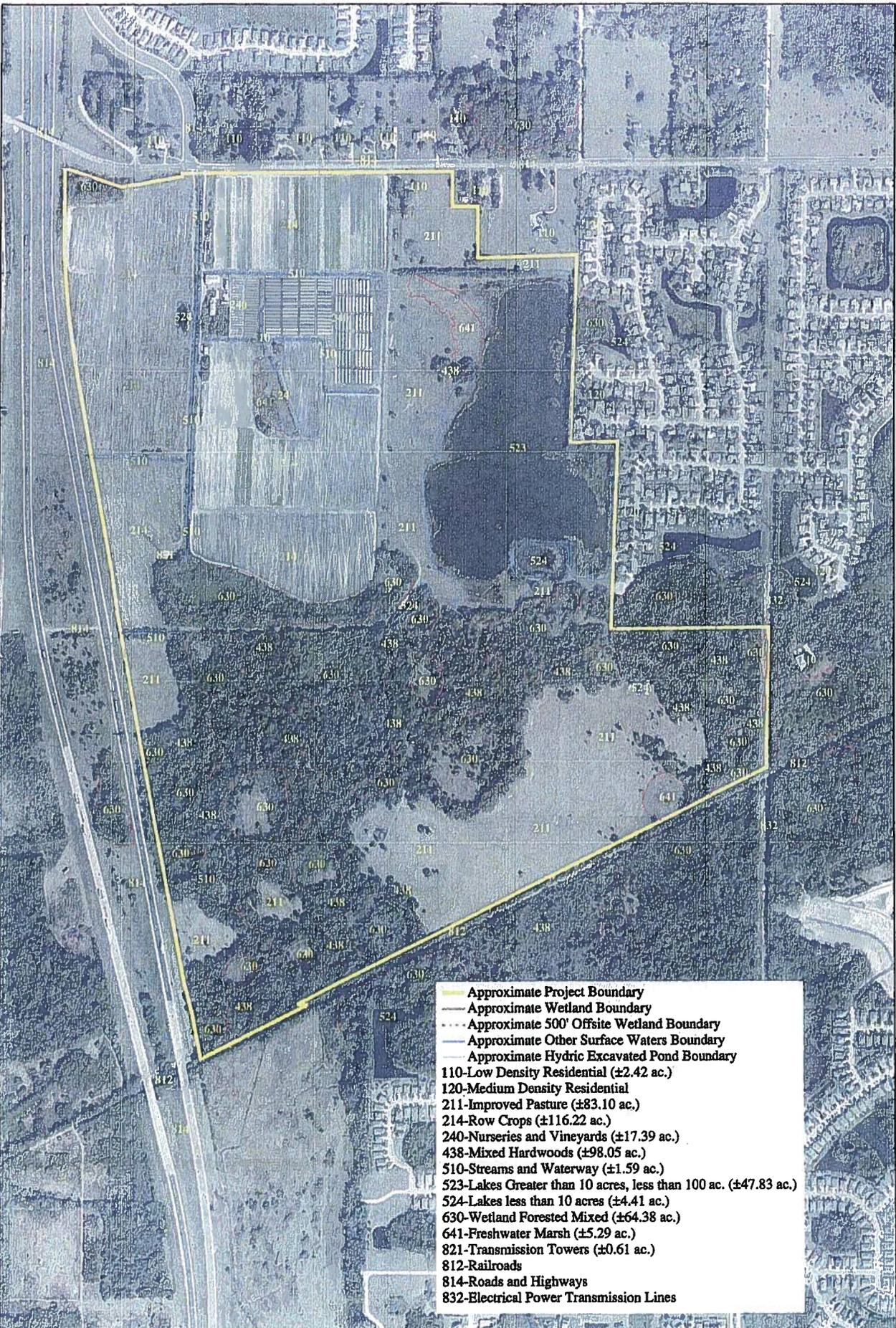
Wetlands W and X are also both non-viable wetlands with a UMAM score of three or less. Wetland W has historically been impacted by agricultural activities and the construction of 69th Street East. This wetland is dominated by Brazilian pepper. The project will impact this wetland to construct a storm water pond that is necessary infrastructure to treat roadway runoff. Wetland X is also a highly disturbed wetland that is dominated by nuisance plant species including paragrass. There is spoil material and other historical agricultural impacts that have significantly altered the hydroperiod of this wetland. While this wetland will have some impacts from residential lots, the bulk of the impacts will result from necessary infrastructure associated with construction of roadways and storm water ponds.

Similar to Wetland V, the impact to these non-viable wetlands and the enhancement and preservation of higher quality wetlands and uplands is an overriding public benefit in the post project condition.

Proposed Wetlands Mitigation

Almost 90% of onsite wetlands, totaling 67.60 acres, will be enhanced and preserved in perpetuity along with 30-foot buffers, totaling 22.95 acres, and 17.13 acres of native mixed hardwood forested uplands. In all lands proposed for preservation, the project will remove nuisance vegetation and replant buffers consistent with short term and long term management strategies outlined in the attached Trevesta Ecosystem Management Plan. All wetland enhancement areas will count toward mitigation to offset the 7.92 acres of avoided and minimized wetland impacts. In addition, the 17.13 acres of upland preserve areas will count to mitigation to offset unavoidable wetland impacts. Attachment 4 including UMAM data sheets that summarize and quantify UMAM analyses for Wetlands F, T and U, totaling 28.60 acres, and the 17.13 acres of upland preservation areas. The three wetlands UMAM'd provide a Functional Lift of 1.94 units, and the 17.13 acres upland preservation areas will provide a Functional Lift of 5.48 units. If additional Functional Lift is necessary, additional enhancement areas can be UMAM'd. There is also opportunity within the site plan to incorporate wetland restoration/creation if these are identified as necessary during the future SWFWMD SWERP application process. The preserved wetlands and uplands, and the incorporation of wildlife "critter" crossings will significantly improve wildlife habitat utilization and corridors. The preservation of these areas in perpetuity will also protect these native habitats, particularly the upland forested areas from future development.

Proposed mitigation summarized above and within the Trevesta Ecosystem Management Plan will result in a net environmental gain, as per 719.5.3(b) of the Manatee County LDC. The type and quantity of mitigation provided to Manatee County will be consistent with that required by the SWFWMD SWERP, as per 719.6.1 of the Manatee County LDC. Also, as noted above, the environmental benefit from the proposed mitigation to offset wetland impacts to largely lower quality and non-viable wetlands will provide an overriding public benefit to the citizens of Manatee County.



- Approximate Project Boundary
- Approximate Wetland Boundary
- Approximate 500' Offsite Wetland Boundary
- Approximate Other Surface Waters Boundary
- Approximate Hydric Excavated Pond Boundary
- 110-Low Density Residential (±2.42 ac.)
- 120-Medium Density Residential
- 211-Improved Pasture (±83.10 ac.)
- 214-Row Crops (±116.22 ac.)
- 240-Nurseries and Vineyards (±17.39 ac.)
- 438-Mixed Hardwoods (±98.05 ac.)
- 510-Streams and Waterway (±1.59 ac.)
- 523-Lakes Greater than 10 acres, less than 100 ac. (±47.83 ac.)
- 524-Lakes less than 10 acres (±4.41 ac.)
- 630-Wetland Forested Mixed (±64.38 ac.)
- 641-Freshwater Marsh (±5.29 ac.)
- 821-Transmission Towers (±0.61 ac.)
- 812-Railroads
- 814-Roads and Highways
- 832-Electrical Power Transmission Lines

Client: Kolter Land Partners
 Project: Pennington Parcel
 Title: Habitat Map
 Date: August 27, 2014



Sec: 33 Twp: 33S Rng: 18E
 Scale: 1"= 600'
 Date Drawn: 08/27/14
 Drawn by: CW



Trevesta
Ecosystem Management Plan for Preservation Areas
September 2014

The proposed management plan will provide for the removal of nuisance/exotic plant species, as identified by the Florida Exotic Pest Plant Council's List of Invasive Plant Species as Category I or Category II nuisance exotic plants, that currently exist or become re-established within the wetland enhancement and upland preservation areas for the life of the project. It will also provide for long term management to maintain the function of the systems to be preserved.

Preservation Area Descriptions

All wetlands, buffers and upland preservation areas illustrated on Attachment 1 and Morris Engineering Preliminary Site Plan will have nuisance/exotic plant species removed and controlled through the implementation of this management plan. Proposed mitigation to offset wetland impacts includes preservation and enhancement of wetlands, 30-foot buffers and Upland Preservation Areas. E Co Consultants, Inc. (E Co) completed a Uniform Mitigation Assessment Method (UMAM), pursuant to Chapter 62-345, F.A.C., for wetland impacts and mitigation. E Co UMAM'd Wetlands F, T, U and Upland Preservation Areas dominated by mixed hardwood forests. The UMAM Functional Lift for these UMAM areas total 7.22 units. The preservation and enhancement of onsite wetlands and upland preservation areas will provide a net ecological benefit to current site conditions, that will offset the wetland Functional Loss of 3.28 units from impacts to 7.92 acres of onsite wetlands wetland. The in perpetuity preservation and management will be a public benefit, and provide higher quality habitat for wildlife using the property as both loafing/foraging and as corridors to offsite preservation areas.

The current and proposed vegetation condition for each wetland preservation/enhancement area and the upland preservation areas are described below. No replanting of preservation areas are proposed at this time. Wetland and upland preservation areas will be allowed to naturally recruit based on desirable seed sources within the preservation areas once nuisance/exotic plant species are removed all preservation areas. If these removal areas do not recruit with desirable native plant species within two (2) years of removal, then the Permittee will have a qualified professional coordinate with Manatee County Natural Resources staff, and prepare and implement a replanting plan for preservation areas that need to be replanted to meet function and success criteria.

Wetland A – 1.76 acres: Wetland A is a disturbed freshwater marsh on the edge of exiting pastures. The marsh supports bahiagrass (*Paspalum notatum*) in the outer zones, with a mix of dotted smartweed (*Polygonum punctatum*), coinwort (*Centella* sp.), spadeleaf (*Centella asiatica*), softrush (*Juncus effusus*) and a few pickerelweed (*Pontedaria cordata*) within the core of this wetland. Once cattle are removed from the project and the wetland and buffer will be placed in conservation, it is anticipated that typical freshwater marsh plant species will recruit back into this wetland. There are desirable wetland plant species that are sparse, but will provide seed source. This wetland has limited native forested buffer.

Wetland B – 1.20 acres: Wetland B contains both shrub and forested vegetation. Wetland B is largely a shrub wetland dominated by Carolina willow (*Salix caroliniana*), buttonbush (*Cephalanthus occidentalis*) and wax myrtle (*Myrica cerifera*). The outer zones and transition area between the shrub cores are forested supporting species including red maple (*Acer rubrum*), American elm (*Ulmus*

americana), cabbage palms (*Sabal palmetto*) and laurel oaks. Groundcover species include pickerelweed, golden canna (*Canna flaccida*), and smartweed. Brazilian pepper (*Shinus terebinthifolius*) rings the perimeter, and primrose willow (*Ludwigia peruviana*) occurs within the deeper portions of this wetland. In the proposed condition, Brazilian pepper, primrose willow and all other nuisance/exotic vegetation will be removed. This wetland has moderate quality native forested buffers.

Wetland C – 1.90 acres: Wetland C is a forested wetland dominated by laurel oaks, American elm and cabbage palms. The core of the wetland supports Carolina willow. The understory lizard's tail (*Saururus cernuus*) and few pickerelweed. This wetland has limited coverage of Brazilian pepper and primrose willow which will be removed as part of this management plan. Similar to Wetland, this wetland has moderate quality forested buffers.

Wetland D – 0.68 acres: Wetland D is a small, somewhat disturbed forested wetland. The eastern portion of the wetland extends into the powerline easement and is a highly disturbed marsh wetland dominated by torpedo grass (*Panicum repens*) and some maidencane (*Panicum hemitomon*) and iris (*Iris hexagona*). This wetland is dominated by American elm, laurel oak and cabbage palms. There is Brazilian pepper at the interface of the powerline easement and interior with limited coverage. The Brazilian pepper will be removed from this wetland as part of this management plan. This wetland has moderate quality forested buffer, but has no buffer where it extends into the powerline easement.

Wetland F – 8.30 acres: Wetland F is a forested wetland with interior cores dominated by shrubs. The outer zone is typical of many forested wetlands onsite supporting American elm, red maple, laurel oak, and swamp bay. There are few sugarberry trees (*Celtis laevigata*) throughout this wetland as well. The transition areas that interface with uplands support mature and immature cabbage palms and Brazilian pepper. The inner cores support Carolina willow, buttonbush, and areas of pickerelweed, maidencane, and fire flag (*Thalia geniculata*). Primrose willow coverage within this wetland vary from sparse to dense depending on the location within each of the wetland cores. In the proposed condition, nuisance vegetation will be removed allowing natural recruitment of desirable vegetation.

Wetland G – 0.78 acres: Wetland G is a highly disturbed wetland that has open water areas, excavated ditches abutting to the northwest and surrounded by a mix of Brazilian pepper, cabbage palm and few laurel oaks. This wetland was historically part of Wetland F, but its hydroperiod was reduced do to the excavation of historical ditches and agricultural activities. In the post condition, the hydroperiod of this wetland will be stabilized and and nuisance vegetation will be removed.

Wetland H – 1.39 acres: Wetland H is a moderate quality forested/shrub mixed wetland. The outer zone is forested with American elms, laurel oak, cabbage palms and few swamp bays. The inner core is dominated by Carolina willows and buttonbush. The herbaceous strata has a mix of iris (*Iris hexagona*), pickerelweed and maidencane. Sparse to moderate coverage of Brazilian pepper occurs in the outer zone, and few primrose willow and cattail (*Typha* sp.) occur in the core. Nuisance vegetation will be removed from this wetland.

Wetland I – 6.34 acres: Wetland I is a larger, good/moderate quality wetland on the fringe of the southern pasture. This wetland has an existing forested buffer, but an agricultural road to the west. The species composition is similar to Wetland H. There are some drier portions of this wetland where red maples occur in the interior portion of the wetland. Few pop ash (*Fraxinus caroliniana*) also occur in

this wetland. The nuisance vegetation coverage percentage is a bit higher than Wetland H due to its location in close proximity to the pasture. Nuisance vegetation will be removed from this wetland.

Wetland J – 4.22 acres: Wetland J is a moderate to lower quality located along the southern boundary of the Trevesta property. This forested wetland has significant edge effect from the railroad right-of-way (ROW) and the existing pasture to the east. In addition, there is an excavated pond in the northeast corner of this wetland that has affected the hydrology of this wetland. There is moderate to extensive coverage of Brazilian pepper and other nuisance species. As part of this management plan, nuisance vegetation will be removed. Existing upland forested buffers will be maintained, and upland forested areas along a portion of the western boundary will also be preserved.

Wetland K – 1.06 acres: Wetland K is a small moderate quality wetland west of Wetland J. It is also similar in species composition with respect to the outer zone being a forested wetland and the inner core a shrub system. This wetland being in proximity to the railroad ROW to the south and a small open pasture to the north has been subjected to edge effect which has allowed for Brazilian pepper to establish in the outer zone. The upland forested areas that surround this wetland are moderate quality and support a mix of laurel and live (*Quercus virginiana*) oaks and an understory of saw palmetto (*Serenoa repens*), wild coffee (*Psychotria nervosa*) and American beautyberry (*Callicarpa americana*). As part of this management plan, nuisance vegetation will be removed.

Wetland L – 1.39 acres: Wetland L too has significant edge effect for its proximity to Interstate 75 and adjacent pastures. This wetland has a core at the southern portion, and then narrows down to a flowway towards the north end of this wetland. At the very northern end is an agricultural road with a culvert that connects hydrologically to Wetland P. The southern lobe is moderate quality freshwater marsh containing pickerelweed, fire flag torpedo grass and maidencane. The northern flowway is lower quality dominated by cabbage palms and Brazilian pepper. Few oaks and bays occur along the flowway. There is existing native forested buffer around this wetland. This wetland also connects to Wetland M to the south. The project will remove nuisance vegetation from this wetland.

Wetland M – 1.39 acres: Wetland M is in the southwest corner of the subject property and is adversely affected by the interstate and a shallow ditch just offsite from this wetland. There is also an agricultural road that parallels the wetland's western boundary that has also affected the hydrology of this wetland. Incorporation of this wetland into the overall preservation plan will significantly benefit this wetland by stabilizing the hydroperiod of the wetlands, providing storm water treatment and preserving it in perpetuity for wildlife movement.

Wetland N – 9.97 acres: Wetland N is a large wetland centrally located in the upland mixed hardwood forested areas. This wetland has two larger cores that are freshwater marsh to the north and more forested wetland to the south. The eastern portion of the northern lobe is dominated by pop ash and buttonbush as is the majority of the southern lobe. The southern lobe has a core dominated by Carolina willow. The connection between these two lobes is dominated by cabbage palms. The areas that connect to these lobes to the north are a mix of forested wetlands supporting laurel oaks, American elm, red maple, and cabbage palms. There is moderate coverage of Brazilian pepper throughout this wetland, particularly at the transition zones and where the deeper marshes connect to the forested wetland areas. The project will remove nuisance vegetation from this wetland.

Wetland O – 0.14 acres: Wetland O is a small wetland that will have its western half filled for the construction of Buffalo Road. There is a small pasture to the south of this wetland. The remaining portion of this wetland will be preserved as part of this management plan. This wetland is a low quality forested wetland that has significant coverage by nuisance plant species including Brazilian pepper. The project will remove nuisance vegetation and preserve upland forested buffers around the non-impacted portion of this wetland.

Wetland P – 0.77 acres: Wetland P is another small in the proximity of Interstate 75 and west of an existing pasture. The core of this wetland is dominated by Carolina willow and buttonbush, with few red maples. The wetland narrows to the south and is a flowway terminating at a ranch road. This wetland connects via a culvert to Wetland L. There is a man-made ditch that connects this wetland to Wetland Q from the northwest. The flowway is dominated by cabbage palms and Brazilian pepper and few oaks. The core of the wetland supports primrose willow. The project will remove nuisance vegetation from this preserved wetland.

Wetland Q – 2.33 acres: Wetland Q is located along Interstate 75 which has created edge affect to this wetland. The hydroperiod has been altered from the construction of the interstate, but still maintains the bulk of wetland functions. The core of this wetland is freshwater marsh. The outer zone supports red maples, American elms and laurel oaks. This wetland connects into Wetland R to the north. The interface with the interstate supports significant areas of Brazilian pepper. Brazilian pepper is also prevalent within the outer zones of this wetland. The project will remove nuisance vegetation from this wetland.

Wetland R – 0.31 acres: The bulk of Wetland R will be either primarily impacted by Buffalo Road filling a portion, or secondarily impacted by Buffalo Road severing connection and hydrology to the bulk of Wetland R. The remaining 0.31 acres will be preserved with the native upland forested buffers. The portion of Wetland R that will be preserved supports cabbage plans and laurel oaks at the southern edge, and then pop ash to the north. The project will remove the Brazilian pepper at the transition zone. The remaining portion of this wetland is canopy with little understory.

Wetland S – 0.20 acres: Wetland S is a small wetland immediately east of Interstate 75. The eastern portion of this wetland will be impacted by the construction of Buffalo Road. The 0.20 acres that will be preserved consists of the western half of this wetland and is a mix of red maples, laurel oaks, cabbage palms and Brazilian pepper. The construction of the interstate affected the hydrology of this wetland. The project will remove nuisance vegetation from this wetland.

Wetland T – 11.34 acres: Wetland T is a large, forested wetland located at the central western portion of the site. The wetland has a mixed canopy with deeper areas supporting pop ash, and shallow areas supporting red maple and American elm. Transition areas support laurel oaks, cabbage palms and American elms. There two small areas that are deeper marshes. This wetland has historically had significant edge effect from the agricultural road to the north, and pastures to the west. There is significant coverage of Brazilian pepper in many portions of this wetland, particularly the zones that transition to uplands. The project will remove nuisance vegetation from this wetland.

Wetland U – 8.96 acres: Wetland U is a highly disturbed shrub wetland at the southern end of row crop lands. To the west of Wetland U are fallow row crops, and pastures and borrow pit to the east. The historical agricultural activities have adversely affected this wetland by over inundating it and altering

its hydroperiod. The wetland is dominated by Brazilian pepper, primrose willow and cattails. There are limited areas of better quality habitat that support Carolina willow, laurel oaks and maple trees. Some desirable understory is also present including pickerelweed, fire flag and maidencane. The project will remove nuisance vegetation from this wetland. While this wetland is dominated by nuisance plants there is a desirable plant species seed source that is anticipated to recruit once the nuisance species are removed.

Upland Preservation Area -17.13 acres: The proposed upland preservation area is forested with a canopy of live oak, laurel oak, cabbage palm and American elm. There are few slash pine (*Pinus elliottii*) within these upland preserve areas. Understory vegetation includes wild coffee, beautyberry, and saw palmetto. Brazilian pepper is also present throughout upland preservation areas with coverage that varies from sparse to dense depending on the location. In the proposed condition, Brazilian pepper and all other nuisance/exotic vegetation will be removed.

Proposed Management Activities

The initial removal of all nuisance/exotic plant species from wetland enhancement and upland preservation areas will be completed prior to the completion of construction activities. Manual removal methods will be utilized to avoid disturbance. These manual methods will include hand removal and herbicide treatments where appropriate, and cut stumps will be treated with an approved herbicide to prevent regrowth. All herbicide treatments will supervised by a licensed pesticide applicator.

Annual inspections of the wetland enhancement and upland preservation areas will be accomplished to evaluate their condition. If nuisance/exotic species are observed during the annual inspection exceeding 5% of the total vegetative cover, maintenance using the same manual methods described above will be prescribed to remove them.

The relatively dense canopy present in the upland preservation areas varies, with many upland preserve areas have limited understory or understory with immature cabbage palms. By contrast, several locations have saw palmetto, wild coffee and beautyberry understory. Removal of nuisance vegetation from upland preserve areas will be conducted to minimize desirable understory where feasible. Mechanical removal of Brazilian pepper may used in certain upland preserve locations. While not anticipated, preserve management may also include roller chopping in the event understory vegetation becomes overgrown in the future a reduction using mechanical methods will be prescribed to restore habitat function and reduce the potential for catastrophic wildfire. Other methods may include mulching or mowing, as appropriate. The need for management will be determined during the annual inspections described above.

Due to the proximity of the wetland and upland preservation areas to developed features, there is potential for garbage/debris to accumulate. Quarterly inspections to address this concern are proposed. Any garbage/debris observed during the inspections will be removed from the areas and disposed of at an approved facility

Inspections and maintenance will continue in perpetuity and will be responsibility of the Trevesta Homeowners Association.



Client: Kolter Land Partners

Project: Pennington

Title: Wildlife Corridor Location Map

Date: September 3, 2014

File: E:\Sarasota\Kolter Land\Pennington\Wildlife Corridor 090314.dwg



1529 8th Avenue West, Suite B, Palmetto, FL 34221 - Telephone 941.722.0901, Fax 941.722.4991
 P.O. Box 53106, Sarasota, FL 34234 - Telephone 941.388.0505, Fax 941.870.3245
 213 East Park Avenue, Lake Wales, FL 33853 - Telephone 863.676.8996

Scale: 1" = 500'

Date Drawn: 09/03/14

Drawn by: CW



Sheet:
1 of 1

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland F-1	
FLUCCs code: 630		Further classification (optional):		Impact or mitigation site Permanent Impact	Area: 0.025 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.					
Assessment area description: Wetland F-1 assessment area is at the northern limits of Wetland F. In this area there is a mix of Brazilian pepper and cabbage palm, and forested wetland trees including American elm and red maples. The assessment area has moderate hydrology and is typically saturated, but not inundated. This assessment area abuts pen pastures and a large borrow pit to the north that has lessened the function of this assessment area including allowing the spreading of exotic and nuisance plant seed sources.					
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.			Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland F-1 impact area is not unique. This area is a fringing forested wetland area that is common to the region.		
Functions: Wetland F-1 has moderate wetland function typical of a fringing area of a forested wetland system that has moderate coverage of Brazilian pepper.			Mitigation for previous permit/other historic uses: N/A		
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is moderate function based on literature for amphibian and reptile utilization, as well as regionally common wading bird foraging and loafing area.			Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.		
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, droppings, etc): None.					
Additional Relevant Factors:					
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.			Assessment Date(s): August 2014		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland F-1	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	The impact area is located on the western fringe of Wetland F. There is forested buffer to the west, but open pasture and a large borrow pit to the north. Cattle ranching and borrow pit operations have historically allowed for exotic plant species seed source to spread, and have reduced natural buffers in this area. The project will construct residential lots through this assessment area.			
Current with				
6 0				
Water environment (n/a for uplands)	The impact area is on the western fringe of Wetland F and is periodically saturated, and does not appear to be consistently inundated. The water environment is moderate with respect to providing full wetland functions. The project will construct residential lots through this assessment area.			
Current with				
6 0				
Community structure	The community structure is moderate quality with a mix of Brazilian pepper, cabbage palms, laurel oak, and few American elm and red maples. This area is transitional between upland and wetland forested area. The project will construct residential lots through this assessment area.			
Current with				
6 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.60	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.03 ac.
-0.02

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

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

Delta = (with - current)
-0.60

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland F-2	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.003 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: Wetland F-2 is a small assessment area at the northern end of Wetland F. This wetland abuts a pasture and a borrow pit, and is dominated by Brazilian pepper. This portion of Wetland F has limited wetland function.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland F-2 impact area is not unique. This area is a fringing forested wetland area that is common to the region.	
Functions: Wetland F-2 has moderate/limited wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper and cabbage palm coverage.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is limited function based on literature.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, droppings, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland F-2	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	The impact area is located on the western fringe of Wetland F. There is forested buffer to the west, but open pasture and a large borrow pit to the north. Cattle ranching and borrow pit operations have historically allowed for exotic plant species seed source to spread, and have reduced natural buffers in this area. The project will construct a residential roadway through this assessment area.			
Current with				
6 0				
Water environment (n/a for uplands)	The impact area is on the western fringe of Wetland F and is periodically saturated, and does not appear to be consistently inundated. The water environment is moderate with respect to providing full wetland functions. The project will construct a residential roadway through this assessment area.			
Current with				
6 0				
Community structure	The community structure is moderate quality with a mix of Brazilian pepper, cabbage palms, American elm, laurel oak and red maples. This area is transitional between upland and wetland forested area. The project will construct a residential roadway through this assessment area.			
Current with				
5 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.57	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.003 ac.
-0.002

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

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

Delta =(with - current)
-0.57

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland F-3	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.02 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: Wetland F-3 assessment area is at the extreme western edge of Wetland F. In this area there is a mix of Brazilian pepper and cabbage palm, and forested wetland trees including American elm and red maples. The assessment area has moderate hydrology and is typically saturated, but not inundated. There is forested buffer to the west, but open pastures and a large borrow pit to the north that has lessened the function of this assessment area including allowing the spreading of exotic and nuisance plant seed sources.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland F-3 impact area is not unique. This area is a fringing forested wetland area that is common to the region.	
Functions: Wetland F-3 has moderate wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper and cabbage palm coverage.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is limited function based on literature.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, droppings, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland F-3	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support Current with	The impact area is located on the western fringe of Wetland F. There is forested buffer to the west, but open pasture and a large borrow pit to the north. Cattle ranching and borrow pit operations have historically allowed for exotic plant species seed source to spread, and have reduced natural buffers in this area. The project will construct a residential roadway through this assessment area.			
6 0				
Water environment (n/a for uplands) Current with	The impact area is on the western fringe of Wetland F and is periodically saturated, and does not appear to be consistently inundated. The water environment is moderate with respect to providing full wetland functions. The project will construct a residential roadway through this assessment area.			
6 0				
Community structure Current with	The community structure is moderate quality with a mix of Brazilian pepper, cabbage palms, American elm, laurel oak and red maples. This area is transitional between upland and wetland forested area. The project will construct a residential roadway through this assessment area.			
6 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.60	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.02 ac.
-0.01

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

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

Delta =(with - current)
-0.60

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland F-4	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.30 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: Wetland F-4 is an area at the southern end of Wetland F. This lobe of Wetland F is higher in the landscape as it transitions to forested uplands. This area is drier than the main portion of Wetland F, and is typically only saturated. Wetland F-4 American elm, red maples, cabbage palms and Brazilian pepper. This area has a good buffer of upland forested habitat.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland F-4 impact area is not unique. This area is a fringing forested wetland area that is common to the region.	
Functions: Wetland F-4 has moderate/limited wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper and cabbage palm coverage.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is limited function based on literature.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, droppings, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland F-4	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support Current with 8 0	The impact area is lobe of Wetland F along the southern boundary of this wetland. The surrounding area to this wetland impact is intact mixed hardwood forested buffer. The project will construct a residential roadway and lots through this assessment area.			
Water environment (n/a for uplands) Current with 6 0	The impact area is a southern lobe to Wetland F. The assessment area is periodically saturated, and does not appear to be consistently inundated. The water environment is moderate with respect to providing full wetland functions. The project will construct a residential roadway and lots through this assessment area.			
Community structure Current with 7 0	The community structure is moderate quality with a mix of cabbage palms, American elm, laurel oak and red maples w/ few Brazilian peppers. The project will construct a residential roadway and lots through this assessment area.			

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.70	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FI = delta x 0.30 ac.
-0.21

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

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

Delta = (with - current)
-0.70

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland F-5	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site	Area: 0.156 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification: Permanent Impact	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: Wetland F-5 assessment area is at the extreme southeastern edge of Wetland F. In this area there is a mix of Brazilian pepper and cabbage palm, and forested wetland trees including American elm and red maples. The assessment area has moderate hydrology and is typically saturated, but not inundated. There is forested buffer to the west, but open pastures to the south that has lessened the function of this assessment area including allowing the spreading of exotic and nuisance plant seed sources.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland F-1 impact area is not unique. This area is a fringing forested wetland area that is common to the region.	
Functions: Wetland F-5 has moderate wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper and cabbage palm coverage.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is limited function based on literature.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta		Application number:		Assessment name or number: Wetland F-5	
Impact or Mitigation Impact		Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:		Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed		Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support		The impact area is located on the southeastern fringe of Wetland F. There is forested buffer to the west, but open pasture to the south. Cattle ranching operations have historically allowed for exotic plant species seed source to spread, and have reduced natural buffers in this area. The project will construct a residential roadway and lots through this assessment area.			
Current	with				
6	0				
Water environment (n/a for uplands)		The impact area is on the southeastern fringe of Wetland F and is periodically saturated, and does not appear to be consistently inundated. The water environment is moderate with respect to providing full wetland functions. The project will construct a residential roadway through this assessment area.			
Current	with				
6	0				
Community structure		The community structure is moderate quality with a mix of Brazilian pepper, cabbage palms, American elm, laurel oak and red maples. This area is transitional between upland and wetland forested area. The project will construct a residential roadway through this assessment area.			
Current	with				
6	0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.60	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.156 ac.
-0.09

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

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

Delta =(with - current)
-0.60

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland G	
FLUCCs code: 630		Further classification (optional):		Impact or mitigation site Impact	Area: 0.025 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.					
Assessment area description: Wetland G assessment area is a small area at the eastern limits of Wetland G. This area is disturbed by two linear agricultural ponds dug at the northwestern property boundary of this wetland. Open grazing pastures area to the northeast of this wetland w/ very limited buffer around the northern half of this wetland. The assessment area supports Brazilian pepper and few laurel oaks and cabbage palms.					
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.			Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland G impact area is not unique. This area is a fringing forested wetland area that is common to the region.		
Functions: Wetland G has moderate/limited wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper and cabbage palm coverage.			Mitigation for previous permit/other historic uses: N/A		
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is limited function based on literature.			Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.		
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.					
Additional Relevant Factors:					
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.			Assessment Date(s): August 2014		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta		Application number:		Assessment name or number: Wetland G	
Impact or Mitigation Permanent Impact		Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:		Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed		Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support		The impact area is located on the eastern fringe of this disturbed wetland. There are two linear agricultural ponds to the northwest, and open grazing pastures to the northeast. Cattle ranching operations have historically allowed for exotic plant species seed source to spread, and have reduced natural buffers in this area. The project will construct a residential roadway through this assessment area.			
Current	with				
6	0				
Water environment (n/a for uplands)		The impact area has hydrological disturbances from the historical construction of two linear agricultural ponds. The assessment area is periodically saturated, but does not appear to be consistently inundated. The project will construct a residential roadway through this assessment area.			
Current	with				
6	0				
Community structure		The assessment area is dominated by Brazilian pepper w/ few laurel oaks and cabbage palms. The project will construct a residential roadway through this assessment area.			
Current	with				
4	0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.53	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.025 ac.
-0.01

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

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

Delta =(with - current)
-0.53

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland I	
FLUCCs code: 630		Further classification (optional):		Impact or mitigation site Permanent Impact	Area: 0.006 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.					
Assessment area description: Wetland I assessment area is a small area at the eastern limits of Wetland I. Open grazing pastures area to the west of this wetland w/ very limited buffer around the northern half of this wetland. The assessment area supports Brazilian pepper and few laurel oaks and cabbage palms.					
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.			Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland I impact area is not unique. This area is a fringing forested wetland area that is common to the region.		
Functions: Wetland I has moderate/limited wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper and cabbage palm coverage.			Mitigation for previous permit/other historic uses: N/A		
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is limited function based on literature.			Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.		
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.					
Additional Relevant Factors:					
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.			Assessment Date(s): August 2014		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland I	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	The impact area is at the eastern limits of Wetland I. The impact area is surrounded by intact mixed hardwood uplands. The project will construct Buffalo Road through this assessment area.			
Current with				
7 0				
Water environment (n/a for uplands)	The impact area is transitional between the core of Wetland I and the forested uplands. The impact area is saturated, w/ periodic inundation. The project will construct Buffalo Road through this assessment area.			
Current with				
7 0				
Community structure	The assessment area is supports few American elms and laurel oaks, along with cabbage palms and some areas of Brazilian pepper. The project will construct Buffalo Road through this assessment area.			
Current with				
7 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.70	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.006 ac.
-0.004

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

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

Delta =(with - current)
-0.70

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland J	
FLUCCs code: 630		Further classification (optional):		Impact or mitigation site Impact	Area: 0.147 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands</p> <p>The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.</p>					
<p>Assessment area description:</p> <p>Wetland J is located along the southern property boundary adjacent to the railroad right-of-way (ROW). The impact assessment area is a lobe of Wetland J at the extreme western boundary of this wetland. It is a forested wetland that transitions from the core of this wetland out to the forested uplands. This area supports Brazilian pepper, cabbage palms, laurel oaks and American elms.</p>					
<p>Significant nearby features:</p> <p>The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.</p>			<p>Uniqueness (considering the relative rarity in relation to the regional landscape):</p> <p>Wetland J impact area is not unique. This area is a fringing forested wetland area that is common to the region.</p>		
<p>Functions: Wetland J has moderate wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper, cabbage palm, laurel oaks and American elms.</p>			<p>Mitigation for previous permit/other historic uses:</p> <p align="center">N/A</p>		
<p>Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found):</p> <p>In its current condition this wetland is suitable for amphibian and reptile utilization. Small mammal utilization and movement through this wetland is anticipated.</p>			<p>Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area)</p> <p>Listed species utilization is considered to be limited.</p>		
<p>Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc):</p> <p>None.</p>					
<p>Additional Relevant Factors:</p>					
<p>Assessment conducted by:</p> <p>Brett Solomon, E Co Consultants, Inc.</p>			<p>Assessment Date(s):</p> <p>August 2014</p>		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland J	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support Current <u>7</u> with <u>0</u>	The impact area is at the southern limits of Wetland h. The impact area is surrounded by intact mixed hardwood uplands an existing agricultural road is located immediately west of the impact area. The project will construct a residential roadway through this assessment area.			
Water environment (n/a for uplands) Current <u>7</u> with <u>0</u>	The impact area is transitional between the core of Wetland H and the forested uplands. The impact area is saturated, w/ periodic inundation. The project will construct a residential roadway through this assessment area.			
Community structure Current <u>6</u> with <u>0</u>	The assessment area is supports few American elms and laurel oaks, along with cabbage palms and some areas of Brazilian pepper. The project will construct a residential roadway through this assessment area.			

Score = sum of scores/30 (if upland divide by 20)	
Current <u>0.67</u>	with <u>0</u>

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.147ac.
-0.10

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

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

Delta =(with - current)
-0.67

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland K	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.017 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: Wetland K is located just north of the southern property boundary. The impact assessment area is the eastern portion of Wetland K. It is a forested wetland that transitions from the core of this wetland out to the forested uplands. This area supports Brazilian pepper, cabbage palms, laurel oaks and American elms.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland J impact area is not unique. This area is a fringing forested wetland area that is common to the region.	
Functions: Wetland K has moderate wetland function typical of a fringing area of a forested wetland system that has Brazilian pepper, cabbage palm, laurel oaks and American elms.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition this wetland is suitable for amphibian and reptile utilization. Small mammal utilization and movement through this wetland is anticipated.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland N	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.007 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: The assessment area of Wetland N is two small impact areas at the northeastern portion of this wetland. The assessment area has a narrow band of upland forested buffer, but is immediately adjacent to an existing agricultural road. The assessment area is a mix of cabbage palms and Brazilian pepper, and few American elms and laurel oaks.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland N impact area is not unique. This area is a fringing forested wetland area that is common to the region.	
Functions: Wetland N has moderate wetland function typical of a fringing area of a forested wetland system.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition this wetland is suitable for amphibian and reptile utilization. Small mammal utilization and movement through this wetland is anticipated.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species utilization is considered to be limited.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland N	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	The impact area is at the northeastern limits of Wetland N. The impact area is surrounded by intact mixed hardwood uplands an existing agricultural road is located immediately east of a narrow upland buffer. The project will construct a residential roadway through this assessment area.			
Current with				
7 0				
Water environment (n/a for uplands)	The impact area is at the northern terminus of a longer forested flowway, and is a transitional between Wetland N and the forested uplands. The impact area is saturated, w/ limited inundation. The project will construct a residential roadway through this assessment area.			
Current with				
7 0				
Community structure	The assessment area is supports cabbage palms and Brazilian pepper, and few American elms and laurel oaks. The project will construct a residential roadway through this assessment area.			
Current with				
6 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.67	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.007 ac.
-0.005

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

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

Delta =(with - current)
-0.67

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland O	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.12 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: The assessment area of Wetland O is a small, isolated and lower quality wetland surrounded by forested uplands except to the south where there is an open pasture area to the south. The assessment area is dominated with cabbage palms and Brazilian pepper, and few wetland trees including red maple and American elm.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland O impact area is not unique.	
Functions: Wetland O has lower wetland functions.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Wetland O provides very limited wildlife value based on literature reviews and field observations.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Wetland O provides very limited wildlife value based on literature reviews and field observations.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland O	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	The impact area is the eastern half of Wetland O. This wetland is largely surrounded by mixed hardwood uplands and an existing pasture to the south. The project proposes to extend Buffalo Road south and the new ROW will fill the western half of Wetland O.			
Current 7 with 0				
Water environment (n/a for uplands)	Wetland O impact area is a small, isolated wetland with moderate/lower hydrology that limits wetland function. The project proposes to extend Buffalo Road south and the new ROW will fill the western half of Wetland O.			
Current 6 with 0				
Community structure	The Wetland O assessment area supports cabbage palms and Brazilian pepper, and few American elms and laurel oaks. The project proposes to extend Buffalo Road south and the new ROW will fill the western half of Wetland O.			
Current 5 with 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.60	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.12 ac.
-0.07

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

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

Delta =(with - current)
-0.60

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland R	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 1.06 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: The assessment area of Wetland R is a popash wetland with an outer zone of cabbage palms, laurel oaks, American elms and few small Brazilian peppers. There is an existing agricultural roadway that goes through a portion of the wetland used during the dry season. The assessment area is surrounded by hardwood forested uplands, but is also in proximity to Interstate 75. The assessment area connects to Wetland Q and a flowway connecting to Wetland T.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland R impact area is not unique.	
Functions: Wetland R is a good/moderate quality popash forested wetland.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Wetland R provides wading bird foraging habitat, as well as amphibian and reptile utilization.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Wetland R provides limited listed species utilization based on literature reviews and field observations.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): White and glossy ibis.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland R/T Flowway	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.59 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: The assessment area of Wetland R/T Flowway is a lower quality flowway that connects Wetland R to Wetland T. As this assessment area travels north to Wetland T it becomes narrow and is dominated by Brazilian pepper. The southern portion of this wetland has better hydrology and supports laurel oaks, cabbage palms and fewer Brazilian peppers. This assessment area is surrounded by mixed hardwood forested uplands.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland R/T Flowway impact area is not unique.	
Functions: Wetland R/T Flowway has lower wetland functions. It has limited habitat and primarily is a flowway between Wetlands R and T.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Wetland R/T provides limited wildlife utilization and habitat, but provides a connection for wildlife moving through onsite wetlands.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Wetland R/T Flowway provides limited listed species utilization based on literature reviews and field observations.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland R/T Flowway	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	The assessment area Wetland R/T Flowway is the connection between Wetlands R and T. The assessment area is surrounded by hardwood forested uplands. Impacts to this assessment area will be the result of the severing of Wetland R from Buffalo Road, and dredge and fill activities for residential roads, lots and storm water ponds.			
Current with				
7 0				
Water environment (n/a for uplands)	The southern portion of the assessment area has a moderate hydroperiod, but the assessment areas narrows and has only intermittent hydrology where it connects to Wetland T. Impacts to this assessment area will be the result of the severing of Wetland R from Buffalo Road, and dredge and fill activities for residential roads, lots and storm water ponds.			
Current with				
5 0				
Community structure	The southern portion of the assessment area supports cabbage palms and laurel oaks. The northern portion is dominated by Brazilian pepper and few cabbage palms and laurel oaks. Impacts to this assessment area will be the result of the severing of Wetland R from Buffalo Road, and dredge and fill activities for residential roads, lots and storm water ponds.			
Current with				
4 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.53	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.59 ac.
-0.31

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

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

Delta =(with - current)
-0.53

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland S	
FLUCCs code: 630	Further classification (optional):	Impact or mitigation site Impact	Area: 0.257 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: The assessment area of Wetland S is a good quality wetland dominated by red maples in the core, and cabbage palms, American elms and laurel oaks on the outer zone. There is some immature Brazilian pepper in the outer zone of the assessment area. The western portion of Wetland S was historically disturbed by the construction of Interstate 75. The eastern portions of the assessment area are surrounded by mixed hardwood forested uplands. There is an existing pasture to the north beyond the forested uplands.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland O impact area is not unique.	
Functions: Wetland S assessment area has good/moderate wetland function. The hydroperiod of the assessment area is consistent with a typical red maple swamp.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Wetland S provides wildlife utilization and habitat typical of a red maple swamp.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Wetland S provides limited listed species utilization based on literature reviews and field observations.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, droppings, etc): None.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta		Application number:		Assessment name or number: Wetland S	
Impact or Mitigation Impact		Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:		Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed		Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support		The assessment area of Wetland S is located immediately east of Interstate 75, and the whole Wetland S has been historically disturbed by the construction of the interstate. The lands to the east of the assessment area are mixed hardwood forested uplands. A pasture is located to the north of this wetland. The eastern half of Wetland S will be impacted by the ROW of the Manatee County extension of Buffalo Road.			
Current	with				
4	0				
Water environment (n/a for uplands)		The hydrology of the bulk of this wetland is consistent with the function of a red maple swamp. The outer zone of this wetland was saturated, and sees limited periods of inundation. The eastern half of Wetland S will be impacted by the ROW of the Manatee County extension of Buffalo Road.			
Current	with				
7	0				
Community structure		The core of the assessment area is dominated by red maples, and the outer zone supports cabbage palms, American elms, laurel oaks and few Brazilian peppers. The eastern half of Wetland S will be impacted by the ROW of the Manatee County extension of Buffalo Road.			
Current	with				
7	0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.60	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 0.257 ac.
-0.16

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

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

Delta = (with - current)
-0.60

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland U	
FLUCCs code: 630		Further classification (optional):		Impact or mitigation site Impact	Area: 1.021 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.</p>					
<p>Assessment area description: The assessment area of Wetland U is a lower quality wetland that has been disturbed by historical agricultural activities. The assessment area has no buffer, and is dominated by nuisance/exotic plant species. The wetland appears to be over inundated resulting from historical ongoing agricultural activities. There are row crops to the north of the assessment area.</p>					
<p>Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.</p>			<p>Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland U impact area is not unique.</p>		
<p>Functions: Wetland U has very low wetland functions. The hydroperiod of this wetland has been historically altered and the is no significant wetland habitat.</p>			<p>Mitigation for previous permit/other historic uses: N/A</p>		
<p>Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Limited wildlife utilization based on the fact that the wetland is dominated by nuisance plant species.</p>			<p>Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Listed species are not anticipated to utilize the assessment area.</p>		
<p>Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): None.</p>					
<p>Additional Relevant Factors:</p>					
<p>Assessment conducted by: Brett Solomon, E Co Consultants, Inc.</p>			<p>Assessment Date(s): August 2014</p>		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland U	
Impact or Mitigation Permanent Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support Current with 3 0	The assessment area of Wetland U is located immediate adjacent to agricultural row crop fields. The assessment area has no buffer. Wetland U has been adversely affected by agricultural activities for decades. The project proposes to fill this low quality assessment area to construct residential lots.			
Water environment (n/a for uplands) Current with 5 0	The assessment area hydrology appears to be adversely affected as the result of many decades of farming activities in adjacent uplands. The assessment area appears to be over inundated. The project proposes to fill this low quality assessment area to construct residential lots.			
Community structure Current with 3 0	The assessment area is dominated by primrose willow, cattail, Brazilian pepper, and few Carolina willow and pickerelweed. The assessment area supports minimal habitat. The project proposes to fill this low quality assessment area to construct residential lots.			

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.37	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 1.021 ac.
-0.37

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

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

Delta =(with - current)
-0.37

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland V	
FLUCCs code: 641 (Disturbed)	Further classification (optional):	Impact or mitigation site Impact	Area: 2.87 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: Wetland V is a highly disturbed pasture wetland. The eastern portion of the wetland has been historically dredged from the onsite borrow pit. This wetland is dominated by bahiagrass, coinwort and few smartweed.			
Significant nearby features: The Trevesta property is located immediately east of Interstate 75. Existing residential development occurs in several locations surrounding the property. Forested wetlands and uplands connect offsite to native lands within Oakleaf Hammock to the southeast, and other native lands to the east.		Uniqueness (considering the relative rarity in relation to the regional landscape): Wetland V impact area is not unique.	
Functions: The Wetland V has very limited wetland function. Regionally common wading birds periodically forage during higher water conditions, but no significant habitat is present.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): In its current condition, there is very limited wildlife utilization anticipated either based on literature reviews or by onsite inspection.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) In its current condition, there is very limited wildlife utilization anticipated either based on literature reviews or by onsite inspection.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): Regionally common white ibis and cattle egret were observed foraging.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland V	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support Current with 3 0	The impact area is located within areas of active cattle pasture and a historically excavated borrow pit. No wetland or upland native habitat surrounds Wetland V. The project proposes to fill the impact area to construct residential lots and roadways, and dredge a portion to construct a storm water pond.			
Water environment (n/a for uplands) Current with 3 0	The water environment for the Wetland is typical of pasture wetlands which are dry during the dry parts of the season, and then inundated during the rainy season. The water environment provides very little function. The project proposes to fill the impact area to construct residential lots and roadways, and dredge a portion to construct a storm water pond.			
Community structure Current with 2 0	The vegetation community structure is a mix of bahiagrass, coinwort, bacopa and smartweed. Wetland V is a highly disturbed pasture wetland. The project proposes to fill the impact area to construct residential lots and roadways, and dredge a portion to construct a storm water pond.			

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.27	0

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x 2.87 ac.
-0.77

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

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

Delta = (with - current)
-0.27

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland W	
FLUCCs code: 631 (Disturbed)		Further classification (optional):		Impact or mitigation site Impact	Area: 0.42 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.					
Assessment area description: The Wetland W assessment impact area is a highly disturbed wetland dominated by Brazilian pepper and adjacent to the existing roadway. This wetland supports few Carolina willows. Laurel oaks and primrose willow. The hydrology is poor, and has been historically affected by the existing roadway and agricultural activities.					
Significant nearby features: None.			Uniqueness (considering the relative rarity in relation to the regional landscape): The impact area is not unique.		
Functions: Wetland W has very limited wetland functions. This wetland is dominated by Brazilian pepper w/ poor hydrology.			Mitigation for previous permit/other historic uses: N/A		
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Due to the high level of disturbance, this wetland is not anticipated to have any significant wildlife utilization based on literature review and observations.			Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Due to the high level of disturbance, this wetland is not anticipated to have any significant wildlife utilization based on literature review and observations.		
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, droppings, etc): No wildlife utilization was observed during visits to the site.					
Additional Relevant Factors:					
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.			Assessment Date(s): August 2014		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland W	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support Current with 3 0	Wetland W is immediately adjacent to 69 th Street East. This wetland has historically been disturbed by the construction of the roadway and ongoing agricultural activities. The project will dredge this wetland to construct a storm water pond.			
Water environment (n/a for uplands) Current with 3 0	Wetland W has very poor wetland function. The watershed of this wetland has historically been impacted from the existing roadway and agricultural activities. The wetland has limited saturation and inundation. The project will dredge this wetland to construct a storm water pond.			
Community structure Current with 3 0	Wetland W is highly disturbed and dominated by Brazilian pepper. The core of the wetland contains few Carolina willow, laurel oak and primrose willow. The project will dredge this wetland to construct a storm water pond.			

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.30	0.00

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x ac. 0.30 x 0.42 -0.13

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

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

Delta = (with - current)
-0.30

PART I: QUALITATIVE DESCRIPTION (Impact)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland X	
FLUCCs code: 641 (Disturbed)	Further classification (optional):	Impact or mitigation site Impact	Area: 0.877 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields.			
Assessment area description: Wetland X is a highly disturbed wetland in the middle of agricultural row crop fields. There is no native buffer and an agricultural pond immediately to the east of this wetland. The wetland is dominated by paragrass and primrose willow. A few small areas support soft rush, maidencane and cattails. The southern portion of this wetland was saturated, but no significant signs of inundation were identified. This wetland has very limited function and value.			
Significant nearby features: None.		Uniqueness (considering the relative rarity in relation to the regional landscape): The impact area is not unique.	
Functions: Wetland X has very limited wetland functions. This wetland is dominated by Brazilian pepper w/ poor hydrology.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Due to the high level of disturbance, this wetland is not anticipated to have any significant wildlife utilization based on literature review and observations.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Due to the high level of disturbance, this wetland is not anticipated to have any significant wildlife utilization based on literature review and observations.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): No wildlife utilization was observed during visits to the site.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Impact)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Wetland X	
Impact or Mitigation Impact	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	Wetland X is a highly disturbed, remnant wetland within the middle of agricultural fields. There is no native buffer, and the eastern limits of the wetland contains a dredged linear agricultural pond. The project will fill this wetland to construct a residential roadway and lots.			
Current with				
3 0				
Water environment (n/a for uplands)	Wetland X has been disturbed from historical agricultural activities. The southern portion of this wetland was saturated, but not significant inundation was identified in any portion of this wetland. The dredged linear agricultural pond to the east has also affected the hydrology of Wetland X. The project will fill this wetland to construct a residential roadway and lots.			
Current with				
3 0				
Community structure	Wetland X is dominated by paragrass and primrose willow. There are a few small areas that support soft rush and maidencane, as well as cattails. The project will fill this wetland to construct a residential roadway and lots.			
Current with				
3 0				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.30	0.00

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x ac.
0.30 x 0.877
-0.26

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

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

Delta =(with - current)
-0.30

PART I: QUALITATIVE DESCRIPTION (Mitigation)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland F	
FLUCCs code: 630		Further classification (optional):		Impact or mitigation site	Area: 8.30 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields. Bulk of the onsite native wetlands and uplands are located at the southern half of the property and make up an upland/wetland complex that promotes wildlife utilization and movement for wildlife corridors through the property to adjacent preserve lands.					
Assessment area description: Wetland F is a larger wetland system with several cores that consist of forested, shrub and few marsh areas. Forested areas consist of a mix of American elm, red maples and laurel oaks. Shrub area are dominated by Carolina willow and buttonbush. Marsh areas are dominated by pickerelweed. This wetland has coverage of Brazilian pepper that varies in size and density based on location within the wetland. The Brazilian pepper is located on the transition areas between the outer zones of this wetland and buffers. Removal of nuisance/exotic plant species including Brazilian pepper and primrose willow will further enhance this wetland. The preservation and in perpetuity management of these lands will significantly improve this wetland.					
Significant nearby features: Adjacent onsite and offsite wetlands and forested uplands that will be preserved in perpetuity and provide of wildlife habitat and as a corridor for wildlife movement through the area.			Uniqueness (considering the relative rarity in relation to the regional landscape): The mitigation area is not unique.		
Functions: Wetland F has good/moderate wetland function. Its hydroperiod is consistent with fully functioning forested and shrub wetlands.			Mitigation for previous permit/other historic uses: N/A		
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Once preserved, this wetland will provide for small and medium mammal movement through the area. In addition, the marsh and shrub areas will provide for wading bird foraging and loafing areas. The wetland will continue to provide amphibian and reptile habitat.			Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Once preserved, this wetland will provide for small and medium mammal movement through the area. In addition, the marsh and shrub areas will provide for wading bird foraging and loafing areas. The wetland will continue to provide amphibian and reptile habitat.		
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): No wildlife utilization was observed during visits to the site.					
Additional Relevant Factors:					
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.			Assessment Date(s): August 2014		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Mitigation)

Site/Project Name: Trevesta		Application number:		Assessment name or number: Wetland F	
Impact or Mitigation Mitigation		Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:		Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed		Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support		Wetland F is a large wetland consisting of forested lobes, and areas of shrub and marsh cores. This wetland is located along the eastern property boundary, and has pastures and a large borrow pit to the north, and a continuum of forested uplands surrounding the remainder of the wetland. The pastures to the north and the impacts from cattle within the wetland have created significant edge effect. The project proposes to preserve this wetland, 30-foot buffers of native forested upland preserve areas to preserve wildlife linkages throughout the property and to conservation areas offsite.			
Current	with				
5	6				
Water environment (n/a for uplands)		Wetland F has good/moderate quality hydrology. The cores of this wetland are seasonally inundated, and the outer zones are saturated. The project proposes to maintain the wetland hydroperiod in perpetuity. The incorporation of a storm water management plan may also improve water quality that is currently running off pastures untreated into wetlands.			
Current	with				
7	7				
Community structure		Wetland F has varying degrees of nuisance/exotic plant species coverage including Brazilian pepper and primrose willow. The Brazilian pepper is along the transition zones of this wetland, and the primrose is in the deeper portions of the wetland. The project will implement a management plan in perpetuity which includes removal of nuisance/exotic plant species from this wetland and its buffers.			
Current	with				
7	8				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.63	0.70

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x ac.

If mitigation
Time lag (t-factor) = 1.07
Risk factor = 2.0

For mitigation assessment areas
RFG = delta/(t-factor x risk)
= 0.03
Functional Lift = 8.30 x 0.03
= 0.26

Delta = (with - current)
0.07

PART I: QUALITATIVE DESCRIPTION (Mitigation)

Site project name: Trevesta		Application number:		Assessment name or number: Wetland T	
FLUCCs code: 631		Further classification (optional):		Impact or mitigation site	Area: 11.34 ac.
Basin/watershed etc. Manatee River		Affected water body (class):		Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields. Bulk of the onsite native wetlands and uplands are located at the southern half of the property and make up an upland/wetland complex that promotes wildlife utilization and movement for wildlife corridors through the property to adjacent preserve lands.					
Assessment area description: Wetland T is a large forested wetland system supporting popash, American elm, red maple and laurel oaks. The transition areas of this wetland contain wetland trees as well as cabbage palms and Brazilian pepper. An existing agricultural road parallels the northern boundary of Wetland T, and a pasture borders this wetland to the west. Historical and ongoing agricultural activities have created edge affect to this wetland.					
Significant nearby features: Adjacent onsite and offsite wetlands and forested uplands that will be preserved in perpetuity and provide of wildlife habitat and as a corridor for wildlife movement through the area.			Uniqueness (considering the relative rarity in relation to the regional landscape): The mitigation area is not unique.		
Functions: Wetland T has good/moderate wetland function. Its hydroperiod is consistent with fully functioning forested and shrub wetlands.			Mitigation for previous permit/other historic uses: N/A		
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Once preserved, this wetland will provide for small and medium mammal movement through the area. In addition, the marsh and shrub areas will provide for wading bird foraging and loafing areas. The wetland will continue to provide amphibian and reptile habitat.			Anticipated utilization by Listed species (listed species, their legal classification (S,T SSC) type of use, and intensity of use on the assessment area) Once preserved, this wetland will provide for small and medium mammal movement through the area. In addition, the marsh and shrub areas will provide for wading bird foraging and loafing areas. The wetland will continue to provide amphibian and reptile habitat.		
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): No wildlife utilization was observed during visits to the site.					
Additional Relevant Factors:					
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.			Assessment Date(s): August 2014		

PART II: QUANTIFICATION OF ASSESSMENT AREA (Mitigation)

Site/Project Name: Trevesta		Application number:		Assessment name or number: Wetland T	
Impact or Mitigation Mitigation		Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:		Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed		Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support		Wetland T is a large, forested wetland located south of an existing agricultural road and east of a pasture. Native forested uplands surround this wetland. The project proposes to preserve this wetland, 30-foot buffers of native forested upland preserve areas to preserve wildlife linkages throughout the property and to conservation areas offsite. The removal of Brazilian pepper from existing buffers, and the discontinuation of the use of the agricultural road will improve the function of this wetland.			
Current	with				
6	7				
Water environment (n/a for uplands)		Wetland T has good/moderate quality hydrology. The core of this wetland are seasonally inundated, and the outer zones are saturated. The project proposes to maintain the wetland hydroperiod in perpetuity. The incorporation of a storm water management plan may also improve water quality that is currently running off pastures untreated into wetlands.			
Current	with				
7	7				
Community structure		Wetland T has varying degrees of nuisance/exotic plant species coverage including Brazilian pepper and primrose willow. The Brazilian pepper is along the transition zones of this wetland, particularly along the northern edges, and interior as well. The project will implement a management plan in perpetuity which includes removal of nuisance/exotic plant species from this wetland and its buffers.			
Current	with				
5	8				

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.60	0.73

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x ac.

If mitigation
Time lag (t-factor) = 1.07
Risk factor = 2.0

For mitigation assessment areas
RFG = delta/(t-factor x risk)
= 0.13
Functional Lift = 11.34 x 0.13 = 0.71

Delta =(with - current)
0.13

PART I: QUALITATIVE DESCRIPTION (Mitigation)

Site project name: Trevesta	Application number:	Assessment name or number: Wetland U	
FLUCCs code: 630/631	Further classification (optional):	Impact or mitigation site	Area: 8.96 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields. Bulk of the onsite native wetlands and uplands are located at the southern half of the property and make up an upland/wetland complex that promotes wildlife utilization and movement for wildlife corridors through the property to adjacent preserve lands.			
Assessment area description: Wetland U is a highly disturbed shrub and forested wetland located immediately south of existing agricultural row crops, and east and west of pastures. The southern boundary is an existing agricultural road. This wetland has been adversely impacted by historical agricultural activities, and is dominated by nuisance/exotic plant species. Agricultural irrigation has also altered the hydroperiod of this wetland increasing the stage and duration of its hydrology.			
Significant nearby features: Adjacent onsite and offsite wetlands and forested uplands that will be preserved in perpetuity and provide of wildlife habitat and as a corridor for wildlife movement through the area.		Uniqueness (considering the relative rarity in relation to the regional landscape): The mitigation area is not unique.	
Functions: Wetland U has low quality wetland function.		Mitigation for previous permit/other historic uses: N/A	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Once preserved, this wetland will provide for small and medium mammal movement through the area. In addition, removal of primrose willow and Brazilian pepper will provide for wading bird foraging and loafing areas.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) Once preserved, this wetland will provide for small and medium mammal movement through the area. In addition, removal of primrose willow and Brazilian pepper will provide for wading bird foraging and loafing areas.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): No wildlife utilization was observed during visits to the site.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Mitigation)

Site/Project Name: Trevesta		Application number:		Assessment name or number: Wetland U	
Impact or Mitigation Mitigation		Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:		Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed		Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support		Wetland U is a large, shrub and forested wetland located south of an existing row crop lands. Pastures are located on both east and west of this wetland. To the south is an existing agricultural road. The removal of Brazilian pepper from existing buffers, and the discontinuation of the use of the agricultural road will improve the function of this wetland. The project will also preserve 30-foot buffers around the bulk of this wetland in perpetuity. The northern portion where residential lots will impact this wetland, lot fill slopes will be planted with native buffer plant species.			
Current with					
3 4					
Water environment (n/a for uplands)		Wetland U has poor wetland hydrology. This wetland has had its hydroperiod historically altered from agricultural irrigation. This wetland has been over inundated. The project proposes to stabilize the hydrology of this wetland to restore a more normal hydroperiod. The incorporation of a storm water management plan will improve water quality that is currently running off agricultural fields untreated into this wetland.			
Current with					
5 7					
Community structure		Wetland U is dominated by primrose willow, Brazilian pepper and cattails. Small areas of this wetland support Carolina willow, red maple and pickerelweed. The project will implement a management plan in perpetuity which includes removal of nuisance/exotic plant species from this wetland and its buffers.			
Current with					
4 8					

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.40	0.63

If preservation as mitigation:
Preservation adjustment factor =

For Impact Assessment areas
FL = delta x ac.

If mitigation
Time lag (t-factor) = 1.07
Risk factor = 2.0

For mitigation assessment areas
RFG = delta/(t-factor x risk)
= 0.11
Functional Lift = 8.96 x 0.11
= 0.98

Delta = (with - current)
0.23

PART I: QUALITATIVE DESCRIPTION (Mitigation)

Site project name: Trevesta	Application number:	Assessment name or number: Upland Preservation Areas	
FLUCCs code: 434	Further classification (optional):	Impact or mitigation site Mitigation	Area: 17.13 ac.
Basin/watershed etc. Manatee River	Affected water body (class):	Special classification:	
Geographic relationship to and hydrologic connection with wetlands, other surface waters, uplands The Trevesta Property has a series forested wetlands and few freshwater marsh systems that vary from higher quality with good zonation to lower quality wetlands that have been affected by historical agricultural and ranching activities. Several of the onsite wetlands have moderate to significant coverage of Brazilian pepper. There are several agricultural ditches that connect to a few of the onsite wetlands. There is a large borrow pit in the northeastern quadrant of the property, and two smaller dredged pond within the existing row crop agricultural fields. Bulk of the onsite native wetlands and uplands are located at the southern half of the property and make up an upland/wetland complex that promotes wildlife utilization and movement for wildlife corridors through the property to adjacent preserve lands.			
Assessment area description: The upland preservation areas proposed to be preserved in perpetuity consist of several areas of mixed hardwood uplands that are beyond proposed 30-foot buffers. These areas support a mix of live and laurel oaks, American elms, and cabbage palms. The upland preserves are moderate to good quality canopy. Brazilian pepper coverage in the upland preservation areas varies from dense to sparse depending on location. All nuisance vegetation including Brazilian pepper is proposed to be removed as part of the preserve areas management plan within the Trevesta Ecosystem Management Plan.			
Significant nearby features: Adjacent onsite and offsite wetlands and buffers. These areas will be preserved in perpetuity and provide wildlife habitat, and as a corridor for wildlife movement through the area.		Uniqueness (considering the relative rarity in relation to the regional landscape): The mitigation area is not unique.	
Functions: Functions as typical mixed hardwood forests that allow for small and medium mammal movement and loafing.		Mitigation for previous permit/other historic uses: <p align="center">N/A</p>	
Anticipated wildlife utilization based on literature review (list of species that are representative of the assessment area and reasonable expected to be found): Small and medium mammal movement through the areas as species utilize proposed preserved with onsite wetland and preserved offsite wetlands that connect to this area.		Anticipated utilization by Listed species (listed species, their legal classification (E,T SSC) type of use, and intensity of use on the assessment area) These upland preservation areas will be important for regionally common wildlife to move among preserved wetlands and uplands.	
Observed evidence of wildlife utilization (list species directly observed or other signs such as tracks, dropping, etc): No wildlife utilization was observed during visits to the site.			
Additional Relevant Factors:			
Assessment conducted by: Brett Solomon, E Co Consultants, Inc.		Assessment Date(s): August 2014	

PART II: QUANTIFICATION OF ASSESSMENT AREA (Mitigation)

Site/Project Name: Trevesta	Application number:		Assessment name or number: Upland Preservation	
Impact or Mitigation Mitigation	Assessment conducted by: Brett Solomon		Assessment date(s): August 2014	
Scoring guidance:	Optimal: 10	Moderate 7	Minimal 4	Not present 1
Scoring of each indicator is based on what would be suitable for the type of wetland or surface waters assessed	Condition is optimal and fully supports wetland/surface functions	Condition is less than optimal but sufficient to maintain most wetland surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions
Location and landscape support	There are seven (7) different upland preservation areas within the southern half of the subject property. The upland preservation areas were chosen to maximize the preservation of intact mixed hardwood forests that will create a mosaic of native habitats along with preserved wetlands to further buffer preserved wetlands and maintain wildlife corridors through the property and offsite to conservation lands to the east and south. Several of the upland preservation areas currently border pastures and agricultural roadways. The proposed project will preserve these areas in perpetuity and control for edge effect that is occurring from historical and ongoing agricultural activities. Without in perpetuity preservation, these uplands could potentially be developed.			
Current 3	with 6			
Water environment (n/a for uplands)	Upland areas w/ no hydrologic function.			
Current 0	with 0			
Community structure	The seven different upland preservation areas are similar in species composition. The bulk of the canopy consists of live and laurel oaks. Additional species include American elm, cabbage palms, mulberry and swamp bay. The understory is dominated by palmetto, wild coffee and beautyberry. Each of the areas have varying degrees of Brazilian pepper coverage. The minimum Brazilian pepper coverage in each of the upland preservation areas varies from as low as 15%-25%, and as high as >50%-75%. As part of the in perpetuity management plan, the project will remove and control the regrowth of nuisance/exotic plant species w/in these upland preservation areas.			
Current 2	with 7			

Score = sum of scores/30 (if upland divide by 20)	
Current	with
0.25	0.65

If preservation as mitigation:
Preservation adjustment factor = 0.32

For Impact Assessment areas
FL = delta x ac.

If mitigation
Time lag (t-factor) = 1.00
Risk factor = 1.0

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.32
Functional Lift = 17.13 x 0.32 = 5.48

Delta = (with - current)
0.40

EXHIBIT – 5

MARKET STUDY PROVIDED BY:

**MAXIMO RASTERELLI OF CASTRO
SOUTHEAST REALTY SERVICES, LLC
(DATED SEPTEMBER 2, 2014)**

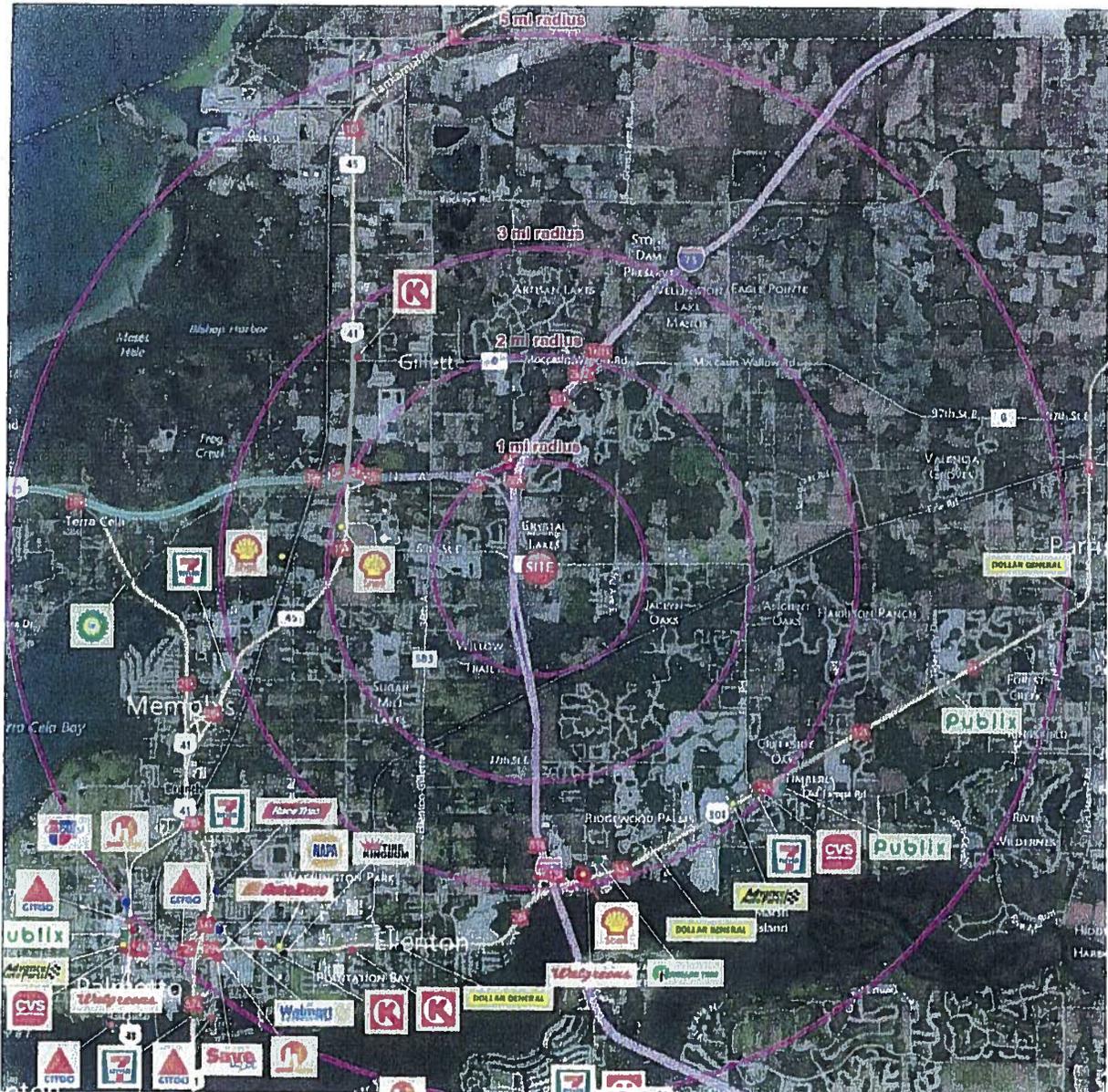
Received

SEP 09 2014

ZONING

Ellenton, Florida

Neighborhood Retail Feasibility Analysis & Implementation Plan



Prepared for:
Kolter

Prepared by:

Massimo Rastrelli

Casto Southeast Realty Service, LLC

September 2, 2014

Casto Southeast Realty Services, LLC.

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- Rationale
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Ellenton, Florida Neighborhood Retail Feasibility Analysis & Implementation Plan
North Manatee County Map
September 2, 2014

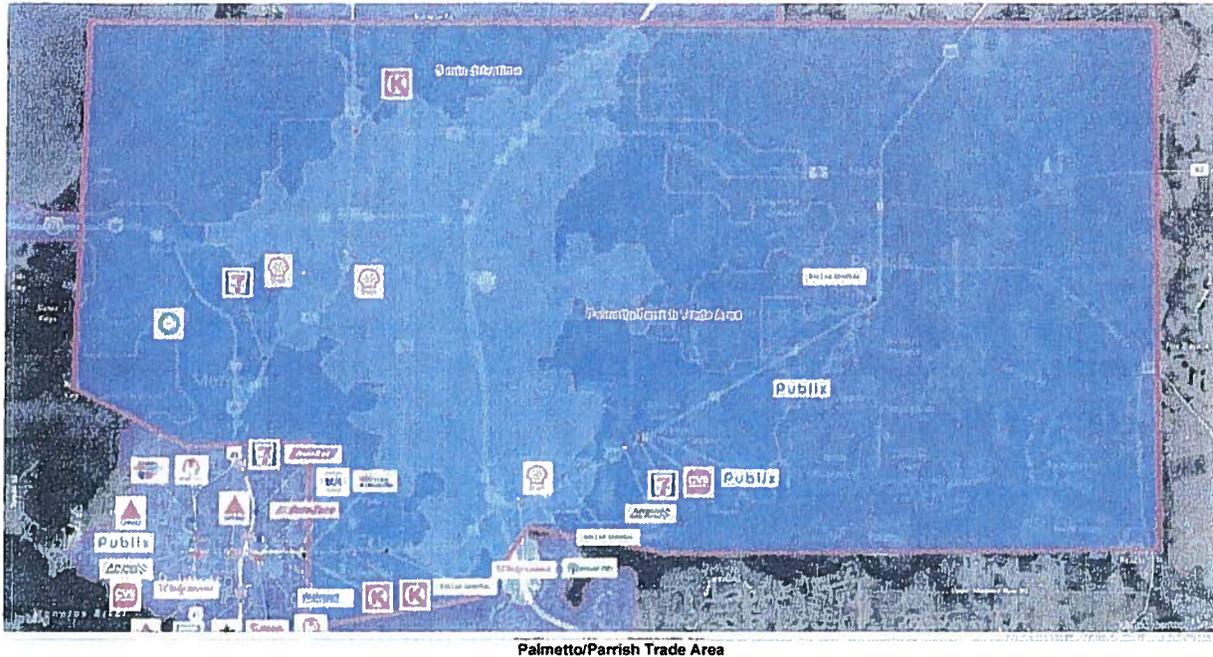


Figure 1: Total Trade Area Location Map

Executive Summary

This study finds that Ellenton can support more neighborhood retail stores and a 35,000 to 45,000 square foot supermarket generating \$15 to \$22 million in gross annual sales at market maturity. The potential market should be developed as one of the following industry classifications:

- **Conventional Neighborhood Grocery Anchored Shopping Center:** The supermarket will offer fresh self-service meats and above-average quality produce. The size unit is assumed to be 35,000 to 45,000 Sq.ft. gross square.
- **Limited-assortment Convenience Market stores:** Selling pre-packaged fresh meats and limited of variety produce (top 25 to 35 SKUs). The unit is assumed to be 15,000 to 30,000 gross square feet.

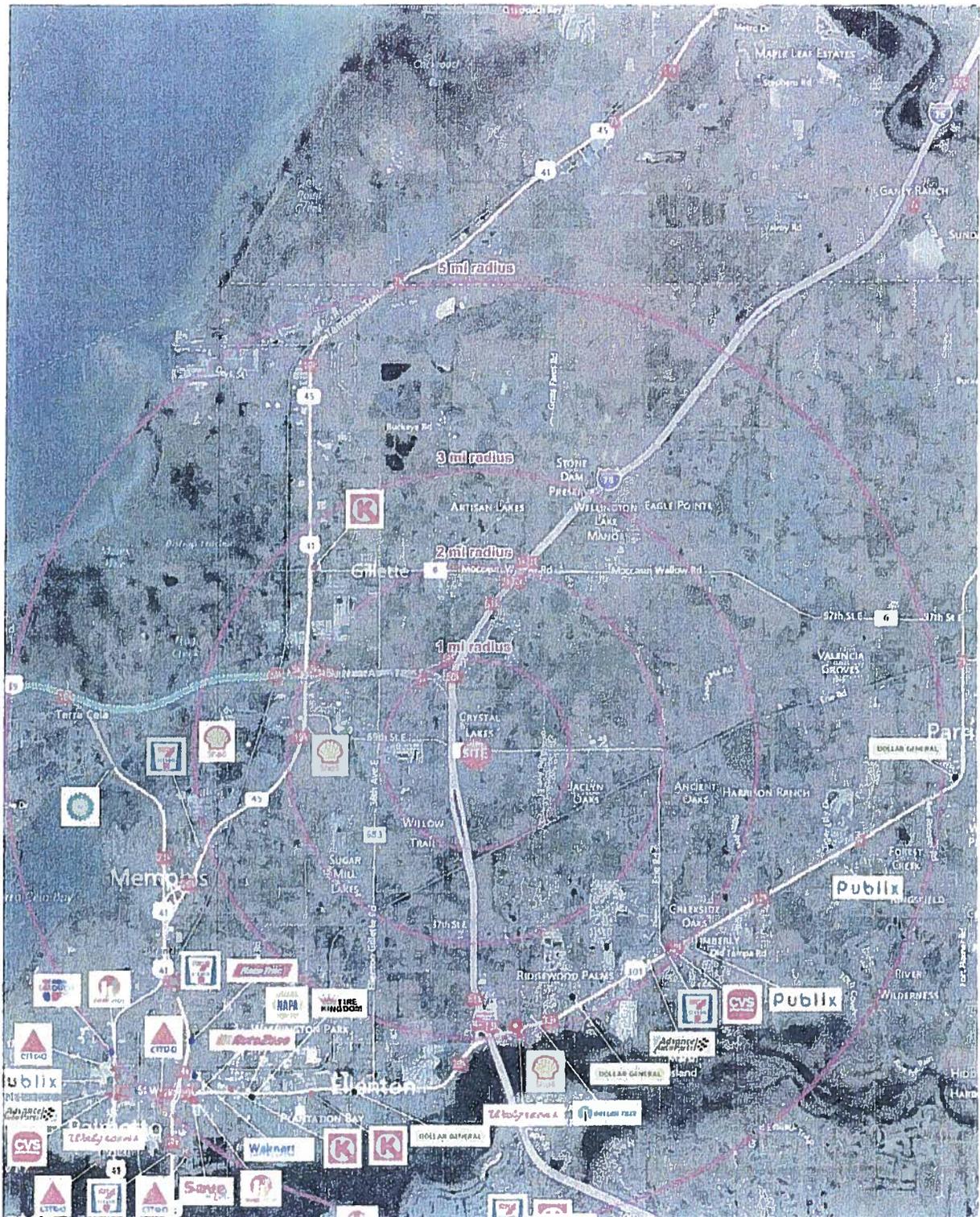


Figure 2: Ellenton Location Map

The study area serves a stable total trade area base of nearly 49,339 persons due to decent vehicular access to a midsize/suburban population area. However, population density at the sites is limited, with the primary trade area offering a population base of only 25,368 persons and a density of only 24,934 persons within one mile of the center of the subject site.

Incomes in the total trade area are moderate, with median household incomes reported as \$51,715. Incomes close-in are slightly lower, with the primary trade area reporting median household incomes of only \$49,312. As such, a format catering to mid incomes, such as a limited assortment store, is more appropriate to capture stronger close-in market shares. The Tapestry Lifestyles in the area reflect a strong core of "snow-birds", retired persons who have relocated to the area. Many snowbirds are found in the senior-oriented developments located West of Interstate-75. However, over the past 10 years North Manatee County has seen modest growth of young families reducing the age within the primary trade area to a 2013 Median Age of 44.7, "Commuters" to South St. Petersburg, Sarasota and Bradenton are now changing the Tapestry and raising disposable income to improve store assortments.

Existing supermarket competition in the area is weak, with 8 stores identified to service the population base including Palmetto which is outside our total trade area. This is an indication of a less-stored market that would allow the potential of a new unit entering the area. Both Publix and Wal-Mart have good market shares, capturing 54 percent and 22 percent of the existing potential, but as per Figure 3 residential growth is spreading through North Manatee County over 3 to 5 miles from the closest neighborhood grocery anchor shopping center, with a drive time from this site of approximately 10 to 15 minutes. Other convenience stores identified include Dollar General, K-mart and Save-A-Lot; Dollar General and K-mart are not supermarkets, but they carry a limited food assortment.

The most predominant Tapestry Lifestyle in the area, representing 35 percent of the total household base, is Senior Sun Seekers. The cores of these households are found East and West of the defined study area. These households are primarily retired and tend to shop near their home or residence. They are primarily found shopping at conventional formats, such as Publix or Winn- Dixie, rather than at limited assortment or supercenter formats.

INTRODUCTION

Background

The study area is defined by:

- **North:** East and West of Moccasin Wallow
- **South:** US 301 East and West
- **East:** Parrish US 301 & SR 62
- **West:** US 301 & 16th Avenue West

The following issues are addressed in this study:

- What is the existing and planned neighbor grocery anchored shopping center development in the North Manatee County study area and its trade areas?
- What are the primary and total trade areas for the North Manatee County study area?
- What are the population, demographic and lifestyle characteristics in the trade areas, currently and projected for 2018?
- What is the current and projected growth for supermarket expenditures, now and for the next five years?
- How much additional market rate supermarket square footage is supportable in the North Manatee study area?
- What sales volumes can new supermarket development achieve in or near the study area?

Methodology

To address the above issues, we conducted a detailed evaluation of the identified market during the Summer of 2014. During this evaluation, we visited and evaluated most of the existing neighbor grocery anchored shopping center and specialty food stores in and around the North Manatee trade areas, centering our efforts on stores of over 5,000 square feet (sales area).

The area was visited during the daytime as well as the evening in order to gain a qualitative understanding of the traffic and retail gravitational patterns throughout the study area. Trade area that would serve neighbor grocery anchored shopping center in the proposed commercial zone was then defined based on the field evaluation and the retail gravitation in the market, as well as our experience defining trade areas throughout the United States. Population, demographic, and lifestyle characteristics of the trade area residents were collected through the use of U.S. Census Tracts from national sources, and updated based on information gathered from various local sources.

The SiteUSA™ sales forecasting program was used to develop a realistic model of the study area and to forecast sales for a specialty market at the defined locations.

Finally, based on the population and demographic characteristics of the trade areas, existing and known planned supermarket competition, the results of our retail void analysis, and traffic and retail gravitational patterns, we developed this assessment of the North Manatee County study area and forecast sales for the supportable retail.

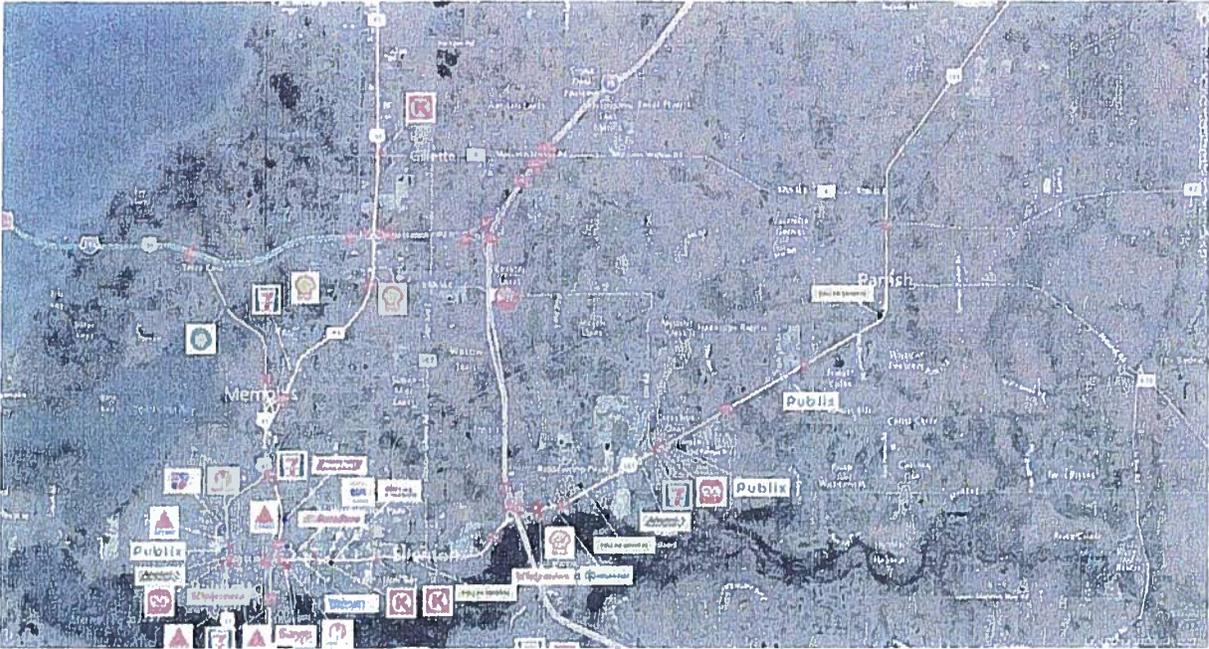
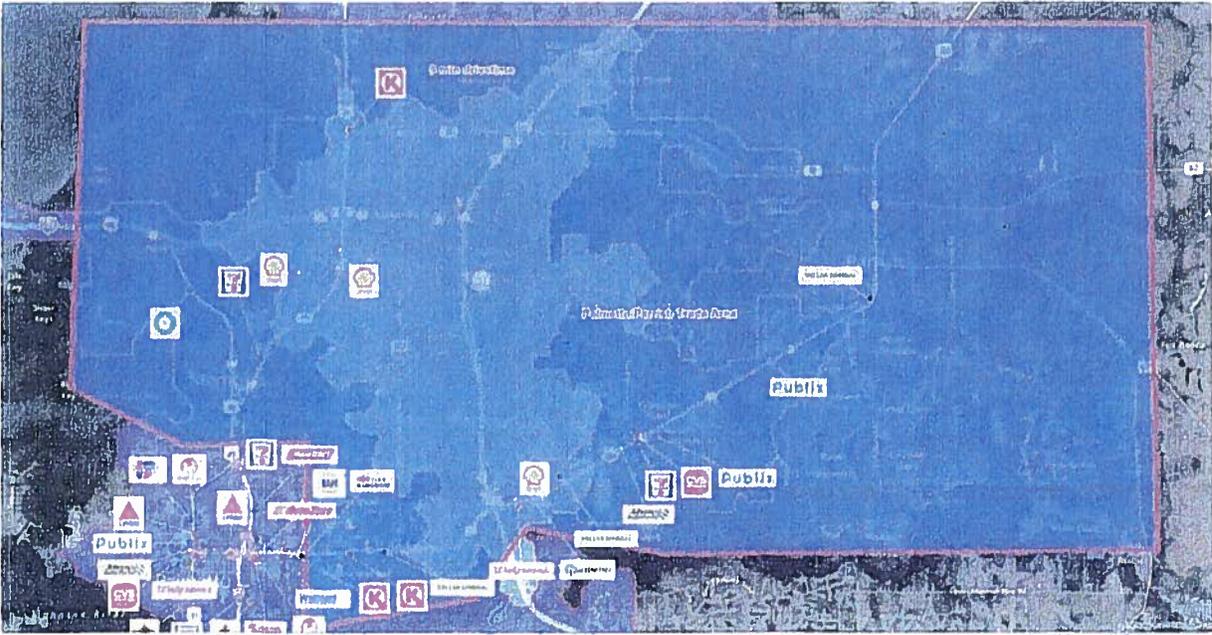


Figure 3: Existing Major Retail Locations Map

Within the defined Total Trade Area:



Palmetto/Parrish Trade Area

Figure 1: Total Trade Area Location Map

We identified our potential location for a neighborhood grocery anchored shopping center that would have the needed access to support a viable supermarket:

Site – SEC of Erie Road (69th Street) & Buffalo Road. (60th Avenue), Palmetto

We forecast that at the proposed site for a conventional supermarket (45,000 gross square feet) could average weekly sales in the first year of \$245,000, growing to \$285,000 by the second year, and eventually maturing to \$350,000 in by fifth year, based on projected population growth thought-out the next 5 years. Also, the amount of rent to be paid at any of the locations may well determine if a unit can operate profitably in the area.

SITE and MARKET CHARACTERISTICS

An aerial view of the study area is shown in Figure 4 below. The study area and sites are shown in Figure 5 and 6 below.

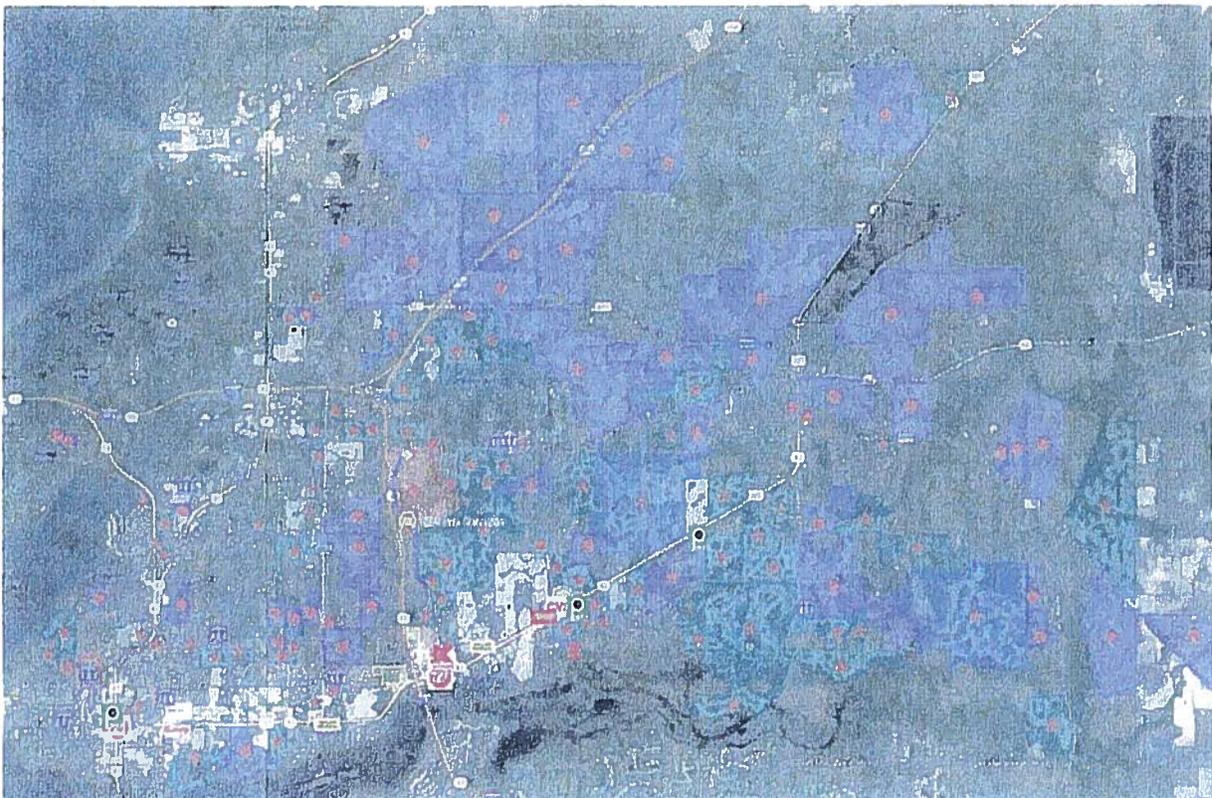


Figure 4: Aerial view of portion of the North Manatee County study area.

[The green layer outlines most of existing residential subdivisions; blue layer outlines future subdivision pending construction or final site plan approval]



Retail Market Trade Area



Figure 5: Identified study area and sites map.

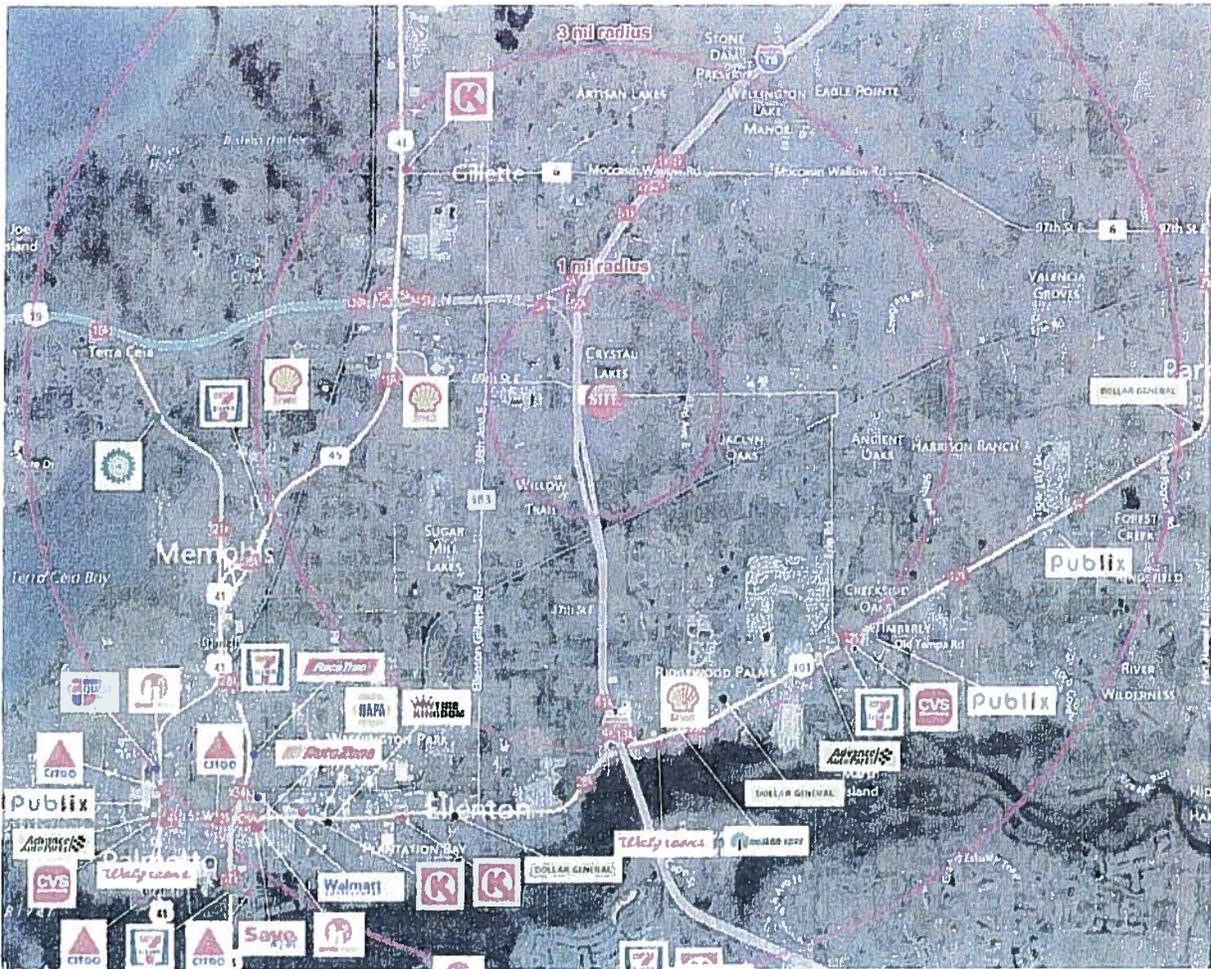


Figure 6: Identified Site Map showing 1 and 3 miles Rings.

Area Traffic Counts

Traffic volumes in the area are low, with local residents using US 301, US 41, Erie Rd. and Moccasin Wallow to reach Interstate-75, all routes excepts Erie Rd. currently have entry/exit ramps to the interstate. Traffic counts are provided by FDOT Florida Traffic Online (2013), and we selected only auto vehicles and not truck traffic.

The strongest North-Manatee-traffic volumes are on US 301 East at 35,500 ADT, while traffic volumes along Erie Rd. average between 8,200 and 2,200 ADT.

The reported volumes are shown in Figure 6:

FDOT Florida Traffic Online (2013)

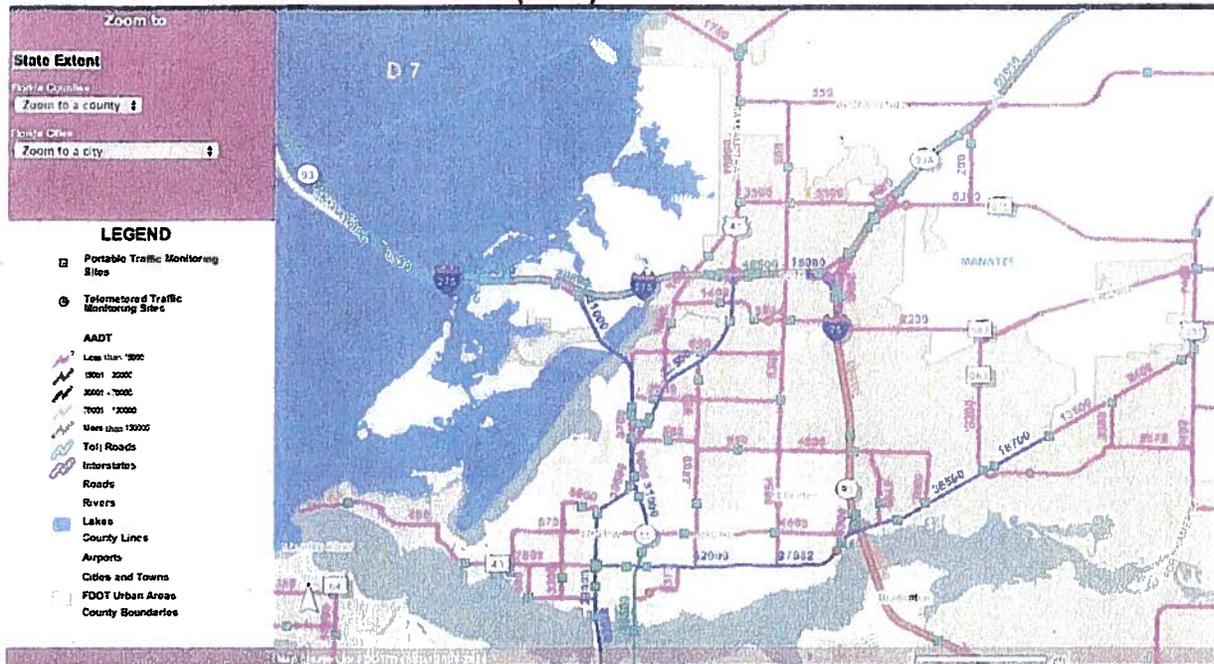


Figure 6: Area traffic volumes on roadways within the North Manatee County study area. Traffic counts are expressed in terms of two-way Auto vehicles-per-day (VPD), not including Truck Traffic.

Ellenton Total Trade Area

The estimated current population (less group quarters) of the total trade area is 49,339 persons not including the City of Palmetto. Local and national estimates indicate a stable population base with an increase (1.3 percent annually) in the population by 2018 to 52,562 persons.

Using a 5 mile ring, the total trade area is 58,156 persons including a portion of the City of Palmetto. Local and national estimates indicate a stable population base with an increase (1.3 percent annually) in the population by 2018 to 61,942 persons.

Population density at the site is weak with only 2,187 persons living within one mile of the middle of the defined study area, but increasing to 24,934 people within three miles. The defined study area itself has a current estimated base of 25,368 persons, which is projected to grow to 27,004 persons by 2018, a 1.3 percent annual growth.

Average persons-per-household in the total trade area is reported as 2.5, which is lower than the US average (2.65). The total trade area is primarily white (76.8%), 12.0 percent African American and 1.4 percent Asian. Hispanic ethnicity is reported as 16.7 percent.

The total trade area has below-average education levels; with 20.8 percent of those age 25 years and older holding a college degree. Additionally, 60.6 percent of those employed are working in white-collar occupations, which is similar to the US average. Most (28.0%) are employed in sales and office positions, followed by 20.2 percent in Professional Related and 19.5 percent in service positions.

The trade area reports moderate income levels, with a median household income of \$48,439 in within 5 miles radius from the proposed site, and within a 1 mile radius median household income raises to

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\$57,545. Per capita incomes for the trade area are also moderate, reported at \$23,318 within 5 mile radius. Within the primary trade area, incomes are reported at \$49,312 (median household incomes) and \$22,360 per capita.

The Total Monthly Household Expenditure within a 5 miles radius is \$3,959 of which \$1,688 is allocated to Retail Expenditures and \$622 for Food and Beverage, resulting in a Trade study area weekly food potential of \$300,000.

Appendixes 1 are listed trade area’s population and demographics as well as the Trade study area and all North Manatee County Trade Area not including the City of Palmetto:

Tapestry Lifestyles

ESRI has developed Tapestry Lifestyles, which is an attempt to create 65 classifications, or lifestyle segments, that help determine purchasing patterns. These segments are broken down to the U.S. Census block group level throughout the United States and are used by many national retailers to help determine future potential locations.

The following Table 3 details the top Tapestry Lifestyles found in the North Manatee County total trade area:

Table 3: Tapestry Lifestyles Table

Lifestyle	Trade Area Statistics	Short Description
 <p>Senior Sun Seekers</p>	<p>Households 10,967</p> <p>Median HHold Income \$37,750</p> <p>Total Trade Area Percentage 30%</p>	<p>Although the median age in this market is 51.8 years, well over half of the householders are aged 55 years or older. Most of these households are married couples without children and single persons. The segment is not very ethnically diverse; almost 90 percent of the population is white.</p> <p>Escaping from cold winter climates, many Senior Sun Seekers have permanently relocated to warmer areas; others are “snowbirds” who move South for the winter. To improve their landscaping, Senior Sun Seekers own lawnmowers and buy fertilizers and garden insecticides. Health-conscious Senior Sun Seekers purchase bifocals, visit their internists and take Centrum Silver vitamins. They watch cable television, read boating magazines and eat at family restaurants and steak houses.</p>

<p>Midland Crowd</p> 	<p>Households 3,357</p> <p>Median HHold Income \$50,100</p> <p>Total Trade Area Percentage 9%</p>	<p>Midland Crowd represents Tapestry's largest market with more than ten million people, nearly four percent of the United States population. They mirror the United States norm with a median age of 35.9 years. Their differences are striking: these neighborhoods are found in rural areas that have been growing by three percent annually since 2000. Most of these residents are white.</p> <p>The rural location and their traditional lifestyle dictate the consumer preferences of Midland Crowd residents. Purchases of work boots, hunting clothes and craft supplies reflect their employment, lifestyle and leisure activities. They fill prescriptions at the Wal-Mart Pharmacy, buy craft and hobby supplies by mail, phone or online and stop in the local True Value store for hardware supplies.</p> <p>Midland Crowd residents stock their freezers with crops from their gardens and game from hunting trips. To keep up with gardening and landscaping tasks, Midland Crowd residents own garden tractors, lawnmowers, and trimmers and drive trucks to haul it all home. If they eat out, Midland Crowd residents prefer family or fast food restaurants such as Golden Corral, Chick-Fil-A or Hardee's.</p>
<p>Midlife Junction</p> 	<p>Households 3,353</p> <p>Median HHold Income \$41,800</p> <p>Total Trade Area Percentage 9%</p>	<p>Most Midlife Junction residents are still working, earning a median household income of \$41,800 derived from wages, dividends, rental properties, retirement income and Social Security benefits. Their net worth is \$101,200. Nearly one-third draws retirement funds. Many have graduated from high school; some hold college credits. They work in the service, manufacturing, healthcare, sales and administrative industries.</p> <p>About ten percent of Midlife Junction residents are self-employed. As Midlife Junction residents pass from child rearing into retirement, they live quiet, settled lives. They spend their money carefully and don't succumb to fads. Those who are still in their houses are opting for low-maintenance conveniences such as heat pumps, trash compactors, self-cleaning ovens, riding mowers and kerosene heaters.</p> <p>Mindful of their health, Midlife Junction residents take vitamin supplements, arthritis medication and shop for sugar-free foods. Favorite family restaurants include Krystal's, Ruby Tuesdays and Captain D's.</p> <p>They search for bargains in the J.C. Penney catalog and at Belk, Lowe's and Wal-Mart. They also order from the Eddie Bauer and Land's End catalogs.</p>

	Households 2,171	<p>Even though they live in the suburbs, In Style households favor the lifestyle of city dwellers. These professional couples have careers but few children. Their median age is 37.6 years and they are predominantly white. In Style households do well for themselves with a median household income of \$64,700 and a median net worth of \$135,700, both of which are 1.4 times the national median.</p> <p>In Style residents are computer-savvy; they own and use handheld PDAs, cell phones and utility software. They would probably purchase computer hardware from Dell Computer. Online activities include computer equipment purchases, researching real estate information, tracking investments and planning travel. They do some gardening; however, they leave the lawn care chores to a maintenance service.</p> <p>Physical fitness is part of their lifestyle; they subscribe to Weight Watchers for diet control, work out in a regular exercise program and take vitamins. They lift weights, practice yoga, play tennis and go scuba diving. They enjoy dining out at Cheesecake Factory, Don Pablo's, and Chili's Grill and Bar. Nordstrom, Ann Taylor, amazon.com and the L.L. Bean catalog are shopping preferences.</p>
	Median HHold Income \$64,700	
	Total Trade Area Percentage 6%	

Table 2: Tapestry Lifestyles Table

The most predominant lifestyle in the area, representing 30 percent of the total trade area household base, is Senior Sun Seekers, with the core of these households found east and west of the defined study area. These households are primarily retired and have moved to the area from the colder northern climates. They are primarily white and tend to shop near their home or residence. They lead active lifestyles and spend much of their time outdoors. The Senior Sun Seekers are apt to be found shopping at conventional formats, such as Publix or Winn-Dixie, rather than at limited assortment or supercenter formats.

Supermarket Competition

All major supermarkets and specialty food stores of over 5,000 square feet (sales area) in and adjacent to the study area were evaluated. For a detailed list of the competition and departments offered, please refer to the "Competition Details" section of the Appendices. A map of competitors and their locations is also located in Appendix 2.

Table 3 below represents the major food store chains in the defined North Manatee County study area:

USERS	Stores Addresses
Publix	<ul style="list-style-type: none"> ▪ Parkwood Square- 9005 U.S. 301 Parrish, FL 34219 ▪ The Shops at Silver Leaf - 11245 U.S. 301 Parrish, FL 34219
Wal-mart Supercenter	508 10th St E Palmetto, FL 34221
K-mart	U.S. 301 Ellenton, FL 34222
Dollar General	<ul style="list-style-type: none"> ▪ 7026 U.S. 301 Ellenton, FL 34222 ▪ 3412 U.S. 301 Ellenton, FL 34222
Save-A-Lot	605 10th St E Palmetto, FL 34221
CVS	<ul style="list-style-type: none"> ▪ 8700 U.S. 301 Parrish, FL 34219 ▪ 945 8th Ave W Palmetto, FL 34221
Walgreens	<ul style="list-style-type: none"> ▪ 5945 U.S. 301 Ellenton, FL 34222 ▪ 930 8th Ave W Palmetto, FL 34221

Table 3: Major Food Store Chains Competition

Publix

In total, 3 supermarkets and specialty food stores in and surrounding the defined trade area were identified and City of Palmetto. Of these, 2 are Publix Supermarkets capturing 45 percent of the total market share in our study. Publix stores are bright and clean, and most have service seafood and pharmacy departments, as well as a deli and bakery. They typically have a loyal following in the Florida area and are one of the strongest regional chains found in the United States.

Wal-Mart

In addition to the conventional supermarkets in the area, there is also one Wal-Mart Supercenters that, combined, capture a 22 percent market share. The unit has not a strong price image, building is outdate and need improvement, minimal service departments and average perishables, appealing to the lower- and moderate-income households in the area.

Also appealing to the lower-income household base are three limited assortment stores: 3 Dollar General and one Save-A-Lot.

Save-A-Lot

Save-A-Lot is a franchised supermarket format marketed by Super-Valu Food with independent operators. While the actual store operations vary from area to area, the unit in the City of Palmetto is a very basic format with no meat-cutting facilities and carrying only minimal fresh meat and produce variety. This unit is located in third-generation locations to keep operating costs to a minimum. This unit also earns a one percent market share.

SUMMARY of MARKET ANALYSIS FINDINGS

The North manatee neighborhood study area is underserved for grocery store goods and services, neighborhood retail shops, and has an opportunity to support a 35,000 to 45,000 square foot supermarket or limited assortment grocery. This neighborhood shopping center can potentially generate up to \$22.0 million in annual sales.

Finally, to attract either format to the area, it may be necessary to supplement rent or start-up costs, as the forecasted sales are marginal compared to the conventional or limited assortment format. The amount of rent to be paid at any of the locations may well determine if a unit can operate profitably in the area.

Market Analysis Rationale

Please find below the rationale for the sales forecasts:

- The site is positioned to serve a stable total trade area base of nearly 25,368 persons due to the east/west I-75 traffic access provided by either Erie Rd., Buffalo Rd. or Ellenton Gillette Rd., all offering two lanes of traffic through the study area, connecting with US 301 higher traffic volumes and is the strongest retail concentration near Interstate-75.
- Population density at the site is limited, with a density of only 2,187 persons within one mile of the center of the study area. However the site can collect traffic flow from over 3 miles, throughout all the rural subdivisions at the County line between Manatee and Hillsborough Counties. These subdivisions are underserved by retail and based on growth forecasts, pending rezones, and preliminary and final site plan approvals. The highest residential growth is occurring East of I-75. (See Map in Appendix 1).
- Incomes in the total trade area are moderate, with median household and per capita incomes reported as \$51,715 and \$24,949, respectively. Incomes close-in are higher, with the primary trade area reporting median household and per capita incomes of \$57,545 and \$22,822, respectively, in within 1 mile.
- Other demographics of the total trade area include persons-per-household of 2.5, a primarily white population base (76.8%) in 5 miles, and average white-collar employment (60.6%).
- The Tapestry Lifestyles in the area reflect a strong core of "snow-birds" and retired persons who have relocated to the area, many of which are found in the senior-oriented developments found east and west of the interstate. These consumers are more suitable to shop at a conventional format rather than either a supercenter or limited assortment format, but and will have to travel to the study area to.
- Over the past 13 years North Manatee County has seen a rapid growth of residents, almost doubling since the 2000 Census. Price of real estate and new job opportunities have increased the number of young families moving to the newest subdivisions which has lowered the Median Age.

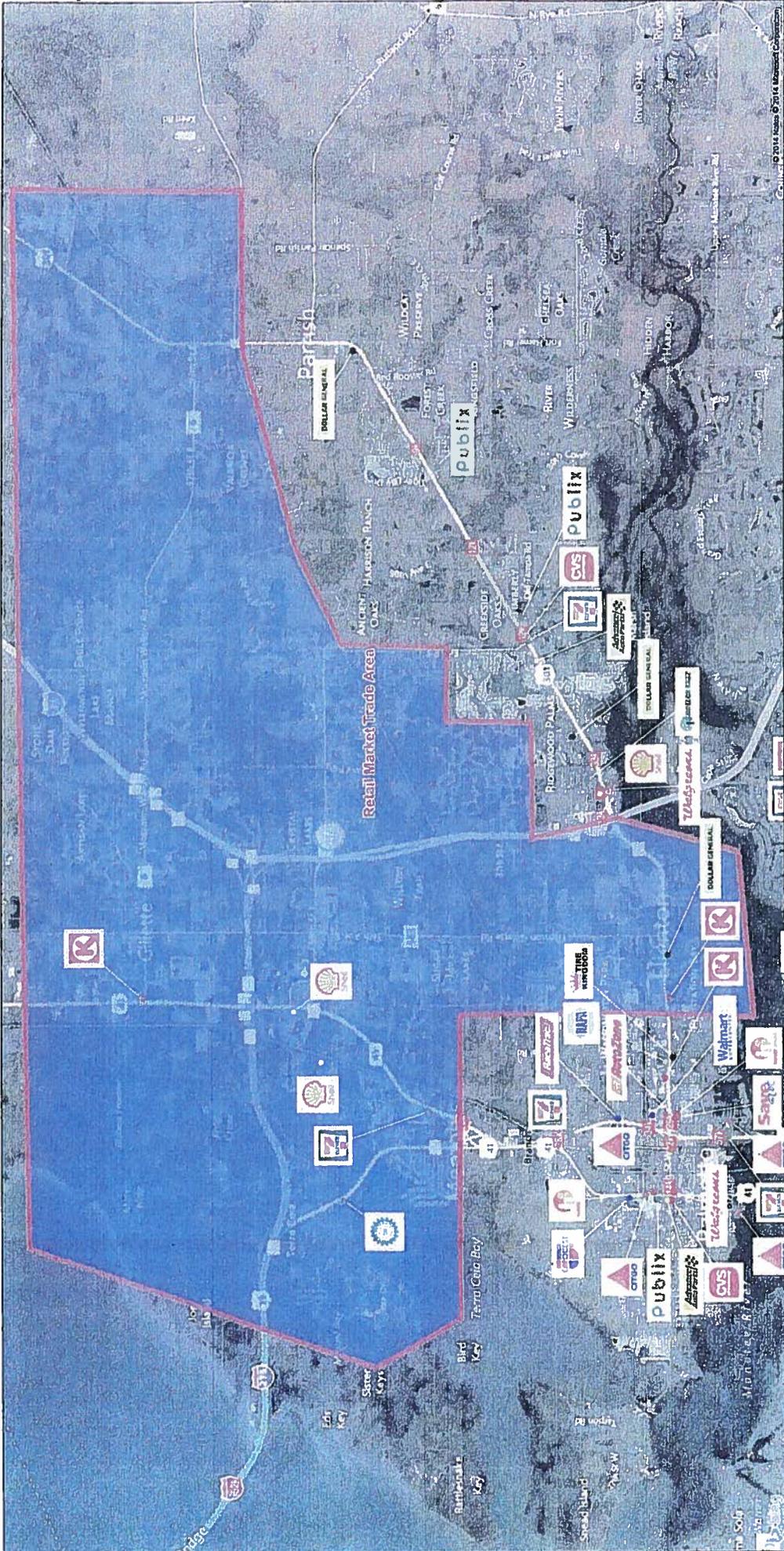
- Existing supermarket competition in the area is not strong, with only 8 stores identified to service the population base. Three are Publix, one is Wal-Mart Supercenter and others are convenience stores only selling packaged food (Dollar General and K-Mart). Save-A-Lot is located in the City of Palmetto, 5 miles from our proposed site and a 23 minutes drive time. Both Publix and Wal-Mart have good market shares, capturing 45 percent and 22 percent, respectively, of the available potential.

Market Study Assumptions

Any market study such as this utilizes not only empirical data, but also field observations and qualitative judgments. It is important to recognize that certain study inputs need qualification. Therefore, as part of this analysis, the following assumptions were made:

- All population, demographic and lifestyle data is assumed to be correct and accurately portrays the defined trade and study areas and specialty market customer base.
- Economic conditions will remain stable and household growth will continue as projected.
- The site will have adequate visibility, ingress/egress, and parking for the proposed uses. Additionally, it will be professionally marketed, managed, leased and promoted to meet or exceed industry standards as a shopping destination.
- Visibility of any new food market is assumed very good, with signage as required to assure easy visibility of the retailers.
- The proposed conventional supermarket at the identified location will offer fresh self-service meats, above-average quality produce and a product variety to compete with other conventional markets in the area. The unit is further assumed to have a small service deli department and in-store bakery, as well as a small floral department to compete with the area competition. The size of the unit is assumed to be 35,000 to 45,000 gross square feet.
- Finally, the unit is assumed to be competitively priced and to advertise to all households within the defined trade areas.
- The proposed limited-assortment market will offer pre-packaged fresh meats and a limited variety of produce (top 25 to 35 SKUs).

APPENDIX 1
Population, Demographic and Lifestyle Tables



Retail Market Trade Area

CASTO

August 2014

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 27.5650/-82.5007

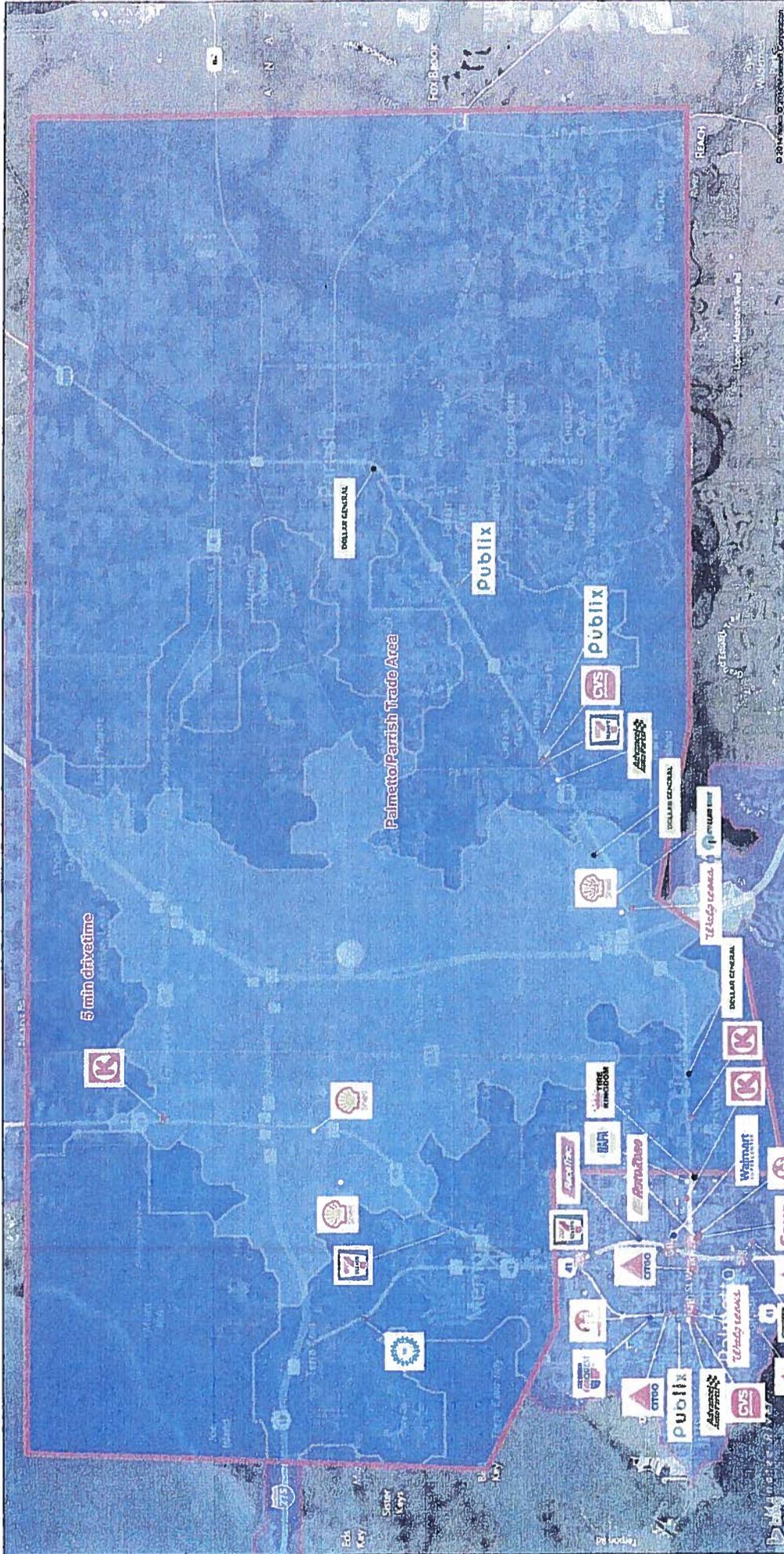
RS1

Retail Market Trade Area

Retail Market Trade Area

POPULATION	2013 Estimated Population	25,368
	2018 Projected Population	27,004
	2010 Census Population	24,113
	2000 Census Population	14,884
	Projected Annual Growth 2013 to 2018	1.3%
	Historical Annual Growth 2000 to 2013	5.4%
	2013 Median Age	44.7
HOUSEHOLDS	2013 Estimated Households	10,232
	2018 Projected Households	10,854
	2010 Census Households	9,661
	2000 Census Households	6,400
	Projected Annual Growth 2013 to 2018	1.2%
	Historical Annual Growth 2000 to 2013	4.6%
RACE AND ETHNICITY	2013 Estimated White	80.2%
	2013 Estimated Black or African American	10.3%
	2013 Estimated Asian or Pacific Islander	1.5%
	2013 Estimated American Indian or Native Alaskan	0.3%
	2013 Estimated Other Races	7.6%
	2013 Estimated Hispanic	14.1%
INCOME	2013 Estimated Average Household Income	\$54,473
	2013 Estimated Median Household Income	\$49,312
	2013 Estimated Per Capita Income	\$22,360
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	4.9%
	2013 Estimated Some High School (Grade Level 9 to 11)	7.6%
	2013 Estimated High School Graduate	36.3%
	2013 Estimated Some College	22.4%
	2013 Estimated Associates Degree Only	8.5%
	2013 Estimated Bachelors Degree Only	13.7%
	2013 Estimated Graduate Degree	6.5%
BUSINESS	2013 Estimated Total Businesses	563
	2013 Estimated Total Employees	5,673
	2013 Estimated Employee Population per Business	10.1
	2013 Estimated Residential Population per Business	45.1

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Palmetto/Parrish Trade Area

CASTO

August 2014

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SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 27.5647/-82.4819

RS1
Palmetto/Parrish
Palmetto/Parrish
Trade Area

Palmetto/Parrish Trade Area		RS1 Palmetto/Parrish Palmetto/Parrish Trade Area
POPULATION	2013 Estimated Population	49,339
	2018 Projected Population	52,562
	2010 Census Population	46,874
	2000 Census Population	27,845
	Projected Annual Growth 2013 to 2018	1.3%
	Historical Annual Growth 2000 to 2013	5.9%
	2013 Median Age	45.6
HOUSEHOLDS	2013 Estimated Households	20,380
	2018 Projected Households	21,617
	2010 Census Households	19,243
	2000 Census Households	12,244
	Projected Annual Growth 2013 to 2018	1.2%
	Historical Annual Growth 2000 to 2013	5.1%
RACE AND ETHNICITY	2013 Estimated White	82.8%
	2013 Estimated Black or African American	8.9%
	2013 Estimated Asian or Pacific Islander	1.6%
	2013 Estimated American Indian or Native Alaskan	0.3%
	2013 Estimated Other Races	6.4%
	2013 Estimated Hispanic	12.4%
INCOME	2013 Estimated Average Household Income	\$59,856
	2013 Estimated Median Household Income	\$51,715
	2013 Estimated Per Capita Income	\$24,949
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	4.9%
	2013 Estimated Some High School (Grade Level 9 to 11)	7.4%
	2013 Estimated High School Graduate	35.0%
	2013 Estimated Some College	21.8%
	2013 Estimated Associates Degree Only	8.5%
	2013 Estimated Bachelors Degree Only	14.7%
	2013 Estimated Graduate Degree	7.7%
BUSINESS	2013 Estimated Total Businesses	1,112
	2013 Estimated Total Employees	9,609
	2013 Estimated Employee Population per Business	8.6
	2013 Estimated Residential Population per Business	44.4

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Ellenton Retail Study for Proposed 15 acres parcels located at S.E. & S.W. Corner of Erie Rd. and 60th Avenue, Palmetto Florida.



GRAPHIC PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 27.5732/-82.5107

RGRAP3

5277 69th St E

Palmetto, FL 34221

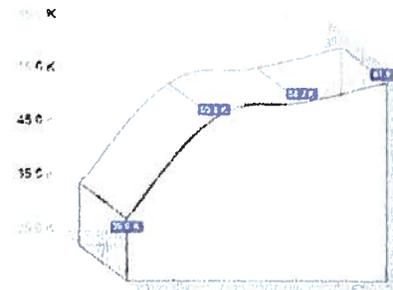
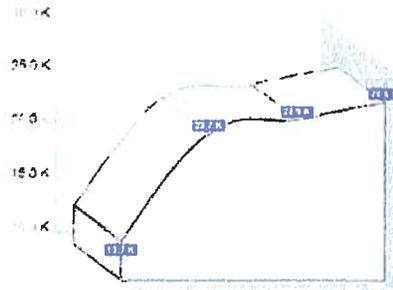
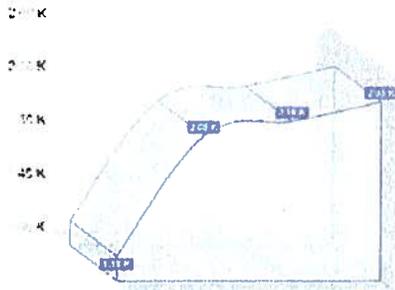
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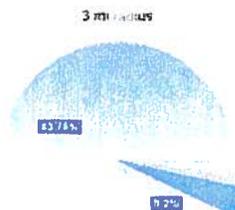
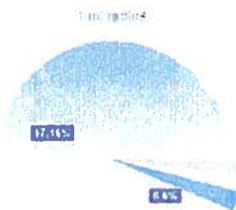
Population

Estimated Population (2013)	2,187	24,934	58,156
Projected Population (2018)	2,332	26,575	61,942
Census Population (2010)	2,076	23,676	55,258
Census Population (2000)	1,184	13,668	36,580
Projected Annual Growth (2013-2018)	145 1.3%	1,642 1.3%	3,786 1.3%
Historical Annual Growth (2010-2013)	111 14.3%	1,258 14.1%	2,897 11.3%
Historical Annual Growth (2000-2010)	892 7.5%	10,007 7.3%	18,678 5.1%
Estimated Population Density (2013)	697 psm	882 psm	741 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi



Race and Ethnicity (2013)

Not Hispanic or Latino Population	1,951 89.2%	22,238 89.2%	48,424 83.3%
White	1,743 89.3%	19,291 86.8%	40,066 82.7%
Black or African American	141 7.2%	2,233 10.0%	6,701 13.8%
American Indian or Alaska Native	5 0.3%	52 0.2%	110 0.2%
Asian	32 1.6%	383 1.7%	833 1.7%
Hawaiian or Pacific Islander	- -	5 -	16 -
Other Race	2 0.1%	20 0.1%	44 0.1%
Two or More Races	29 1.5%	254 1.1%	654 1.3%
Hispanic or Latino Population	236 10.8%	2,696 10.8%	9,732 16.7%
White	164 69.3%	1,597 59.2%	4,576 47.0%
Black or African American	4 1.6%	50 1.9%	251 2.6%
American Indian or Alaska Native	3 1.4%	18 0.7%	94 1.0%
Asian	- 0.1%	3 0.1%	9 0.1%
Hispanic Hawaiian or Pacific Islander	- -	7 0.3%	14 0.1%
Other Race	49 20.8%	889 33.0%	4,419 45.4%
Two or More Races	16 6.9%	131 4.9%	369 3.8%



White
 Black or African American
 American Indian or Alaska Native
 Asian
 Hawaiian or Pacific Islander
 Other Race
 2+ Races

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GRAPHIC PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 27.5732/-82.5107

RGRAP3

5277 69th St E

Palmetto, FL 34221

1 mi radius

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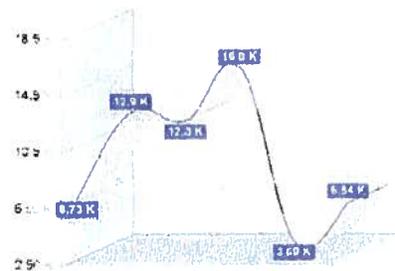
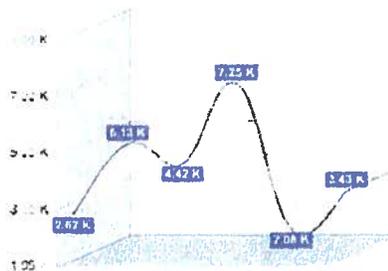
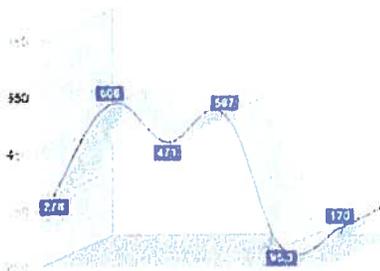
Age Distribution (2008)

Age Under 5 Years	139	6.3%	1,312	5.3%	3,433	5.9%
Age 5 to 9 Years	139	6.4%	1,305	5.2%	3,293	5.7%
Age 10 to 14 Years	162	7.4%	1,327	5.3%	3,300	5.7%
Age 15 to 19 Years	114	5.2%	1,052	4.2%	2,969	5.1%
Age 20 to 24 Years	82	3.7%	904	3.6%	2,850	4.9%
Age 25 to 29 Years	113	5.2%	1,135	4.6%	3,144	5.4%
Age 30 to 34 Years	138	6.3%	1,283	5.1%	3,183	5.5%
Age 35 to 39 Years	150	6.9%	1,264	5.1%	3,145	5.4%
Age 40 to 44 Years	153	7.0%	1,265	5.1%	3,220	5.5%
Age 45 to 49 Years	165	7.5%	1,316	5.3%	3,339	5.7%
Age 50 to 54 Years	146	6.7%	1,417	5.7%	3,586	6.2%
Age 55 to 59 Years	162	7.4%	1,629	6.5%	3,786	6.5%
Age 60 to 64 Years	142	6.5%	1,961	7.9%	4,217	7.3%
Age 65 to 69 Years	117	5.4%	2,242	9.0%	4,456	7.7%
Age 70 to 74 Years	93	4.2%	1,964	7.9%	3,782	6.5%
Age 75 to 79 Years	78	3.6%	1,467	5.9%	2,755	4.7%
Age 80 to 84 Years	47	2.1%	1,094	4.4%	1,912	3.3%
Age 85 Years or Over	49	2.2%	987	4.0%	1,775	3.1%
Median Age	40.9		47.8		44.3	

Generation (2013)

Generation 9/11 Millennials (Age Under 10 Years)	278	12.7%	2,617	10.5%	6,726	11.6%
Gen Y to Echo Boomers (Age 10 to 29 Years)	471	21.5%	4,418	17.7%	12,263	21.1%
Gen Xers (Age 30 to 49 Years)	606	27.7%	5,127	20.6%	12,888	22.2%
Baby Boomers (Age 50 to 69 Years)	567	25.9%	7,248	29.1%	16,044	27.6%
Silent Generation (Age 70 to 79 Years)	170	7.8%	3,432	13.8%	6,537	11.2%
G.I. Generation (Age 80 Years or Over)	95	4.4%	2,082	8.3%	3,687	6.3%

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Lat/Lon: 27.5732/-82.5107

RGRAP3

5277 69th St E

Palmetto, FL 34221

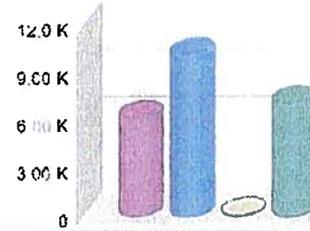
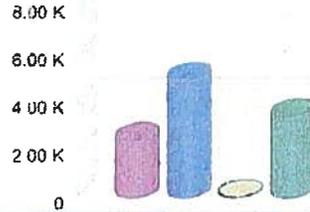
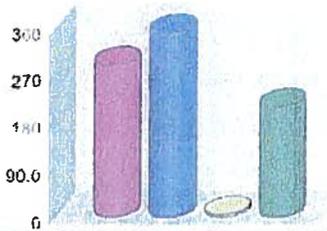
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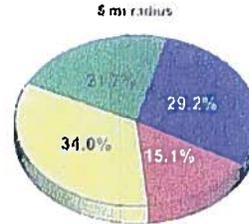
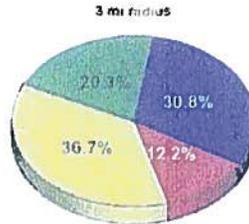
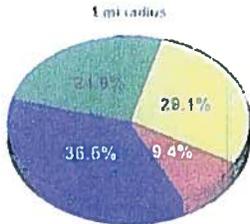
Household Type (2013)

	1 mi radius	3 mi radius	5 mi radius
Total Households	858	10,842	23,605
Family Households	644 41.1%	7,390 45.7%	16,362 43.1%
Family Households with Children	291 45.2%	2,437 33.0%	6,193 37.8%
Family Households No Children	353 54.8%	4,954 67.0%	10,169 62.2%
Non-Family Households	215 41.1%	3,451 45.7%	7,244 43.1%
Non-Family Households with Children	5 2.2%	32 0.9%	86 1.2%
Non-Family Households No Children	210 97.8%	3,420 99.1%	7,157 98.8%



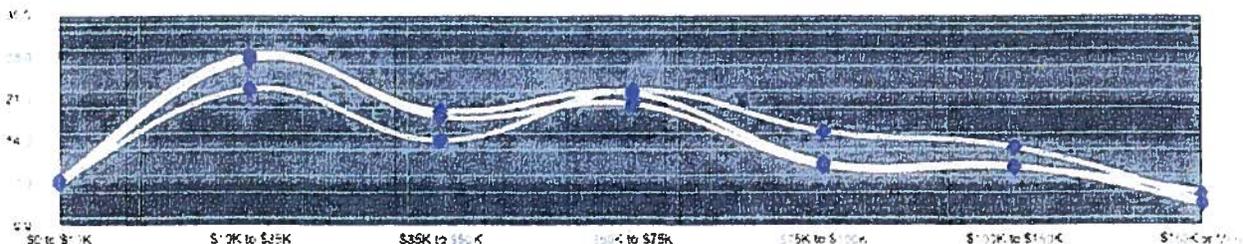
Education Attainment (2013)

	1 mi radius	3 mi radius	5 mi radius
Elementary or Some High School	146 9.4%	2,304 12.2%	6,262 15.1%
High School Graduate	452 29.1%	6,937 36.7%	14,124 34.0%
Some College or Associate Degree	567 36.6%	5,826 30.8%	12,128 29.2%
Bachelor or Graduate Degree	386 24.9%	3,844 20.3%	9,025 21.7%



Household Income (2013)

	1 mi radius	3 mi radius	5 mi radius
Estimated Average Household Income	\$58,427	\$52,416	\$54,039
Estimated Median Household Income	\$57,525	\$47,558	\$46,027
HH Income Under \$10,000	65 7.6%	752 6.9%	1,829 7.7%
HH Income \$10,000 to \$34,999	195 22.7%	2,997 27.6%	6,697 28.4%
HH Income \$35,000 to \$49,999	122 14.2%	2,074 19.1%	4,293 18.2%
HH Income \$50,000 to \$74,999	194 22.6%	2,391 22.1%	4,789 20.3%
HH Income \$75,000 to \$99,999	112 13.1%	1,087 10.0%	2,297 9.7%
HH Income \$100,000 to \$149,999	112 13.1%	1,087 10.0%	2,297 9.7%
HH Income \$150,000 or More	35 4.1%	392 3.6%	1,321 5.6%



This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

APPENDIX 2
Competition Profile and Maps

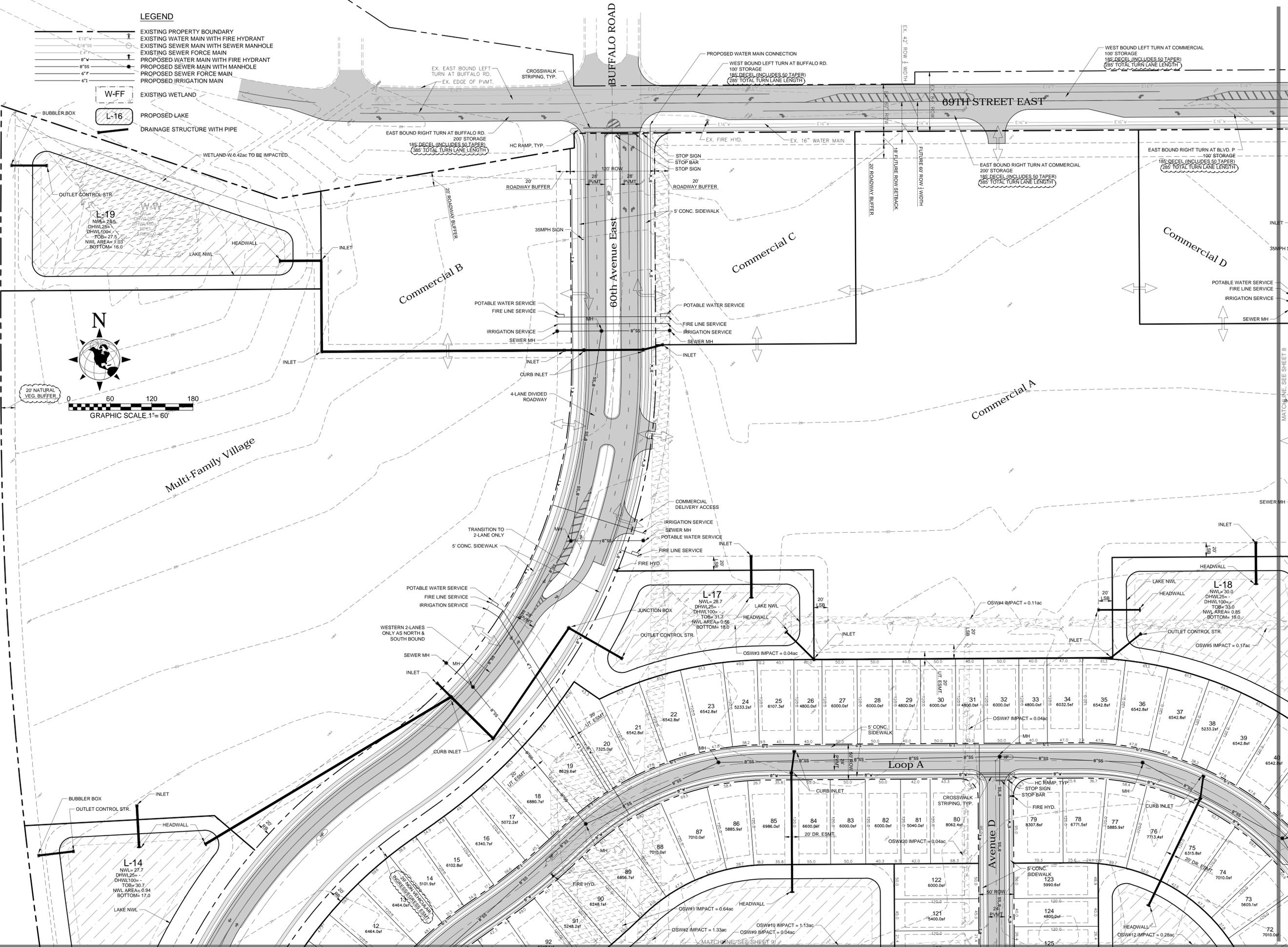
LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING WETLAND
- PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE



1-75

1-75

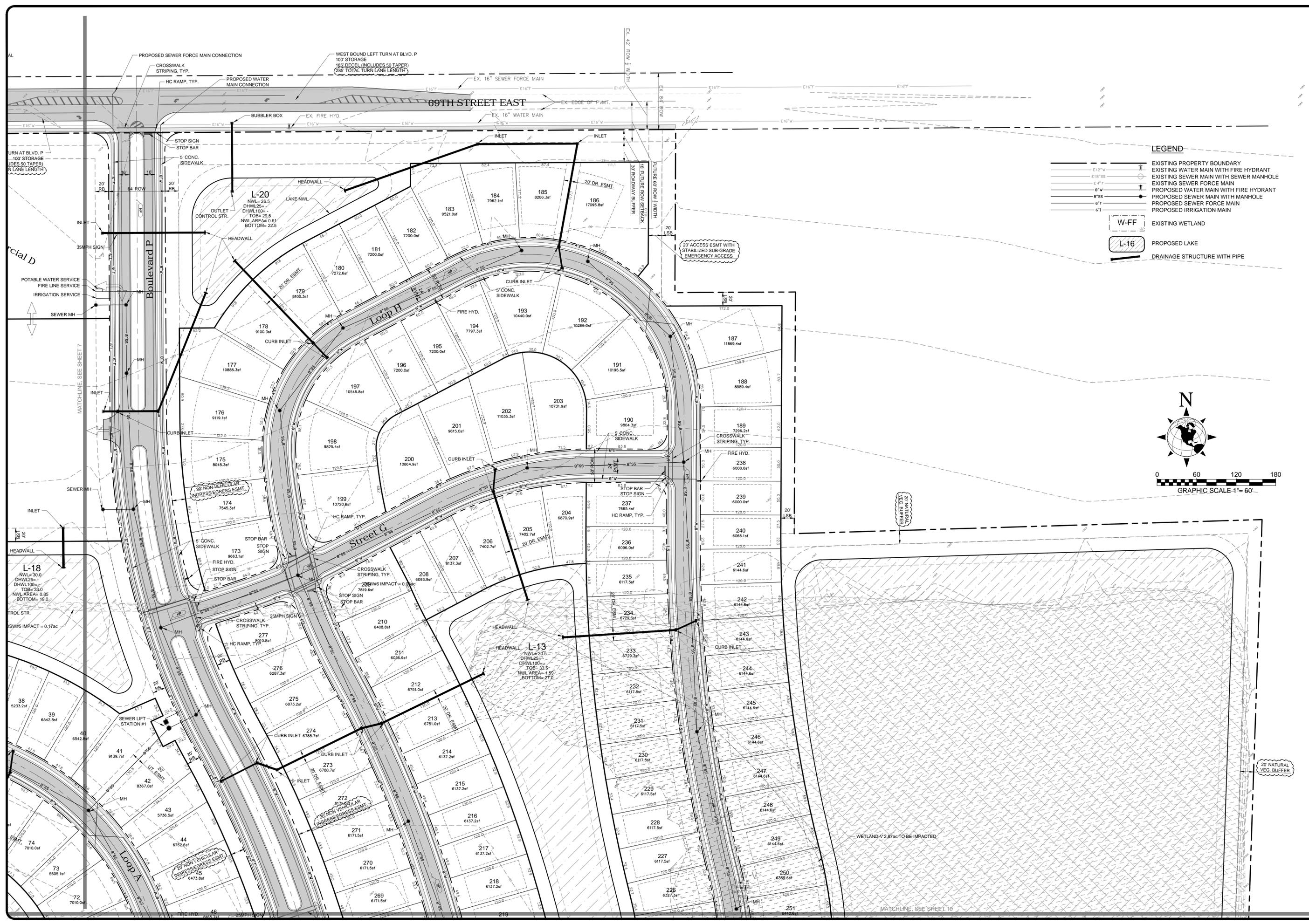


PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

DATE	06/23/14
PROJECT	PP
DRAWING	PSP
CHECKED	IS
DRAWN	IS
BY	MATTHEW J. MORRIS
FL LICENSE NO.	68434

NO.	DATE	REVISION DESCRIPTION

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6861 Professional Parkway East, Lakewood Ranch, Florida 34201 CA 23759 941-444-6644 www.morriseng.com



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
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- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING WETLAND
- PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE

N

0 60 120 180

GRAPHIC SCALE 1" = 60'

SCALE: 1" = 60'

SEC. TSP. - RING. 2883-05-18 L-16-18

SHEET 8 OF 19

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

DATE	06/23/14	PROJECT	PP	DRAWING	PSP	CHECKED	MAM
NO.	01/08/21/14	PSP REVISION PER COUNTY REVIEW		IS	BY		
		REVISION DESCRIPTION					

MATTHEW J. MORRIS
FL LICENSE NO. 68434

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