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November 21, 2011

John Hendrix
 City of Gainesville
 P O Box 490 Station 11
 Gainesville FL 32602-0490

Re: Grace Marketplace Mitigation Plan
 Alachua County, Florida
 EC&D Project No. 08-026

Dear John:

Environmental Consulting and Design, Inc. (EC&D) as agent for ADC Development & Investment Group, LLC is responding to your request for additional information related to the mitigation plan submitted in September. EC&D completed the Unified Mitigation Assessment Method (UMAM) for the impacted wetlands and mitigation as discussed in the November 2011 GRACE Marketplace Mitigation Plan. The following table identifies the direct wetland impact and designated mitigation activities associated with improvement of the access road and construction of the planned GRACE Marketplace. Wetland impacts associated with the roadway total 0.611 acres and a functional loss of 0.393 units. Associated mitigation includes both enhancement (2.60 acres) and preservation (11.40 acres) that provides a functional gain of 0.598. Construction of the GRACE site will result in 0.357 acres of both permanent and temporary wetland impacts and a functional loss of 0.046 units. This loss will be offset by a combination of wetland enhancement (0.20 acres) and preservation (1.10 acres).

Total Acres Provided

	Direct Impact (acres)	Enhancement (acres)	Preservation (acres)	Functional Loss	Functional Gain
Roadway	0.611	2.6	11.4	0.393	0.598
GRACE Site	0.357	0.2	1.1	0.046	0.055
TOTAL	1.38	2.8	12.5	0.466	0.653

If you have any questions or require further information, please contact me at 352.538.0243 or jfleischman@ecdflorida.com.

Sincerely,



Justin Fleischman
 Project Manager

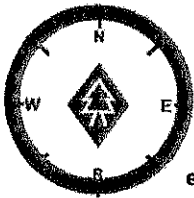
GRACE Marketplace and ADC Property

Mitigation Plan

Prepared for:

The City of Gainesville and ADC Development & Investment Group, LLC

Prepared by:



EC & D

environmental consulting & design, inc.

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Revised November 2011

EC&D Project No. 08-026

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INTRODUCTION

Environmental Consulting and Design, Inc. (EC&D), on behalf of the City of Gainesville and ADC Development & Investment Group, LLC, assessed the native communities and ecological values of the proposed impact areas associated with construction of the GRACE Marketplace and remaining lots on the ADC Property. Wetland limits used for this plan were delineated by EC&D pursuant to Chapter 62-340 FAC. Wetlands on the proposed GRACE Marketplace site were reviewed by Mark Garland, City of Gainesville Environmental Coordinator, in August of 2009. Wetlands located on the entire parcel were reviewed in May 2011 by staff from both the St John's River Water Management District (SJRWMD) and the United States Corps of Engineers (USACE). This mitigation plan provides mitigation for all impacts associated with improvement and widening of the existing silviculture road and development of the GRACE Marketplace site.

SITE DESCRIPTION

The property is located in the City of Gainesville, Alachua County, northeast of US 441 and CR 232. It is within Township 9S, Range 20E, Section 17, and the center is approximately 29.709715° and -82.334317°. The ADC Property borders the southwestern edge of the Murphree Wellfield Conservation Area. The Florida Greenways and Trails Council assessed the ADC property as having ecological value for state acquisition and conservation.

Landscape and Hydrology

The topography of the site allows for slow northward drainage into Buck Bay and supports the Hatchet Creek system. The gentle relief ranges from an average of 170 feet to 165 feet in the wetlands. The area typically receives approximately 50 inches of rainfall annually and the wetlands serve as slow draining hydrologic basins.

Soils

The upland and wetland soils are poorly to very poorly drained and the groundwater table is the primary driver of the hydric wetland soils. In addition to inundated swamps, hydric soils with redoximorphic features are also found in the wetter areas of planted pine. The wetlands frequently contain standing water up to two feet deep and the upland water table can approach six inches below the surface for several weeks during normal years. Acidic sand is the primary component in the surface layers of the onsite soils. The majority of the soils have a slow infiltration rate and a high runoff potential when saturated during spring and summer.

Natural Communities and Land Use

The uplands of the property are former flatwoods adjacent to basin swamps that collect runoff and allow surface water to slowly drain from the property. As elevation decreases, the mesic flatwoods grade into wet (hydric) flatwoods, then to cypress and hardwood swamps. Decades of silviculture have adversely affected the natural community functions. The wet flatwoods are artificially generated by planting slash pine in wetlands. The wetlands and sandy soils of the hydric flatwoods provide natural water storage. Periodic clear cutting of planted pine and subsequent replanting alters the water storage capacity of the soil and effects the flood abatement and flow attenuation functions of the onsite wetlands. Water quality is likely partially degraded by adjacent property runoff, as evidenced by cattails in a roadside ditch.

Pursuant to 62-345 F.A.C., classification of the natural communities is based on the 1999 Florida Land Use, Cover, and Form Classification System (FLUCCS) for mitigation assessments. Artificial and altered systems are assessed based on the native community type they most closely resemble. Coniferous Plantations (441) in wetlands resemble and are compared to the optimal condition of Hydric Pine Flatwoods (625) (Figure 1). Shrub dominant wetlands are transitional and/or disturbed and should be framed by a persistent natural community. Communities may be further classified using 26 *Communities of Florida* (SCS, 1991) and *Guide to Natural Communities of Florida* (FNAI, 1990).

Wildlife

The natural conditions on which many species depend are impacted by the current land use. The assessment areas may provide support to listed species such as the flatwoods salamander (*Ambystoma cingulatum*), Sherman's fox squirrel (*Sciurus niger shermani*), and indigo snake (*Drymarchon couperi*). However, alterations to hydrologic conditions and community structure have greatly reduced value of the habitat to these species. Other wildlife expected to utilize the site include white-tailed deer (*Odocoileus virginianus*), cottontail rabbit (*Sylvilagus floridanus*), feral pig (*Sus scrofa*), turkey (*Meleagris gallopavo*), crow (*Corvus brachyrhynchos*), common yellowthroat (*Geothlypis trichas*), towhee (*Pipilo erythrophthalmus*), black racer (*Coluber constrictor*), diamondback rattlesnake (*Crotalus adamanteus*), pine woods tree frog (*Hyla femoralis*), oak toad (*Anaxyrus quercicus*), raccoon (*Procyon lotor*), barred owl (*Strix varia*), red-headed woodpecker (*Melanerpes erythrocephalus*), pileated woodpecker (*Dryocopus pileatus*), Acadian flycatcher (*Empidonax virescens*), yellow-bellied sap sucker (*Sphyrapicus varius*), and cottonmouth (*Agkistrodon piscivorus*).

Table 1. Onsite Wetland Community Features

	Wet Flatwoods (625 FLUCCS)- Pine Plantation Land Use	Hydric Hammock (617 FLUCCS)- Cultural Hardwood Forest	Basin Swamps Periodically Ha
Community	<ul style="list-style-type: none"> -Recently thinned, even aged pine forests without understory -Groundcover impacted by bedding and dominated by hydrophytic grasses and herbs -Ecotone between mesic flatwoods and swamps 	<ul style="list-style-type: none"> -Oak dominated with fire suppression and previous clearing promoting hardwoods -Dense hydrophytic shrubs 	<ul style="list-style-type: none"> -Cypress and m trees dominan -Unimpacted to important area -Higher species shallower peri -More shrubs tl edges due to la
Hydrologic Processes and Soils	<ul style="list-style-type: none"> -Surface water sheet flow when soils saturated -Micro topography impacted by ditches and bed rows -Saturation/inundation more frequent and longer than mesic flatwoods 	<ul style="list-style-type: none"> -Area collects and backs up runoff -Adjacent road impacts natural drainage patterns 	<ul style="list-style-type: none"> -Primary water additional inpu -Slow flow thro Buck Bay -Soils generally often overlying
Fire Patterns	<ul style="list-style-type: none"> -Evidence of fire suppression in community composition -Historic fire frequency not occurring -Lack of growing season fires increased woody vegetation, particularly hardwoods, and discourage flowering of herbaceous groundcover 	<ul style="list-style-type: none"> -Fire suppression and adjacency to urban land use promotes hardwoods and dense sub-layers -Natural hammocks rarely burn, but possible that this area was former flatwoods or other wetland community 	<ul style="list-style-type: none"> -Natural fire rai inundated inte -If natural, oute susceptible to flatwoods -Without fire – increase, conif
Management Impacts	<ul style="list-style-type: none"> -Silvicultural – bedding alters wetland hydrology and community structure -Fire breaks and ditches impact community structure and natural flow patterns -Also hardwood encroachment, logging, and invasive exotic species exposure -Fire suppression allows broadleaf shrubs to invade prairies and marshes 	<ul style="list-style-type: none"> -Fire breaks and ditches impact community structure and natural flow -Logging impacts natural community structure and increases exotic/invasive exposure 	<ul style="list-style-type: none"> -Impacts - hydr- logging, and th species -Silvicultural op periodically su of uplands alte structure of th
Synonyms	<ul style="list-style-type: none"> -FLUCCS 625/Hydric Pine Flatwoods, 630/Wetland Forested Mixed -SCS 11/North Florida Flatwoods 	<ul style="list-style-type: none"> -FLUCCS 617/Mixed Wetland Hardwoods -SCS 12/Wetland Hardwood Hammocks 	<ul style="list-style-type: none"> -617/Mixed We 621/Cypress, 6

Source: EC&D site investigation, 2009-2010, and *Guide to Natural Communities of Florida* (FNAI, 1990)

ASSESSMENT FRAMEWORK AND UMAM SCORING

Potential impacts and mitigation are calculated using the Uniform Mitigation Assessment Methodology (UMAM, 62-345 F.A.C.). The site descriptions are used to frame the comparison to a community's optimal condition. "With" and "Without" scenarios are considered to determine if the wetland functional losses are offset by the proposed mitigation. UMAM accounts for the expected time-lag, risk, and adjustment factors of mitigation proposals.

The current conditions for this site are based on the functions provided by a vegetated community that has been subject to decades of silvicultural management. The future land use of the property and the proximity to the Murphree Wellfield Conservation Easement were also considered. The mitigation is based on expected outcomes resulting from ecological protection and efforts to increase vegetative diversity. These outcomes will be realized by the cessation of silviculture activities, removing the threat of future development impacts, and increasing plant diversity via a combination of pine thinning and supplemental planting.

IMPACT AND MITIGATION ASSESSMENT

UMAM scores are assigned to current and anticipated conditions within the context of the optimal native community. The wetland function indicators and scoring guidelines are used to determine the deviation from optimal for the assessment areas. Impacts and proposed mitigation were evaluated separately for SJRWMD and USACE using guidelines and regulations specific to each regulatory agency. Minor differences between each evaluation are discussed in more detail below. The UMAM summaries and worksheets used for the assessments are presented in Appendix A.

The assessment concludes that mitigation is required to offset the 0.646 Functional loss resulting from impacts to 1.38 acres of USACE jurisdictional wetlands. The same mitigation will offset the functional loss associated with impacts to 1.77 acres of SJRWMD wetlands (0.97 acres direct impact and 0.8 acres of indirect impact). The proposed mitigation on a total of 15.3 acres of wetlands provides long term ecological benefits equal to the functional loss from the site development.

Impact Area Assessment

The proposed system avoids new wetland impacts to previously unaffected areas and minimizes adverse impacts to wetland function. The proposed road and right-of-ways replace current unpaved roads/trails used for several decades and result in only wetland edge impacts (Figure 2). One segment of silviculture road was previously improved as permitted by SJRWMD under a Notice of Intent to Construct a Minor Silvicultural System. The proposed development intends to use this road for purposes other than silviculture; therefore, this mitigation plan now accounts for the loss of wetland function associated with the silviculture road. This plan also provides mitigation for impacts to upland cut ditches associated with the existing silviculture road. SJRWMD does not require mitigation for alterations to roadside ditches given that water quantity and quality is not degraded within adjacent wetlands. Portions of these ditches were determined in the field to be USACE jurisdictional wetlands. These wetlands are included in the mitigation analysis performed for USACE (Impact 7).

Unavoidable minor wetland impacts result from the construction of stormwater ponds. The ponds were positioned to avoid the FEMA 100-year floodplain and to accommodate Phase 2 development plans. The City of Gainesville has future plans to develop a campground facility, consisting of approximately 100 tent sites, on the site's northeastern corner outside of the wetland area but within the FEMA 100

year floodplain. The campground conceptual plan provides for a looped impervious pathway and a raised bathhouse pavilion. Open areas around the campsites will be used for resident's farming and recreation. Elevated or platform style campsites will be considered due to the potential for flooding. The approved Planned Development Master Plan for the GRACE Marketplace site only allows the camping facilities within the limits of the onsite FEMA 100 year floodplain.

Mitigation Area Assessment

The wetland function of the 15.3-acre mitigation area will be increased through a combination of wetland enhancement and preservation of wetlands. The applicant is proposing a conservation easement (Appendix B) over the entire mitigation area and improvements to the vegetative community on 2.8 acres of wetlands dominated by planted pine as described below. When assessing enhancement, the "with mitigation" assessment shall consider the function provided by the wetland following successful completion of mitigation activities, and the "without mitigation" assessment shall evaluate the assessment area's functions under existing conditions assuming continuation of current site management. UMAM mitigation scores are adjusted considering risk, time-lag, and preservation adjustment factors. The applicability of these factors to the proposed preservation mitigation is in the following subsections.

Risk Factor

Risk is assessed when uncertainty exists for the mitigation efforts. The assessment area is scored on a scale from 1 (for no or *de minimis* risk) to 3 (high risk). A single risk score shall be assigned, considering the applicability and relative significance of the factors described in the UMAM rule, based upon consideration of foreseeable conditions and the likelihood and potential severity of these conditions affecting mitigation success. The following information is considered when assessing risk to the proposed enhancement at the ADC Property:

- a. The mitigation is not vulnerable to different hydrologic conditions since hydrologic controls are not proposed. The proposed hydrologic conditions are the current hydrologic conditions. Any permanent changes to hydrologic conditions would be prohibited by the conservation easement.
- b. The mitigation is not significantly vulnerable to the establishment of plant communities other than that proposed. The mitigation area is adjacent to fully functional wetland systems that will provide a source of viable seeding material and hydrologic conditions are appropriate for the establishment of supplemental planting as evidenced by observed wetland vegetation already established between pine rows.
- c. There is a low vulnerability of the mitigation to colonization by invasive exotic or other invasive species, considering the adjacent conservation easement and requirements by the City of Gainesville that future development will prohibit invasive/exotic plants in landscape plans. The suitability of the site for establishment of undesirable species is low because the native swamp community already densely occupies adjacent wetlands and no earthwork is proposed in the preservation areas.
- d. The vulnerability of the mitigation to degraded water quality is little to none, considering that any future adjacent land use changes will require compliance with state water quality standards. The simplicity of the construction, operation, and maintenance of proposed surface water treatment systems does not represent a significant risk to water quality.

- e. The vulnerability of the mitigation to secondary impacts due to its location is low because of protections provided by the conservation easement, city setbacks, and adjacency to the neighboring conservation easement.
- f. There is no vulnerability of the mitigation to direct impacts because it will be permanently protected by the conservation easement.

The UMAM rule stipulates that a score of one applies to mitigation conducted in an ecologically viable landscape and deemed successful or clearly trending towards success prior to impacts. Existing swamps and upland canopy trees located on the property are already well established and preservation of these communities is assigned a risk factor of 1.0. The proposed enhancement activities involve manipulation of the vegetation community adjacent to the well established wetlands that provide a viable seed source to the enhancement areas; therefore, a risk factor of 1.25 should be applied to the proposed enhancement area.

Time Lag

The time lag associated with mitigation means the period of time between when the functions are lost at an impact site and when the site has achieved the outcome that was scored in UMAM Part II. There is no time lag if the mitigation fully offsets the anticipated impacts prior to or at the time of impact. The ecological benefit of the preservation areas is realized at the time the conservation easement is executed (prior to any proposed construction activities) because it removes threat of future impacts. A time lag of 0-1 years (1.0 T-factor) was applied to the preservation areas.

The “with mitigation” score for the enhancement area was assessed considering the establishment of mid succession basin swamp clearly trending towards a mature forested community. Planted material is expected to become well established as large saplings or small trees within 15 years of planting; therefore, a time lag of 15 years was applied to the enhancement area. The time lag adjustment factor used by SJRWMD (1.46 T-Factor) is based on a discount rate of seven percent. USACE uses a discount rate of three percent resulting in a T-Factor of 1.26.

Preservation Adjustment Factor

The preservation adjustment factor (PAF) is scored on a scale from 0 (no preservation value) to 1 (optimal preservation value). The PAF is based on the applicability and relative significance of the considerations presented in the UMAM rule. Information relevant to the ADC Property and assessing a PAF score is outlined below:

1. Preservation mitigation does not necessitate a detailed management plan because the ecological benefit is realized when the conservation easement is executed. The conservation easement removes the potential for any activities inconsistent with the ecological viability of the wetlands. Invasive exotic species are not likely to dominate because the wetlands are densely covered with native vegetation and there is not earthwork proposed.
2. The preserved wetlands are directly connected to the offsite wetlands of Potato Patch Bay and Buck Bay. The onsite wetlands are part of the first line of natural communities between the developed areas of Gainesville and the wellfield conservation easement. The uplands adjacent to the wetlands are regulated by Gainesville setback requirements.
3. The mitigation is proposed on wetlands common to the local landscape. The long term use by listed species of the adjacent conservation land is greater if the ADC wetlands are permanently protected.

4. The mitigation is adjacent to and hydrologically connected with conservation land buffering the local wellfield. The Florida Greenways and Trails Council assessed the ADC property as having ecological value for state acquisition and conservation.
5. There is certainty that potential adverse impacts will occur from harvesting, and there is a slight chance of small development impacts if the assessment area were not preserved. Continued harvesting would impact all onsite wetlands if no conservation easement protecting the canopy is executed.

Considering these factors, the wetlands and upland buffers proposed for preservation have less than optimal preservation value but still have many features worthy of preserving. Therefore, a PAF of 0.4 should be applied to the preservation area. A PAF of 1.0 was assigned to the wetland enhancement area since the preservation adjustment factor (PAF) is only considered for mitigation involving wetland preservation.

MITIGATION PLAN

The applicant proposes mitigation in the form of on-site wetland conservation and enhancement (Figure 3). The proposed conservation easements will be granted in perpetuity without encumbrances. All liens against the conservation easement sites shall be released, subordinated to, or joined with the conservation easements. A draft version of the proposed conservation easement is included as Appendix B.

The applicant proposes to install signs on the limits of the conservation easements to ensure that mitigation areas will not be adversely impacted by incidental encroachment or secondary activities. The signs will read "Natural Conservation Area. No dumping, land clearing, or other disturbance to native soils or vegetation permitted beyond this point. Call the St. Johns River Water Management District for further information regarding this habitat." The six by eight inch aluminum signs will be mounted 36 to 48 inches above the ground.

Improvements to the vegetative community within the 2.8-acre enhancement area will occur after execution of the proposed conservation easement. These improvements will consist of thinning existed planted pine and planting appropriate hardwood species. The planted pines will be thinned to fifty stems per acre. Supplemental planting will consist of sweet bay (*Magnolia virginiana*), pop ash (*Fraxinus caroliniana*), red maple (*Acer rubrum*), and dahoon holly (*Ilex cassine*). Planted material will be 1-gallon nursery stock installed at a density of 400 trees per acre. Other appropriate tree species may be substituted based on availability following regulatory approval.

Success Criteria

The conservation easements will be recorded prior to the occurrence of any impacts or commencement of construction. Establishment of the desired vegetative community will be deemed successful when all of the following conditions have been met following three years of monitoring:

- Tree and sapling density is greater than 400 stems per acre. Tree and sapling density will include remnant pines, planted trees and naturally recruited individuals. Trees will be defined as all woody species, excluding palms and vines, with a diameter at breast height (dbh) greater than or equal to three inches. Saplings will be defined as wood species with a tree growth habit, a height greater than or equal to three feet and a dbh less than three inches.

- A minimum of 150 stems per acre shall have a height greater than ten feet tall.
- Absolute areal cover of invasive exotic vegetation as listed by the Florida Exotic Pest Plant Council is less than five percent during the entire three year monitoring period.
- The understory consisting of shrubs and herbaceous vegetation is dominated by wetland species such that either areal cover of obligate vegetation is greater than upland vegetation or the combined areal cover of obligate and facultative wet vegetation represent eighty percent or more of the total vegetative cover excluding facultative species, vines, and aquatic plants. Indicator status will be consistent with Chapter 62-340, F.A.C.

Annual monitoring will continue if mitigation success has not been achieved during the initial three years. Appropriate corrective actions will be performed if mitigation is not successful following five complete years of monitoring. Possible actions include, but are not limited to supplemental tree planting and physical control of invasive species.

Monitoring Plan

Annual monitoring will be performed starting during the growing season immediately following the completion of supplemental planting. Two transects will be permanently established to track the development of the vegetative community within wetland enhancement areas. Each transect will be 200 feet in length and marked at both ends by a five foot segment of PVC placed over rebar installed in the ground. During each monitoring event a 200 foot tape will be stretched along each transect. All trees and saplings within ten feet of this center-line will be recorded by species, wetland indicator status, distance along the transect, and condition (healthy, stressed, browsed, etc.). The dbh of each tree and height of each sapling will also be recorded. Understory vegetation will be monitored within five plots spaced fifty feet apart on each transect. Plots will be alternatively offset on the right or left side of the centerline with the first plot positioned on the right at zero feet along the transect. Shrubs and saplings will be sampled within 10-foot square plots while groundcover vegetation will be sampled in 3-foot square plots. Shrubs and saplings will be defined as woody vegetation greater than three feet tall and a dbh less than three inches. Ground cover will be defined as all vegetation less than three feet tall. Vegetation within each plot will be recorded by species, wetland indicator status, and percent areal cover. Vines and aquatic plants will not be recorded. One photograph will be taken from both ends of each transect while looking down the transect's centerline.

CONCLUSION

The mitigation assessment provides the necessary assurances that the mitigation plan, if executed as proposed, will offset the loss of wetland function. The impacts proposed are relatively minor and are minimized by congruency with the current infrastructure. Mitigation activities offset the proposed loss of wetland function by the increasing the diversity within the vegetative community and removing the potential for future development and harvesting. The functional gain within the mitigation area appropriately considers the "risk" and uncertainty of the mitigation efforts and the "time lag" between when the impacts occur and when the desired increase in wetland function is achieved.

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Dataset Resources

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Figures

**GRACE Marketplace and ADC Property
Mitigation Plan**

November 2011

EC&D Project No. 08-026



FIGURE 2: WETLAND IMPACTS AND MITIGATION GRACE MARKETPLACE AND ADC PROPERTY CITY OF GAINESVILLE ALACHUA COUNTY, FLORIDA

1 INCH EQUALS 400 FEET

0 100 200 400 FEET



LEGEND

- PROJECT SITE +/- 63.2 AC.
- PARCEL "C"
- RIGHT OF WAY
- STORMWATER PONDS +/- 0.6 AC.

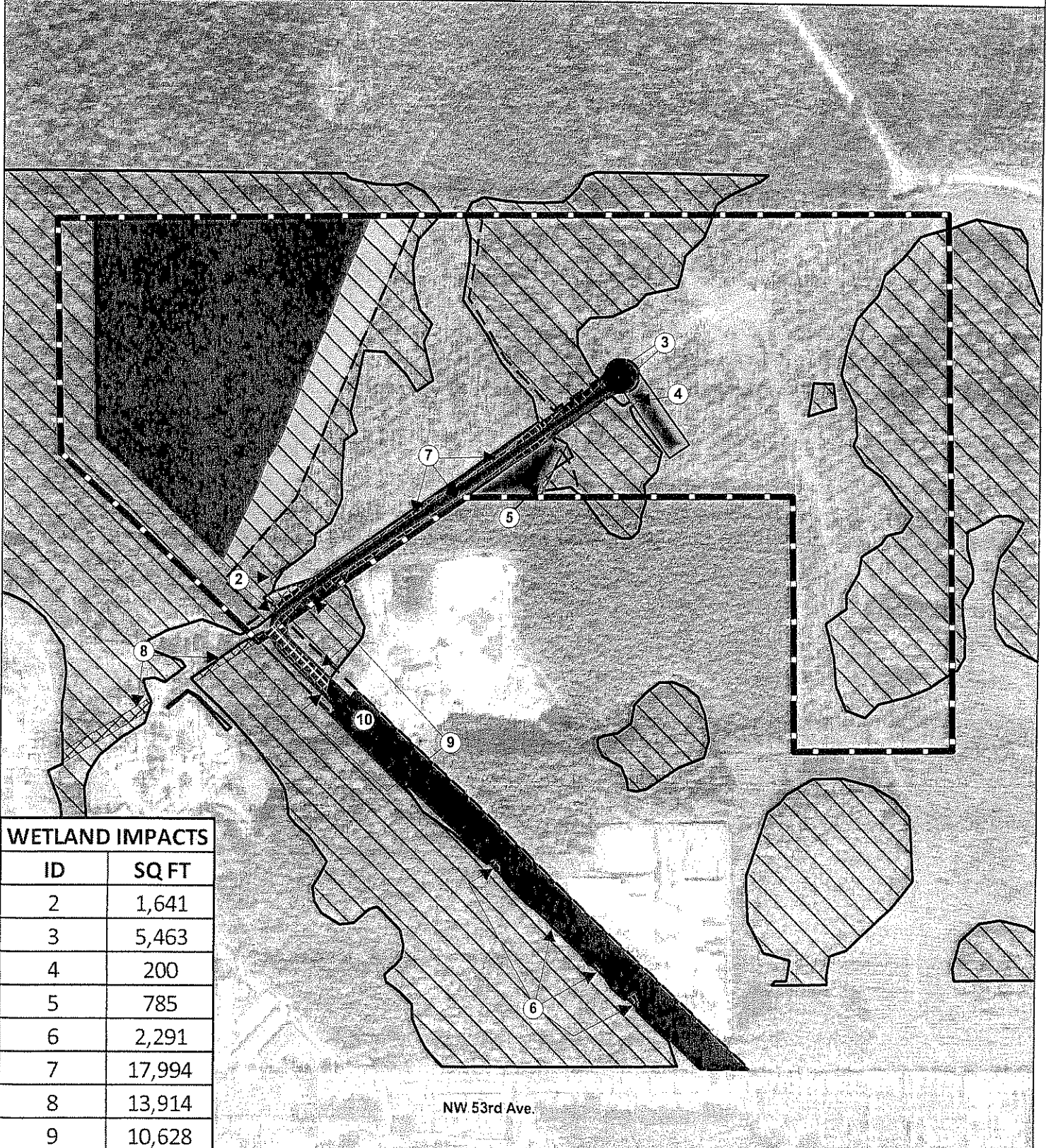
- WETLANDS (JUNE 2011)
- PROPOSED MITIGATION**
- PRESERVATION +/- 12.5 AC.
- ENHANCEMENT +/- 2.8 AC.

IMPACTS (2-10)

- 2-6,9 WETLAND, 21,008 SF
- 7, DITCH (ACOE JURISDICTIONAL ONLY), 17,994 SF
- 8, TEMPORARY, 13,914 SF
- 10, ADDITIONAL IMPACT (PREVIOUS SILVICULTURE ROAD), 7,226 SF

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DATA SOURCES: ALACHUA COUNTY, FL DOT/DOR, CHW AND EC&D. DATA IS PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.



WETLAND IMPACTS	
ID	SQ FT
2	1,641
3	5,463
4	200
5	785
6	2,291
7	17,994
8	13,914
9	10,628

NW 53rd Ave.

**PROPOSED MITIGATION
NOVEMBER 2011
GRACE MARKETPLACE
AND ADC PROPERTY
CITY OF GAINESVILLE
ALACHUA COUNTY, FLORIDA**

1 INCH EQUALS 400 FEET



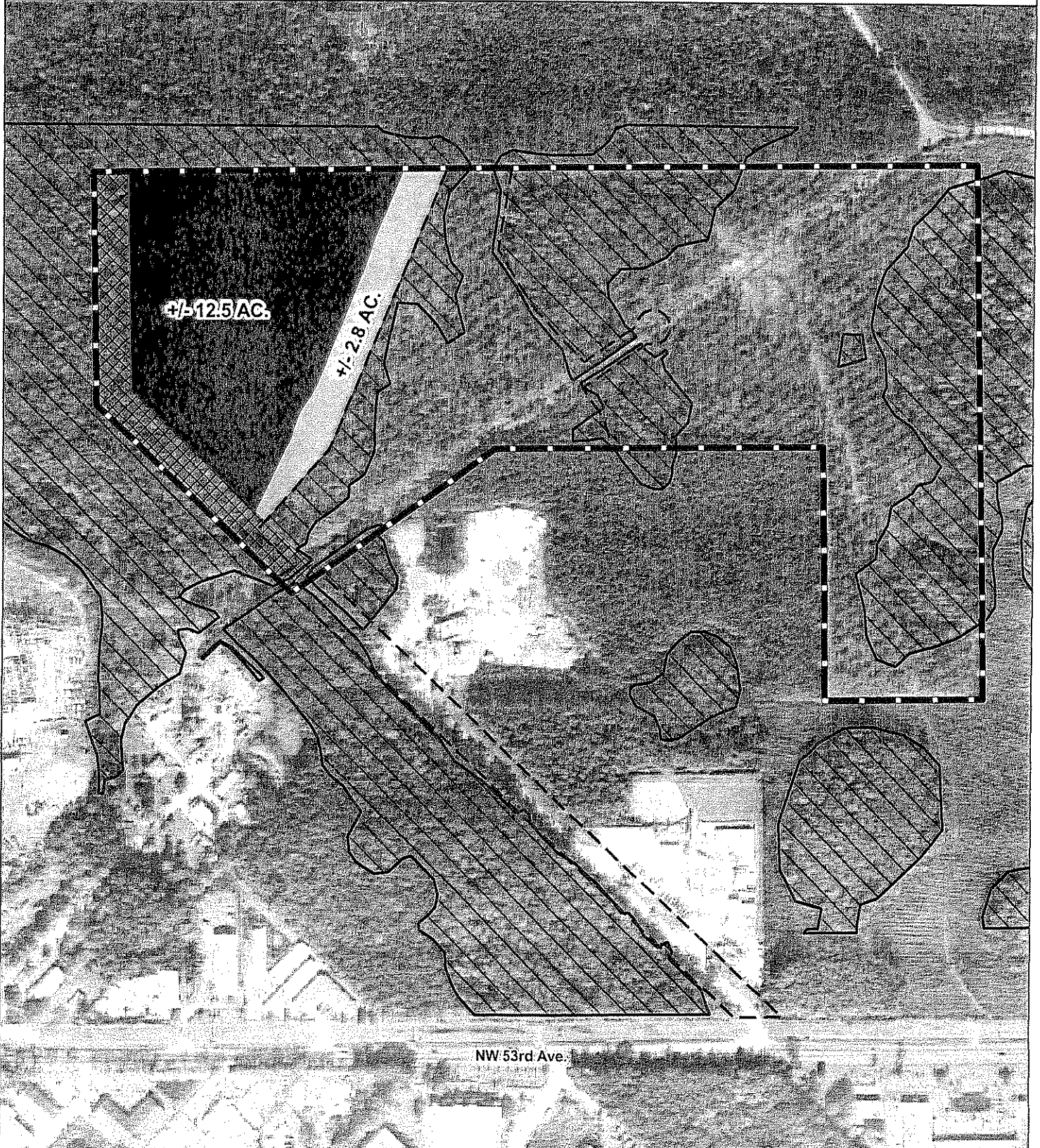
LEGEND

- PROJECT SITE
+/- 63.2 AC.
- PARCEL "C"
- EXISTING WETLAND
- EXISTING EASEMENTS
(100-FT FROM BOUNDARY)
- PROPOSED MITIGATION**
- PRESERVATION +/- 12.5 AC.
- ENHANCEMENT +/- 2.8 AC.



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DATA SOURCES: ALACHUA COUNTY, FL DOT/DOR, CHW AND EC&D.
 DATA IS PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.



Appendix A

UMAM Worksheets

**GRACE Marketplace and ADC Property
Mitigation Plan**

November 2011

EC&D Project No. 08-026

GRACE Marketplace and ADC Wetland Mitigation Summary - SJRWMD

Impacts												
Area Name	1999 FLUCCS	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Square Feet	Acres	Functional Loss	
			before	after	before	after	before	after				
1	625	Fill	7	0	7	0	6	0	0	0.000	0.000	
2	625	Fill	7	0	7	0	6	0	1641	0.038	0.025	
3	630	Fill	7	0	7	0	7	0	5463	0.125	0.088	
4	625	Fill	7	0	7	0	6	0	200	0.005	0.003	
5	625	Fill	7	0	7	0	6	0	785	0.018	0.012	
6	617	Fill	6	0	5	0	5	0	2291	0.053	0.028	
7	Upland cut roadside ditch. USACE Jurisdictional Only. Mitigation not required for SJRWMD.											
8	617	Temporary	6	6	6	5	5	4	13914	0.319	0.021	
9	617	Fill	6	0	7	0	7	0	10628	0.244	0.163	
9 Secondary	617	Secondary	6	6	7	7	7	6	17424	0.400	0.013	
10	617	Fill	6	0	6	0	6	0	7226	0.166	0.100	
10 Secondary	617	Secondary	6	6	7	7	6	5	17424	0.400	0.013	

Direct Impact	Secondary Impact	Total
	0.80	
Total Functional Units		
Functional Loss	Functional Gain	
0.466	0.653	

Mitigation														
Area Name	1999 FLUCCS	Mitigation Type	Wetland or Upland	Location and Landscape Support		Water Environment		Community Structure		Time Lag		Risk Factor	Preservation Adjustment Factor	Relative Functional Gain
				before	after	before	after	before	after	years	t-factor			
Wetland Enhancement	625	Enhancement	W	7	8	7	8	7	8	11 - 15	1.46	1.25	1.0	0.0548
Wetland Preservation	630	Preservation	W	7	8	7	8	7	8	< or = 1	1.00	1.00	0.4	0.0400

GRACE Marketplace and ADC Wetland Mitigation Summary - USACE

Impacts											
Area Name	1999 FLUCCS	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Square Feet	Acres	Functional Loss
			before	after	before	after	before	after			
1	625	Fill	7	0	7	0	6	0	0	0.000	0.000
2	625	Fill	7	0	7	0	6	0	1641	0.038	0.025
3	630	Fill	7	0	7	0	7	0	5483	0.125	0.088
4	625	Fill	7	0	7	0	6	0	200	0.005	0.003
5	625	Fill	7	0	7	0	6	0	785	0.018	0.012
6	617	Fill	6	0	5	0	5	0	2291	0.053	0.028
7	625	Fill	6	0	5	0	4	0	17994	0.413	0.207
8	617	Temporary	6	6	6	5	5	4	13914	0.319	0.021
9	617	Fill	6	0	7	0	7	0	10628	0.244	0.163
10	617	Fill	6	0	6	0	6	0	7226	0.166	0.100

Total Acres	
Direct Impact	Wetland Enhancement
	2.80
Total Functional Units	
Functional Loss	Functional Gain
0.646	0.678

Mitigation														
Area Name	1999 FLUCCS	Mitigation Type	Wetland or Upland	Location and Landscape Support		Water Environment		Community Structure		Time Lag		Risk Factor	Preservation Adjustment Factor	Relative Functional Gain
				before	after	before	after	before	after	years	t-factor			
Wetland Enhancement	625	Enhancement	W	7	8	7	8	7	8	15	1.26	1.25	1.0	0.0635
Wetland Preservation	630	Preservation	W	7	8	7	8	7	8	< or = 1	1.00	1.00	0.4	0.0400

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number	Assessment Area Name or Number Wetland Enhancement	
FLUCCs code 630 Wetland Forested Mixed	Further classification (optional) Basin Swamp, Dome Swamp, Wet Flatwoods (FNAI)		Impact or Mitigation Site? MITIGATION	Assessment Area Size 2.8 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (3F)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The enhancement areas are between the mesic flatwoods and swamps of the property. Runoff from the uphill, poorly drained, flatwood soils drain into the swamps. Fire breaks and road side ditches partially impacted the connections with the adjacent swamps. This water ultimately runs toward Hatchet Creek and possibly the Santa Fe River during high water periods.				
Assessment area description The surrounding uplands are used for pine production. Rows of even aged stands are managed with somewhat intense practices. Fire suppression and silviculture are shifting the community composition of the assessment area. The relatively thin canopy is dominated by pine. Immediately adjacent swamps are hardwood dominated. Chinese tallow and Peruvian water primrose have been identified.				
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)		Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to local wetlands		
Functions Facilitates wildlife movement, herbaceous forage, surface water quality improvements		Mitigation for previous permit/other historic use		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, cottontail rabbit, gray fox, raccoon, opossum, sparrow, quail, warbler, red-bellied woodpecker, red-shouldered hawk, rufous-sided towhee, rattlesnakes, chorus/cricket frogs		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Flatwoods salamander (US:T, FL:SSC) - habitat if appropriate groundcover, eastern indigo snake (US:T, FL:T) - broad range of foraging habitat		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher				
Additional relevant factors: Property is bordered by industrial, urban, and conservation land uses.				
Assessment conducted by: JD/JF		Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Wetland Preservation)
Impact or Mitigation MITIGATION	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Currently, support to wildlife by outside habitats will be sufficient for most species. Wildlife access may be partially limited for certain species by managed forests, periodic clearing, and high densities.				
	MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES AND VEGETATIVE ENHANCEMENT. Wildlife support will not be periodically interrupted by a deforested system. These wetlands will provide a more gradual ecotone between the upland flatwoods and basin swamps. Buck Bay and its outlets are downstream and will benefit from preserved contribution areas. Area will compliment adjacent and connected conservation easement.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				
.500(6)(b)Water Environment (n/a for uplands)	Under current management, water levels and flows will likely remain appropriate for the majority activities in the assessment area. However, periodic harvesting may impact the systems ability to perform nutrient cycling and pine row bedding provides increase stormwater flow rate to downhill basin swamps.				
	MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES AND VEGETATIVE ENHANCEMENT. The assessment area will be increasingly used by animal species with specific hydrological requirements as soil saturation and wetland hydrology are slightly increased as bed rows are replaced by micro-topographic features..				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				
.500(6)(c)Community structure	MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES AND VEGETATIVE ENHANCEMENT. Pine densities will be reduced to a minor component and supplemental planting of hardwood species will increase species diversity. This vegetation enhancement and elimination of silvicultural activities will allow for all factors of community structure to improve. These factors include: community composition, age and size, habitat structure, land management, plant condition, and topographic features. An uninterrupted forest could prevent exotic invasive species from establishing.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.70	0.80

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.10

If mitigation
Time lag (t-factor) = 1.46
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0548
FG = RFG x Acres = 0.153

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number		Assessment Area Name or Number (Wetland Preservation)	
FLUCCs code 630 Wetland Forested Mixed		Further classification (optional) Basin Swamp, Dome Swamp, Wet Flatwoods (FNAI)		Impact or Mitigation Site? MITIGATION	Assessment Area Size 12.50 acres
Basin/Watershed Name/Number Oklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (3F)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) none		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wet flatwoods are between the mesic flatwoods and swamps of the property. Runoff from the uphill, poorly drained, flatwood soils drain into the swamps. Fire breaks and road side ditches partially impacted the connections with the adjacent swamps. This water ultimately runs toward Hatchet Creek and possibly the Sanata Fe River during high water periods.					
Assessment area description The surrounding uplands are used for pine production. Rows of even aged stands are managed with somewhat intense practices. Fire suppression is shifting the community composition of the assessment area. Shrubs are encroaching where cypress and other fire dependent species once dominated. The inundated interiors of the larger areas are hardwood dominated. Chinese tallow and Peruvian water primrose have been identified.					
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to local wetlands		
Functions Facilitates wildlife movement, herbaceous forage, surface water quality improves			Mitigation for previous permit/other historic use		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, cottontail rabbit, gray fox, raccoon, opossum, sparrow, quail, warbler, red-bellied woodpecker, red-shouldered hawk, rufous-sided towhee, rattlesnakes, chorus/cricket frogs			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Flatwoods salamander (US:T, FL:SSC) - habitat if appropriate groundcover, eastern indigo snake (US:T, FL:T) - broad range of foraging habitat		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrel hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher					
Additional relevant factors: Property is bordered by industrial, urban, and conservation land uses.					
Assessment conducted by: JD/JF			Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Wetland Preservation)
Impact or Mitigation MITIGATION	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support w/o pres or current: 7 with: 8	Without preservation, support to wildlife by outside habitats will be sufficient for most species. Wildlife access may be partially limited for certain species by managed forests, periodic clearing, and high densities. MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES. Wildlife support will not be periodically interrupted by a deforested system. Buck Bay and its outlets are downstream and will benefit from preserved contribution areas.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current: 7 with: 8	Without preservation, water levels and flows will likely remain appropriate for the majority activities in the assessment area. Periodic harvesting may impact the systems ability to perform nutrient cycling. MITIGATION-CONSERVATION EASEMENT AND REMOVAL OF FORESTRY ACTIVITIES. The assessment area will be used by animal species with specific hydrological requirements because the wetland hydrology should remain appropriate.
.500(6)(c)Community structure w/o pres or current: 7 with: 8	MITIGATION-CONSERVATION EASEMENT AND REMOVAL OF FORESTRY ACTIVITIES. Hardwood communities will appropriately climax with a system that is not disturbed by fire or harvesting. This will allow for all factors of community structure to improve. These factors include: community composition, age and size, habitat structure, land management, plant condition, and topographic features. An uninterrupted forest could prevent exotic invasive species from establishing.

Score = sum of above scores/30 (if uplands, divide by 20)

current or w/o pres: 0.70	with: 0.80
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If preservation as mitigation,

Preservation adjustment factor = 0.4
Adjusted mitigation delta = 0.023

For impact assessment areas

FL = delta x acres =

Delta = [with-current]
0.10

If mitigation

Time lag (t-factor) = 1.00
Risk factor = 1.00

For mitigation assessment areas

RFG = delta/(t-factor x risk) = 0.0400
FG = RFG x Acres = 0.500

Form 62-345.900(2), F.A.C. [effective date 02-04-2004]

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number	Assessment Area Name or Number Wetland Enhancement
FLUCCs code 630 Wetland Forested Mixed	Further classification (optional) Basin Swamp, Dome Swamp, Wet Flatwoods (FNAI)	Impact or Mitigation Site? MITIGATION	Assessment Area Size 2.8 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (3F)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The enhancement areas are between the mesic flatwoods and swamps of the property. Runoff from the uphill, poorly drained, flatwood soils drain into the swamps. Fire breaks and road side ditches partially impacted the connections with the adjacent swamps. This water ultimately runs toward Hatchet Creek and possibly the Santa Fe River during high water periods.			
Assessment area description The surrounding uplands are used for pine production. Rows of even aged stands are managed with somewhat intense practices. Fire suppression and silviculture are shifting the community composition of the assessment area. The relatively thin canopy is dominated by pine. Immediately adjacent swamps are hardwood dominated. Chinese tallow and Peruvian water primrose have been identified.			
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)	Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to local wetlands		
Functions Facilitates wildlife movement, herbaceous forage, surface water quality improvements	Mitigation for previous permit/other historic use		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, cottontail rabbit, gray fox, raccoon, opossum, sparrow, quail, warbler, red-bellied woodpecker, red-shouldered hawk, rufous-sided towhee, rattlesnakes, chorus/cricket frogs	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Flatwoods salamander (US:T, FL:SSC) - habitat if appropriate groundcover, eastern indigo snake (US:T, FL:T) - broad range of foraging habitat		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher			
Additional relevant factors: Property is bordered by industrial, urban, and conservation land uses.			
Assessment conducted by: JD/JF	Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Wetland Preservation)
Impact or Mitigation MITIGATION	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Currently, support to wildlife by outside habitats will be sufficient for most species. Wildlife access may be partially limited for certain species by managed forests, periodic clearing, and high densities.				
	MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES AND VEGETATIVE ENHANCEMENT. Wildlife support will not be periodically interrupted by a deforested system. These wetlands will provide a more gradual ecotone between the upland flatwoods and basin swamps. Buck Bay and its outlets are downstream and will benefit from preserved contribution areas. Area will compliment adjacent and connected conservation easement.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				
.500(6)(b)Water Environment (n/a for uplands)	Under current management, water levels and flows will likely remain appropriate for the majority activities in the assessment area. However, periodic harvesting may impact the systems ability to perform nutrient cycling and pine row bedding provides increase stormwater flow rate to downhill basin swamps.				
	MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES AND VEGETATIVE ENHANCEMENT. The assessment area will be increasingly used by animal species with specific hydrological requirements as soil saturation and wetland hydrology are slightly increased as bed rows are replaced by micro-topographic features..				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				
.500(6)(c)Community structure	MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES AND VEGETATIVE ENHANCEMENT. Pine densities will be reduced to a minor component and supplemental planting of hardwood species will increase species diversity. This vegetation enhancement and elimination of silvicultural activities will allow for all factors of community structure to improve. These factors include: community composition, age and size, habitat structure, land management, plant condition, and topographic features. An uninterrupted forest could prevent exotic invasive species from establishing.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				

Score = sum of above scores/30 (if uplands, divide by 20)	
current	
or w/o pres	
with	
0.70	0.80

If preservation as mitigation,
Preservation adjustment factor = 0.4
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.10

If mitigation
Time lag (t-factor) = 1.26
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0635
FG = RFG x Acres = 0.178

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number	Assessment Area Name or Number (Wetland Preservation)
FLUCCs code 630 Wetland Forested Mixed	Further classification (optional) Basin Swamp, Dome Swamp, Wet Flatwoods (FNAI)		Impact or Mitigation Site? MITIGATION
			Assessment Area Size 15.5 acres
Basin/Watershed Name/Number Oklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (3F)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) none	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wet flatwoods are between the mesic flatwoods and swamps of the property. Runoff from the uphill, poorly drained, flatwood soils drain into the swamps. Fire breaks and road side ditches partially impacted the connections with the adjacent swamps. This water ultimately runs toward Hatchet Creek and possibly the Sanata Fe River during high water periods.			
Assessment area description The surrounding uplands are used for pine production. Rows of even aged stands are managed with somewhat intense practices. Fire suppression is shifting the community composition of the assessment area. Shrubs are encroaching where cypress and other fire dependent species once dominated. The inundated interiors of the larger areas are hardwood dominated. Chinese tallow and Peruvian water primrose have been identified.			
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)		Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to local wetlands	
Functions Facilitates wildlife movement, herbaceous forage, surface water quality improvements		Mitigation for previous permit/other historic use	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, cottontail rabbit, gray fox, raccoon, opossum, sparrow, quail, warbler, red-bellied woodpecker, red-shouldered hawk, rufous-sided towhee, rattlesnakes, chorus/cricket frogs		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Flatwoods salamander (US:T, FL:SSC) - habitat if appropriate groundcover, eastern indigo snake (US:T, FL:T) - broad range of foraging habitat	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrel hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher			
Additional relevant factors: Property is bordered by industrial, urban, and conservation land uses.			
Assessment conducted by: JD/JF		Assessment date(s): 10/29/2009	

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Wetland Preservation)
Impact or Mitigation MITIGATION	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Without preservation, support to wildlife by outside habitats will be sufficient for most species. Wildlife access may be partially limited for certain species by managed forests, periodic clearing, and high densities. MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES. Wildlife support will not be periodically interrupted by a deforested system. Buck Bay and its outlets are downstream and will benefit from preserved contribution areas.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				
.500(6)(b) Water Environment (n/a for uplands)	Without preservation, water levels and flows will likely remain appropriate for the majority activities in the assessment area. Periodic harvesting may impact the systems ability to perform nutrient cycling. MITIGATION-CONSERVATION EASEMENT AND REMOVAL OF FORESTRY ACTIVITIES. The assessment area will be used by animal species with specific hydrological requirements because the wetland hydrology should remain appropriate.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				
.500(6)(c) Community structure	MITIGATION-CONSERVATION EASEMENT AND REMOVAL OF FORESTRY ACTIVITIES. Hardwood communities will appropriately climax with a system that is not disturbed by fire or harvesting. This will allow for all factors of community structure to improve. These factors include: community composition, age and size, habitat structure, land management, plant condition, and topographic features. An uninterrupted forest could prevent exotic invasive species from establishing.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.70	0.80

If preservation as mitigation,
Preservation adjustment factor = 0.4
Adjusted mitigation delta = 0.023

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.10

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

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0400
FG = RFG x Acres = 0.500

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number		Assessment Area Name or Number Areas 6 (roadside hardwoods)	
FLUCCs code 617 Mixed Wetland Hardwoods		Further classification (optional) Hydric Hammock (FNAI)		Impact or Mitigation Site? IMPACT	Assessment Area Size 0.053 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)		Affected Waterbody (Class) Hatchet Creek (IIIF)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The assessment areas run along a current dirt roads and ditches. The road likely backs up the natural downhill flow and redirects it through the ditches and culverts. Relationship to the surrounding uplands impacted by adjacent land use.					
Assessment area description The assessment area has characteristics of second growth mesic and hydric hammocks. Edge effect is apparent as dense shrubs occupy the area. The field roads have likely increased hydroperiod by limiting surface flow. The surrounding uplands are in pine production and industrial land uses. Rows of even aged pine stands are managed with somewhat intense practices.					
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other impacted wetlands		
Functions Cover, forage, water storage			Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher					
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.					
Assessment conducted by: JD/JF			Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, roadside hardwoods)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <p>6 0</p>	<p>Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.</p>
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <p>5 0</p>	<p>Water levels and flows slightly higher than expected and/or altered because of road impounding. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.</p>
<p>.500(6)(c)Community structure</p> <p>w/o pres or current with</p> <p>5 0</p>	<p>Canopy species somewhat appropriate, but regenerating from hardwood harvest. Shrubs excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts.</p>

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.53	0.00

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

For impact assessment areas
FL = delta x acres = 0.028

Delta = [with-current]
0.53

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

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

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number		Assessment Area Name or Number Areas 9 (roadside hardwoods)	
FLUCCs code 617 Mixed Wetland Hardwoods		Further classification (optional) Hydric Hammock (FNAI)		Impact or Mitigation Site? IMPACT	Assessment Area Size 0.0.244 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (IIIF)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The assessment areas run along a current dirt roads and ditches. The road likely backs up the natural downhill flow and redirects it through the ditches and culverts. Relationship to the surrounding uplands impacted by adjacent land use.					
Assessment area description The assessment area has characteristics of second growth mesic and hydric hammocks. Edge effect is apparent as dense shrubs occupy the area. The field roads have likely increased hydroperiod by limiting surface flow. The surrounding uplands are in pine production and industrial land uses. Rows of even aged pine stands are managed with somewhat intense practices.					
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other impacted wetlands		
Functions Cover, forage, water storage			Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher					
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.					
Assessment conducted by: JD/JF			Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, roadside hardwoods)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>0</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	0			
.500(6)(b) Water Environment (n/a for uplands)	Water levels and flows slightly higher than expected and/or altered because of road impounding. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>0</td> </tr> </table>		w/o pres or current	with	7
w/o pres or current	with			
7	0			
.500(6)(c) Community structure	Canopy species somewhat appropriate, but regenerating from hardwood harvest. Shrubs excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>0</td> </tr> </table>		w/o pres or current	with	7
w/o pres or current	with			
7	0			

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.67	0.00

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

For impact assessment areas
FL = delta x acres = 0.163

Delta = [with-current]
0.67

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

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

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number	Assessment Area Name or Number Area 9 (roadside hardwoods) Secondary	
FLUCCs code 617 Mixed Wetland Hardwoods	Further classification (optional) Hydric Hammock (FNAI)		Impact or Mitigation Site? IMPACT	Assessment Area Size 0.400 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (IIIF)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The assessment areas run along a current dirt roads and ditches. The road likely backs up the natural downhill flow and redirects it through the ditches and culverts. Relationship to the surrounding uplands impacted by adjacent land use.				
Assessment area description The assessment area has characteristics of second growth mesic and hydric hammocks. Edge effect is apparent as dense shrubs occupy the area. The field roads have likely increased hydroperiod by limiting surface flow. The surrounding uplands are in pine production and industrial land uses. Rows of even aged pine stands are managed with somewhat intense practices.				
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)		Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other impacted wetlands		
Functions Cover, forage, water storage		Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher				
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.				
Assessment conducted by: JD/JF		Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, roadside hardwoods)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
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.500(6)(a) Location and Landscape Support w/o pres or current 6 with 6	Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.
.500(6)(b) Water Environment (n/a for uplands) w/o pres or current 7 with 7	Water levels and flows slightly higher than expected and/or altered because of road impounding. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.
.500(6)(c) Community structure w/o pres or current 7 with 6	Canopy species somewhat appropriate, but regenerating from hardwood harvest. Shrubs excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres 0.67	with 0.63

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

For impact assessment areas FL = delta x acres = 0.013

Delta = [with-current] 0.03

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

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

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number	Assessment Area Name or Number Areas 10 (roadside hardwoods)	
FLUCCs code 617 Mixed Wetland Hardwoods	Further classification (optional) Hydric Hammock (FNAI)		Impact or Mitigation Site? IMPACT	Assessment Area Size 0.166 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (IIIF)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The assessment areas run along a current dirt roads and ditches. The road likely backs up the natural downhill flow and redirects it through the ditches and culverts. Relationship to the surrounding uplands impacted by adjacent land use.				
Assessment area description The assessment area has characteristics of second growth mesic and hydric hammocks. Edge effect is apparent as dense shrubs occupy the area. The field roads have likely increased hydroperiod by limiting surface flow. The surrounding uplands are in pine production and industrial land uses. Rows of even aged pine stands are managed with somewhat intense practices.				
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)		Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other impacted wetlands		
Functions Cover, forage, water storage		Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher				
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.				
Assessment conducted by: JD/JF		Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, roadside hardwoods)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>0</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	0			
.500(6)(b)Water Environment (n/a for uplands)	Water levels and flows slightly higher than expected and/or altered because of road impounding. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>0</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	0			
.500(6)(c)Community structure	Canopy species somewhat appropriate, but regenerating from hardwood harvest. Shrubs excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>0</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	0			

Score = sum of above scores/30 (if uplands, divide by 20)	
current	
or w/o pres	
with	
0.60	0.00

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

For impact assessment areas
FL = delta x acres = 0.100

Delta = [with-current]
0.60

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

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

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number	Assessment Area Name or Number Areas 10 (roadside hardwoods) secondary	
FLUCCs code 617 Mixed Wetland Hardwoods	Further classification (optional) Hydric Hammock (FNAI)		Impact or Mitigation Site? IMPACT	Assessment Area Size 0.400 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (IIIF)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The assessment areas run along a current dirt roads and ditches. The road likely backs up the natural downhill flow and redirects it through the ditches and culverts. Relationship to the surrounding uplands impacted by adjacent land use.				
Assessment area description The assessment area has characteristics of second growth mesic and hydric hammocks. Edge effect is apparent as dense shrubs occupy the area. The field roads have likely increased hydroperiod by limiting surface flow. The surrounding uplands are in pine production and industrial land uses. Rows of even aged pine stands are managed with somewhat intense practices.				
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)		Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other impacted wetlands		
Functions Cover, forage, water storage		Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher				
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.				
Assessment conducted by: JD/JF		Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, roadside hardwoods)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>6</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	6			
.500(6)(b) Water Environment (n/a for uplands)	Water levels and flows slightly higher than expected and/or altered because of road impounding. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>7</td> </tr> </table>		w/o pres or current	with	7
w/o pres or current	with			
7	7			
.500(6)(c) Community structure	Canopy species somewhat appropriate, but regenerating from hardwood harvest. Shrubs excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>5</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	5			

Score = sum of above scores/30 (if uplands, divide by 20)

current or w/o pres	with
0.63	0.60

If preservation as mitigation,

Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas

FL = delta x acres = 0.013

Delta = [with-current]
0.03

If mitigation

Time lag (t-factor) =
Risk factor =

For mitigation assessment areas

RFG = delta/(t-factor x risk) =

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number		Assessment Area Name or Number Areas 1, 2, 4, 5 (silviculture flatwoods)	
FLUCCs code 625 Hydric Pine Flatwoods		Further classification (optional) Wet Flatwoods (FNAI)		Impact or Mitigation Site? IMPACT	Assessment Area Size 0.06 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (IIIF)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wet flatwoods are situated between the mesic flatwoods and swamps of the property. Runoff from the uphill, poorly drained, flatwoods pass through the assessment area toward the low lying swamps. Fire breaks and road side ditches partially interrupt the connections with the adjacent forested wetlands. This water ultimately runs toward Hatchet Creek and possibly the Santa Fe River during high water periods.					
Assessment area description The assessment areas are along a current dirt road, and the surrounding uplands are used for pine production. Rows of even aged stands are managed with somewhat intense practices. The assessment area shrub and herbaceous vegetation likely shift depending on the stage of the pine rotation. Fire suppression is shifting the community composition of the adjacent wetlands. The surrounding uplands are in pine production and industrial land uses.					
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other wetlands subject to silviculture		
Functions Facilitates wildlife movement, herbaceous forage, surface water quality improvements			Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrel hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher					
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.					
Assessment conducted by: JD/JF			Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, silviculture flatwoods)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>0</td> </tr> </table>		w/o pres or current	with	7
w/o pres or current	with			
7	0			
.500(6)(b) Water Environment (n/a for uplands)	Water levels and flows slightly lower than expected and/or altered because of pine bedding and other silvicultural activities. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>0</td> </tr> </table>		w/o pres or current	with	7
w/o pres or current	with			
7	0			
.500(6)(c) Community structure	Canopy species somewhat appropriate, but density is inconsistent with typical flatwoods communities. Shrub and coarse woody debris density excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>0</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	0			

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.67	0.00

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

For impact assessment areas
FL = delta x acres = 0.04

Delta = [with-current]
0.67

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

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

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number		Assessment Area Name or Number Area 7 (roadside ditch)	
FLUCCs code 625 Hydric Pine Flatwoods		Further classification (optional) Wet Flatwoods (FNAI)		Impact or Mitigation Site? IMPACT	Assessment Area Size 0.413 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (IIIF)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wet flatwoods are situated between the mesic flatwoods and swamps of the property. Runoff from the uphill, poorly drained, flatwoods pass through the assessment area toward the low lying swamps. Fire breaks and road side ditches partially interrupt the connections with the adjacent forested wetlands. This water ultimately runs toward Hatchet Creek and possibly the Santa Fe River during high water periods.					
Assessment area description The assessment areas are along a current dirt road, and the surrounding uplands are used for pine production. Rows of even aged stands are managed with somewhat intense practices. The assessment area shrub and herbaceous vegetation likely shift depending on the stage of the pine rotation. Fire suppression is shifting the community composition of the adjacent wetlands. The surrounding uplands are in pine production and industrial land uses.					
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other wetlands subject to silviculture		
Functions Facilitates wildlife movement, herbaceous forage, surface water quality improvements			Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrel hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher					
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.					
Assessment conducted by: JD/JF			Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, roadside ditch)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>0</td> </tr> </table>		w/o pres or current	with	6
w/o pres or current	with			
6	0			
.500(6)(b) Water Environment (n/a for uplands)	Water levels and flows slightly lower than expected and/or altered because of pine bedding and adjacent silviculture road. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>5</td> <td>0</td> </tr> </table>		w/o pres or current	with	5
w/o pres or current	with			
5	0			
.500(6)(c) Community structure	Canopy species somewhat appropriate, but density is inconsistent with typical flatwoods communities. Shrub and coarse woody debris density excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts. Area frequently mowed and maintained as a roadside ditch.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>4</td> <td>0</td> </tr> </table>		w/o pres or current	with	4
w/o pres or current	with			
4	0			

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.50	0.00

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

For impact assessment areas
FL = delta x acres = 0.207

Delta = [with-current]
0.50

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

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

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number	Assessment Area Name or Number Area 3 (roadside wetland edges)
FLUCCs code 630 Wetland Forested Mixed (625 Hydric Pine Flatwoods)	Further classification (optional) Wet Flatwoods, Basin Swamp (FNAI)	Impact or Mitigation Site? IMPACT	Assessment Area Size 0.125 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (3F)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wet flatwoods are situated between the mesic flatwoods and swamps of the property. Runoff from the uphill, poorly drained, flatwoods pass through the assessment area toward the low lying swamps. Fire breaks and road side ditches partially interrupt the connections with the adjacent forested wetlands. This water ultimately runs toward Hatchet Creek and possibly the Santa Fe River during high water periods.			
Assessment area description The assessment areas are along a current dirt road, and the surrounding uplands are used for pine production. Rows of even aged stands are managed with somewhat intense practices. The assessment area shrub and herbaceous vegetation likely shift depending on the stage of the pine rotation. Fire suppression is shifting the community composition of the adjacent wetlands. The surrounding uplands are in pine production and industrial land uses.			
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)		Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other wetlands subject to silviculture	
Functions Facilitates wildlife movement, herbaceous forage, surface water quality improvements		Mitigation for previous permit/other historic use none	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, cottontail rabbit, gray fox, raccoon, opossum, sparrow, quail, warbler, red-bellied woodpecker, red-shouldered hawk, rufous-sided towhee, rattlesnakes, chorus/cricket frogs		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Flatwoods salamander (US:T, FL:SSC) - habitat if appropriate groundcover, eastern indigo snake (US:T, FL:T) - broad range of foraging habitat	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrel hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher			
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.			
Assessment conducted by: JD/JF		Assessment date(s): 10/29/2009	

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Direct impacts, roadside wetland edges)
Impact or Mitigation IMPACT	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support w/o pres or current 7 with 0	Most wildlife species afforded support by outside habitats and connections to natural areas. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in certain directions. Downstream benefits slightly impacted by flow channelization. Adjacent land use impacts area, including noise pollution.
.500(6)(b) Water Environment (n/a for uplands) w/o pres or current 7 with 0	Water levels and flows slightly higher or lower than expected depending on pine/swamp rotation. Soil erosion minimal but present due to pine plantation land use. Use by animals with specific hydrologic requirements likely less than expected. Cattails in ditches associated with slight water quality degradation.
.500(6)(c) Community structure w/o pres or current 7 with 0	Canopy species mostly appropriate, but ground stratum has devastations from optimal in the flatwoods. Land use prevent mature swamps from developing. Recruitment and age distribution atypical because of land use. Harvesting without periodic fire has produced excess debris and removed parts of the natural structure. Normal topographic features altered by bedding within the flatwoods.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres 0.70	with 0.00

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

For impact assessment areas FL = delta x acres = 0.088

Delta = [with-current] 0.70

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

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

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

Site/Project Name GRACE Marketplace and ADC Property		Application Number		Assessment Area Name or Number Area 8 (roadside hardwoods)	
FLUCCs code 617 Mixed Wetland Hardwoods		Further classification (optional) Hydric Hammock (FNAI)		Impact or Mitigation Site? IMPACT (Temporary)	Assessment Area Size 0.319 acres
Basin/Watershed Name/Number Ocklawaha River (HUC Basin)	Affected Waterbody (Class) Hatchet Creek (IIIF)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The assessment areas run along a current dirt roads and ditches. The road likely backs up the natural downhill flow and redirects it through the ditches and culverts. Relationship to the surrounding uplands impacted by adjacent land use.					
Assessment area description The assessment area has characteristics of second growth mesic and hydric hammocks. Edge effect is apparent as dense shrubs occupy the area. The field roads have likely increased hydroperiod by limiting surface flow. The surrounding uplands are in pine production and industrial land uses. Adjacent industrial properties to the west and south provide poor wildlife habitat and other ecological functions. Rows of even aged pine stands are managed with somewhat intense practices.					
Significant nearby features Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Uniqueness (considering the relative rarity in relation to the regional landscape.) Similar to other impacted wetlands		
Functions Cover, forage, water storage			Mitigation for previous permit/other historic use none		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous-sided towhee, woodpeckers			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None likely		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher					
Additional relevant factors: Assessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial, urban, and conservation land uses.					
Assessment conducted by: JD/JF			Assessment date(s): 10/29/2009		

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

Site/Project Name GRACE Marketplace and ADC Property	Application Number	Assessment Area Name or Number (Temporary impacts, roadside hardwoods)
Impact or Mitigation IMPACT (Temporary)	Assessment conducted by: JD/JF	Assessment date: 10/29/2009

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

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

.500(6)(a) Location and Landscape Support	Wildlife support not adequate to adjacent industrial land use for most species. Connections to natural areas partially fragmented. Minimal cover of exotics present. Urban and industrial land uses limit connectivity in most directions. Downstream benefits slightly impacted by ditch flow channelization. Outside land use impacts area, including noise pollution.			
	<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>6</td> </tr> </table>	w/o pres or current	with	6
w/o pres or current	with			
6	6			
.500(6)(b) Water Environment (n/a for uplands)	Water levels and flows slightly higher than expected and/or altered because of road impounding. Use by animals with specific hydrologic requirements greatly reduced. Cattails in ditches associated with water quality degradation.			
	<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>5</td> </tr> </table>	w/o pres or current	with	6
w/o pres or current	with			
6	5			
.500(6)(c) Community structure	Canopy species somewhat appropriate, but regenerating from hardwood harvest. Shrubs excessive for community type. Exotics present but minimal. Recruitment and age distribution display previous and current impacts.			
	<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>5</td> <td>4</td> </tr> </table>	w/o pres or current	with	5
w/o pres or current	with			
5	4			

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.57	0.50

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

For impact assessment areas
FL = delta x acres = 0.021

Delta = [with-current]
0.07

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

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

Appendix B

Draft Conservation Easement

**GRACE Marketplace and ADC Property
Mitigation Plan**

November 2011

EC&D Project No. 08-026

Prepared by:
Environmental Consulting & Design, Inc.
3603 NW 98th Street, Suite C
Gainesville, FL 32606

Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street / Highway 100 West
Palatka, FL 32177

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this ____ day of _____, 2010 by ADC Development & Investment Group, LLC having an address at PO Box 238, Lake Butler, FL 32054 ("Grantor"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street / Highway 100 West, Palatka, Florida 32177 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in Alachua County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference as (the "Property");

WHEREAS, Grantor grants this conservation easement as a condition of permit # 4-001-127828-1 issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose. The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited.

(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other permanent structures on or above the ground.

(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.

(c) Removing trimming or destroying trees, shrubs, or other vegetation except thinning of existing planted pine as permitted.

(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface except as a result of planting vegetation as permitted.

(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

(g) Acts or uses detrimental to such retention of land or water areas.

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor

under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Alachua County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

GRANTOR: ADC DEVELOPMENT AND
INVESTMENT GROUP, LLC

Signature: _____

Signature: _____

Printed Name: _____

Printed Name AVERY C. ROBERTS

Signature: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
200_, by _____, who did not take an oath.

Notary Public, State of Florida
at Large.

My Commission Expires:

Serial No. _____

Personally known _____ OR produced identification _____. Identification
produced _____.

Exhibit A
Legal Description