

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:



3603 NW 98th Street, Suite C Gainesville, FL 32606

o: 352,371,4333

5547 A1 A South, Unit 107 St Augustine, FL 32080

o: 904.495.5305

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	-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	-Oak dominated with fire suppression and previous clearing promoting hardwoods -Dense hydrophytic shrubs	-Cypress and m trees dominan -Unimpacted to important area -Higher species shallower perii -More shrubs thedges due to la
Hydrologic Processes and Soils	-Surface water sheet flow when soils saturated -Micro topography impacted by ditches and bed rows -Saturation/inundation more frequent and longer than mesic flatwoods	-Area collects and backs up runoff -Adjacent road impacts natural drainage patterns	-Primary water additional inpu -Slow flow thro Buck Bay -Soils generally often overlying
Fire Patterns	-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	-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	-Natural fire rai inundated inte -If natural, oute susceptible to flatwoods -Without fire ~
Management Impacts	-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	-Fire breaks and ditches impact community structure and natural flow -Logging impacts natural community structure and increases exotic/invasive exposure	Increase, conif Impacts - hydrologging, and the species -Silvicultural op periodically sure of uplands alter structure of the
Synonyms	-FLUCCS 625/Hydric Pine Flatwoods, 630/Wetland Forested Mixed -SCS 11/North Florida Flatwoods	-FLUCCS 617/Mixed Wetland Hardwoods -SCS 12/Wetland Hardwood Hammocks	-617/Mixed W∈ 621/Cypress, €

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 (097 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:

- 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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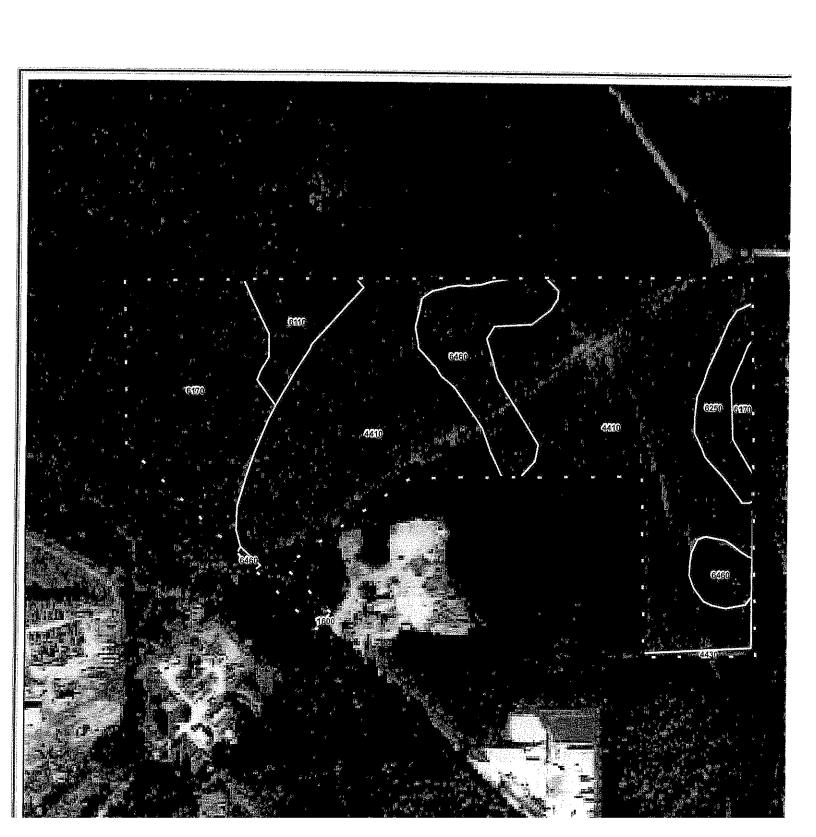
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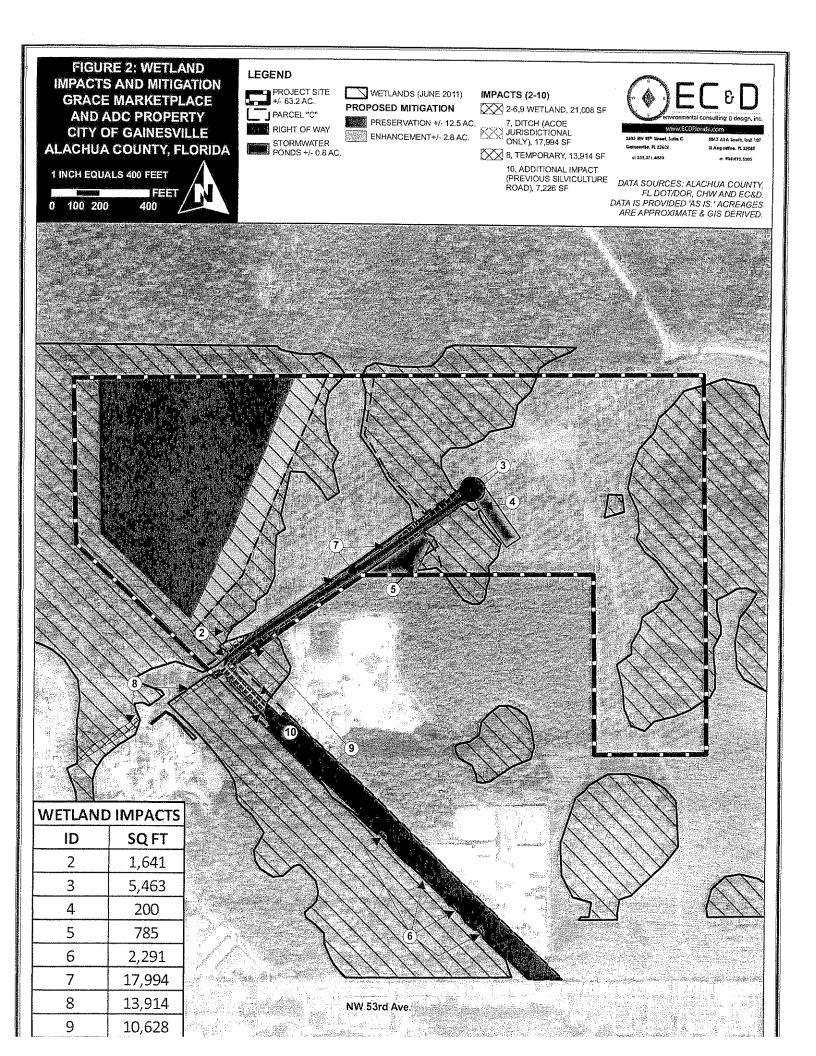
United States Geological Survey (USGS). 2008. National Hydrologic Dataset.

Figures

GRACE Marketplace and ADC Property Mitigation Plan

November 2011 EC&D Project No. 08-026







1 INCH EQUALS 400 FEET

0 100 200

Feet

LEGEND



PROJECT SITE +/- 63.2 AC.





EXISTING EASEMENTS (100-FT FROM BOUNDARY)

PROPOSED MITIGATION



EXISTING WETLAND PRESERVATION +/- 12.5 AC.

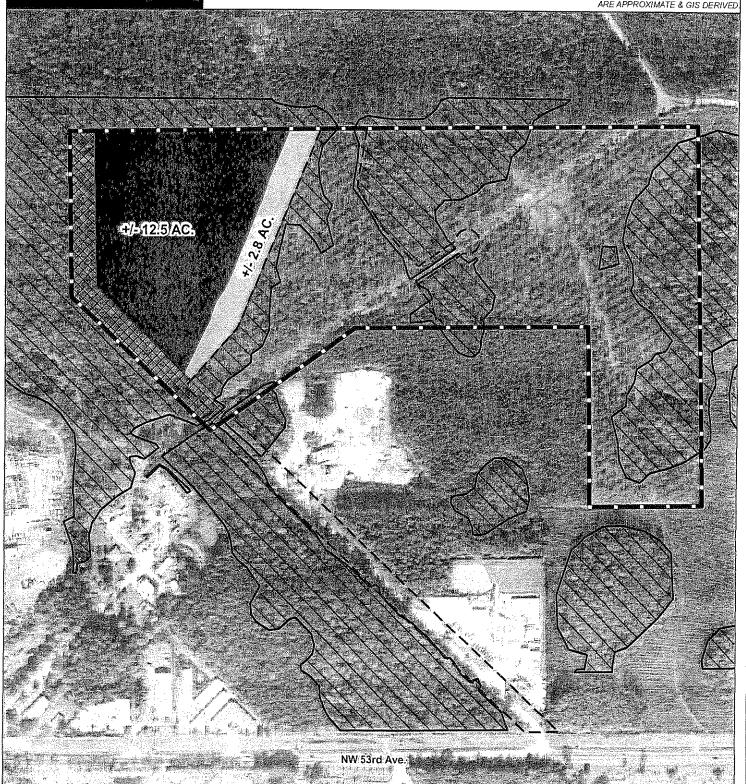
ENHANCEMENT+/- 2.8 AC.



3603 NW 98th Street, Suite C Gainosvillo, FL 32604 o: 352.371.4333

5547 A1A South, Unit 107 \$1 Association, \$1,32080

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											
Ares Name	1999 FLUCCS	Impact Type	Location and Landscape Support			ater onment	1	munity scture	Square Feet	Acres	Functional Loss
	1		before	after	before	after	before	after			1030
11	625	Fill	7	0	7	0	6	0	0	0.000	0.000
2	625	FIII	7	0	7	0	6	0	1641	0.038	0.025
3	630	FIII	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	FIII	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 cu	roadside o	litch. USA	CE Jurisdic	tional Only		not recui	red for SJRV	MID	1
8	617	Temporary	6	6	6	5	5	A	13914	0.319	0:004
9	617	Fill	6	0	7	0	7	0	10628	0.244	0.021
9 Secondary	617	Secondary	6	6	7	7	7	6	17424	0.400	0.163
10	617	Fill	6	n	6	0	6	0	7226	0.400	
10 Secondary	617	Secondary	6	6	7	7	6	5	17424	0.400	0.100

Direct Impact	Total Secondary Impact
Total Fund	0,80
Functional	Functional
Loss	Gain
0.466	0.653

Mitigation Type	Wetland or		on and	Wa	otor.	1 .						
	Upland	before	e Support after	Enviro before	onment after	Strui before	nunity cture after	Tir La vears		Risk Factor	Preservation Adjustment Factor	Relative Functiona Gain
Enhancement	W	7	8	7	8	7	8	11 – 15	1.46	1.25	1.0	0.0548
Preservation	W	7	8	7	8	7	8	< or = 1	1.00	1.00	0.4	0.0400
_		Enhancement W	Enhancement W 7	Enhancement W 7 8	Enhancement W 7 8 7	Enhancement W 7 8 7 8	Enhancement W 7 8 7 8 7	Enhancement W 7 8 7 8 7 8	Enhancement W 7 8 7 8 7 8 11 – 15	Enhancement W 7 8 7 8 7 8 11 – 15 1.46	Enhancement W 7 8 7 8 7 8 11-15 1.46 1.25	Enhancement W 7 8 7 8 7 8 11-15 1.46 1.25 1.0

GRACE Marketplace and ADC Wetland Mitigation Summary - USACE

impacts											
Area Name	1999 FLUCCS	Impact Type	Location and Landscape Support		Water Environment		Comr Stru	nunity cture	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	FIII	7	0	7	0	6	0	1641	0.038	0.025
3	630	FIII	7	Ö .	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	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	Wetland
Impact	Enhancemer
Section 1988	
	2.80
7 99 6 99	2 80 ctional Units
7 99 6 99	zisu etional Units Functional
Total Fund	

,65		Wetland or Upland			1	nment after	i				Risk Factor	Preservation Adjustment Factor	Relative Functional Gain
	T	W	7	8	7	8	7	8	15	1.26	1.25	1.0	0.0635
0 F	Preservation	W	7	8	7	8	7	8	< or = 1	1.00	1,00	0.4	0.0400
	5 E	5 Enhancement	9 CS Mitigation Type or Upland 5 Enhancement W	9 CS Mitigation Type or Landscap before 5 Enhancement W 7	9 CS Mitigation Type or Upland Landscape Support before Support after 5 Enhancement W 7 8 0 Preservation W 7 8	9 CCS Mitigation Type or Upland Landscape Support before Environment before 5 Enhancement W 7 8 7 0 Preservation W 7 8 7	9 CCS Miligation Type or Upland Landscape Support before Environment before Environment before after 5 Enhancement W 7 8 7 8 0 Preservation W 7 8 7 8	9 CCS Miligation Type or Upland Landscape Support before Environment before Struit before 5 Enhancement W 7 8 7 8 7 0 Preservation W 7 8 7 8 7	9 CCS Miligation Type or Upland Landscape Support before Environment before Structure before after 5 Enhancement W 7 8 7 8 7 8 0 Preservation W 7 8 7 8 7 8	Structure Landscape Support Environment Structure Landscape Support Landscape Support Environment Structure Landscape Support Landscape Support	9 CCS Mitigation Type or Upland Landscape Support before Environment before Structure before Lag years 1-fector 5 Enhancement W 7 8 7 8 7 8 15 1.26 0 Preservation W 7 8 7 8 7 8 < or = 1	Structure Lag Risk Factor	Miligation Type or Landscape Support Environment before after before after before after before after before after construction with the construction of the constructi

Site/Project Name		Application Number	^-				
	I A DA Deservado	Аррисацоп минъс	er er		Assessment Area Name		
GRACE Marketplace and	АВС Ргорепу				Wetland Er	nhancement	
FLUCCs code	Further classifica	ation (optional)	VI	Impac	ct or Mitigation Site?	Assessment Area Size	
630 Wetland Forested Mixed	Basin Swamp	p, Dome Swamp, (FNAI)	Wet Flatwoods		MITIGATION	2.8 acres	
Basin/Watershed Name/Number	Affected Waterbody (Clas	38)	Special Classificati	on (i.e.C	DFW, AP, other local/state/federal	designation of importance)	
Ocklawaha River (HUC Basin)	Hatchet Cre	ek (3F)				designation of antioniumoup	
Geographic relationship to and hyd	rologic connection with	wetlands, other s	urface water, uplai	nds			
The enhancement areas are between into the swamps. Fire breaks a to	een the mesic flatwoods	s and swamps of t artially impacted th	the property. Runo	off from	diacent swamps. This	ed, flatwood solls drain water ultimately runs	
Assessment area description							
The surrounding uplands are suppression and silviculture are Immediately adjacent s	used for pine productio shifting the community wamps are hardwood d	composition of the	e assessment area	a The	relatively thin canony is	e dominated by pine	
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)				
Surrounding land uses include inc (north) and c	dustrial (south and west) conservation (east)), pine plantation		S	Similar to local wetlands	i	
Functions			Mitigation for prev	/ious p	permit/other historic use		
Facilitates wildlife movement, he impr	rbaceous forage, surfac overnents	e water quality					
Anticipated Wildlife Utilization Base that are representative of the asses be found)	d on Literature Review sment area and reason	(List of species ably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)				
Deer, turkey, cottontail rabbit, gray warbler, red-bellied woodpecke towhee, rattlesnak	/ fox, raccoon, opossum r, red-shouldered hawk, ces, chorus/cricket frogs	, rufous-sided	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 Utiliz	ation (List species direc	ctly observed, or c	ther signs such as	tracks	s, droppings, casings, n	ests, etc.):	
Evidence found on prop	perty: Deer, farrell hog, t	turkey, southern to	oad, bluebird, cotto	ınmouf	th snake, raccoon, brow	/n thrasher	
Additional relevant factors:		· · · · · · · · · · · · · · · · · · ·			W		
	Property is bordered	l by industrial, urb	an, and conservati	on land	d uses.		
Assessment conducted by:			Assessment date(~/·			
JD/JF			10/29/2009				
			10/29/2009				

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

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

Site/Project Name		Application Number	1/2020200000000000000000000000000000000	A N.			
GRACE Marketplace	and ADC Property	Application (volide)		: Area Name or Number Wetland Preservation)			
Impact or Mitigation		Assessment conducted by:	Assessment				
MITIGA	TION	JD/JF	Assessment	10/29/2009			
				10/29/2009			
Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)			
The scoring of each indicator is based on what	Condition is optimal and fully	Condition is less than					
would be suitable for the	supports wetland/surface	optimal, but sufficient to maintain most	Minimal level of suppor wetland/surface water				
type of wetland or surface	water functions	wetland/surface water	functions	water functions			
water assessed		functions					
	Currently, support to wildlife	by outside habitats will be su	fficient for most species	Wildlife access may be partially			
.500(6)(a) Location and	limited for ce	rtain species by managed for	ests, periodic clearing, an	d high densities.			
Landscape Support	MITIGATION-CONSERVAT	ION FASEMENT WITH REM	IOVAL OF EODERTRY A	CTIVITIES AND VEGETATIVE			
	↓ ENHANCEMENT. Wildlife s	upport will not be periodically	interrupted by a deforest	od system. These wattends will			
w/o pres or	provide a more gradual ecc	stone between the upland flats	woods and basin swamns	Ruck Bay and its outlets are			
	with downstream and will benefit from preserved contribution areas. Area will compliment adjacent and conservation easement.						
7 8							
EOD/OVENALL Fording	Under current managemen	t, water levels and flows will I	ikely remain appropriate f	or the majority activities in the			
.500(6)(b)Water Environment (n/a for uplands)	row beddir	penodic harvesting may impa ng provides increase stormwa	ict the systems ability to p ter flow rate to downhill ba	erform nutrient cycling and pine			
				·			
	ENHANCEMENT. The ass	Sessment area will be increas	OVAL OF FORESTRY AC	OTIVITIES AND VEGETATIVE			
w/o pres or	requirements as soll saturati	ion and wetland hydrology are	e slightly increaseed as be	ed rows are replaced by micro-			
current with		topographic	features	•			
7 8							
E00/6)/a)/0a-a-a-a-itatttt							
.500(6)(c)Community structure							
	MITIGATION-CONSERVAT	TON EASEMENT WITH REM	OVAL OF FORESTRY AC	CTIVITIES AND VEGETATIVE			
	species will increase specie	nsities will be reduced to a miles diversity. This vegetation e	nhancement and eliminat	ion of silvicultural activiac will			
	allow for all factors of comm	nunity structure to improve. T	hese factors include: com	munity composition, age and			
w/o pres or current with	size, nabitat structure, iano n	nanagement, plant condition, prevent exotic invasive sp	and topographic features. ecles from establishing	An uninterrupted forest could			
		[osioo irona ediabilening.				
7 8							
Score = sum of above scores/30 (if	If preservation as mitiga	tion,	For impact as	sessment areas			
uplands, divide by 20)	Preservation adjustmen	t factor =					
current or w/o pres with			FL = delta x acres =	:			
0.70 0.80	Adjusted mitigation delta	3 =					
	·						
	If mitigation		For mitigation a	ssessment areas			
Delta = [with-current]	Time lag (t-factor) = 1.46	6	***************************************				
0.10	Risk factor = 1,25		RFG = delta/(t-facto				
	1,100		G - NEG X ACTES	- U. 103			
Form 62-345,900(2), F.A.C. [effect	tive date 02.04.20041						

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

Site/Project Name		Application Number	A.F.	·····				
GRACE Marketplace and	ADC Proporty	Application Number	31		Assessment Area Name			
	Aborroperty				(Wetland P	reservation)		
FLUCCs code	Further classifica	ation (optional)		Impac	t or Mitigation Site?	Assessment Area Size		
630 Wetland Forested Mixed	Basin Swamp	o, Dome Śwamp, (FNAI)	Wet Flatwoods		MITIGATION	12.50 acres		
Basin/Watershed Name/Number	Affected Waterbody (Clas	58)	Special Classification	on (i.e.C	FW, AP, other local/state/federal	designation of importance)		
Oklawaha River (HUC Basin)	Hatchet Cre	ek (3F)			none			
Geographic relationship to and hydrometric to and hydrometric the swamps. Fire breaks and road Assessment area description	e mesic flatwoods and	swamps of the pro impacted the con	pperty. Runoff from nections with the a	n the ι adjace	nt swamps. This water	latwood solls drain into ulitmately runs toward		
The surrounding uplands are usuppression is shifting the common species once dominated. The inun	nunity compostion of the	e assessment are	ea. Shrubs are end rdwood dominated	croach	ing where cypress and	other fire dependent		
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)					
Surrounding land uses include ind (north) and c	ustrial (south and west) onservation (east)), pine plantation	Similar to local wetlands					
Functions	TO THE MARKET AND LAND ASSESSMENT		Mitigation for prev	/ious p	ermit/other historic use			
Facilitates wildlife movement, her imp	rbaceous forage, surfac provents	ce water quality						
Anticipated Wildlife Utilization Base that are representative of the asses be found)	d on Literature Review sment area and reason	(List of species ably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use; and intensity of use of the assessment area)					
Deer, turkey, cottontail rabit, gray warbler, red-bellied woodpeckel towhee, rattlesnak		, rufous-sided	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 Utiliz	ation (List species dire	ctly observed, or o	ther signs such as	track	s, droppings, casings, n	ests, etc.):		
Evidence found on prop	perty: Deer, farrel hog, f	turkey, southern to	oad, bluebird, cotto	nmou	th snake, raccoon, brow	/n thrasher		
Additional relevant factors:								
	Property is bordered	d by industrial, urb	an, and conservat	lon lan	d uses.			
Assessment conducted by:			Assessment date('s):				
JD/JF			10/29/2009					

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

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

Site/Project Name		Application Number		Accecment Area	Nome or Number	
GRACE Marketplace	and ADC Property	, topinodilon ratificor	ľ	Assessment Area Name or Number (Wetland Preservation)		
Impact or Mitigation		Assessment conducted by:		Assessment date:		
MITIGA*	TION	JD/JF	ľ		10/29/2009	
Scoring Guidance	Optimal (10)	Moderate(7)	Min	imal (4)	Not Present (0)	
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	maintain most wetland		vel of support of /surface water unctions Condition is insufficier provide wetland/surfactions		
.500(6)(a) Location and Landscape Support Without preservation, support to wildlife by outside habitats will be sufficient for most species. Wildlife and be partially limited for certain species by managed forests, periodic clearing, and high densities MITIGATION-CONSERVATION EASEMENT WITH REMOVAL OF FORESTRY ACTIVITIES. Wildlife so not be periodically interrupted by a deforested system. Buck Bay and its outlets are downstream and we from preserved contribution areas.						
.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 will be used by animal species with specific hydrological requirements because the wetland hydrology shoul remain appropriate.						
.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.						
Score = sum of above scores/30 (if	If preservation as mitiga	tion,	Fo	or impact assessr	ment areas	
uplands, divide by 20) current or w/o pres with 0.70 0.80	Preservation adjustment Adjusted mitigation delta		lta x acres =			
	If mitigation		·		· · · · · · · · · · · · · · · · · · ·	
Delta = [with-current]	Time lag (t-factor) = 1.00)	For	mitigation assess	sment areas	
0.10	Risk factor = 1.00		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]

Site/Project Name		Application Numbe			In New Allers	
GRACE Marketplace and		Application radiine	3 1		Assessment Area Name	
GIVAOL IVIAI NEUPIAGE AITO	ADC Property				Wetland Er	nhancement
FLUCCs code	Further classificat	tion (optional)	Impact or Mitigation Site?		t or Mitigation Site?	Assessment Area Size
630 Wetland Forested Mixed	Basin Swamp, Do	ome Swamp, Wet	t Flatwoods (FNAI)		MITIGATION	2.8 acres
Basin/Watershed Name/Number	Affected Waterbody (Class	(S)	Special Classification	on (i.e.O	PFW, AP, other local/state/federal	designation of importance)
Ocklawaha River (HUC Basin)	Hatchet Cree	ek (3F)				,
Geographic relationship to and hyd			•			
The enhancement areas are between into the swamps. Fire breaks a to	een the mesic flatwoods and road side ditches par ward Hatchet Creek and	irtially impacted the	ne connections with	the a	diacent swamps. This v	ed, flatwood soils drain water ultimately runs
Assessment area description						
The surrounding uplands are suppression and silviculture are Immediately adjacent s	used for pine production shifting the community of wamps are hardwood do	composition of the	e assessment area.	. The	relatively thin canony is	dominated by nine
Significant nearby features		Uniqueness (con landscape.)	ısideri	ng the relative rarity in r	elation to the regional	
Surrounding land uses include ind (north) and c	, pine plantation	Similar to local wetlands				
Functions			Mitigation for previ	ious p	ermit/other historic use	
Facilitates wildlife movement, he impr	rbaceous forage, surface ovements	e water quality				
Anticipated Wildlife Utilization Base that are representative of the asses be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)			
Deer, turkey, cottontail rabbit, gray warbler, red-bellied woodpecke towhee, rattlesnak	/ fox, raccoon, opossum, r, red-shouldered hawk, (es, chorus/cricket frogs	, rufous-sided	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 Utiliz	ation (List species direct	tly observed, or of	L ther signs such as t	tracks	, droppings, casings, ne	ests, etc.):
Evidence found on prop	perty: Deer, farrell hog, t	:urkey, southern to	oad, bluebird, cotto	nmout	th snake, raccoon, brow	n thrasher
Additional relevant factors:		<u></u>				
	Proparty is hardered	the industrial urb		l sec		
	Property is bordered	by industrial, dibe	ап, апо сопѕетуацо	on Iarii	d uses.	
Assessment conducted by:			Assessment date(s	s):		
JD/JF			10/29/2009			

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

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

Site/Project N	lame			Application Number		Assessment Area Name or Number		
G	RACE Mar	ketplace	and ADC Property			(Wetland Preservation)		
impact or Miti	gation			Assessment conducted by:		Assessment date:		
		MITIGAT	TION	JD/JF		10/29/2009		
Scoring G	Suidance		Optimal (10)	Moderate(7)	Mir	nimal (4)	Not Present (0)	
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed		Condition is optimal and fully supports wetland/surface water functions	Condition is less than			Condition is insufficient provide wetland/surfact water functions		
	a) Location cape Supp		limited for ce MITIGATION-CONSERVAT ENHANCEMENT. Wildlife s provide a more gradual eco	by outside habitats will be surtain species by managed for TON EASEMENT WITH REM support will not be periodically brone between the upland flat affit from preserved contribution conservation	rests, periodic MOVAL OF FO interrupted by twoods and by in areas. Area	clearing, and hig DRESTRY ACTIV by a deforested sy asin swamps. Bu	th densities. 'ITIES AND VEGETATIVE ystem. These wetlands work are to the second to t	
.500(6)(b)W (n/a f w/o pres or current 7	Vater Enviro		assessment area. However, row beddii MITIGATION-CONSERVAT ENHANCEMENT. The as	nt, water levels and flows will periodic harvesting may import ng provides increase stormwa FION EASEMENT WITH REM issessment area will be increase tion and wetland hydrology ar topographic	act the syster ater flow rate MOVAL OF FO singly used by re slightly incr	ns ability to perfo to downhill basin DRESTRY ACTIV y animal species	rm nutrient cycling and pin swamps. 'ITIES AND VEGETATIVE with specific hydrological	
.500(6)(c)Co w/o pres or current 7	ommunity s	structure with 8	ENHANCEMENT. Pine de species will increase speci- allow for all factors of com-	TION EASEMENT WITH REM ensities will be reduced to a m es diversity. This vegetation of munity structure to improve. T management, plant condition, prevent exotic invasive sp	inor compone enhancement These factors , and topogra	ent and suppleme t and elimination o include: commur phic features. An	ntal planting of hardwood of silvicultural activies will nity composition, age and	
Score = sum of uplands current or w/o pres 0.70	f above scor s, divide by 2		If preservation as mitigated Preservation adjustment Adjusted mitigation deltary in mitigation deltary in mitigation	nt factor = 0.4	FL = d	or impact assess elta x acres =		
Delta =	[with-curre	ent]	Time lag (t-factor) = 1.2	26	Fo	r mitigation asses	ssment areas	
	0.10		Risk factor = 1.25	RFG = delta/(t-factor x risk) = 0.0635				

Site/Project Name							
•		Application Number			Assessment Area Name or Number		
GRACE Marketplace and	ADC Property				(Wetland P	reservation)	
FLUCCs code	Further classifica	ition (optional)		Impact	or Mitigation Site?	Assessment Area Size	
COO Wetlered E					•	7 100 Cashicir Alea Size	
630 Wetland Forested Mixed	Basin Swamp, De	ome Swamp, Wet	Flatwoods (FNAI)		MITIGATION	15.5 acres	
Basin/Watershed Name/Number	Affected Waterbody (Clas	es)	Special Classification	on (i.e.O	FW, AP, other local/state/federal	designation of importance)	
Oklawaha River (HUC Basin)	Oklawaha River (HUC Basin) Hatchet Creek (3F)				none		
Geographic relationship to and hyd	rologic connection with	wetlands, other su	ırface water, uplan	ds			
The wet flatwoods are between the the swamps. Fire breaks and roa	e mesic flatwoods and s ad side ditches partially Hatchet Creek and po	impacted the con	nections with the a	idjacen	t swamps. This water ι	atwood soils drain into Jitmately runs toward	
Assessment area description The surrounding unlands are	used for nine production	n Down of avan					
The surrounding uplands are suppression is shifting the comr species once dominated. The inur	nunity compostion of th	e assessment are	 a. Shrubs are enc 	roachir	nd where cypress and c	ther fire dependent	
		been iden	tifled.				
Significant nearby features		Uniqueness (cor landscape.)	nsiderir	ng the relative rarity in r	elation to the regional		
Surrounding land uses include ind (north) and c), pine plantation	Similar to local wetlands					
Functions			Mitigation for prev	ious pe	ermit/other historic use		
Facilitates wildlife movement, he imp	ce water quality						
Anticipated Wildlife Utilization Base that are representative of the asses be found)	d on Literature Review (sment area and reason:	(List of species ably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)				
Deer, turkey, cottontail rabit, gray warbler, red-bellied woodpecke towhee, rattlesnak	fox, raccoon, opossum r, red-shouldered hawk, es, chorus/cricket frogs	, rufous-sided	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 Utiliz	ation (List species direc	tly observed, or o	ther signs such as	tracks,	droppings, casings, ne	ests, etc.):	
Evidence found on pro					-	,	
Additional relevant factors:	· · · · · · · · · · · · · · · · · · ·						
	Property is bordered	d by industrial, urb	an, and conservation	on land	luses.		
Assessment conducted by:			Assessment date(s):			
JD/JF			10/29/2009	- j.			

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

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

Site/Project Name		Application Number	Assessment A	rea Name or Number		
GRACE Marketplace	and ADC Property		(W	(Wetland Preservation)		
Impact or Mitigation		Assessment conducted by:	Assessment d	Assessment date:		
MITIGA	TION	JD/JF		10/29/2009		
Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)		
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	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			
.500(6)(a) Location and Landscape Support w/o pres or current with 7	be partially limited MITIGATION-CONSERVAT	rt to wildlife by outside habita for certain species by manag ION EASEMENT WITH REM red by a deforested system. I from preserved co	ed forests, periodic clearing OVAL OF FORESTRY ACT Buck Bay and its outlets are	, and high densities. IVITIES. Wildlife support wi		
.500(6)(b)Water Environment (n/a for uplands) v/o pres or current with	e majority activities in the form nutrient cycling. /ITIES. The assessment are e wetland hydrology should					
7 8						
.500(6)(c)Community structure	communities will appropriate factors of community struct	VATION EASEMENT AND R ly climax with a system that is ure to improve. These factors	s not disturbed by fire or hai s include: community compo	vesting. This will allow for allostion, age and size, habitat		
v/o pres or current with 7 8	structure, land management,	plant condition, and topograp invasive species fi	hic features. An uninterrup om establishing.	ted forest could prevent exot		
Score = sum of above scores/30 (if	If preservation as mitiga	ation.	For impact asse	essment areas		
uplands, divide by 20) current or w/o pres with 0.70 0.80	Preservation adjustmen Adjusted mitigation delt	at factor = 0.4	FL = delta x acres =			
	If mitigation		For mitigation as	socoment eress		
Delta = [with-current]	Time lag (t-factor) = 1.0	0		For mitigation assessment areas		
0.10	Risk factor = 1.00		RFG = delta/(t-factor x risk) = 0.0400 FG = RFG x Acres = 0.500			

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Site/Project Name		Application Number	ar]	Assessment Area Name	ar Niverbar	
GRACE Marketplace and	ADC Broporty			ľ			
OTATOL Markotplace and	ABOTToperty				Areas 6 (roads	ide hardwoods)	
FLUCCs code	Further classi	fication (optional)		Impact	or Mitigation Site?	Assessment Area Size	
617 Mixed Wetland Hardwood	c	Hydric Hammock (FNAI)			-		
		Trydrio Frantinock (F			IMPACT	0.053 acres	
Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)				
Ocklawaha River (HUC Basin)	Hatchet (Creek (IIIF)			- The period secundary reduction	соодналог отпропанов;	
Geographic relationship to and hyd	rologic connection w	rith wetlands, other st	urface water, uplan	ıds			
The assessment areas run along ditches	a current dirt roads and culverts. Relatio	and ditches. The roa	id likely backs up the	he natu	iral downhill flow and re adjacent land use.	edirects it through the	
Assessment area description							
The assessment area has characte The field roads have likely increase F	ea hydroperiod by lin	wth mesic and hydric niting surface flow. T ine stands are mana	he surrounding upl	lands a	re in pine production a	hrubs occupy the area. nd industrial land uses.	
Significant nearby features			Uniqueness (cor landscape.)	nsiderin	ng the relative rarity in r	elation to the regional	
Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Similar to other impacted wetlands				
Functions			Mitigation for prev	/ious pe	ermit/other historic use		
Cover, fora				none			
Anticipated Wildlife Utilization Base that are representative of the asses be found)	d on Literature Revie sment area and reas	ew (List of species sonably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)				
Deer, turkey, gray fox, raccoon, arn sided towh	nadilfo, blue jay, carc ee, woodpeckers	linal, warbler, rufous-	None likely				
Observed Evidence of Wildlife Utiliz	ation (List species d	ivoothy observed as a					
observed Evidence of Whathe Offiz	ation (List species di	nectly observed, or or	iner signs such as	tracks,	droppings, casings, ne	sts, etc.):	
Evidence found on prop	perty: Deer, farrell ho	og, turkey, southern to	oad, bluebird, cotto	nmouth	n snake, raccoon, brow	n thrasher	
Additional relevant factors:							
Assessment areas are the edges or	wetlands adjacent t	o current field roads.	Property is border	red by i	ndustrial, urban, and co	onservation land uses.	
Assessment conducted by:			Assessment date(s	s):			
D/JF			10/29/2009				

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

Site/Projec	t Name			Application Number	Assessment A	Assessment Area Name or Number		
	GRACE Ma	arketplace	and ADC Property	, , , , , , , , , , , , , , , , , , , ,	1	(Direct impacts, roadside hardwoods)		
Impact or N	Mitigation			Assessment conducted by:		Assessment date:		
		IMPA	СТ	JD/JF	, idoudanion de	10/29/2009		
	g Guidance		Optimal (10)	Moderate(7)	Minimal (4)	Not Prese	ot Present (0)	
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed		hat ne	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 or wetland/surface water functions	evel of support of Condition is insuff d/surface water provide wetland/s		
	S)(a) Location dscape Supp		Wildlife support not adequate fragmented. Minimal cover of Downstream benefits slightly	to adjacent industrial land us of exotics present. Urban and impacted by ditch flow chand pollu	d industrial land uses limit co nelization. Outside land use	nnectivity in most	directions	
)Water Envir a for uplands		Water levels and flows sligh with specific hydrologic requir	tly higher than expected and/ rements greatly reduced. Ca	or altered because of road in ttails in ditches associated w	npounding. Use b ith water quality do	y animals egradation.	
.500(6)(c) v/o pres or current 5	Community :	structure with 0	Canopy species somewhat ap type. Exotics present but	opropriate, but regenerating f t minimal. Recruitment and a	rom hardwood harvest. Shru ge distribution display previo	ibs excessive for o	community pacts.	
<u> </u>							_	
	of above scor ds, divide by 2		If preservation as mitigat	tion,	For impact asses	sment areas		
current r w/o pres		with	Preservation adjustment		FL = delta x acres = 0.	028		
0.53		0.00	Adjusted mitigation delta	I				
	DANDERS OF THE PARTY OF THE PAR		If mitigation				1	
Delta	= [with-curre	nt]	Time lag (t-factor) =		For mitigation asse	ssment areas		
	0.53		Risk factor =		RFG = delta/(t-factor x risk) =			

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Site/Project Name			Application Number	~ *				
GRACE Marketplace and	ልኮር ፤	Proporty	Application Numb	er .		Assessment Area Name		
	ADC	TOperty				Areas 9 (roads	ide hardwoods)	
FLUCCs code		Further classification (optional)			Impac	t or Mitigation Site?	Assessment Area Size	
617 Mixed Wetland Hardwood	s	Нус	dric Hammock (F	NAI)		IMPACT	0.0.244 acres	
Basin/Watershed Name/Number	Affect	ed Waterbody (Class	s)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)				
Ocklawaha River (HUC Basin)		Hatchet Cree	k (IIIF)					
Geographic relationship to and hyd	rologic	connection with v	vetlands, other si	urface water, uplan	ds			
	a curr and cu	ent dirt roads and liverts. Relationsh	ditches. The roa ip to the surroun	ad likely backs up the ding uplands impac	he nat	ural downhill flow and re y adjacent land use.	edirects it through the	
Assessment area description								
The assessment area has characte The field roads have likely increase F	∌a nya	roperioa by ilmiting	g surface flow. T	hammocks. Edge he surrounding upl ged with somewhat	ands a	are in pine production as	hrubs occupy the area. nd industrial land uses.	
Significant nearby features				Uniqueness (cor landscape.)	nsideri	ng the relative rarity in r	elation to the regional	
Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Similar to other impacted wetlands					
Functions			Mitigation for prev	ious p	ermit/other historic use			
Cover, fora		-		none				
Anticipated Wildlife Utilization Bases that are representative of the asses be found)	d on L sment	iterature Review (I area and reasona	List of species ably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)				
Deer, turkey, gray fox, raccoon, arm sided towhe			, warbler, rufous-	None likely				
Observed Evidence of Wildlife Utiliz	ation (List species direct	ly observed, or o	ther signs such as	tracks	droppings casings ne	ete etc.\	
Evidence found on prop								
Additional relevant factors:								
	-							
Assessment areas are the edges of	wetla	nds adjacent to cu	rrent field roads.	Property is border	ed by	industrial, urban, and co	onservation land uses.	
Assessment conducted by:				Assessment date(s	3).			
ID/JF				10/29/2009	- / ·			

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Environmental Consulting and During to .

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

Site/Project Name		Application Number	Ass	Assessment Area Name or Number		
GRACE Marketplac	e and ADC Property			(Direct impacts, roadside hardwoods)		
Impact or Mitigation		Assessment conducted by:		Assessment date:		
IMP	ACT	JD/JF			10/29/2009	
		·				
Scoring Guidance The scoring of each	Optimal (10)	Moderate(7) Condition is less than	Minim	al (4)	Not Preser	nt (0)
indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions		Minimal level of wetland/surfuncti	face water	Condition is insi provide wetland water func	d/surface
.500(6)(a) Location and Landscape Support w/o pres or current with 6 0	fragmented. Minimal cover	e to adjacent industrial land us of exotics present. Urban and impacted by ditch flow chanr pollu	d industrial land i nelization. Outsid	uses limit conn	nectivity in most d	firections
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with	Water levels and flows sligh	ntly higher than expected and/ irements greatly reduced. Ca	or altered becau ttails in ditches a	se of road imp ssociated with	oounding. Use by n water quality de	/ animals gradation.
.500(6)(c)Community structure w/o pres or current with 7 0	Canopy species somewhat a	appropriate, but regenerating t ut minimal. Recruitment and a	from hardwood h age distribution d	arvest. Shrub isplay previous	s excessive for c s and current imp	ommunity pacts.
Score = sum of above scores/30 (uplands, divide by 20)	If preservation as mitigation	ation,	For	mpact assessi	ment areas	
current or w/o pres with	Preservation adjustmer Adjusted mitigation delt		FL = delta	= delta x acres = 0.163		
0.67 0.00						•
	If mitigation		Form	itigation asses	sment areas	
Delta = [with-current]	Time lag (t-factor) =				oment dieds	
0.67 Risk factor = RFG = delta/(t-factor x risk) =					sk) =	

Site/Project Name		Application Number	ar	Accompant Area Maria	Assessment Area Name or Number			
GRACE Marketplace and	ADC Dunings	, approducti runnoc						
GIVACE Marketplace and	АБС Ргорепу			Area 9 (roadside ha	ardwoods) Secondary			
FLUCCs code	Further classification	tion (optional)		Impact or Mitigation Site?	Assessment Area Size			
617 Mixed Wetland Hardwoods	s Hyd	Hydric Hammock (FNAI)		IMPACT	0.400 acres			
Basin/Watershed Name/Number	Affected Waterbody (Clas	s)	Special Classification	on (i.e.OFW, AP, other local/state/federa	designation of importance)			
Ocklawaha River (HUC Basin)	Hatchet Cree	ek (IIIF)	(an instance)					
Geographic relationship to and hydronic	ologic connection with v	wetlands, other su	ırface water, upland	ds				
The assessment areas run along ditches a	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 character The field roads have likely increase R	istics of second growth d hydroperiod by limitin ows of even aged pine	g surface flow. T	he surrounding upla	ands are in pine production a	shrubs occupy the area. and industrial land uses.			
Significant nearby features			Uniqueness (con landscape.)	isidering the relative rarity in	relation to the regional			
Surrounding land uses include ind (north) and c	ustrial (south and west), onservation (east)	, pine plantation	Similar to other impacted wetlands					
Functions			Mitigation for prev	ious permit/other historic use	3			
Cover, foraç	e, water storage		none					
Anticipated Wildlife Utilization Based that are representative of the assess be found)	on Literature Review (sment area and reasons	List of species ably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)					
Deer, turkey, gray fox, raccoon, arm sided towhe	adillo, blue jay, cardinal e, woodpeckers	l, warbler, rufous-	None likely					
Observed Evidence of Wildlife Utiliza	ation (List species direct	tly observed, or of	her signs such as t	tracks, droppings, casings, n	ests, etc.):			
Evidence found on prop	erty: Deer, farrell hog, t	urkey, southern to	oad, bluebird, cottor	nmouth snake, raccoon, brov	vn thrasher			
Additional relevant factors:								
Assessment areas are the edges of	wetlands adjacent to cu	urrent field roads.	Property is bordere	ed by industrial, urban, and c	conservation land uses.			
Assessment conducted by:			Assessment date(s	3):				
ID/JF			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		Application Number	Assessment A	Assessment Area Name or Number		
GRACE Marketplac	e and ADC Property		(Direct im	pacts, roadside hardwoods)		
Impact or Mitigation		Assessment conducted by:		Assessment date:		
IMP	ACT	JD/JF		10/29/2009		
Scoring Guidance	Optimal (10)	Manufact (7)				
The scoring of each	Optimal (10)	Moderate(7) Condition is less than	Minimal (4)	Not Present (0)		
indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	optimal, but sufficient to maintain most wetland/surface water functions	optimal, but sufficient to maintain most wetland/surface water functions Minimal level of support of wetland/surface water			
.500(6)(a) Location and Landscape Support w/o pres or current with 6 6	tragmented. Minimal cover-	of exotics present. Urban an	d industrial land uses limit on elization. Outside land use	ections to natural areas partially connectivity in most directions. e impacts area, including noise		
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with	Water levels and flows sligh with specific hydrologic requi	itly higher than expected and/ rements greatly reduced. Ca	or altered because of road ttails in ditches associated	impounding. Use by animals with water quality degradation.		
.500(6)(c)Community structure	3					
w/o pres or current with 6	Canopy species somewhat a type. Exotics present bu	ppropriate, but regenerating t it minimal. Recruitment and a	rom hardwood harvest. Sh age distribution display prev	rubs excessive for community ious and current impacts.		
			2000			
Score = sum of above scores/30 (uplands, divide by 20)	If preservation as mitiga	ation,	For impact ass	essment areas		
current or w/o pres with	Preservation adjustmen Adjusted mitigation delta		FL = delta x acres =	0.013		
0.67 0.63			·			
	If mitigation		For mitigation as	sessment areas		
Delta = [with-current]	Time lag (t-factor) =		or integration as			
0.03	RFG = delta/(t-factor	x risk) =				

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Site/Project Name			Application Number	~ ·		A	
-			Application Number	31		Assessment Area Name or Number	
GRACE Marketplace and	ADC	Property				Areas 10 (roads	side hardwoods)
FLUCCs code		Further classificat	tion (optional)		lmpac	t or Mitigation Site?	Assessment Area Size
047 Mr. 1344 H. 111					.,,,,,,,,	or mingulary one:	Assessment Alea Size
617 Mixed Wetland Hardwood	is	Hyc	dric Hammock (Fl	NAI)		IMPACT	0.166 acres
Basin/Watershed Name/Number	Affort	ed Waterbody (Class	~ i	[Ci- Oli6i			
Ocklawaha River (HUC Basin)	Allecte		•	Special Classification	ON (i.e.C	OFW, AP, other local/state/federal	designation of importance)
Octionalia (NVCI (NOC Dasiii)	<u></u>	Hatchet Cree	K (IIIF)				
Geographic relationship to and hyd	lrologic	connection with v	wetlands, other su	urface water, uplan	ds		
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 characted. The field roads have likely increase file.	ed hyd	roperiod by limiting	g surface flow. T	hammocks. Edge he surrounding upl ged with somewha	ands a	are in pine production a	hrubs occupy the area. nd industrial land uses.
Significant nearby features			Uniqueness (cor landscape.)	nsideri	ng the relative rarity in r	elation to the regional	
Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Similar to other impacted wetlands				
Functions				Mitigation for prev	ious p	ermit/other historic use	
Cover, fora	ge, wa	iter storage				none	
Anticipated Wildlife Utilization Base that are representative of the asses be found)	d on L sment	iterature Review (I area and reasona	List of species ably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)			
,				assessment area			
Deer, turkey, gray fox, raccoon, am sided towh			, warbler, rufous-	- None likely			
		•					
Observed Evidence of Wildlife Utiliz	zation (List species direct	tly observed, or o	ther signs such as	tracks	, droppinas, casinas, ne	sts etc.)
				Ţ.		, , , , , , , , , , , , , , , , , , ,	- 10, 5td.).
Evidence found on pro	perty: I	Deer, farrell hog, t	urkey, southern to	oad, bluebird, cotto	nmoul	th snake, raccoon, brow	n thrasher
Additional relevant factors:							
Assessment areas are the edges o	ssessment areas are the edges of wetlands adjacent to current field roads. Property is bordered by industrial; urban, and conservation land uses.						
Assessment conducted by:		· · · · · · · · · · · · · · · · · · ·		Assessment date(s):		
ID/JF				10/29/2009	-		
							i

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

Site/Project Name		Application Number	Assessment Are	Assessment Area Name or Number (Direct impacts, roadside hardwoods)		
GRACE Marketplac	e and ADC Property		(Direct impa			
Impact or Mitigation	, , , , , , , , , , , , , , , , , , , ,	Assessment conducted by:	Assessment da	Assessment date:		
IMPACT		JD/JF		10/29/2009		
Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)		
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than ndition is optimal and fully optimal, but sufficient to upports wetland/surface maintain most wetlan		evel of support of /surface water unctions Condition is insufficient provide wetland/surface water functions		
.500(6)(a) Location and Landscape Support w/o pres or current with 6 0	Wildlife support not adequate fragmented. Minimal cover Downstream benefits slightly	e to adjacent industrial land us of exotics present. Urban an r impacted by ditch flow chan pollu	d industrial land uses limit col nelization. Outside land use i	nnectivity in most directions		
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with	Water levels and flows sligh	ntly higher than expected and/ irements greatly reduced. Ca	or altered because of road in trails in ditches associated wi	npounding. Use by animals ith water quality degradation		
.500(6)(c)Community structur w/o pres or current with 6 0	Canopy species somewhat a	appropriate, but regenerating t ut minimal. Recruitment and a	from hardwood harvest. Shru age distribution display previo	ibs excessive for community us and current impacts.		
Score = sum of above scores/30 uplands, divide by 20) current or w/o pres with 0.60 0.00	If preservation as mitigated Preservation adjustment Adjusted mitigation delt	nt factor =	For impact asses			
Delta = [with-current]	If mitigation Time lag (t-factor) =		For mitigation asse	essment areas		
0.60	Risk factor =		RFG = delta/(t-factor x	RFG = delta/(t-factor x risk) =		

Site/Project Name			Application Number	er.		Assessment Area Name o	or Nismbor			
GRACE Marketplace and ADC				•	Areas 10 (roadside hardwoods) secondary					
FLUCCs code			tion (antional)				ardwoods) secondary			
FEUCUS code		Further classification (optional)		Impac		t or Mitigation Site?	Assessment Area Size			
617 Mixed Wetland Hardwoods		Hydric Hammock (FN		NAI)	IMPACT		0.400 acres			
Basin/Watershed Name/Number Affecte		ed Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)						
Ocklawaha River (HUC Basin)		Hatchet Cree	ek (IIIF)							
Geographic relationship to and hyd	rologic	connection with v	wetlands, other su	ırface water, uplan	ds					
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 characte The field roads have likely increase F	ed hyd	roperiod by limitin	g surface flow. T	hammocks. Edge he surrounding upl ged with somewhar	lands a	are in pine production ar	hrubs occupy the area. nd industrial land uses.			
Significant nearby features				Uniqueness (considering the relative rarity in relation to the regional landscape.)						
Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)				Similar to other impacted wetlands						
Functions			Mitigation for previous permit/other historic use							
Cover, forage, water storage				none						
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)				Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)						
Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous sided towhee, woodpeckers				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:				Assessment date(s):					
JD/JF				10/29/2009						

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

Site/Project Name	Application Number		Assessment Area Name or Number (Direct impacts, roadside hardwoods)			
GRACE Marketplac		:				
Impact or Mitigation		Assessment conducted by:	···	Assessment date):	
IMP	JD/JF			10/29/2009		
Scoring Guidance	Optimal (10)					
The scoring of each	Optimai (10)	Moderate(7) Condition is less than	Mir	nimal (4)	Not Preser	nt (0)
indicator is based on what	Condition is optimal and fully	optimal, but sufficient to	Minimal lev	vel of support of	Condition is ins	ufficient to
would be suitable for the	supports wetland/surface	maintain most		surface water	provide wetlan	
type of wetland or surface	water functions	wetland/surface water	fu	nctions	water fund	
water assessed		functions				
.500(6)(a) Location and Landscape Support w/o pres or current with 6	fragmented. Minimal cover	to adjacent industrial land us of exotics present. Urban and impacted by ditch flow chanr pollu	d industrial la nelization. Ou	nd uses limit con	nectivity in most d	directions
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with	Water levels and flows sligh with specific hydrologic requi	otly higher than expected and/ rements greatly reduced. Ca	for altered be ttails in ditche	cause of road impes associated with	pounding. Use by In water quality de	/ animals gradation.
.500(6)(c)Community structure						
v/o pres or current with 6 5	Canopy species somewhat a type. Exotics present bu	appropriate, but regenerating f ut minimal. Recruitment and a	from hardwoo age distributio	d harvest. Shrub n display previou	os excessive for costs and current imp	ommunity pacts.
						-
Score = sum of above scores/30 (i uplands, divide by 20)	f If preservation as mitiga	ation,	F	or impact assess	ment areas	İ
current	Preservation adjustmen	it factor =				
or w/o pres with	A discorder al ancidio and a set		FL = d	elta x acres = 0.0	13	
0.63 0.60	Adjusted mitigation delt	a =				
	If mitigation					
Dolfo - Full-			Fo	r mitigation asses	sment areas	
Delta = [with-current]	Time lag (t-factor) =					
0.03 Risk factor =			RFG =	delta/(t-factor x ri	isk) =	

Site/Project Name			formation Nicosho			1.	
•	* ~ ~ 1		Application Numbe	r		Assessment Area Name of	
GRACE Marketplace and	ADU	Property				Areas 1, 2, 4, 5 (sil	viculture flatwoods)
FLUCCs code		Further classificat	ion (optional)		Impac	t or Mitigation Site?	Assessment Area Size
625 Hydric Pine Flatwoods		We	et Flatwoods (FN	AI)		IMPACT	0.06 acres
Basin/Watershed Name/Number	Affecte	ed Waterbody (Class	s)	Special Classification	on (i.e.C	DFW, AP, other local/state/federal	designation of importance)
Ocklawaha River (HUC Basin)		Hatchet Cree	k (IIIF)				
Geographic relationship to and hyd				•			
The wet flatwoods are situated be through the assessment area towa forested wetlands. This is	ard the	low lying swamps	s. Fire breaks an	d road side ditches	s parti	ally interrupt the connec	tions with the adiacent
Assessment area description The assessment areas are along	າ a cur	rent dirt road, and	the currounding (intands are used fo	or nine	production. Powe of a	can acced atondo ara
managed with somewhat intense p rotation. Fire suppression is shift	oractice	es. The assessme	ent area shrub and	d herbaceous vege jacent wetlands. Ti	etation	ı likely shift depending o	n the stage of the pine
Significant nearby features				Uniqueness (cor	nsideri	ing the relative rarity in re	elation to the regional
				llandscape.)			
Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			pine plantation	Similar to other wetlands subject to silviculture			
Functions				Mitigation for previous permit/other historic use			
Facilitates wildlife movement, herbaceous forage, surface water quality improvements			e water quality	none			
Anticipated Wildlife Utilization Base that are representative of the asses be found)				Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)			
Deer, turkey, gray fox, raccoon, arm sided towhe			, warbler, rufous-	None likely			
Observed Evidence of Wildlife Utiliz	ation	(List species direct	tly observed, or o	ther signs such as	tracks	droonings casings no	ste ata):
		(.,	o. org//o odo// do	GOIC	, aroppings, casings, ne	365, 616.).
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	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:				Assessment date(s):		
JD/JF				10/29/2009			
			,	4			

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

Site/Project Name		Application Number	Assessment Are	a Name or Number
GRACE Marketplace and ADC Property			(Direct impac	cts, silviculture flatwoods)
Impact or Mitigation		Assessment conducted by:	Assessment date	e:
	IPACT	JD/JF		10/29/2009
Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	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 wi	fragmented. Minimal cover Downstream benefits slightly	of exotics present. Urban an	se for most species. Connecti d industrial land uses limit cor nelization. Outside land use in ition.	nectivity in most directions.
.500(6)(b)Water Environme (n/a for uplands) w/o pres or current wi	Water levels and flows sligi activities. Use by animals w	ntly lower than expected and/ ith specific hydrologic require water quality	or altered because of pine bec ments greatly reduced. Cattai degradation.	dding and other silvivultural ils in ditches associated with
.500(6)(c)Community struct w/o pres or current with 6 0	Canopy species somewhat coarse woody debris dens	appropriate, but density is inc ity excessive for community t distribution display previ	consistent with typical flatwood ype. Exotics present but mini ous and current impacts.	s communtiies. Shrub and age
Score = sum of above scores/30 uplands, divide by 20) current or w/o pres wi 0.67 0.6	Preservation adjustme Adjusted mitigation del	nt factor =	For impact asses FL = delta x acres = 0.	
Delta = [with-current]	If mitigation Time lag (t-factor) =		For mitigation asse	essment areas
0.67 Risk factor =			RFG = delta/(t-factor x	risk) =

Site/Project Name			Application Number				
	4 D C D		Application Number	er		Assessment Area Name	
GRACE Marketplace and	ADC Pro	репу	·			Area 7 (roa	idside ditch)
FLUCCs code	Fu	ırther classificat	tion (optional)		lmpac	t or Mitigation Site?	Assessment Area Size
625 Hydric Pine Flatwoods		W	et Flatwoods (FN	AI)		IMPACT	0.413 acres
Basin/Watershed Name/Number	Affected 1	Waterbody (Clas	s)	Special Classification	on (i.e.0	FW, AP, other local/state/federal	designation of importance)
Ocklawaha River (HUC Basin)		Hatchet Cree	ek (IIIF)				
Geographic relationship to and hyd	rologic co	onnection with v	vetlands, other su	urface water, uplan	ds		
The wet flatwoods are situated be through the assessment area towa forested wetlands. This	ara the lo	w lying swamps	s. Fire breaks ar	nd road side ditches	s partia	ally interrupt the connec	tions with the adjacent
Assessment area description The assessment areas are along							
managed with somewhat intense protation. Fire suppression is shift	practices.	The assessme	ent area shrub an	d herbaceous vege jacent wetlands. Ti	etation	likely shift depending o	n the stage of the nine
Significant nearby features				Uniqueness (cor	nsideri	ng the relative rarity in r	elation to the regional
Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			, pine plantation	landscape.) Similar to other wetlands subject to silviculture			
Functions				Mitigation for prev	vious p	ermit/other historic use	
Facilitates wildlife movement, herbaceous forage, surface water quality improvements			e water quality	none			
Anticipated Wildlife Utilization Base that are representative of the asses				Anticipated Utiliza	ition by	/ Listed Species (List sp	pecies, their legal
be found)	omorn ar	od dna rodsone	ibiy expected to	assessment area)), type of use, and inter	isity of use of the
Deer, turkey, gray fox, raccoon, armadillo, blue jay, cardinal, warbler, rufous sided towhee, woodpeckers			, warbler, rufous-	None likely			
Observed Evidence of Wildlife Utiliz	ation (Lis	t species direct	tly observed, or o	ther signs such as	tracks	droppings casings ne	ests etc.):
						h snake, raccoon, browl	
Additional relevant factors:							
Assessment areas are the edges of	f wetland:	s adjacent to cu	urrent field roads.	Property is border	ed by	industrial, urban, and co	onservation land uses.
Assessment conducted by:				Assessment date(s):		
ID/JF				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		Application Number	1,	Assessment Area	a Name or Numi	nor .
GRACE Marketplace	and ADC Property		ľ	(Direct impacts, roadside ditch) Assessment date:		
Impact or Mitigation		Assessment conducted by:	,			
IMPA	СТ	JD/JF	3		10/29/2009	
Scoring Guidance	Optimal (10)	KN				
The scoring of each	Optimal (10)	Moderate(7) Condition is less than	Min	imal (4)	Not Prese	ent (0)
indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions		wetland/s	el of support of surface water actions	Condition is ins provide wetlar water fun	nd/surface
	magmented. Minimal cover-	to adjacent industrial land us of exotics present. Urban and impacted by ditch flow chanr pollu	d industrial lar nelization. Ou	nd uses limit con	nactivity in most	diractions
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with	Water levels and flows slig silviculture road. Use by	ghtly lower than expected and animals with specific hydrolo associated with water	gic requireme	nts greatly reduc	edding and and a ced. Cattails in c	djacent litches
.500(6)(c)Community structure w/o pres or current with 4 0	coarse woody debris densit	appropriate, but density is inco ty excessive for community ty is and current impacts. Area	pe. Exotics or	resent but minim	al Recruitment	and ago
Co						•
Score = sum of above scores/30 (if uplands, divide by 20)			Fo	r impact assessr	ment areas	
current or w/o pres with	Preservation adjustment Adjusted mitigation delta		FL = de	lta x acres = 0.20)7	
0.50 0.00						J
Delta = [with-current]	If mitigation Time lag (t-factor) =		For	mitigation assess	sment areas	
0.50	Risk factor =		RFG = c	lelta/(t-factor x ris	sk) =	

Site/Project Name		Application Numbe			A A A	
·		Application Numbe	tion number		Assessment Area Name or Number	
GRACE Marketplace and	ADC Property				Area 3 (roadside	e wetland edges)
FLUCCs code	Further classifica	tion (optional)		Impar	t or Mitigation Site?	Assessment Area Size
630 Wetland Forested Mixed (6	\$25	, ,		mpuo	e or windgatost one:	Assessment Alea Size
Hydric Pine Flatwoods)	Wet Flatv	voods, Basin Swa	mp (FNAI)		IMPACT	0.125 acres
	T					
Basin/Watershed Name/Number	Affected Waterbody (Clas	ss)	Special Classification	on (i.e.C	FW, AP, other local/state/federal	designation of importance)
Ocklawaha River (HUC Basin)	ek (3F)					
Geographic relationship to and hyd	rologic connection with	wetlands, other su	ırface water, uplan	ds		
The wet flatwoods are situated be through the assessment area towards and the standard transfer and transfer	ard the low lying swamp:	s. Fìre breaks an	d road side ditche:	s partia	ally interrupt the connec	tions with the adjacent
forested wetlands. This Assessment area description	water ultimately runs to	ward Hatchet Cree	ek and possibly the	Santa	a Fe River during high w	ater periods.
The assessment areas are along	g a current dirt road, and	I the surrounding (uplands are used f	or pine	production. Rows of e	ven aged stands are
managed with somewhat intense p	practices. The assessm	ent area shrub an	d herbaceous vege	etation	likely shift depending a	n the stage of the pine
rotation. Fire suppression is shift	rting the community com	position of the adj industrial lan		he sur	rounding uplands are in	pine production and
Significant nearby features		madema, juri		nsideri	ng the relative rarity in r	elation to the regional
			landscape.)			,
Surrounding land uses include inc	dustrial (south and west)	, pine plantation	() 11			
(north) and o	conservation (east)		Similar to other wetlands subject to silviculture			
Functions			Mitigation for prev	ious p	ermit/other historic use	
Facilitates wildlife movement, he	erbaceous forage, surfac rovements	e water quality			none	
пиря	Overnerits					
Anticipated Wildlife Utilization Base			Anticipated Utiliza	tion b	y Listed Species (List sp	ecies, their legal
that are representative of the asses be found)	sment area and reason	ably expected to	classification (E, T, SSC), type of use, and intensity of use of the assessment area)			
so round y			assessment area)		
Deer, turkey, cottontail rabbit, gray	y fox, raccoon, opossum	n, sparrow, quail,	Flatwoods sa	ılamar	der (US:T, FL:SSC) - ha	abitat if appropriate
warbler, red-bellied woodpecke	er, red-shouldered hawk,	, rufous-sided	groundcover, eastern indigo snake (US:T, FL:T) - broad range of			
towhee, rattlesnal	kes, chorus/cricket frogs	•			foraging habitat	
Observed Evidence of Wildlife Utiliz	zation (List species direc	ativ observed, or of	ther signs such as	tracke	droppings copings no	veto eta):
	action (blot apostos ande	ony observed, or or	anor signis sacir as	uacka	, droppings, casings, ne	ists, etc.):
Evidence found on pro	perty: Deer, farrel hog, t	turkey, southern to	oad, bluebird, cotto	nmout	h snake, raccoon, brow	n thrasher
A delta de la companya de la company						
Additional relevant factors:						
Acrossment areas are the adves a	fustando adiazzata z		5	4.1		
Assessment areas are the edges o	i wettands adjacent to c	urrent liela roads.	Property is borde	rea by	industrial, urban, and co	onservation land uses.
						ļ
Assessment conducted by:			Accomment date	٠ <u>٠</u> ٠		
•			Assessment date(s):		
JD/JF			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		Application Number	Assessment A	Assessment Area Name or Number		
GRACE Marketplace	and ADC Property	:		(Direct impacts, roadside wetland edges)		
Impact or Mitigation		Assessment conducted by:	Assessment of			
IMPAC	OT .	JD/JF		10/29/2009		
Scoring Guidance	Optimal (10)	Masianata/7)	KA:			
The scoring of each	Optimal (10)	Moderate(7) Condition is less than	Minimal (4)	Not Present (0)		
indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support wetland/surface water functions	of Condition is insufficient to provide wetland/surface water functions		
.500(6)(a) Location and Landscape Support w/o pres or current with 7 0	exotics present. Urban and i	rded support by outside habite ndustrial land uses limit conn channelization. Adjacent lar	ectivity in certain directions	. Downstream benefits slightly		
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with	minimal but present due to	ghtly higher or lower than exp pine plantation land use. Use cted. Cattails in ditches asso	e by animals with specific h	ydrologic requirements likely		
.500(6)(c)Community structure w/o pres or current with 7 0	prevent mature swamps Harvesting without periodic	ropriate, but ground stratum h from developing. Recruitme fire has produced excess del pographic features altered by	nt and age distribution atyp bris and removed parts of ti	ical because of land use. ne natural structure. Normal		
				- Control of the Cont		
Score = sum of above scores/30 (if uplands, divide by 20)	If preservation as mitiga	ation,	For impact asse	essment areas		
current with 0.70 0.00	Preservation adjustmen Adjusted mitigation delta		FL = delta x acres =	0.088		
	If mitigation					
Delta = [with-current]	Time lag (t-factor) =		For mitigation as	sessment areas		
0.70	Risk factor =		RFG = delta/(t-factor	x risk) =		

Site/Project Name			Application Number	· -			
•	****		Арриванон гуштые	÷r		Assessment Area Name	
GRACE Marketplace and	ADC I	эгорепу				Area 8 (roadsi	de hardwoods)
FLUCCs code		Further classificat	ion (optional)		Impac	t or Mitigation Site?	Assessment Area Size
617 Mixed Wetland Hardwood	s	Hyd	fric Hammock (Ff	NAI)	110	1PACT (Temporary)	0.319 acres
Basin/Watershed Name/Number	Affecte	ed Waterbody (Class	3)	Special Classification	On tie O	FW AP other local/state/forlors	designation of important
Ocklawaha River (HUC Basin)			d Waterbody (Class) Special Classification (i.e.OFW, AP, other local/state/federal design Hatchet Creek (IIIF)			designation of importance)	
Geographic relationship to and hyd	rologic	connection with w	vetlands, other su	ırface water, uplan	ds		
	a curr	ent dirt roads and liverts. Relationsh	ditches. The roa	id likely backs up t ding uplands impad	he nati	ural downhill flow and re / adjacent land use.	edirects it through the
Assessment area description The assessment area has characte The field roads have likely increase Adjacent industrial properties to the	ea nya	roperiod by limiting and south provide	g surface flow. T e poor wildlife hat	he surroundina uni	lands a ogical	are in nine production a	nd industrial land uses
Significant nearby features				Uniqueness (cor landscape.)	nsideri	ng the relative rarity in r	elation to the regional
Surrounding land uses include industrial (south and west), pine plantation (north) and conservation (east)			Similar to other impacted wetlands				
Functions				Mitigation for previous permit/other historic use			
Cover, forage, water storage				none			
Anticipated Wildlife Utilization Base that are representative of the asses be found)	d on Li sment	terature Review (L area and reasona	ist of species bly expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)			
Deer, turkey, gray fox, raccoon, arm sided towhe			, warbler, rufous-	None likely			
Observed Evidence of Wildlife Utiliz	ation (List species direct	ly observed, or o	ther signs such as	tracks	, droppings, casings, ne	ests, etc.):
Evidence found on property: Deer, farrell hog, turkey, southern toad, bluebird, cottonmouth snake, raccoon, brown thrasher							
Additional relevant factors:	<u></u>						
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:				Assessment date(s):		
D/JF				10/29/2009	,		

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

GRACE Marketplace and ADC Property			Application Number	Assessment Ar	Assessment Area Name or Number		
				(Temporary im	npacts, roadside hardwoods)		
			Assessment conducted by:	Assessment da			
	IMPACT (Te	emporary)	JD/JF		10/29/2009		
Scoring Gu		Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)		
The scoring indicator is bas would be suita type of wetland water assi	ed on what ble for the or surface	Condition is optimal and fully supports wetland/surface water functions	Condition is less than	Minimal level of support of wetland/surface water functions			
	Location and ape Support with	fragmented. Minimal cover-	to adjacent industrial land us of exotics present. Urban and impacted by ditch flow chant pollu	d industrial land uses limit co nelization. Outside land use i	nnectivity in most directions		
	eter Environment r uplands) with	Water levels and flows sligh with specific hydrologic requi	itly higher than expected and/ rements greatly reduced. Ca	or altered because of road in ttails in ditches associated wi	npounding. Use by animals ith water quality degradation.		
.500(6)(c)Cor w/o pres or current 5	nmunity structure with	Canopy species somewhat a type. Exotics present bu	oppropriate, but regenerating f ut minimal. Recruitment and a	from hardwood harvest. Shru age distribution display previo	ibs excessive for community us and current impacts.		
	above scores/30 (if divide by 20) with 0.50	If preservation as mitigation adjustment Adjusted mitigation delt	nt factor =	For impact asses FL = delta x acres = 0.			
Delta = [v	vith-current]	If mitigation Time lag (t-factor) =		For mitigation asse	essment areas		
0.07 Risk factor =			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. <u>Purpose</u>. 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. <u>Prohibited Uses</u>. 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. <u>Grantee's Liability</u>. 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. <u>Successors.</u> 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 acknowle 200_, by, who did no	dged before me this day of, t take an oath.
	Notary Public, State of Florida at Large.
	My Commission Expires:
	Serial No.
Personally known OR produced	roduced identification Identification

Exhibit A Legal Description

x ... !