



UMAM & MITIGATION VALUATION

The Meadows
Sarasota County,
Florida

PREPARED FOR:

The Meadows Community Association, Inc.

Kimley»Horn

242463000

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INTRODUCTION

The following technical report outlines the results of field surveys and Uniform Mitigation Assessment Method (UMAM) analysis of seven parcels identified by the Client within The Meadows development totaling approximately 193-acres. The site is located north of the intersection of 17th Street and North Honore Avenue, within Sarasota County, Florida. The purpose of this assessment was to assess the approximate monetary value of these seven parcels for use as offsite mitigation areas compared to other mitigation banks in the area. This approximate value was determined by mapping existing on-site habitats and utilizing UMAM scores to assess the potential for relative functional gain through proposed restoration and enhancement activities within each parcel.

The survey area consists of both maintained open spaces and undeveloped natural habitats, consisting of upland forests, forested and herbaceous wetlands, ditches, and stormwater ponds. Kimley-Horn scientists conducted a site visit of the survey area on October 23rd, 2025, to review and qualitatively evaluate their ecological function. The following report outlines the methodologies utilized to conduct these assessments, as well as the results of these assessments.

METHODOLOGY

Prior to the site visit, Kimley-Horn reviewed the following desktop resources to develop preliminary habitat maps:

- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the NRCS Web Soil Survey for Sarasota County, Florida and documentation of the soil characteristics on site.
- Review of Southwest Florida Water Management District (SWFWMD) ePermitting database to review the property for previous permits or wetland delineations.
- Review of USGS topographic maps.
- Research of Sarasota County, and various State and Federal databases regarding protected wildlife species.

Following the development of preliminary habitat maps, Kimley-Horn conducted on-site field surveys to ground-truth the desktop findings. Additionally, on-site habitats were classified utilizing the Florida Land Use, Cover, and Forms Classification System (FLUCCS), and evaluated using the Uniform Mitigation Assessment Method (UMAM), as outlined in subsection 373.414(18) of Florida Statute.

EXISTING CONDITIONS

Description of Onsite Habitats

The existing conditions of the project area, including plant communities, were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999) and are shown on the “FLUCCS Habitat Map” (**Figure 1**). A photo log with representative photos of each habitat type is attached as **Appendix A**.

A. Wetland and Other Surface Water Habitats

Streams and Waterways (FLUCCS 510)

The survey area contains linear surface waters throughout the site, primarily consisting of ditches conveying stormwater from The Meadows development. Vegetation within these areas was limited, often consisting of bahia grass (*Paspalum notatum*) in smaller ditches and pickerel weed (*Pontederia*

cordata) and soft rush (*Juncus effusus*) in larger ditches.

Reservoirs less than 10 ac. (FLUCCS 534)

Stormwater ponds were observed throughout the site consisting of large, open bodies of water that provide stormwater detention for the surrounding developed areas. These areas primarily consisted of open water without vegetation, however, some ponds contained littoral vegetation consisting of pickerel weed, soft rush, alligator flag (*Thalia geniculata*), and bulrush (*Schoenoplectus spp.*).

Mixed Wetland Hardwoods (FLUCCS 617)

Forested wetlands occur throughout the survey as undeveloped areas surrounded by The Meadows development, stormwater ponds, roadways, and upland forests. Vegetation observed within these areas consists of red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), red bay (*Persea borbonia*), American elm (*Ulmus americana*), sweet bay (*Mangnolia virginiana*), Carolina willow (*Salix caroliniana*), buttonbush (*Cephalanthus occidentalis*), wild coffee (*Psychotria nervosa*), leather fern (*Acrostichum danaeifolium*), Virginia chain fern (*Woodwardia virginica*), and red root (*Lachnanthes caroliniana*). These areas also included invasive vegetation including melaleuca (*Melaleuca quinquenervia*), Chinese tallow (*Triadica sebifera*), Brazilian pepper (*Schinus terebinthifolia*), air potato (*Dioscorea bulbifera*), and primrose willow (*Ludwigia spp.*).

Freshwater Marsh (FLUCCS 641)

One freshwater marsh was identified within the eastern portion of the survey area, adjacent to a stormwater pond that likely overflows and provides hydrologic inputs into this area. Vegetation observed in this area consists of alligator flag, pennywort (*Hydrocotyl spp.*), paragrass (*Urochloa mutica*), and Bermuda grass (*Cynodon dactylon*).

B. Upland Habitats

Open Land (FLUCCS 190)

Open land was observed throughout the survey area and consists of drainage easements, land adjacent to stormwater ponds, or mowed and maintained land within residential developments. Vegetation observed in these areas consists of Bermuda grass and bahia grass.

Mixed Hardwood-Coniferous (FLUCCS 434)

An upland mixed forest consisting of hardwood and pine trees was observed in the northern portion of the site. This forested area is adjacent to residential development, a utility easement, wetlands, and a large ditch system, and contained intermittent areas of invasive vegetation. Vegetation observed in this area consists of live oak (*Quercus geminata*), laurel oak (*Quercus hemisphaerica*), slash pine (*Pinus elliotii*), carrotwood (*Cupaniopsis anacardioides*), Brazilian pepper, yaupon holly (*Ilex vomitoria*), American beautyberry (*Callicarpa americana*), muscadine (*Vitis rotundifolia*), and Caesarweed (*Urena lobata*).

Mixed Hardwoods (FLUCFCS 438)

The majority of the upland forests observed throughout the survey area consists of mixed hardwood forests. Vegetation observed in this area consists of live oak, laurel oak, yaupon holly, saw palmetto (*Serenoa repens*), muscadine, catbriar (*Smilax spp.*), java plum (*Syzygium cumini*), and bahia grass.

Roads And Highways (FLUCFCS 814)

A small portion of Longmeadow Road is within the southern portion of the survey area. This area primarily consists of paved roadway, with vegetation observed within the mowed and maintained right-

of-way (ROW) consists of bahiagrass.

Utilities (FLUCFCS 830)

The central and northern portions of the survey area contain cleared, mowed, and maintained areas that are utility easement for large transmission lines. Vegetation observed within these areas was primarily herbaceous and consists of bluestem (*Andropogon virginicus*), bahiagrass, cogongrass (*Imperata cylindrica*), castor bean (*Ricinus communis*), and intermittent Brazilian pepper.

UMAM ASSESSMENT

The following UMAM assessment was conducted to assess the existing condition of on-site habitats and determine their potential mitigation value, following enhancement activities, relative to other mitigation banks in the vicinity. Florida Statute 373.414 (18) created the UMAM methodology to establish a uniform procedure for assessing ecological functions provided by wetlands. The assessed ecological function of a system is utilized to determine the amount of mitigation credits necessary to offset adverse impacts to wetlands or determine the functional gain of a system that results from creation or enhancement activities.

The UMAM procedure assesses wetlands based three criteria: (1) Location and Landscape Support, (2) Water Environment, and (3) Community Structure. These criteria consider the vegetative composition, hydrologic connectivity, location, surrounding landscape support, wildlife utilization, and uniqueness of wetlands, and are each scored on a scale of 1-10, for a maximum of 30 points.

Additionally, when utilizing the methodology to assess improvements to a system resulting from creation or enhancement activities, time lag and risk are considered, with time lag accounting for the time it takes for creation or enhancement activities to be completed and risk assessing the uncertainty that proposed conditions can be achieved.

Kimley-Horn scientists reviewed on-site wetlands uplands utilizing the criteria outlined above to determine their existing condition, as well as to evaluate the potential for enhancement activities. Overall, wetlands reviewed on-site contained appropriate water environments and community structure, with location and landscape support typically consisting of developed areas or upland forests. Invasive vegetation was observed throughout wetland and upland habitats; however, these species were never dominant. The majority of the parcels surveyed contained mitigation value due to the presence of natural wetland and upland habitats; however, some parcels contained no wetlands with developed upland habitats that were mowed and maintained with little mitigation potential.

The results of this assessment are outlined with the UMAM Data Sheets attached in **Appendix B**. A brief overview of existing conditions of each parcel is provided below.

Parcel 0033010001

This parcel contains six forested wetland systems throughout the parcel that are surrounded by upland forests, residential development, stormwater ponds, ditches, and roadways. Invasive species were observed within wetland and upland forested areas.

Parcel 0033020005

Six wetlands were identified within this parcel, surrounded by upland forests, as well as residential development, stormwater ponds and ditches, roadways, and a utility corridor. Invasive species were observed within the wetland and upland habitats within this parcel.

Parcel 0039020021

This parcel contains one wetland, and no natural upland habitats. Upland habitats within this parcel primarily consist of mowed and maintained powerline easements. On-site wetlands contain invasive species, and are surrounded by residential development, roadways, and stormwater ponds.

Parcels 0039010002 & 0039080002

One wetland exists within this parcel, with surrounding uplands consisting of mowed and maintained powerline easement. Additionally, the wetland is surrounded by a stormwater pond and a roadway.

Parcel 0041090006

This parcel contains one wetland and forested wetlands and is surrounded by residential development, a major roadway, a stormwater pond, and ditches.

Parcel 0041090002

This parcel contains one wetland system that is surrounded by forested wetlands, a large stormwater pond, roadways, and one stream.

Parcel 0031150033

This parcel does not contain any wetlands or forested uplands. Stormwater ditches extend through the parcel, with the surrounding areas consisting of a golf course, residential development, roadways, and stormwater ponds.

MITIGATION VALUATION

Kimley-Horn reviewed the survey area for potential wetland creation activities, however, no suitable areas were identified. Additionally, on-site ponds and ditches throughout the survey area were not considered for restoration, enhancement, or preservation activities due to their association with stormwater infrastructure throughout this area.

Following evaluations of wetlands and forested uplands within the survey area, it was determined that preservation and enhancement of wetlands and forested uplands would provide ecological gain that could be used as mitigation to offset wetland impacts for a proposed project. Preservation activities consist of placing areas within a conservation easement, while enhancement activities consist of removing or treating all invasive or nuisance vegetation within wetland and forested upland areas.

The UMAM scores generated for wetlands and uplands were utilized to determine the functional gain that would result from these preservation and enhancement activities and multiplied by the wetland or upland acreage within each parcel to determine the amount of mitigation credit potentially generated. Additionally, for this evaluation a credit value was determined based off of the current pricing from adjacent banks within the area. Manatee Mitigation Bank is currently selling credits for \$235,000 each. Myakka Mitigation Bank is currently selling credits for \$245,000 each.

As a result, a credit price of \$240,000 was assumed. No mitigation credits are available within the basin containing survey area, and these parcels exist outside of any mitigation bank service areas. As a result, utilizing on-site parcels as off-site mitigation for developments elsewhere would require the use of a 1.2 multiplier, per Florida Statute 373.4136(6)(d)3. With this multiplier, the enhancement and

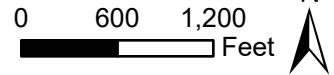
preservation activities would generate approximately **7.12 credits**, for approximately **\$1,708,800**.

These totals are broken down by parcel in the table below:

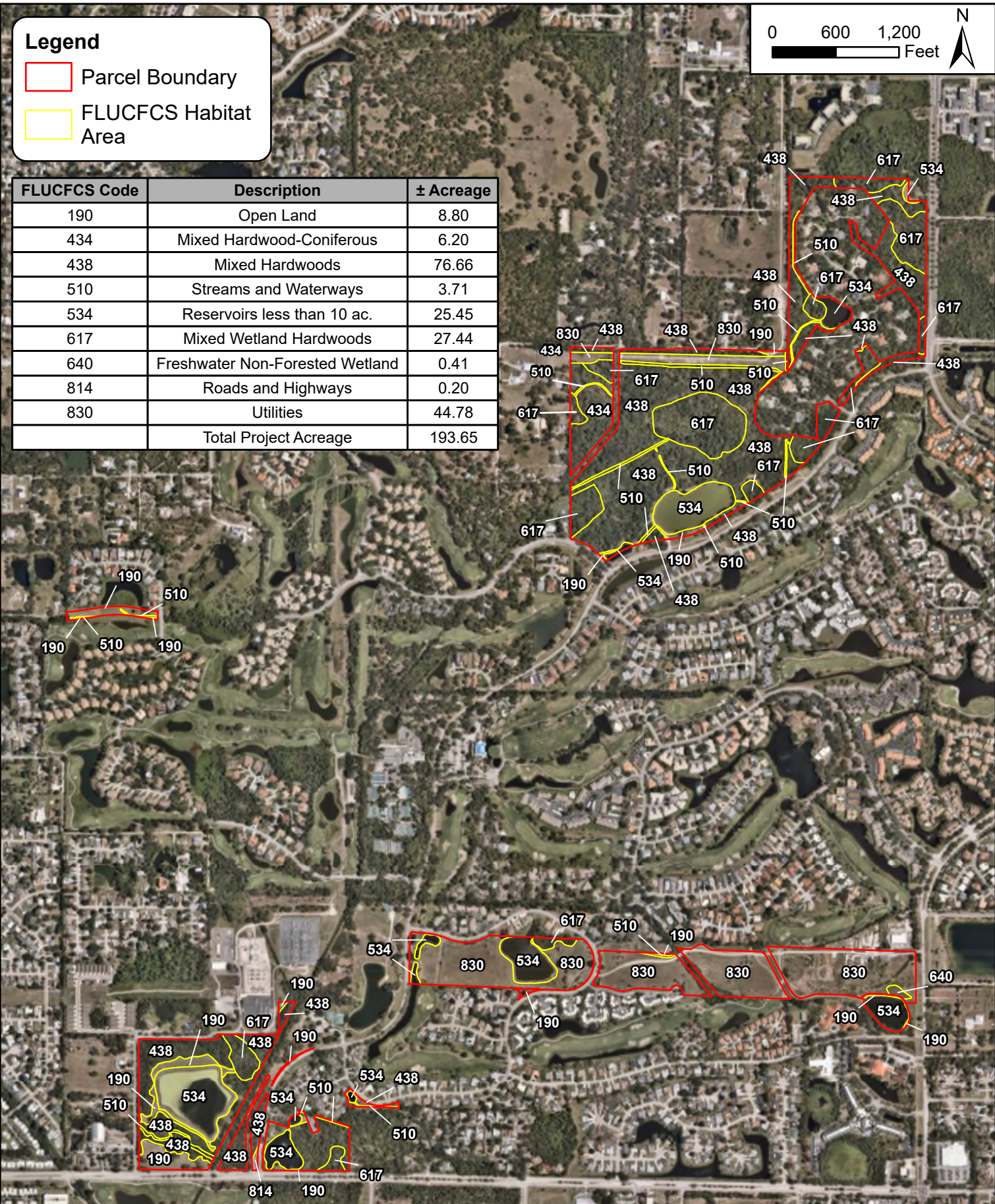
Mitigation Credit Summary						
Parcel ID	Preservation/Enhancement Type	Acres	Relative Functional Gain	Credits	Credits w/ 1.2 Multiplier	\$ Amount
0033010001	Wetland	9.58	0.08	0.77	0.92	\$220,800
	Upland	12.57	0.04	0.5	0.60	\$144,000
0033020005	Wetland (High Score)	13.18	0.1	1.32	1.58	\$379,200
	Wetland (Low Score)	1.53	0.08	0.12	0.15	\$36,000
	Upland	49.06	0.04	1.96	2.36	\$566,400
0039020021	Wetland	0.67	0.13	0.09	0.11	\$26,400
0039010002	Wetland	0.37	0.16	0.06	0.07	\$16,800
0039080002	Wetland	0.04	0.16	0.01	0.01	\$2,400
0041090006	Wetland	0.77	0.16	0.12	0.14	\$33,600
	Upland	4.84	0.04	0.19	0.23	\$55,200
0041090002	Wetland	1.93	0.08	0.15	0.18	\$43,200
	Upland	15.97	0.04	0.64	0.77	\$184,800
Total		110.51		5.93	7.12	\$1,708,800

Legend

- Parcel Boundary
- FLUCFCS Habitat Area



FLUCFCS Code	Description	± Acreage
190	Open Land	8.80
434	Mixed Hardwood-Coniferous	6.20
438	Mixed Hardwoods	76.66
510	Streams and Waterways	3.71
534	Reservoirs less than 10 ac.	25.45
617	Mixed Wetland Hardwoods	27.44
640	Freshwater Non-Forested Wetland	0.41
814	Roads and Highways	0.20
830	Utilities	44.78
Total Project Acreage		193.65



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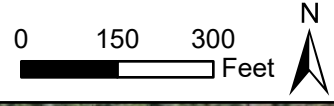
Florida Land Use Covers & Forms Classification Systems Map

**Meadows Mitigation Search
 Sarasota County, Florida**

1 IN = 1,200 FT

PROJECT NUMBER: 242463000

OCTOBER 2025



Legend

- Parcel Boundary (24.29 acres)
- FLUCFCS Habitat Area
- Wetland Boundary
- Upland Habitats



FLUCFCS Code	Description	± Acreage
438	Mixed Hardwoods	12.57
510	Streams and Waterways	0.62
534	Reservoirs less than 10 ac.	1.67
617	Mixed Wetland Hardwoods	9.58
Total Project Acreage		24.44

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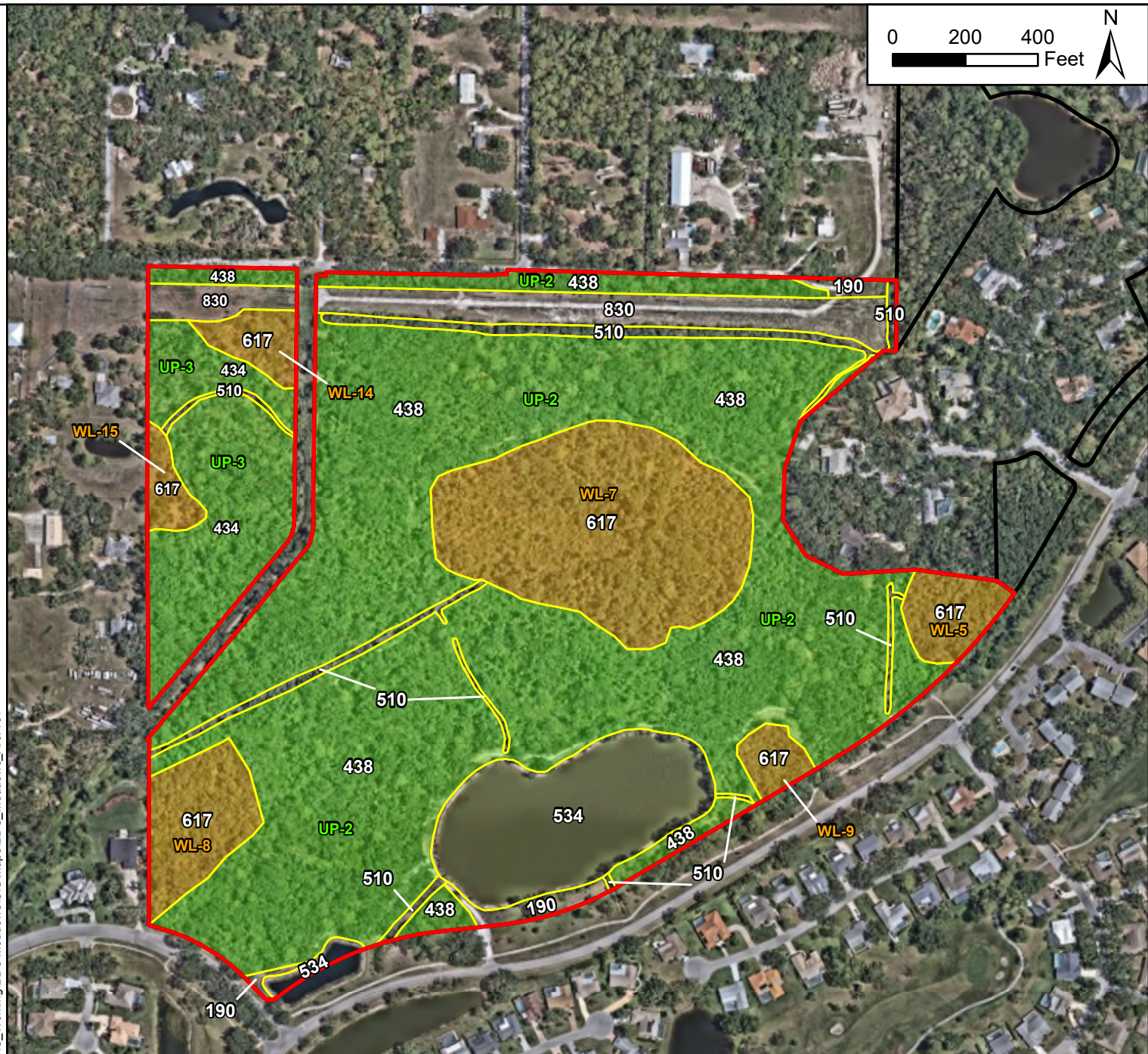
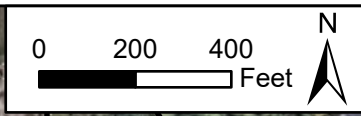
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**Meadows Mitigation Search
 Sarasota County, Florida**

1 IN = 300 FT

PROJECT NUMBER: 242463000

OCTOBER 2025



Legend

- Parcel Boundary (77.23 acres)
- FLUCFCS Habitat Area
- Wetland Boundary
- Upland Habitats

FLUCFCS Code	Description	± Acreage
190	Open Land	0.82
434	Mixed Hardwood-Coniferous	5.78
438	Mixed Hardwoods	42.91
510	Streams and Waterways	2.09
534	Reservoirs less than 10 ac.	6.26
617	Mixed Wetland Hardwoods	15.08
830	Utilities	4.14
Total Project Acreage		77.08

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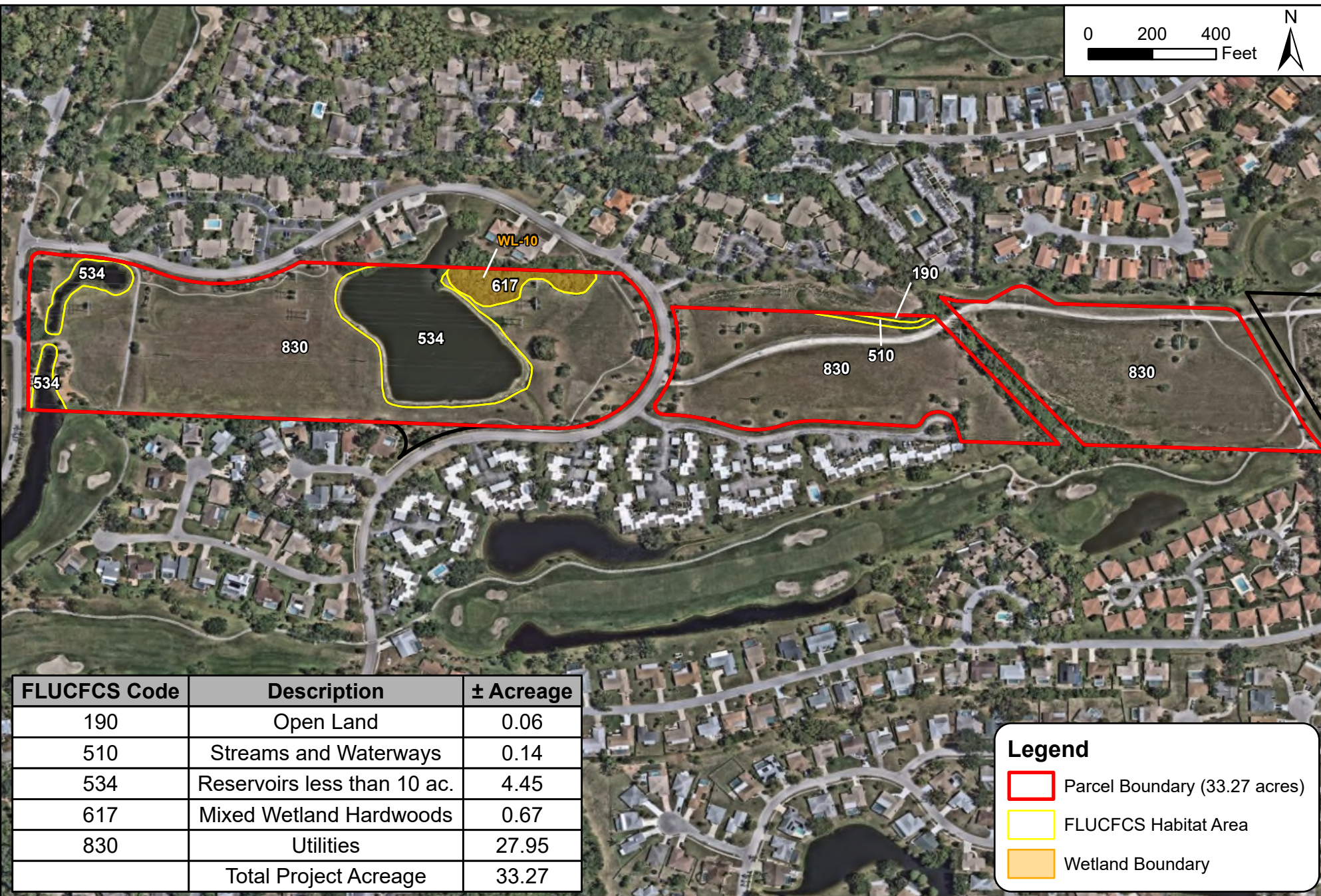
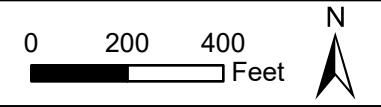
1 IN = 400 FT

PROJECT NUMBER: 242463000

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FLUCFCS Code	Description	± Acreage
190	Open Land	0.06
510	Streams and Waterways	0.14
534	Reservoirs less than 10 ac.	4.45
617	Mixed Wetland Hardwoods	0.67
830	Utilities	27.95
Total Project Acreage		33.27

Legend

- Parcel Boundary (33.27 acres)
- FLUCFCS Habitat Area
- Wetland Boundary

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Florida Land Use Covers & Forms Classification Systems Map (Parcel ID:0039020021)

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 Sarasota County, Florida**

1 IN = 400 FT

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FLUCFCS Code	Description	± Acreage
641	Freshwater Non-Forested Wetland	0.37
830	Utilities	12.7
Total Project Acreage		13.07

Legend

- Parcel Boundary (13.07 acres)
- FLUCFCS Habitat Area
- Wetland Boundary

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Florida Land Use Covers & Forms Classification Systems Map (Parcel ID:0039010002)

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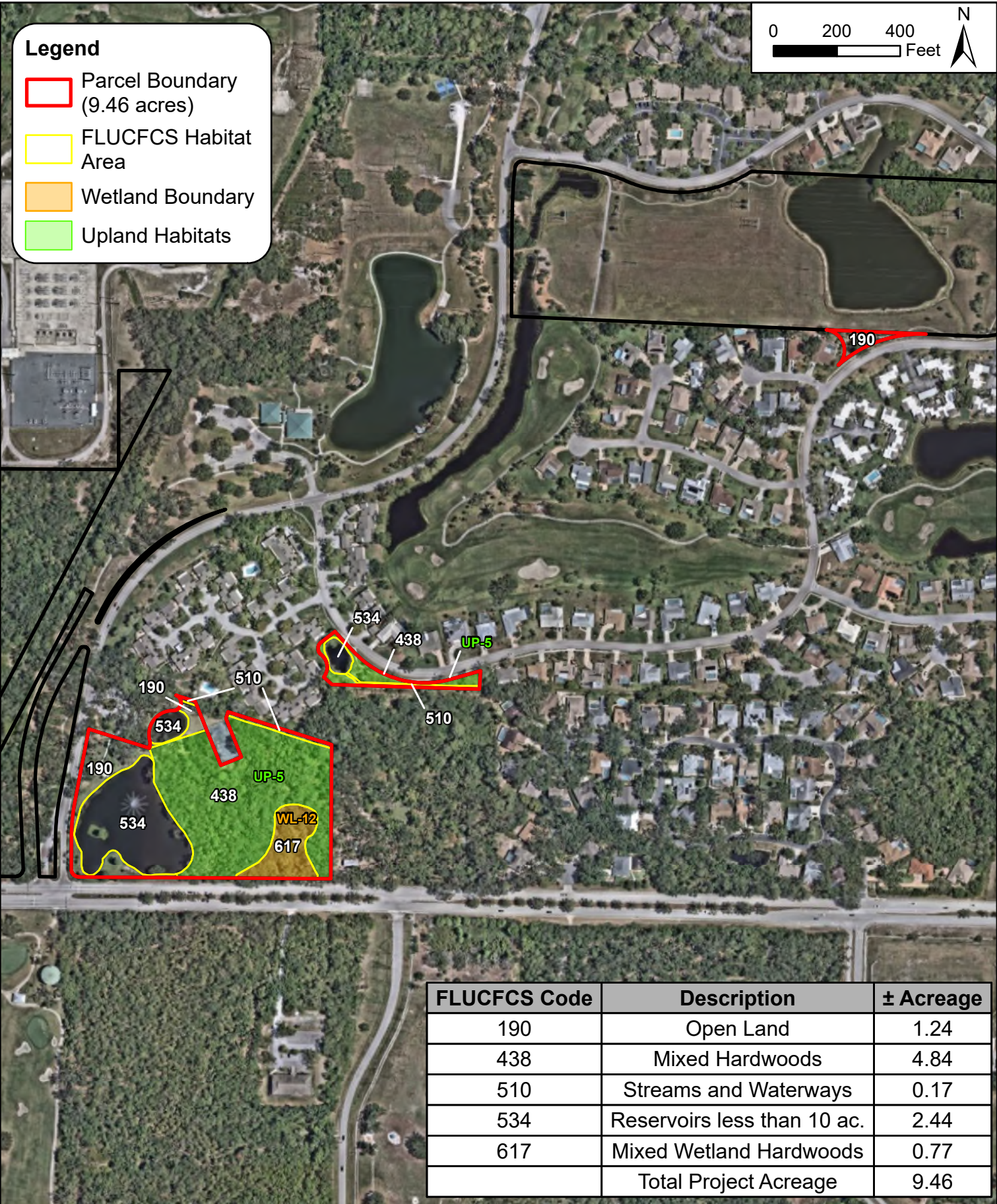
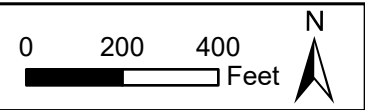
1 IN = 200 FT

PROJECT NUMBER: 242463000

OCTOBER 2025

Legend

- Parcel Boundary
(9.46 acres)
- FLUCFCS Habitat Area
- Wetland Boundary
- Upland Habitats



FLUCFCS Code	Description	± Acreage
190	Open Land	1.24
438	Mixed Hardwoods	4.84
510	Streams and Waterways	0.17
534	Reservoirs less than 10 ac.	2.44
617	Mixed Wetland Hardwoods	0.77
Total Project Acreage		9.46

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Florida Land Use Covers & Forms Classification Systems Map (Parcel ID:0041090006)

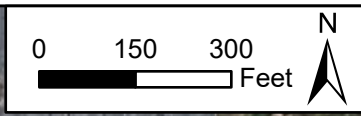
**Meadows Mitigation Search
 Sarasota County, Florida**

1 IN = 400 FT

PROJECT NUMBER: 242463000

OCTOBER 2025

FLUCFCS Code	Description	± Acreage
190	Open Land	5.07
438	Mixed Hardwoods	15.97
510	Streams and Waterways	0.51
534	Reservoirs less than 10 ac.	8.46
617	Mixed Hardwoods	1.93
814	Roads and Highways	0.20
	Total Project Acreage	32.14



Legend

- Parcel Boundary (32.14 acres)
- FLUCFCS Habitat Area
- Wetland Boundary
- Upland Habitats

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 Sarasota County, Florida**

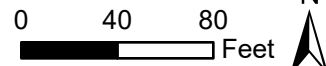
1 IN = 300 FT

PROJECT NUMBER: 242463000

OCTOBER 2025

Legend

- Parcel Boundary
(2.60 acres)
- FLUCFCS Habitat Area
- Wetland Boundary



WL-11

190

640

534

190

FLUCFCS Code	Description	± Acreage
190	Open Land	0.17
534	Reservoirs less than 10 ac.	2.39
640	Freshwater Non-Forested Wetland	0.04
Total Project Acreage		2.60

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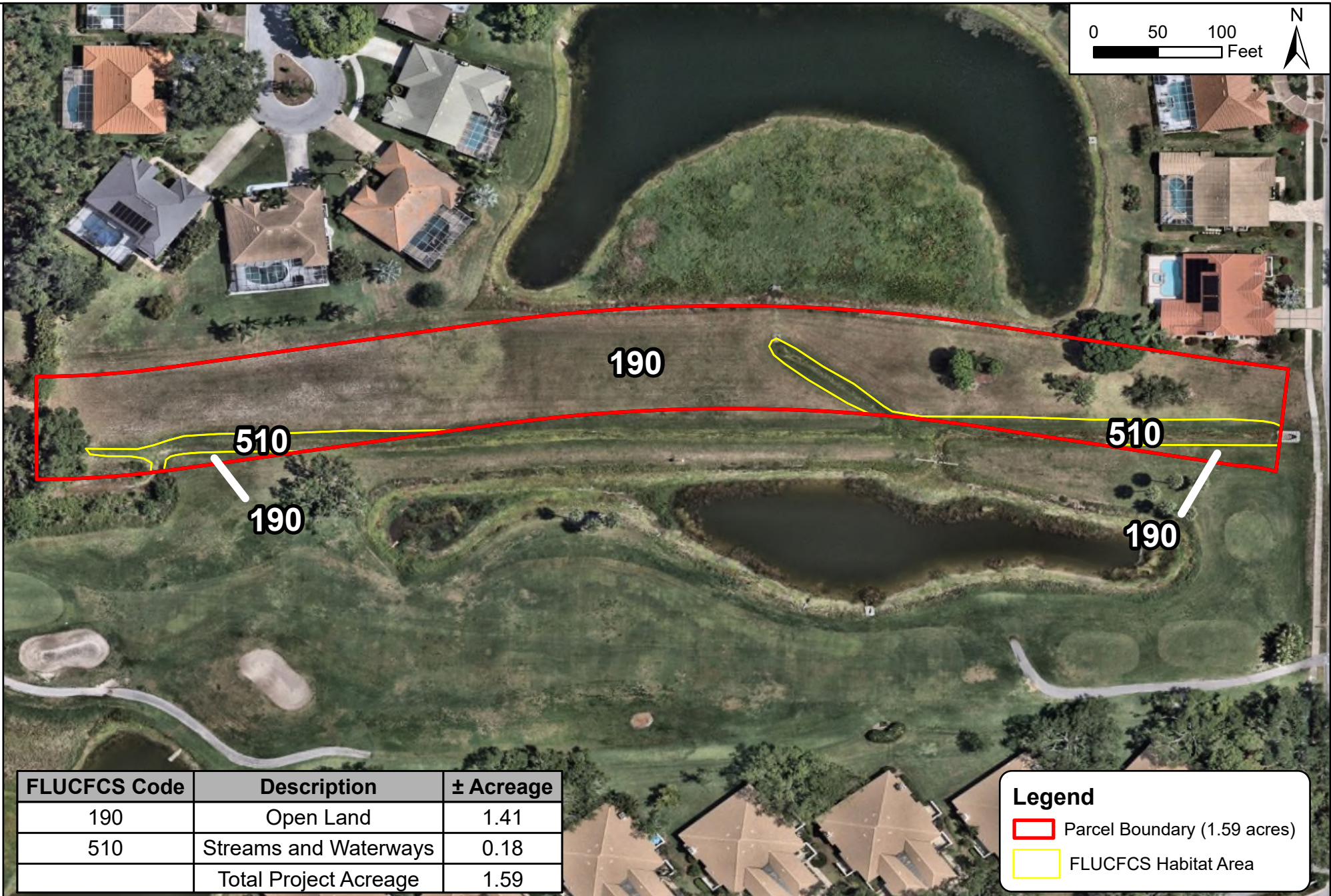
**Meadows Mitigation Search
Sarasota County, Florida**

1 IN = 80 FT

PROJECT NUMBER: 242463000

OCTOBER 2025

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FLUCFCS Code	Description	± Acreage
190	Open Land	1.41
510	Streams and Waterways	0.18
	Total Project Acreage	1.59

Legend

- Parcel Boundary (1.59 acres)
- FLUCFCS Habitat Area

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**Meadows Mitigation Search
 Sarasota County, Florida**

1 IN = 100 FT

PROJECT NUMBER: 242463000

OCTOBER 2025

APPENDIX A
PHOTO LOG



Photo 1 – Representative view of forested wetlands containing Brazilian pepper.



Photo 2 – Representative view of forested wetlands containing air potato.



Photo 3 – Representative view of forested wetlands.



Photo 4 – Representative view of forested wetlands.



Photo 5 – Representative view of herbaceous wetland adjacent to stormwater pond.



Photo 6 – Representative view of forested wetland containing primrose willow.

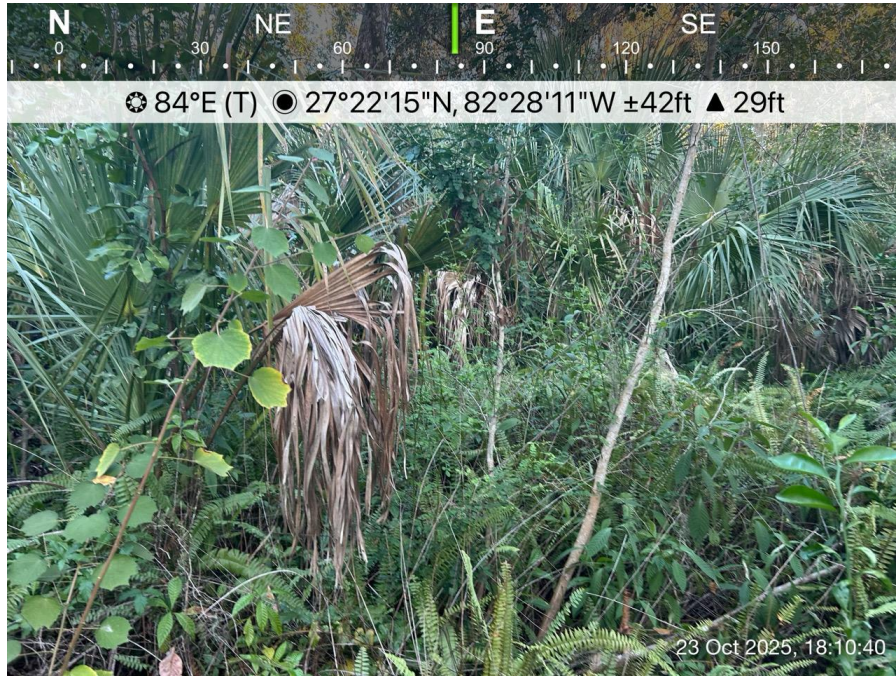


Photo 7 – Representative view of forested uplands containing caesarweed.



Photo 8 – Representative view of forested uplands containing carrotwood.

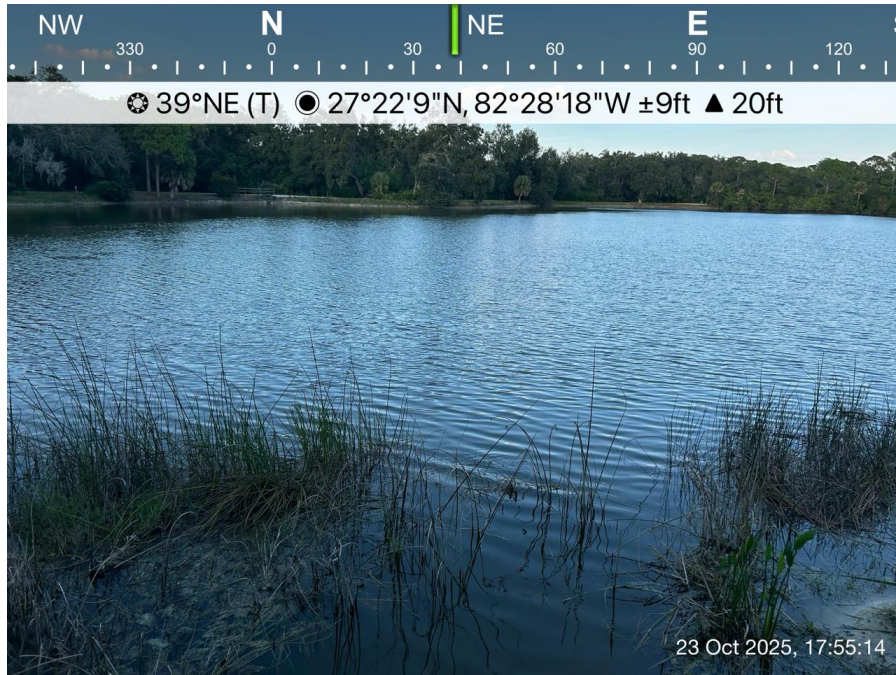


Photo 9 – Representative view of stormwater ponds observed throughout the site.



Photo 10 – Representative view of stormwater ditches observed onsite.

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APPENDIX A – PHOTOGRAPHIC LOG

**The Meadows UMAM and Mitigation Valuation
 Sarasota County, Florida**

PROJECT NO 242463000

DATE OCTOBER 2025

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Photo 11 – Representative view of utility corridor.

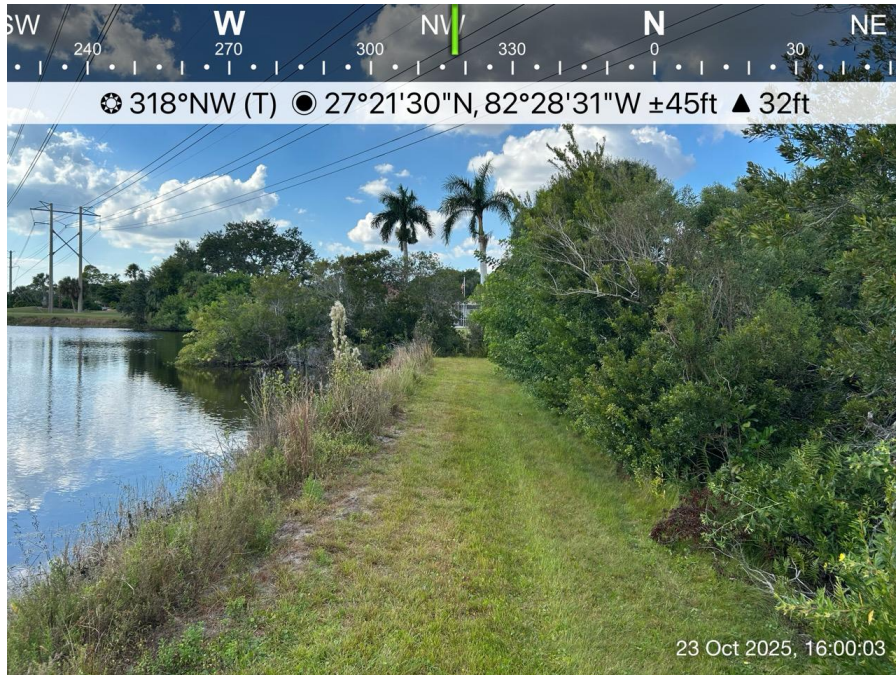


Photo 12 – Representative view of cleared easement surrounding stormwater ponds adjacent to wetlands.

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APPENDIX A – PHOTOGRAPHIC LOG

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 Sarasota County, Florida**

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APPENDIX B
UMAM SCORESHEETS

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0033010001 - WL 1 - WL 6	
FLUCCs code 617		Further classification (optional) Mixed Wetland Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 9.58
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The wetland hydrology has been negatively impacted by surrounding land uses, including residential development, stormwater ponds, ditches, and roadways.</p>					
<p>Assessment area description</p> <p>The assesment area is degraded, lacks landscape support due to the surrounding development and unprotected forested uplands, contains altered hydrology due to surrounding stormwater infrastructure such as ponds and ditches, and contains intermittent invasive exotic vegetation such as Brazilian pepper, carrotwood, air potato, and other ornamental species.</p>					
Significant nearby features Cooper Creek			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name The Meadows	Application Number	Assessment Area Name or Number PID 0033010001 - WL 1 - WL 6
Impact or Mitigation Mitigation	Assessment conducted by: Steven Brighton	Assessment date: 10.27.2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Functions of the assessment area limited by its location and surrounding landscape uses, with nearby roads and residential developments. Portions of the plant community composition within and surrounding AA consists of invasive exotic plant species. Removing invasive species within uplands surrounding the wetlands would improve overall landscape support for these wetlands. Additionally, placing the surrounding uplands within a conservation easement with increase landscape support.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>4</td> <td>6</td> </tr> </table>	w/o pres or current	with	4	6	
w/o pres or current	with				
4	6				
.500(6)(b)Water Environment (n/a for uplands)	Vegetation zonation in the area is inappropriate for the type of system. The soil moisture is appropriate for the type of system being evaluated. Wetlands within the assessment area recieve untreated stormwater via overland flow from adjacent roadways and residential properties. Additionally, ditches and adjacent stormwater ponds convey water through the area that would historically flow into these wetland systems, negatively altering their hydrology.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>6</td> <td>6</td> </tr> </table>	w/o pres or current	with	6	6	
w/o pres or current	with				
6	6				
.500(6)(c)Community structure	The community in the assessment consists of a forested community. Intermittent areas of invasive species, including Brazilian pepper, carrotwood, and air potato were observed throughout the assessment area. Natural recruitment of desiriable species appears to be ongoing, however, the invasive species could alter this if left untreated. Removing invasive species throughout the assessment area would improve the health of the forested wetlands by allowing native and desiriable species to improve recruitment and improve regeneration.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	w/o pres or current	with	7	8	
w/o pres or current	with				
7	8				

Score = sum of above scores/30 (if uplands, divide by 20)
current
or w/o pres
with
0.56667
0.66667

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.1

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.08

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

Site/Project Name The Meadows		Application Number	Assessment Area Name or Number PID 0033010001 - UP-1	
FLUCCs code 438	Further classification (optional) Mixed Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 12.57
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Preservation area consists of uplands that are adjacent and abutting wetlands throughout the survey area.				
Assessment area description Upland areas are vegetated forests consisting of slash pine, live oak, cabbage palm, elm, saw palmetto, American besutyberry, and some invasives including Brazilian pepper, Chinese tallow, air potato, and carrotwood.				
Significant nearby features None.		Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions Functions as upland hardwood forests, providing a buffer to adjacent wetland areas.		Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.				
Additional relevant factors:				
Assessment conducted by: Steven Brighton		Assessment date(s): 10.27.2025		

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

Site/Project Name The Meadows	Application Number	Assessment Area Name or Number PID 0033010001 - UP-1
Impact or Mitigation Mitigation	Assessment conducted by: Steven Brighton	Assessment date: 10.27.2025

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

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

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>4</td> <td>5</td> </tr> </table>	4	5	<p>Proposed upland preservation areas are bordered by a mixutre of wetlands, stormwater ponds, ditches, residential developemnt, and utility corridors. These areas will be preserved and placed within a conservation easement.</p>
4	5		
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>0</td> <td>0</td> </tr> </table>	0	0	<p>N/A</p>
0	0		
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>7</td> <td>8</td> </tr> </table>	7	8	<p>The upland preservation area has intact native hardwood canopy, with intermittent invasive species such as Chinese tallow, carrtoewood, and Brazilian pepper. This invasive vegetation would be removed and maintained to prevent reestablishment. Desirable native species currently present would regenerate and recruit areas currently held by invasives species.</p>
7	8		

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.55 0.65

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.1

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

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.04

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0033020005 - WL 7	
FLUCCs code 617		Further classification (optional) Mixed Wetland Hardwoods		Impact or Mitigation Site? Mitigation	
Assessment Area Size 10.27		Basin/Watershed Name/Number Sarasota Bay		Affected Waterbody (Class)	
				Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wetland is rimarily surrounded by undeveloped uplands, however, ditches in the southeast, residential devepment, and stormwater ponds likely alter the areas historic hydrology.					
Assessment area description The assesment area consists of a forested wetland with a canopy of laurel oak, red maple, sweetbay, and contains intermittent invasive invasives vegetation such as Brazilian pepper and carrotwood					
Significant nearby features None.			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name <p align="center">The Meadows</p>	Application Number	Assessment Area Name or Number <p align="center">PID 0033020005 - WL 7</p>
Impact or Mitigation <p align="center">Mitigation</p>	Assessment conducted by: <p align="center">Steven Brighton</p>	Assessment date: <p align="center">10.27.2025</p>

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current <p align="center">6</p>	with <p align="center">8</p>	This wetland area is surrounded by upland forests, with a stormwater pond to the south, drainage ditch in the southwest, and a residential development to the east. A conservation easement over the wetland and adjacent uplands will ensure added protection to the area in the future.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current <p align="center">4</p>	with <p align="center">4</p>	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current <p align="center">6</p>	with <p align="center">8</p>	

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
or w/o pres <p align="center">0.53333</p>	<p align="center">0.66667</p>

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
<p align="center">0.133333333</p>

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.10

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0033020005 - WL 8/WL 9	
FLUCCs code 617		Further classification (optional) Mixed Wetland Hardwoods		Impact or Mitigation Site? Mitigation	
Assessment Area Size 2.91					
Basin/Watershed Name/Number Sarasota Bay		Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wetland hydrology has been negatively impacted by surrounding land uses, including residential development, stormwater ponds, ditches, and roadways.					
Assessment area description Assessment area consists hardwood canopy of laurel oak, elm, red maple, and sweet bay, with and understory of leather fern and chain fern. Invasives observed consist of Brailian pepper, carrotwood, and Chinese tallow.					
Significant nearby features None.			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name The Meadows	Application Number	Assessment Area Name or Number PID 0033020005 - WL 8/WL 9
Impact or Mitigation Mitigation	Assessment conducted by: Steven Brighton	Assessment date: 10.27.2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Wetland area abuts residential development and properties, drainage ditches, and roadways, with undeveloped native habitats bordering them to the north, east, and south.	w/o pres or current 5	with 7
.500(6)(b)Water Environment (n/a for uplands)	Hydrology has likely been altered due to the drainage ditches and overland runoffs. No change proposed.	w/o pres or current 5	with 5
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Canopy is consist with native mixed wetland hardwood wetlands, containing laurel oak, red maple, and alligator flag. Invasives observed within this area, including Brazilian pepper, would be removed to ehance wetland area. Additionally the wetland would be protected through a conservation easement.	w/o pres or current 5	with 7

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres
5
with
0.63333

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.133333333

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.10

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0033020005 - WL 14/WL 15	
FLUCCs code 617		Further classification (optional) Mixed Wetland Hardwoods		Impact or Mitigation Site? Mitigation	
Assessment Area Size 1.53		Basin/Watershed Name/Number Sarasota Bay		Affected Waterbody (Class)	
				Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The wetlands are surrounding by mowed and maintained utility corridors, a large ditch, residential development, stormwater ponds, and roadways.					
Assessment area description The assesment area consists of a hardwood canopy of laurel oak, red maple, sweet bay, cabbage palm, with an understory of chain fern and wild coffee. Contains intermittent invasive exotic vegetation such as Brazilian pepper, carrotwood, air potato, and other ornamental species.					
Significant nearby features None.			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name <p align="center">The Meadows</p>	Application Number	Assessment Area Name or Number <p align="center">PID 0033020005 - WL 14/WL 15</p>
Impact or Mitigation <p align="center">Mitigation</p>	Assessment conducted by: <p align="center">Steven Brighton</p>	Assessment date: <p align="center">10.27.2025</p>

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current <p align="center">4</p>	with <p align="center">6</p>	The wetlands are bordered to the east by a ditch, the north by a mowed and maintained utility corridor, to the west by a residential development, and some areas containing a stormwater ditch, as well as native upland forest.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current <p align="center">4</p>	with <p align="center">4</p>	Hydrology has likely been altered in these systems due to the presence of the large ditch west of this area, and additional adjacent small ditches. No change proposed.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current <p align="center">6</p>	with <p align="center">7</p>	Mixed hardwood canopy consisting of native species like laurel oak, red maple, and sweet bay. Intermittent areas of Brazilian pepper and carrotwood were observed, and this vegetation would be removed to enhance the wetland. Additionally, a conservation easement would be recored to protect the wetland and surrounding forested uplands.

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres
<p align="center">0.46667</p>
with <p align="center">0.56667</p>

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
<p align="center">0.1</p>

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.08

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

Site/Project Name The Meadows		Application Number	Assessment Area Name or Number PID 0033020005 - UP-2	
FLUCCs code 438	Further classification (optional) Mixed Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 43.28
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Preservation area consists of uplands that are adjacent and abutting wetlands throughout the survey area.				
Assessment area description Upland areas are vegetated forests consisting of slash pine, live oak, cabbage palm, elm, saw palmetto, American besutyberry, and some invasives including Brazilian pepper, Chinese tallow, air potato, and carrotwood.				
Significant nearby features None.		Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions Functions as upland hardwood forests, providing a buffer to adjacent wetland areas.		Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.				
Additional relevant factors:				
Assessment conducted by: Steven Brighton		Assessment date(s): 10.27.2025		

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

Site/Project Name The Meadows	Application Number	Assessment Area Name or Number PID 0033020005 - UP-2
Impact or Mitigation Mitigation	Assessment conducted by: Steven Brighton	Assessment date: 10.27.2025

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

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

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>4</td> <td>5</td> </tr> </table>	4	5	<p>Proposed upland preservation areas are bordered by a mixutre of wetlands, stormwater ponds, ditches, residential developemnt, and utility corridors. These areas will be preserved and placed within a conservation easement.</p>
4	5		
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>0</td> <td>0</td> </tr> </table>	0	0	<p>N/A</p>
0	0		
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>7</td> <td>8</td> </tr> </table>	7	8	<p>The upland preservation area has intact native hardwood canopy, with intermittent invasive species such as Chinese tallow, carrtwood, and Brazilian pepper. This invasive vegetation would be removed and maintained to prevent reestablishment. Desirable native species currently present would regenerate and recruit areas currently held by invasives species.</p>
7	8		

Score = sum of above scores/30 (if uplands, divide by 20)
current with
or w/o pres
0.55 0.65

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.1

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

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.04

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

Site/Project Name The Meadows		Application Number	Assessment Area Name or Number PID 0033020005 - UP-3	
FLUCCs code 434	Further classification (optional) Mixed-Hardwood-Coniferous		Impact or Mitigation Site? Mitigation	Assessment Area Size 5.78
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Preservation area consists of uplands that are adjacent and abutting wetlands throughout the survey area.				
Assessment area description Upland areas are vegetated forests consisting of slash pine, live oak, cabbage palm, elm, saw palmetto, American besutyberry, and some invasives including Brazilian pepper, Chinese tallow, air potato, and carrotwood.				
Significant nearby features None.		Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions Functions as upland hardwood forests, providing a buffer to adjacent wetland areas.		Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.				
Additional relevant factors:				
Assessment conducted by: Steven Brighton		Assessment date(s): 10.27.2025		

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

Site/Project Name <p align="center">The Meadows</p>	Application Number	Assessment Area Name or Number <p align="center">PID 0033020005 - UP-3</p>
Impact or Mitigation <p align="center">Mitigation</p>	Assessment conducted by: <p align="center">Steven Brighton</p>	Assessment date: <p align="center">10.27.2025</p>

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

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

<p align="center">.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td align="center">4</td> <td align="center">5</td> </tr> </table>	4	5	<p>Proposed upland preservation areas are bordered by a mixutre of wetlands, stormwater ponds, ditches, residential developemnt, and utility corridors. These areas will be preserved and placed within a conservation easement.</p>
4	5		
<p align="center">.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td align="center">0</td> <td align="center">0</td> </tr> </table>	0	0	<p>N/A</p>
0	0		
<p align="center">.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td align="center">7</td> <td align="center">8</td> </tr> </table>	7	8	<p>The upland preservation area has intact native hardwood canopy, with intermittent invasive species such as Chinese tallow, carrtwood, and Brazilian pepper. This invasive vegetation would be removed and maintained to prevent reestablishment. Desirable native species currently present would regenerate and recruit areas currently held by invasives species.</p>
7	8		

Score = sum of above scores/30 (if uplands, divide by 20)
current with
or w/o pres with
0.55 0.65

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.1

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

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.04

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0039020021 - WL 10	
FLUCCs code 617		Further classification (optional) Mixed Wetland Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 0.67
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Wetland area is surrounded by residential development, a large stormwater pond, mowed and maintained utility corridor, and a roadway.					
Assessment area description Minimal native wetland vegetation consisting of red maple and Carolina willow, that has been replaced with invasive vegetation such as primrose willow, Brazilian pepper, and Chinese tallow.					
Significant nearby features None.			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name <p align="center">The Meadows</p>	Application Number	Assessment Area Name or Number <p align="center">PID 0039020021 - WL 10</p>
Impact or Mitigation <p align="center">Mitigation</p>	Assessment conducted by: <p align="center">Steven Brighton</p>	Assessment date: <p align="center">10.27.2025</p>

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	This wetland is bordered by a stormwater pond to the west, residential development to the north, and a mowed and maintained utility corridor to the east and south.		
w/o pres or current	with		
2	3		
.500(6)(b)Water Environment (n/a for uplands)	Altered water environment due to the surrounding development and large stormwater pond immediately adjacent. No change proposed.		
w/o pres or current	with		
5	5		
.500(6)(c)Community structure	Wetland area contains some native vegetation such as Carolina willow, but primarily contained invasives including primrose willow, Brazilian pepper, and Chinese tallow. A conservation easement would be recorded for this area, and invasives removed to enhance this wetland.		
1. Vegetation and/or 2. Benthic Community			
w/o pres or current	with		
4	8		

Score = sum of above scores/30 (if uplands, divide by 20)	
current	
or w/o pres	
with	
0.36667	0.53333

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.16666667

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

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

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0039010002 & 0039080002 - WL 11	
FLUCCs code 641		Further classification (optional) Freshwater Marsh		Impact or Mitigation Site? Mitigation	
Assessment Area Size 0.42		Basin/Watershed Name/Number Sarasota Bay		Affected Waterbody (Class)	
				Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Area surrounded by mowed and maintained utility corridor, a large stormwater pond to the south, and a roadway to the west. Appears to receive hydrology from adjacent stormwater pond when it overflows.					
Assessment area description Low area receiving overflow hydrology from adjacent stormwater pond; vegetation consists of alligator flag, with invasive species consisting of bahiagrass and paragrass.					
Significant nearby features None.			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name <p align="center">The Meadows</p>	Application Number	Assessment Area Name or Number <p align="center">PID 0039010002 & 0039080002 - WL 11</p>
Impact or Mitigation <p align="center">Mitigation</p>	Assessment conducted by: <p align="center">Steven Brighton</p>	Assessment date: <p align="center">10.27.2025</p>

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Wetland area is surrounded by a stormwater pond to the south, mowed and maintained utility corridor to the west, north, and east, with a road existing just beyond the utility corridor in the east.	w/o pres or current 3	with 3
.500(6)(b)Water Environment (n/a for uplands)	The stormwater pond to the south likley alters the wetlands hydrology. This wetland appears to be the result of overflow from the adjacent stormwater pond, and could be excavated to increase its hydroperiod.	w/o pres or current 4	with 7
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Contains and mixture of wetland vegetation, such as alligator flag, with undesireable or invasive species, such as bahiagrass and paragrass. Invasive vegetation would be removed, and native wetland vegetation would be planted. A conservation easement would be recorded for this wetland area.	w/o pres or current 4	with 7

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres 0.36667	with 0.56667

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.2

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.16

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0041090006 - WL 12	
FLUCCs code 617		Further classification (optional) Mixed Wetland Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 0.77
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Surrounded by road to the south, residential development to the east, and upland forested areas to the west and north. Trash observed throughout wetland.					
Assessment area description Area consists of native canopy of red maple, sweetbay cabbage palm, laurel oak, with understory species consisting of wild coffee and chain fern. Invasive species were observed consisting of melaleuca and air potato.					
Significant nearby features None.			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name <p align="center">The Meadows</p>	Application Number	Assessment Area Name or Number <p align="center">PID 0041090006 - WL 12</p>
Impact or Mitigation <p align="center">Mitigation</p>	Assessment conducted by: <p align="center">Steven Brighton</p>	Assessment date: <p align="center">10.27.2025</p>

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Bordered by a major road to the south, forested uplands to the west and north, and residential development to the east.	w/o pres or current 3	with 6
.500(6)(b)Water Environment (n/a for uplands)	Receives untreated overland flow from adjacent road, historic hydrology likely altered from heavy development surrounding wetland. No change proposed.	w/o pres or current 5	with 5
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Trash observed from adjacent roadway. Vegetation consists of laurel oak, red maple, and sweet bay, with invasive species consisting of melaleuca intermittently present. Wetland enhancement would occur through removing invasives and recording a conservation easement over this area.	w/o pres or current 5	with 8

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres 0.43333	with 0.63333

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.2

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.16

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

Site/Project Name The Meadows		Application Number	Assessment Area Name or Number PID 0041090006 - UP-5	
FLUCCs code 438	Further classification (optional) Mixed Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 4.84
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Preservation area consists of uplands that are adjacent and abutting wetlands throughout the survey area.				
Assessment area description Upland areas are vegetated forests consisting of slash pine, live oak, cabbage palm, elm, saw palmetto, American besutyberry, and some invasives including Brazilian pepper, Chinese tallow, air potato, and carrotwood.				
Significant nearby features None.		Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions Functions as upland hardwood forests, providing a buffer to adjacent wetland areas.		Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.				
Additional relevant factors:				
Assessment conducted by: Steven Brighton		Assessment date(s): 10.27.2025		

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

Site/Project Name The Meadows	Application Number	Assessment Area Name or Number PID 0041090006 - UP-5
Impact or Mitigation Mitigation	Assessment conducted by: Steven Brighton	Assessment date: 10.27.2025

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

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

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>4</td> <td>5</td> </tr> </table>	4	5	<p>Proposed upland preservation areas are bordered by a mixutre of wetlands, stormwater ponds, ditches, residential developemnt, and utility corridors. These areas will be preserved and placed within a conservation easement.</p>
4	5		
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>0</td> <td>0</td> </tr> </table>	0	0	<p>N/A</p>
0	0		
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>7</td> <td>8</td> </tr> </table>	7	8	<p>The upland preservation area has intact native hardwood canopy, with intermittent invasive species such as Chinese tallow, carrtwood, and Brazilian pepper. This invasive vegetation would be removed and maintained to prevent reestablishment. Desirable native species currently present would regenerate and recruit areas currently held by invasives species.</p>
7	8		

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.55 0.65

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.1

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

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.04

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

Site/Project Name The Meadows		Application Number		Assessment Area Name or Number PID 0041090002 - WL 13	
FLUCCs code 617		Further classification (optional) Mixed Wetland Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 1.93
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Area is surrounded by upland forests to the west, east and south, with a stormwater pond to the southwest, large ditch system to the west, and commercial development with roads to the north.					
Assessment area description Vegetation observed within the assessment area consist of red maple, laurel oak, sweet bay, and cabbage palm. Contains invasives such as Brazilian pepper, Chinese tallow, and air potato.					
Significant nearby features None.			Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions The wetland's function of providing cover, refuge, and food chain support for wildlife, as well as stormwater attenuation has been degraded.			Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.					
Additional relevant factors:					
Assessment conducted by: Steven Brighton			Assessment date(s): 10.27.2025		

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

Site/Project Name <p align="center">The Meadows</p>	Application Number	Assessment Area Name or Number <p align="center">PID 0041090002 - WL 13</p>
Impact or Mitigation <p align="center">Mitigation</p>	Assessment conducted by: <p align="center">Steven Brighton</p>	Assessment date: <p align="center">10.27.2025</p>

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current <p align="center">4</p>	with <p align="center">6</p>	Surrounded by upland forest to the south and west, a roadway to the north, and a large ditch to the east.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current <p align="center">6</p>	with <p align="center">6</p>	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current <p align="center">7</p>	with <p align="center">8</p>	

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
or w/o pres <p align="center">0.56667</p>	<p align="center">0.66667</p>

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.1

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.08

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

Site/Project Name The Meadows		Application Number	Assessment Area Name or Number PID 0041090002 - UP-4	
FLUCCs code 438	Further classification (optional) Mixed Hardwoods		Impact or Mitigation Site? Mitigation	Assessment Area Size 15.97
Basin/Watershed Name/Number Sarasota Bay	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Preservation area consists of uplands that are adjacent and abutting wetlands throughout the survey area.				
Assessment area description Upland areas are vegetated forests consisting of slash pine, live oak, cabbage palm, elm, saw palmetto, American besutyberry, and some invasives including Brazilian pepper, Chinese tallow, air potato, and carrotwood.				
Significant nearby features None.		Uniqueness (considering the relative rarity in relation to the regional landscape.) This system is not unique to the area.		
Functions Functions as upland hardwood forests, providing a buffer to adjacent wetland areas.		Mitigation for previous permit/other historic use None.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Possible utilization by small mammals, reptiles, and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Utilization by listed species is not likely.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No listed species were observed during site visits.				
Additional relevant factors:				
Assessment conducted by: Steven Brighton		Assessment date(s): 10.27.2025		

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

Site/Project Name The Meadows	Application Number	Assessment Area Name or Number PID 0041090002 - UP-4
Impact or Mitigation Mitigation	Assessment conducted by: Steven Brighton	Assessment date: 10.27.2025

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

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

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>4</td> <td>5</td> </tr> </table>	4	5	<p>Proposed upland preservation areas are bordered by a mixutre of wetlands, stormwater ponds, ditches, residential developemnt, and utility corridors. These areas will be preserved and placed within a conservation easement.</p>
4	5		
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>0</td> <td>0</td> </tr> </table>	0	0	<p align="center">N/A</p>
0	0		
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <table border="1"> <tr> <td>7</td> <td>8</td> </tr> </table>	7	8	<p>The upland preservation area has intact native hardwood canopy, with intermittent invasive species such as Chinese tallow, carrtoood, and Brazilian pepper. This invasive vegetation would be removed and maintained to prevent reestablishment. Desirable native species currently present would regenerate and recruit areas currently held by invasives species.</p>
7	8		

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.55 0.65

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

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.1

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

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.04