Deep Park Data Center
Environmental Narrative

North Port, Florida

Prepared for:
North Port Holdings 300, LLC.
744 University Street
Valley Stream, NY 11581-3518

Prepared by:
Kimley-Horn and Associates, Inc.
1800 2nd Street, Suite 900
Sarasota, Florida, 34236

July 2026

Kimley»Horn

INTRODUCTION
Kimley-Horn has prepared this environmental narrative on behalf of North Port Holdings 300, LLC. (Applicant) in support of a site and development submittal. The Deep Park project area is approximately 108.1 acres in size and located at the southeast corner of Yorkshire Street and Oleander Drive in Sections 23 and 24, Township 39 South, Range 22 East, Sarasota County, as depicted on the attached location and USGS maps (**Figures 1 & 2**).

METHODOLOGY
The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- 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.
- Research of Sarasota County, and various State and Federal databases regarding protected wildlife species

SUMMARY
Upland habitats found within the project area primarily consist of altered habitats including pine flatwoods, Pine-Mesic Oak, and Upland Scrub Pine and Hardwoods. Wetland and other surface water habitats within the project area include freshwater herbaceous wetland, forested wetlands, excavated surface water ponds and ditches. Please refer to the attached FLUCCS Map (**Figure 5**) for the locations of these habitats.

There are 6 wetlands and 2 other surface waters (OSW) located on site. Impacts are proposed to all 6 Wetlands and both other surface waters. Please see proposed conditions below and attached Wetland and OSW map (**Figure 4**) for a summary of impacts to these areas.

EXISTING CONDITIONS
The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999).

Upland Descriptions

FLUCFCS Code 436 – Upland Scrub, Pine, and Hardwoods (± 45.22 Acres)
There is a large area of upland scrub habitat located throughout the northern portion of the project area vegetated with slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), and wax myrtle (*Morella cerifera*), and Brazilian pepper (*Schinus terebenthifolius*).

FLUCFCS Code 411 - Pine Flatwoods (± 37.14 Acres)
Pine flatwoods occur in the central portion of the project site. Canopy vegetation in these areas consisted predominately of slash pine. The shrub layer consisted almost entirely of saw palmetto (*Serenoa repens*), with some gallberry (*Ilex glabra*) and saltbush (*Baccharis halimifolia*) also present.

FLUCFCS Code 414 – Pine – Mesic Oak (± 19.87 Acres)
Pine-Mesic Oak occurs in the south of the project site. Canopy vegetation in these areas is made of slash pine, with some scattered laurel oak (*Quercus laurifolia*) and live oak (*Quercus virginana*). Groundcover in this area is very scarce, mostly made of pine needle litter.

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Wetland and Other Surface Water Habitats

FLUCFCS Code 510 - Stream and Waterways (± 1.47 Acres)

Vegetation: These areas typically have similar vegetative components including primrose willow (*Ludwigia peruviana*), Brazilian pepper (*Schinus terebinthifolia*) and torpedo grass (*Paspalum notatum*).

Impacts: Impacts to hydric cut ditches are proposed.

Hydrology: This ditch received flow from surrounding uplands.

Wildlife: Limited suitability for usage by regionally common wading birds as well as common amphibians, reptiles, and fish.

FLUCFCS Code 625 – Hydric Pine Flatwoods (± 0.12 Acres)

Vegetation: Two forested wetlands consist of a canopy dominated by slash pine with groundcover made up of bogbutton (*Lachnocaulon minus*), redroot (*Lachnanthes caroliana*).

Impacts: Impacts are proposed to WL-4 and WL-6

Hydrology: This wetland has been altered from surrounding lands activates

Wildlife: Limited suitability for usage by regionally common wading birds as well as common amphibians, reptiles, and fish.

FLUCFCS Code 631 – Wetland Scrub (± 4.14 Acres)

Vegetation: Vegetation within these wetland areas includes cabbage palm (*Sabal palmetto*), bushyblue stem (*Andropogon virginicus),* Brazilian pepper (*Schinus terebinthifloia*), saltbush (*Baccharis hamilifolia*), wax myrtle (*Morella cerifera*), tall flatsedge (*Cyperus* eragrostis), and ragweed (*ambrosia artemisiifolia*).

Impacts: Impacts are proposed to WL-1 and WL-5.

Hydrology: This wetland has been altered from surrounding lands activities.

Wildlife: Limited suitability for usage by regionally common wading birds as well as common amphibians, reptiles, and fish.

FLUCFCS Code 641 - Freshwater Marsh (± 0.08 Acres)

Vegetation: Vegetation within these wetlands includes St. John's wort (*Hypericum fasciculatum*), yellow-eyed grass (*Xyris* spp.), and maidencane (*Panicum hemitomon*).

Impacts: Impacts are proposed to WL-2 and WL-3.

Hydrology: These freshwater marshes have dried up or overtaken by invasive vegetation, diminishing wetland function.

Wildlife: Threatened, endangered and/or species of special concern were not observed utilizing the above-described wetlands during recent site visits. These systems may support wading birds and a small transient population of common small mammals, amphibians and reptiles.

SOILS

According to the current Natural Resources Conservation Service (NRCS) web soil survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx for Sarasota County, there are eight (4) soil types found within the project boundary, as depicted on the attached USGS Soils map (**Figure 3**). Hydric and non-hydric soil designations are based on the Hydric Soils of Florida Handbook, published March 2000. They are as follows:

22 – Holopaw fine sand (Hydric)
55 – EauGallie-Myakka fine sands-urban land complex (Non-hydric)
63 – Holopaw fine sand-urban land complex (Hydric)
69 – Pineda fine sand-Urban land complex (Non-hydric)

LISTED SPECIES

Kimley-Horn has reviewed the subject property for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in July 2026.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of Florida Native Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

In addition to the database searches, scientists with Kimley-Horn have performed numerous field surveys of the project. The most recent field survey was conducted by Todd Hershfeld in July 2026. No protected species were observed beside potential gopher tortoise burrows. Methodology utilized to evaluate the site for gopher tortoise was consistent with FWC Gopher Tortoise Permitting Guidelines.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

FNAI Biodiversity Matrix

Kimley-Horn scientists conducted the FNAI Biodiversity Matrix to determine documented, likely, and/or potentially occurring listed animal species in the vicinity of the project area. The most “likely” species to occur in the vicinity of the project as listed by FNAI are the Eastern Indigo Snake (*Drymarchon couperi*) and Wood Stork (*Mycteria americana*).

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Table 2 below lists both the species that are likely and or have potential to utilize the project area, results of the preliminary surveys, and results from the updated survey.

Table 1: Listed Species Review

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Updated Survey
Bald Eagle	*Haliaeetus leucocephalus*	Migratory Bird/X	Not Observed.	No nests identified by Audubon or during site visit.
Wood Stork	*Mycteria americana*	E/T	Likely (FNAI)	Not observed.
Gopher Tortoise	*Gopherus polyphemus*	X/T	Potential (FNAI)	Several potentially occupied burrows observed
Eastern Indigo Snake	*Drymarchon couperi*	T/T	Likely (FNAI)	Not observed.
Florida Bonneted Bat	*Eumops floridanus*	E/T	Potential (FNAI)	Not observed.
Florida Burrowing Owl	*Athene cunicularia floridana*	N/T	Potential (FNAI)	Not observed.
Florida Sandhill Crane	*Antigone canadensi s pratensis*	N/T	Potential (FNAI)	Not observed.

Bald Eagle (*Haliaeetus leucocephalus*)
A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nest is located within 660 feet of the parcel, the nearest FWC documented bald eagle nest (DE015) is located approximately 2.30 miles southeast section of the project area. Should a bald eagle nest be located within 660 feet of the project area, the appropriate U.S. Fish & Wildlife Service (USFWS) consultation will occur, and permits acquired, if necessary.

Wood Stork (*Mycteria americana*) and Wading Birds
The wood stork is listed as “Endangered” by the USFWS. According to USFWS data, the project does fall within the Core Foraging Areas (CFA) for the Blackburn Bay (Atlas No.619012). Morganton North Nesting colony is located approximately 5.4 miles southeast from the project boundary within the Peach River. There is no evidence of breeding or foraging occurring within the project area.

Eastern Indigo Snake (*Drymarchon corais couperi*)
The eastern indigo snake is listed as “Threatened” by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service’s (USFWS) ‘*Standard Protection Measures for*

the Eastern Indigo Snake' (revised August 12, 2013) in order to prevent any adverse impacts to this species.

Gopher Tortoise (*Gopherus polyphemus*)
Kimley-Horn scientists conducted a preliminary survey of the potential gopher tortoise habitat in July 2026. During this survey, several potentially occupied Gopher Tortoise burrows were observed onsite. Due to this, Kimley-Horn recommends a 100 percent survey of suitable habitat be conducted ninety (90) days prior to construction and land clearing within the project area. Should any gopher tortoise burrows be in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area. Sarasota County will be copied on any permits necessary for this project.

Florida Burrowing Owl (*Athene cunicularia floridana*)
Florida Burrowing Owls are usually located within open prairie type landscapes with little to no understory vegetation. The areas identified as potentially suitable habitat were evaluated on numerous visits to the site by scientists with Kimley-Horn. The most recent surveys conducted in these areas was in July 2026. No evidence of Florida Burrowing Owls or their burrows has been identified on the project site.

Florida Bonneted Bat (*Eumops floridanus*)
The Florida bonneted bat is listed as "Endangered" by the USFWS. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods. A limited roost survey has been conducted on the site and no evidence of roosting was found within any of the trees within the project area.

Florida Sandhill Crane (*Antigone canadensis pratensis*)
The Florida sandhill crane is listed as "Threatened" by the FWC. Sandhill cranes forage within prairies and pastures, nesting within freshwater marshes. No suitable nesting or foraging habitat occurs onsite as no wetlands exist onsite. No sandhill cranes or nests were observed during field reconnaissance, and no adverse impacts are anticipated to this species.

PROPOSED CONDITIONS
Based on the proposed use of this parcel, there are limited alternatives available to allow an economically viable project on the subject parcel without impacting the onsite wetland. The proposed project will result in impacts to a total of 4.64 acres of wetlands, as depicted on the attached Wetland/OSW Impact Map and on Sheet B-9 of the construction plans prepared by Kimley-Horn. Due to site-specific physical constraints and the overall project layout, no reasonable design alternatives exist that would further avoid impacts on the on-site wetlands.

The wetlands proposed for impacts are low quality with a fair amount of nuisance and exotic vegetation. The proposed mitigation of purchasing wetland mitigation credits is expected to provide enhanced ecological benefits by improving the long-term viability.

Wetland impacts within the project area were evaluated using the Uniform Mitigation Assessment Methodology (UMAM) in accordance with Chapter 62-345, Florida Administrative Code, to determine the mitigation necessary to offset functional losses associated with the proposed impacts. The results of the UMAM analysis are summarized in **Table 2 below.**

Table 2: Proposed Wetland and Surface Water Impacts

Wetland ID	Impact (acres)	Functional Loss
WL-1	1.53	-0.70
WL-5	2.61	-1.12
Total	**4.14**	**-1.82**

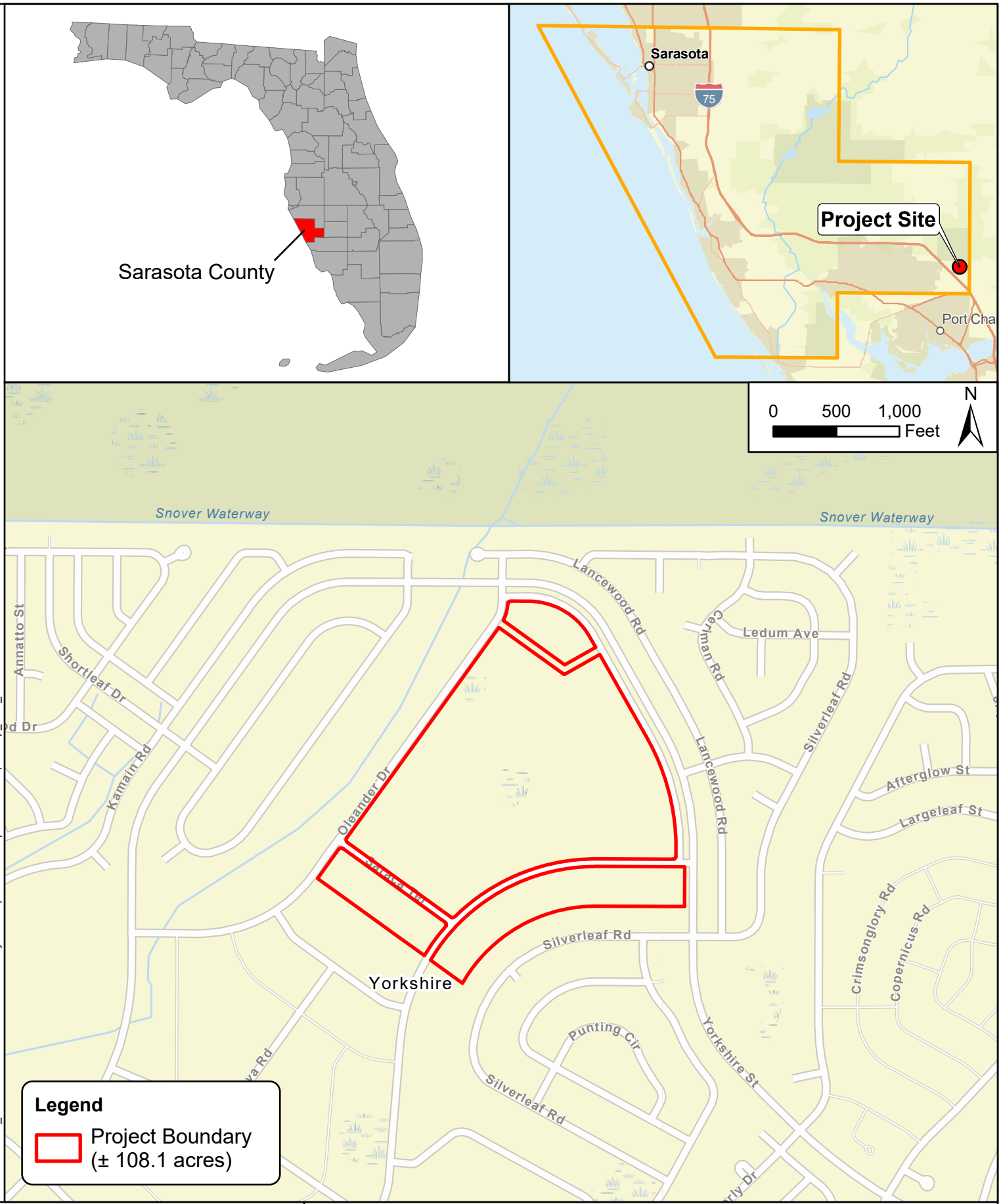
The project proposes to impact 0.2 acres of non-jurisdictional, isolated wetlands. Wetland mitigation for these wetlands will not be required for impacts to these isolated wetlands less than half an acre pursuant to Section 10.2.2.1 of the ERP Applicant's Handbook Volume 1. The project also proposes to impact 1.47 acres of excavated hydric ditches. No nesting or denning by listed species was observed in these ditches during visits to the site in July 2026. Wetland mitigation is not required for impacts to these hydric-cut other surface waters pursuant to Section 10.2.2.2 of the ERP Applicant's Handbook Volume 1 and can be considered de-minimus pursuant to Chapter 373.406(6), Florida Statutes.

Proposed Mitigation

The applicant proposes to impact approximately 4.14 acres of the onsite wetland and will provide mitigation by purchasing forested credits from the Myakka Mitigation Bank. EarthBalance manages the mitigation bank and has confirmed that credits are available to purchase at this time. Once the UMAM evaluation is completed by District staff the letter of reservation of credit will be provided.

In addition to economic considerations, the long-term functional viability of the project wetland was evaluated prior to proposing the impacts described above. The onsite wetlands have been subject to historic disturbance and currently support a prevalence of nuisance and invasive species within much of the proposed impact area, resulting in reduced existing ecological function. Based on this assessment, the proposed mitigation would provide a substantially greater long-term ecological benefit at the regional scale than the functions provided by the wetland areas proposed for impact.

Wetland and other surface water functions associated with the proposed impacts will be replaced and maintained in perpetuity through the preservation and long-term management of the Myakka Mitigation Bank. As such, the proposed project will not result in unacceptable adverse impacts to wetland or other surface water functions and will achieve no net loss of wetland functions consistent with state and federal permitting criteria. Because impacts are fully offset through mitigation, additional project design modifications to further reduce or eliminate impacts are not practicable or necessary. Mitigation will be provided in accordance with the Application Handbook, Volume I, Section 10.3.1.2(b).



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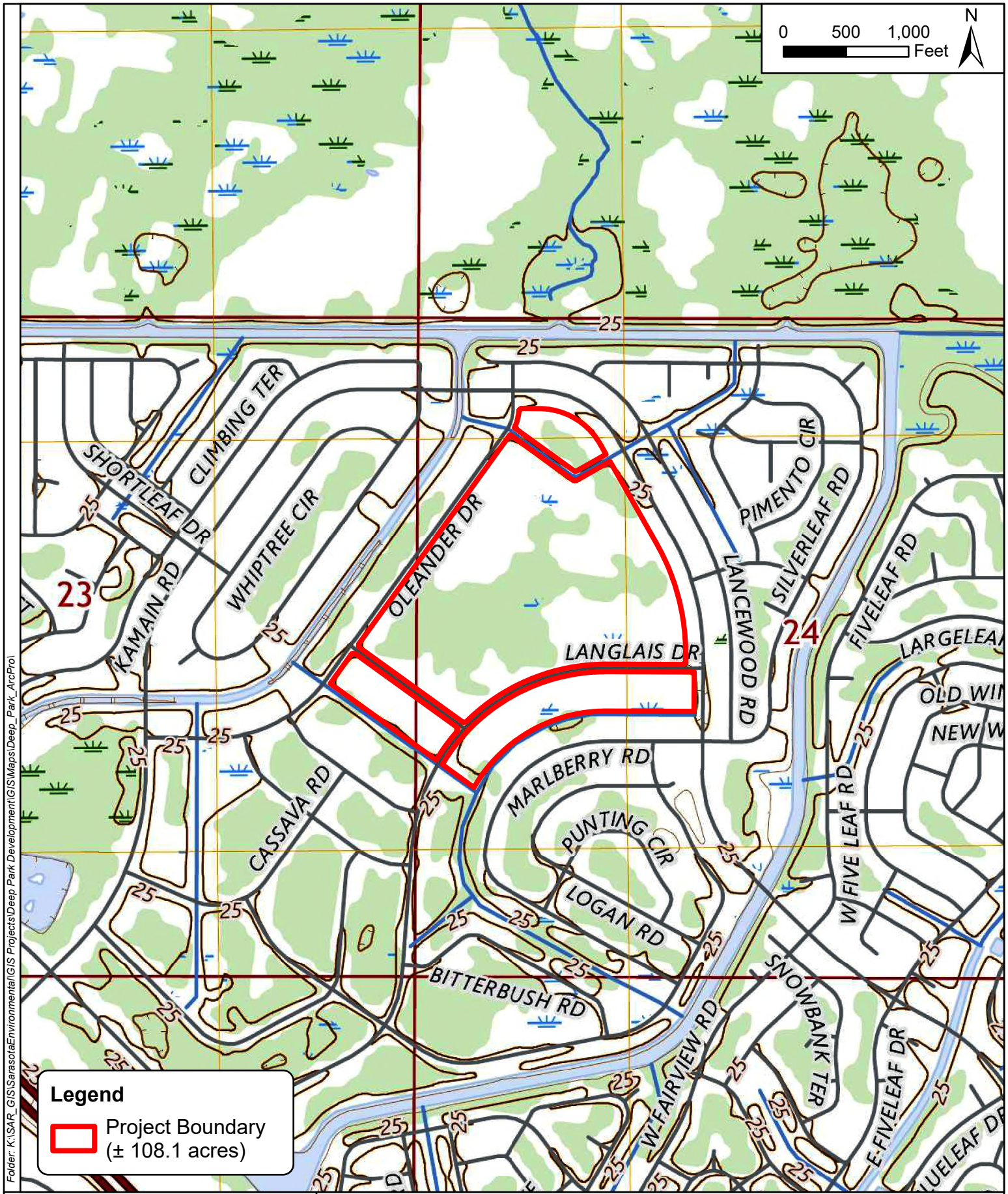
Project Location Map

Deep Park Data Center
Sarasota County, Florida

1 IN = 1,000 FT	PROJECT NUMBER: 248139002	JULY 17, 2026	FIGURE 1



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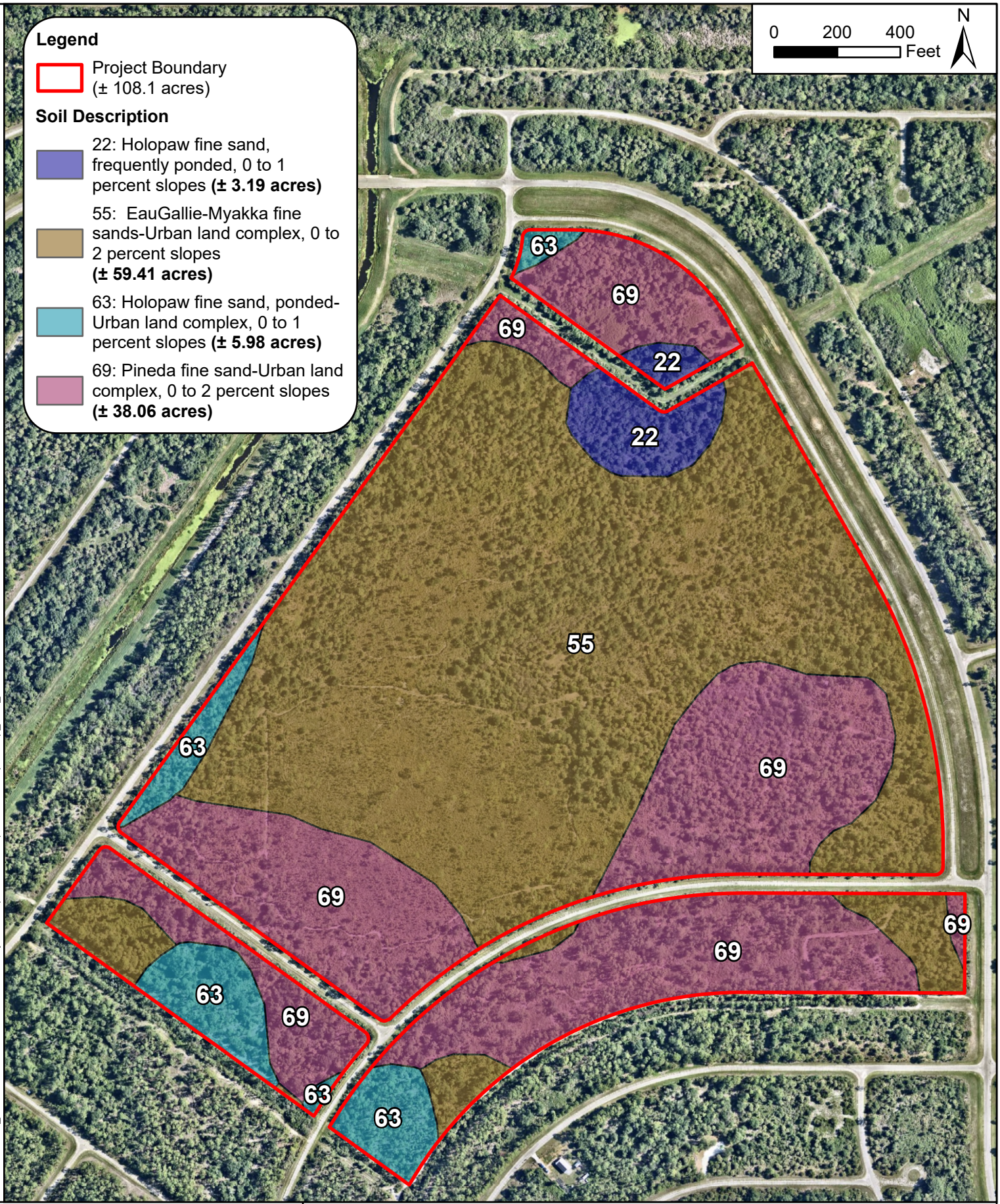
USGS Quadrangle Map

Deep Park Data Center
Sarasota County, Florida

1 IN = 1,000 FT	PROJECT NUMBER: 248139002	JULY 17, 2026	FIGURE 2



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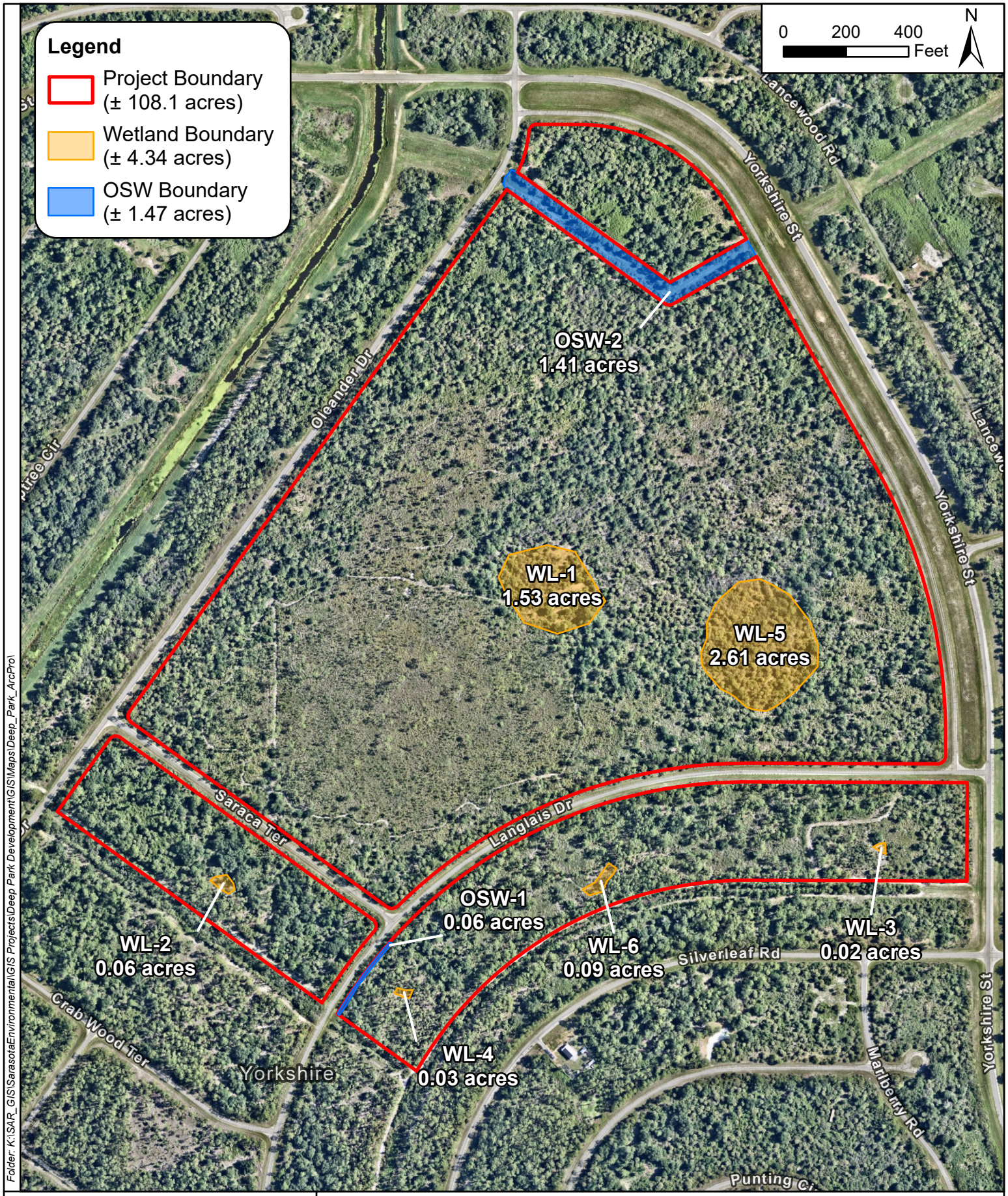
Natural Resource Conservation Service (NRCS) Soils Classification Map

Deep Park Data Center
Sarasota County, Florida

1 IN = 400 FT	PROJECT NUMBER: 248139002	JULY 17, 2026	FIGURE 3



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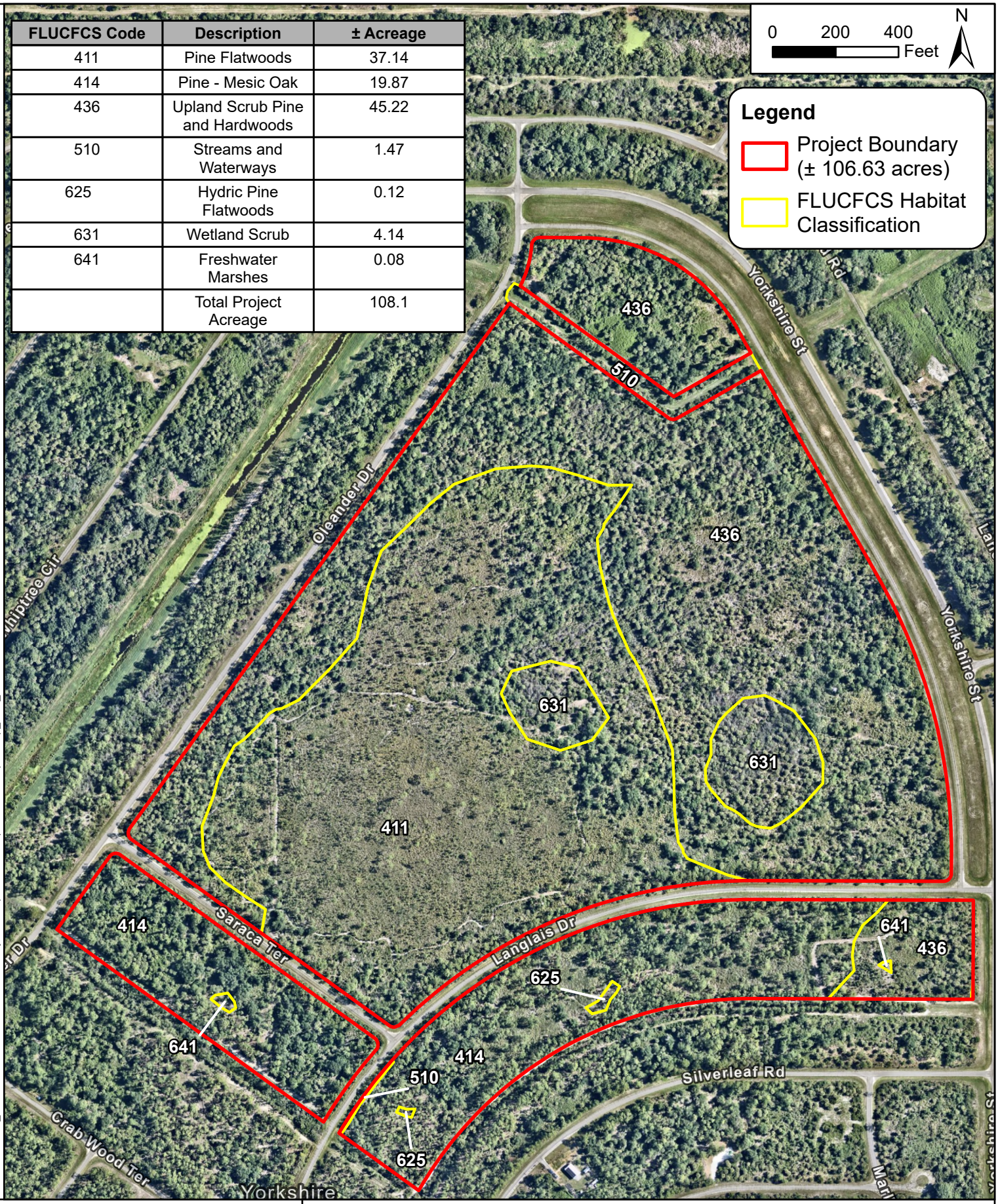
Wetland and OSW Map

Deep Park Data Center
Sarasota County, Florida

1 IN = 400 FT	PROJECT NUMBER: 248139002	JULY 17, 2026	FIGURE 4

FLUCFCS Code	Description	± Acreage
411	Pine Flatwoods	37.14
414	Pine - Mesic Oak	19.87
436	Upland Scrub Pine and Hardwoods	45.22
510	Streams and Waterways	1.47
625	Hydric Pine Flatwoods	0.12
631	Wetland Scrub	4.14
641	Freshwater Marshes	0.08
	Total Project Acreage	108.1



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Florida Land Use Covers and Forms Classification System Map

Deep Park Data Center
Sarasota County, Florida

1 IN = 400 FT	*PROJECT NUMBER: 248139002*	*JULY 17, 2026*	*FIGURE 5*

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

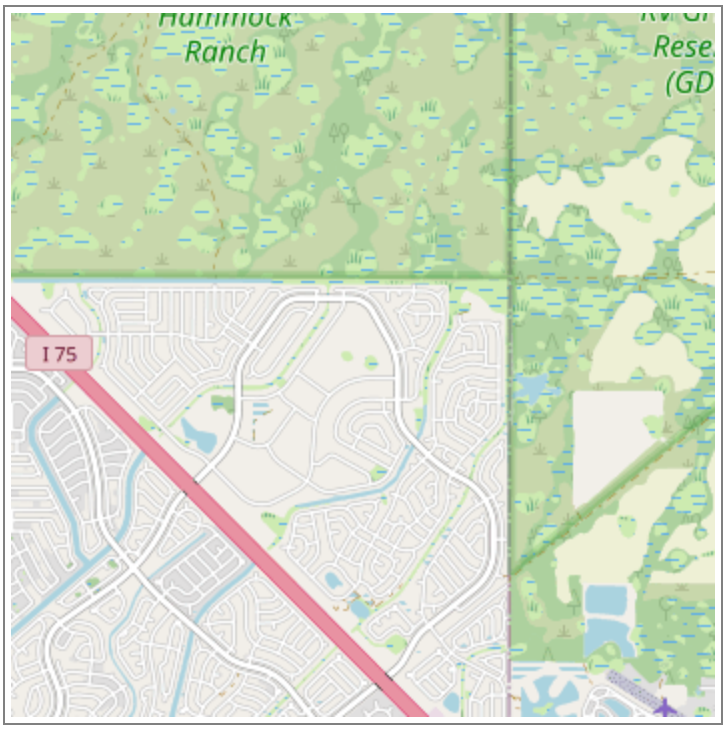
UNOFFICIAL REPORT

Created 7/16/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 32689



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 32689

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dry prairie	G2	S2	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 32689

20 **Potential** Elements for Matrix Unit 32689

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Deeringothamnus pulchellus beautiful pawpaw	G1	S1	E	E
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Lithobates capito Gopher Frog	G2G3	S3	N	N
Matelea floridana Florida spiny-pod	G2	S2	N	E
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

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

Site/Project Name	Application Number	Assessment Area Name or Number
Deep Park		WL 1

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
641	Freshwater Herbacous	Impact (Direct)	1.53

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
	N/A	N/A

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area WL-1 is 1.53 acres and is located at the north end of the project area.

Assessment area description

The assessment area WL-1 is a 0.06-acre and is located at the center of the project area.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional
None	This wetland is not unique compared to other freshwater Marsh wetland in the region.
Functions	Mitigation for previous permit/other historic use
Disturbance with cattle activites	N/A
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the
Wading bird foraging, amphibians is low	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

None observed

Additional relevant factors:

None

Assessment conducted by:	Assessment date(s):
Kimley-Horn	10/9/2025

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
Deep Park		WL-1 1.53ac.
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Impact (Direct)	Kimley-Horn	7/16/2026

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	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 0
Support for wildlife by outside habitats is fairly low due to the current condition. Invasive exotic and upland plant species have dominated the vegetation composition surrounding the wetland. This wetland is located in the middle of the project area and surrounded by pine flatwoods and mixed hardwoods.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 0
Water levels appear to have been impacted by surrounding drainage ditches over the years. This is evident with the encroachment of upland species such as slash pine and live oaks that are located in the middle of the wetland.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 3	with: 0
Vegetation for the proposed Impact is dominated by a canopy of mostly cabbage palm, live oak, and laurel oaks, salt bush and only a few button bush.		

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	14.00	0

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

For impact assessment areas
FL = delta x acres = -0.46 x 1.53 = -0.70

Delta = [with-current]
0.46

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

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

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

Site/Project Name	Application Number	Assessment Area Name or Number
Deep Park		WL-5

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
641	Freshwater Herbaceous	Impact (Direct)	2.61

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
	N/A	N/A

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area WL-5 is 2.61 acres and is located in the middle of the site at the northeastern side of the project area.

Assessment area description

The assessment area WL-5 is the largest of the onsite wetlands at 2.61 acres and is located in the middle of the project area.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional
2 Roadways are located along the eastern and southern	This wetland is not unique compared to other freshwater forested wetlands in the region.

Functions	Mitigation for previous permit/other historic use
Soil disturbance with fill and excavation	N/A

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the
Wading bird foraging, amphibians is very low	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

None observed

Additional relevant factors:

None

Assessment conducted by:	Assessment date(s):
Kimley-Horn	7/16/2026

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
Deep Park		WL-5 2.61ac.
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Impact (Direct)	Kimley-Horn	7/16/2026

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	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current: 6 — with: 0	Support for wildlife by outside habitats is low. Invasive exotic plant species had dominated the vegetation composition within the wetland. This wetland is located in the southern part of the property. This wetland is small and isolated and most likely a remnant section that was isolated when the pond was dug.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current: 4 — with: 0	Water levels appear to be minimal due to the surrounding land changes. Fill areas along the edge of this wetland, suggesting historic disturbance.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current: 3 — with: 0	Vegetation for this wetland is low quality, with no zonation. Vegetation consists of few smart weed sprigs, a few sedges and nuisance species like torpedo grass.

Score = sum of above scores/30 (if uplands, divide by 20)	with
current or w/o pres: 13.00	0

Delta = [with-current]
0.43

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

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

For impact assessment areas
FL = delta x acres = -0.43 x 2.61 =1.12

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