

August 14, 2024

Mr. Lee Hughes
Mr. Robert Dasta, P.E.
Southwest Florida Water Management District
7601 Highway 301 North
Tampa, FL 33637-6759

PROJECT: BROOKER CREEK MITIGATION BANK
RE: CONCEPTUAL ERP APPLICATION #889588, PINELLAS
COUNTY, FLORIDA

Dear Mr. Hughes and Mr. Dasta:

We are in receipt of the District's Request for Additional Information (RAI) dated March 14, 2024, and offer the following narrative for District consideration.

APPLICATION & APPLICATION CERTIFICATION

1. Please submit the permit application processing fee of \$2,724.00 per Rule 40D-1.607, F.A.C.

RESPONSE: The ERP permit application fee has been paid through the WMIS ePermitting system. Please see Attachment 1 for the Payment Summary.

2. Please provide a copy of the deed as evidence of ownership. [Rule 62-330.060(3), F.A.C.]

RESPONSE: Please see Attachment 2: Deed.

3. Please complete Section A of the Environmental Resource Permit (ERP) Application with full contact information (including email address) for the applicant (i.e., landowner).

RESPONSE: Please see Attachment 3: ERP, Section A.

4. Please provide the applicant's authorization to apply for the proposed permit. This can be accomplished by filling out and providing a copy of the Environmental Resource Permit (ERP) Application form, "Section A" with the property owner's (or their Authorized agent's) signature in Part 4. This signed document can then be uploaded into our online, WMIS system along with the other responses to our Request for Additional Information letter. Note that in the event that the property is owned by a corporate or

municipal entity, the individual signing the applicant's authorization must also be an Officer/Director or Registered Agent of that entity, as listed with the Florida Department of State, Division of Corporations (www.sunbiz.org) or additional documentation establishing the individual's signature authority must be provided as well. [Rule 62-330.060, F.A.C.]

RESPONSE: Please see Attachment 4 – Division of Corporations document.

5. The application for the Conceptual Permit does not clearly state which design concepts are being sought for conceptual approval. Please provide a complete, detailed list of design concept items requested for conceptual approval including water quantity (pre/post modelling), 100-year floodplain, environmental considerations, etc. Depending on the requested design concept(s) being sought for approval, additional information may be requested to provide reasonable assurance the applicable conditions for permit issuance will be met. [Rule 62-330.056, F.A.C. and Rule 62-330.060, F.A.C.]

RESPONSE: The Applicant is not requesting review of specific design concepts that would include modeling information. The project engineer is currently developing the stormwater model/narrative and final construction plans. The overall conceptual plan was discussed during the field meeting with Lee Hughes and Courtney Buck on June 14, 2024. The overall design plan includes scraping down existing upland areas to create freshwater marsh wetlands, filling existing open water ponds to the seasonal high water elevation restoring freshwater marsh wetlands, restoring existing wetland and upland habitats through nuisance/exotic management and supplemental plantings, and providing an improvement in water quality and water quantity as offsite discharge flows through the wetlands on the Bank and into Brooker Creek. Specific stormwater calculations and final construction plans will be provided with the Individual ERP Application.

ENVIRONMENTAL CONSIDERATIONS:

6. Please contact project reviewer Lee Hughes at (813) 355-0566 or at Lee.Hughes@Watermatters.org to schedule a field visit to confirm the wetland and surface water boundaries and evaluate the proposed current habitat types. Please note, additional clarification may be requested following the field visit. [Rules 62-345.450 and 62-330.301(1), F.A.C.]

RESPONSE: A field visit was conducted on June 14, 2024 with Lee Hughes, Courtney Buck, Lisa Cartwright and Ryan Deibler. The wetland boundary line was reviewed and accepted during the field meeting. The existing upland and wetland habitats were reviewed and discussed; however, approval of the existing conditions and current condition UMAM scores will be formally approved through the Individual ERP permit review process.

7. The District currently monitors Surface Water Monitoring Station No. 21116 that is located within the proposed bank's project area (approximately 950 feet east of Bolt

Drive). Please confirm that this data collection site is not proposed to be impacted in the bank's proposed site design and that the District will continue to have access to the station for monitoring purposes. Please also revise the submitted "Brooker Creek Mitigation Bank Master Site Plan" to label the monitoring station. [Rules 62-342.450(8) and 62-330.301(1), F.A.C.]

RESPONSE: Surface Water Monitoring Station No. 21116 is not proposed to be impacted or removed. The Applicant does not intend to remove access to the monitoring station. Please see Attachment 5: Master Site Plan.

8. In order to assist the District in review and conceptual authorization of the proposed site design, please provide the District with a "Target Habitat Types Figure". [Rules 62-342.400(1)(b) and 62-330.301(1), F.A.C.]

RESPONSE: Please see Attachment 6: Target Habitat Types.

9. In order to provide the District with reasonable assurance that the bank will "provide viable and sustainable ecological and hydrological functions for the proposed mitigation service area", please provide the District with an expanded narrative regarding the bank's proposed continued acceptance of reclaimed water from Pinellas County and how it will be integrated into the bank's site design. [Rules 62-342.400(1)(b) and 62-330.301(1), F.A.C.]

RESPONSE: A meeting was conducted on February 19, 2024, with FDEP and Pinellas County to discuss the proposed Brooker Creek Mitigation Bank project, existing effluent discharges, and the existing FDEP Domestic Wastewater Facility permit (DWFP). Please refer to Attachment 7 for a detailed narrative of the beneficial use of the reclaimed water discharge within BCMB, and how the project meets the requirements of Senate Bill 64. The Applicant believes the ecological benefits provided by BCMB while maintaining treated effluent discharges by the County will continue to fall within the parameters of the FDEP DWFP consequently negating the need for a permit modification.

Pinellas County Utilities determined: "We have reviewed the letter and concluded that the proposed BCMB will not adversely impact our operations, as long as the quantities allowed remain the same. SB64 compliance approval is decided by FDEP."

FDEP determined: "Pinellas county is currently approved to continue with surface water discharge under 403.064(17)(a)3.d.,F.S. "*The utility operates domestic wastewater treatment facilities with reuse systems that reuse a minimum of 90 percent of a facility's annual average flow.*" Since this proposed project would not alter the permitted capacity of the discharge, no revision to the Senate Bill 64 plan would be required."

Please refer to Attachment 8: Email Correspondence for documentation of the above determinations.

Your continued assistance with this project is appreciated.

Sincerely,

Lisa Cartwright

Lisa Cartwright, PWS
GreenSource Environmental Professionals, Inc.

Attachment 1
Application Fee Receipt

Environmental Resource Permit System



Print Receipt

Payment Summary

ERP Application Identification Number	889588
Permit Number	49047575.000
Transaction For	Conceptual
Transaction Date	7/31/2024 9:44:11 AM
Amount Paid	\$2724.00
Receipt Number	IN2460180254001

Your Payment is Complete

Your payment has been submitted for processing and will be reviewed by the district. Use the Print Receipt button to print a copy of this page for your records. When done, click FINISHED to return to the Documents list.

FINISHED 

Southwest Florida Water Management District Headquarters

2379 Broad Street, Brooksville, FL 34604-6899 ([Google map](#))

Telephone: 352-754-3456 or 1-800-423-1476 (FL only) ext. 5678

- [email us](#) 
- [email our WMIS help desk](#) 

Attachment 2

Deed

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Bryan J. Stanley, Esq.
Bryan J. Stanley, P.A.
209 Turner Street
Clearwater, Florida 33756

Folio No.: 34-27-16-00000-110-0400 &
34-27-16-00000-140-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 3rd day of February, 2022, by JAN STEPHENSON'S CROSSROADS FOUNDATION, INC., a Florida not-for-profit corporation ("Grantor"), whose address is 1100 Tarpon Woods Blvd., Palm Harbor, FL 34685, for and in consideration of the sum of One Million Six Hundred Fifty and No/100 Dollars (\$1,650,000.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys unto TARPON WOODS PROPERTIES, LLC, a Florida limited liability company, whose address is 209 Turner Street, Clearwater, Florida 33756 ("Grantee"), the following described real property in the County of Pinellas, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof "Property"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever, and including without limitation, all of Grantor's rights, ways, privileges and easements appurtenant to the Property, including Grantor's right, title and interest in and to all strips, gores, streets, alleys and ways, public or private, adjoining or crossing the Property, all of which are appurtenant to, and shall benefit, the Property.

AND Grantor hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and that the Property is free of all encumbrances, save and except taxes for the year 2022 and subsequent years which are not yet due and payable.

[SIGNATURE AND ACKNOWLEDGMENT APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand and seal as of the 3rd day of February, 2022.

Signed, sealed and delivered in our presence:

[Signature]

(Witness Signature)
Print Name: Bryan J Stanley

[Signature]

(Witness Signature)
Print Name: James A Grier

GRANTOR:

JAN STEPHENSON'S CROSSROADS FOUNDATION, INC., a Florida not-for-profit corporation

By: [Signature]
Jan Stephenson, President

STATE OF FLORIDA
COUNTY OF PINELLAS

This instrument was acknowledged before me, by means of physical presence, this 3rd day of February, 2022, by JAN STEPHENSON, as President of JAN STEPHENSON'S CROSSROADS FOUNDATION, INC., a Florida not-for-profit corporation, on behalf of said companies, who is () personally known to me or () has produced FL Drivers License as identification.



JAMES A. GRIER
Commission # HH 052025
Expires January 3, 2025
Bonded Thru Budget Notary Services

[Signature]

Notary Public - (Signature)
Print Name: James A Grier
My Commission Expires: _____

EXHIBIT "A"

PROPERTY

PARCEL 1: (Fee Estate)

TARPON WOODS GOLF COURSE including clubhouse & clubhouse parking being in Section 34, Township 27 South, Range 16 East, Pinellas County, Florida, described as follows:

Commence at the Southwest corner of Section 34, Township 27 South, Range 16 East, Pinellas County, Florida; thence South 89° 15'39" East, 1437.16 feet; thence North 00° 44'21" East, 179.52 feet for a POINT OF BEGINNING; thence North 60° 00'00" West, 176.17 feet; thence 301.17 feet along the arc of a curve to the right, radius 960.00 feet, chord North 51° 00'45" West, 299.94 feet; thence North 50° 04'10" East, 240.44 feet; thence North 15° 38'07" East, 45.21 feet; thence North 34° 00'00" West, 457.40 feet; thence South 56° 00'00" West, 101.43 feet; thence North 05° 00'00" West, 94.27 feet; thence North 25° 00'00" West, 111.06 feet; thence North 37° 00'00" West, 220.00 feet; thence North 02° 12'00" West, 293.11 feet; thence North 48° 00'00" West, 152.64 feet; thence North 42° 00'00" East, 238.78 feet; thence 72.31 feet along the arc of a curve to the left, radius 1040.00 feet, chord North 40° 00'30" East, 72.29 feet; thence 30.57 feet along the arc of a curve to the right, radius 20.00 feet, chord North 81° 48'00" East, 27.68 feet; thence South 54° 25'00" East 156.42 feet; thence South 35° 35'00" West, 58.26 feet; thence South 15° 30'00" East, 346.01 feet; thence 687.97 feet along the arc of a curve to the left, radius 390.00 feet, chord South 66° 02'09" East, 602.18 feet; thence North 45° 00'00" East, 311.99 feet; thence North 72° 30'00" East, 170.81 feet; thence North 17° 30'00" West, 120.00 feet; thence North 72° 30'00" East, 178.71 feet; thence 159.72 feet along the arc of a curve to the right, radius 225.00 feet, chord South 87° 09'50" East, 156.39 feet; thence South 44° 00'00" West, 125.30 feet; thence South 46° 00'00" East, 80.00 feet; thence 790.90 feet along the arc of a curve to the left, radius 285.00 feet, chord North 54° 30'00" East, 560.46 feet; thence 455.31 feet along the arc of a curve to the right, radius 835.00 feet, chord North 09° 22'44" West, 449.69 feet; thence North 28° 07'08" East, 10.78 feet; thence South 83° 45'28" East, 100.00 feet; thence North 11° 34'04" East, 360.67 feet; thence North 18° 47'52" East, 290.18 feet; thence North 61° 23'00" West, 293.00 feet; thence South 16° 20'00" West, 70.00 feet; thence South 75° 50' 00" West, 230.40 feet; thence South 28° 01'34" West, 234.00 feet; thence South 84° 20'00" East, 50.00 feet; thence South 05° 40'00" West, 183.93 feet; thence South 84° 20'00" East, 151.63 feet; thence 11.18 feet along the arc of a curve to the left, concave to the East, radius 1400.00 feet, chord South 05° 53'44" West, 11.18 feet; thence North 83° 52'33" West, 184.50 feet; thence South 29° 10'48" West, 71.04 feet; thence 384.86 feet along the arc of a curve to the left, radius 165.00 feet, chord South 23° 33'06" East, 303.36 feet; thence North 89° 37'34" East 60.33 feet; thence 8.62 feet along the arc of a curve to the left, concave to the East, radius 1025.00 feet, chord South 00° 36'53" East, 8.62 feet; thence South 89° 08'40" West, 60.33 feet; thence 568.15 feet along the arc of a curve to the left, radius 165.00 feet, chord South 09° 30'00" East, 326.25 feet; thence North 71° 51'20" East, 60.33 feet; thence 44.77 feet along the arc of a curve to the left, radius 1025.00 feet, chord South 19° 23'45" East, 44.77 feet; thence 153.10 feet along the arc of a curve to the right, concave to the North, radius 200.00 feet, chord North 88° 43'02" West, 149.39 feet; thence 275.24 feet along the arc of a curve to the left, radius 415.00 feet, chord North 85° 47'13" West, 270.22 feet; thence South 14° 47'13" East, 140.00 feet; thence 13.02 feet along the arc of a

curve to the left, concave to the South, radius 275.00 feet, chord South 73° 51'24" West, 13.02 feet; thence South 72° 30'00" West, 178.71 feet; thence North 17° 30'00" West, 56.77 feet; thence 343.61 feet along the arc of a curve to the left, radius 315.00 feet, chord North 48° 45'00" West, 326.83 feet; thence North 80° 00'00" West, 350.77 feet; thence 332.55 feet along the arc of a curve to the left, radius 340.54 feet, chord South 72° 01'28" West, 319.49 feet; thence North 54° 25'00" West, 156.42 feet; thence 30.57 feet along the arc of a curve to the right, radius 20.00 feet, chord North 10° 38'00" West, 27.68 feet; thence 65.38 feet along the arc of a curve to the left, radius 1040.00 feet, chord North 31° 20'58" East, 65.37 feet; thence North 29° 32'54" East, 45.29 feet; thence North 71° 00'00" East, 689.58 feet; thence South 70° 00'00" East, 70.00 feet; thence North 69° 00'00" East, 232.75 feet; thence North 21° 00'00" West, 374.81 feet; thence North 05° 00'00" West, 572.45 feet; thence North 36° 00'00" East, 252.79 feet; thence North 21° 04'09" West, 195.50 feet; thence South 68° 55'51" West, 4.00 feet; thence 120.70 feet along the arc of a curve to the left, concave to the Southeast, radius 210.00 feet, chord South 52° 27'56" West, 119.04 feet; thence North 36° 00'00" East, 166.86 feet; thence 104.24 feet along the arc of a curve to the right, radius 143.10 feet, chord North 56° 52'08" East, 101.95 feet; thence 239.41 feet along the arc of a curve to the left, radius 470.00 feet, chord North 63° 08'43" East, 236.83 feet; thence South 60° 27'00" East, 272.78 feet; thence South 04° 56'41" West, 172.57 feet; thence South 18° 17'18" West 189.51 feet; thence South 10° 52'45" East, 118.48 feet; thence South 47° 13'49" East, 132.86 feet; thence North 40° 26'56" East, 356.49 feet; thence North 18° 13'57" East, 117.14 feet; thence North 32° 00'00" East, 365.00 feet; thence North 66° 00'00" East, 438.36 feet; thence South 53° 52'00" East, 189.44 feet; thence North 55° 37'23" East, 119.31 feet; thence North 29° 00'00" East, 70.42 feet; thence South 61° 00'00" East, 63.51 feet; thence South 87° 54'47" East, 50.18 feet; thence South 12° 23' 01" West, 254.11 feet; thence South 53° 52'31" West, 168.94 feet; thence South 59° 10'07" West, 121.00 feet; thence South 61° 07'10" West, 123.85 feet; thence South 27° 19'41" West, 225.83 feet; thence South 42° 33'32" West 142.79 feet; thence South 16° 24'56" West, 113.79 feet; thence South 18° 24'03" East, 282.22 feet; thence North 73° 51'08" East, 63.58 feet; thence South 57° 44'14" East, 149.51 feet; thence South 21° 57'42" West, 113.54 feet; thence North 59° 06'52" East, 479.25 feet; thence North 66° 13'29" East, 175.40 feet; thence North 59° 52'29" East, 133.63 feet; thence North 32° 33'47" East, 87.84 feet; thence North 21° 57'18" East, 309.76 feet; thence North 22° 06'35" East, 389.72 feet; thence South 49° 44'18" East, 100.73 feet; thence South 45° 37'29" East, 80.26 feet; thence South 28° 15'03" East, 88.70 feet; thence South 22° 14'53" West, 70.97 feet; thence South 76° 41'20" East, 110.13 feet; thence North 76° 36'40" East, 101.73 feet; thence South 18° 45'25" West, 86.57 feet; thence South 39° 13'26" West, 139.26 feet; thence South 68 ° 36'26" East, 35.06 feet; thence South 20° 15'48" West, 76.38 feet; thence South 23° 46'07" West, 244.07 feet; thence North 89° 44'26" East, 16.42 feet; thence South 23° 46'07" West, 101.46 feet; thence South 10° 51'48" West, 473.39 feet; thence South 58° 21'09" East, 568.29 feet; thence South 31° 22'51" East, 304.04 feet; thence South 08° 01'13" East, 180.94 feet; thence South 25° 12'00" West, 188.88 feet; thence South 50° 00'00" West, 62.71 feet; thence 34.91 feet along the arc of a curve to the right, radius 50.00 feet, chord South 70° 00'00" West, 34.20 feet; thence West 80.87 feet; thence 52.36 feet along the arc of a curve to the left, radius 50.00 feet, chord South 60° 00'00" West, 50.00 feet; thence South 30° 00'00" West, 135.00 feet; thence 68.94 feet along the arc of a curve to the right, radius 50.00 feet. chord South 69° 00" West, 63.61 feet; thence 125.67 feet along the arc of a curve to the left, radius 100.00 feet, chord South 73° 00'00" West, 117.56 feet; thence 92.50 feet along the arc of a curve to the right, radius 100.00 feet, chord South 63° 30'00" West, 89.24 feet; thence 184.13 feet along the arc of a curve to the left, radius 365.00 feet, chord South 75° 32'54" West, 182.18 feet; thence 194.21 feet along the arc of a curve to the right,

radius 385.00 feet, chord South 75° 32'54" West, 192.16 feet; thence West 165.00 feet; thence North 00° 00'12" East, 25.00 feet; thence 307.84 feet along the arc of a curve to the left, radius 365.00 feet, chord South 60° 39'13" West, 298.80 feet; thence 43.63 feet along the arc of a curve to the right, radius 50.00 feet, chord South 65° 00'00" West, 42.26 feet; thence West 52.34 feet; thence 92.81 feet along the arc of a curve to the left, concave to the West. radius 965.00 feet, chord North 16° 14'42" West, 92.77 feet; thence 115.14 feet along the arc of a curve to the right, radius 635.00 feet chord North 13° 48'21" West, 114.98 feet; thence South 85° 00'00" West, 140.23 feet; thence 40.02 feet along the arc of a curve to the right, concave to the East, radius 775.00 feet, chord North 06° 28'45" West., 40.01 feet; thence North 85° 00'00" East, 130.00 feet; thence North 00° 12'07" West, 119.55 feet; thence North 89° 46'13" East, 147.78 feet; thence North 80° 40'47" East, 180.28 feet; thence North 77° 30'00" East, 370.00 feet; thence North 02° 00'00" East, 595.00 feet; thence North 29° 00'00" West, 240.00 feet; thence North 23° 00'00" West., 260.00 feet; thence North 08° 36'49" West, 21.35 feet; thence North 54° 03'34" West, 269.62 feet; thence South 74° 00'00" West, 445.00 feet; thence South 35° 00'00" West, 170.00 feet; thence South 13° 00'00" West, 105.00 feet; thence South 05° 00'00" East, 530.00 feet; thence South 17° 00'00" West, 618.85 feet; thence North 85° 00'00" East, 236.97 feet; thence South 05° 00'00" East, 5.00 feet; thence 84.57 feet along the arc of a curve to the left, radius 825.00 feet, chord South 07° 56'92" East, 84.54 feet; thence South 85° 00'00" West, 137.48 feet; thence South 11° 00'00" East, 98.57 feet; thence South 85° 00'00" West, 32.00 feet; thence South 11° 00'00" East, 90.50 feet; thence North 85° 00'00" East, 32.00 feet; thence South 11° 00'00" East, 180.99 feet; thence North 42° 00'00" West, 90.00 feet; thence 364.86 feet along the arc of a curve to the left, radius 185.00 feet, chord South 81° 30'00" West, 308.54 feet; thence South 25° 00'00" West, 65.00 feet; thence 128.63 feet along the arc of a curve to the left, radius 110.00 feet, chord South 08° 30'00" East, 121.43 feet; thence South 50° 00'00" West, 675.00 feet; thence South 67° 00'00" West. 292.58 feet; thence North 85° 00'00" West, 297.00 feet; thence South 29° 00'00" West, 132.02 feet; thence 138.17 feet along the arc of a curve to the right, concave to the Northeast, radius 780.00 feet, chord North 65° 04'29" West, 137.99 feet to the POINT OF BEGINNING.

AND

A part of the South 0.70 feet of Lot 37 and a part of Lot 38 as shown on the Plat of TARPON WOODS THIRD ADDITION as recorded in Plat Book 78, pages 4 and 5, of the public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 38 as shown on said Plat of TARPON WOODS THIRD ADDITION and go North 17° 00'00" East, 99.23 feet, along the West boundary of said Lot 38 and a part of Lot 37, to a point on the North boundary of the South 0.70 feet of Lot 37; thence South 25° 11'21" East, 98.02 feet, to a point on the South boundary of Lot 38; thence South 85° 00'00" West, 71.00 feet, along said South boundary of Lot 38 to the POINT OF BEGINNING.

PARCEL 2: (Easement Estate)

Non-exclusive easement for the benefit of Parcel 1 as created by Easement recorded in Official Records Book 6411, page 843, of the public records of Pinellas County, Florida, for the purposes set forth therein, over and across a portion of Lot 50 of TARPON WOODS 4TH ADDITION as recorded

in Plat Book 80, pages 49 and 50, of the public records of Pinellas County, Florida, described as follows:

Begin at the Northwest corner of said Lot 50 and run thence South 25° 12'00" West 101.35 feet along the Westerly line of said Lot 50; thence run North 87° 49'07" East, 40.00 feet along the South line of said Lot 50; thence run North 02° 01'14" East, 90.24 feet to the POINT OF BEGINNING.

PARCEL 3: (Fee Estate)

A TRACT OF LAND LYING WITHIN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 34, THENCE N. 00°15'02" W., ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, FOR 1,937.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE S. 89°52'32" W., ALONG SAID SOUTH LINE, ALSO BEING THE NORTH BOUNDARY LINE OF WESCOTT SQUARE AS RECORDED IN PLAT BOOK 91, PAGES 1 - 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR 729.17 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUE ALONG SAID LINE S. 89°52'32" W., FOR 295.11 FEET TO THE NORTHWEST CORNER OF SAID WESCOTT SQUARE; THENCE ALONG THE WEST BOUNDARY OF SAID WESCOTT SQUARE SOUTH FOR 644.59 FEET; THENCE LEAVING SAID BOUNDARY, S. 22°06'35" W., FOR 389.72 FEET; THENCE S. 21°57'18" W., FOR 309.76 FEET; THENCE S. 32°33'47" W., FOR 87.84 FEET; THENCE S. 59°52'29" W., FOR 133.63 FEET; THENCE S. 66°13'29" W., FOR 175.40 FEET; THENCE S. 59°06'52" W., FOR 479.25 FEET; THENCE N. 21°57'42" E., FOR 113.53 FEET; THENCE N. 57°44'14" W., FOR 149.52 FEET; THENCE S. 73°51'08" W., FOR 63.58 FEET; THENCE N. 18°24'03" W., FOR 282.22 FEET; THENCE N. 16°24'56" E., FOR 113.79 FEET; THENCE N. 42°33'32" E., FOR 142.79 FEET; THENCE N. 27°19'41" E., FOR 225.83 FEET; THENCE N. 61°07'10" E., FOR 123.85 FEET; THENCE N. 59°10'07" E., FOR 121.00 FEET; THENCE N. 53°52'31" E., FOR 168.94 FEET; THENCE N. 12°23'01" E., FOR 254.11 FEET; THENCE N. 87°54'47" W., FOR 50.18 FEET; THENCE N. 61°00'00" W., FOR 63.51 FEET TO A POINT ON THE EAST BOUNDARY LINE OF TARPON WOODS SECOND ADDITION REPLAT, AS RECORDED IN PLAT BOOK 81, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING TWO COURSES: (1) THENCE N. 29°00'00" E., FOR 128.72 FEET; (2) THENCE N. 24°19'25" W., FOR 311.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N. 89°52'32" E., ALONG SAID SOUTH LINE, FOR 631.46 FEET; THENCE N. 15°27'40" E., FOR 58.98 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,545.00 FEET, A CENTRAL ANGLE OF 15°35'08", AN ARC LENGTH OF 420.27 FEET AND A CHORD BEARING OF S. 82°19'54" E., FOR 418.97 FEET; TO THE POINT OF BEGINNING.

Attachment 3
ERP Application Section A

**Application for
Individual and Conceptual Approval
Environmental Resource Permit,
State 404 Program Permit,
and Authorization to Use State-Owned
Submerged Lands**

Florida Department of Environmental Protection/
Water Management Districts
Effective December 22, 2020



Instructions for Use of This Form:

This form is designed to assist you in submitting a complete application. All applications must include Section A- General Information for All Activities. Sections B through H list typical information that is needed based on the proposed activities and are only required as applicable. Part 1-C of Section A will guide you to the correct sections needed based on your proposed activities. Applicants are advised to consult Chapter 62-330, F.A.C., and the Environmental Resource Permit Applicant's Handbook Volumes I and II for information regarding the ERP permitting process and requirements while preparing their application. Internet addresses for Chapter 62-330, F.A.C., and the Applicant's Handbook, Agency contact information, and additional instructions for this form can be found in Attachment 1.

What Sections of the Application Must I Fill Out?

Type of Activity	Section A	Section B	Section C	Section D	Section E	Section F	Section G	Section H	Section I
Fill in wetlands or waters for a single family residence?	Y	Y	N	N	N	N	N	N	Y, if in assumed waters
Docks, shoreline stabilization, seawalls associated with a single family residence?	Y	Y	N	N	N	Y, as needed	N	N	Y, if in assumed waters
Wetland impacts (other than association with an individual residence)?	Y	N	Y	N	N	N	N	N	Y, if in assumed waters
Boating facilities, a marina, jetty, reef, or dredging?	Y	N	Y	Y	N	Y, as needed	N	N	Y, if in assumed waters
Any work on state owned submerged land?	Y	N	Y	N	N	Y	N	N	Y, if in assumed waters
Construction of a stormwater management system?	Y	N	Y, as needed	N	Y	N	N	N	N
Constructing a mitigation bank?	Y	N	Y	N	Y, as needed	N	Y	N	Y, if in assumed waters
Creating a mine?	Y	N	Y, as needed	N	N	N	N	Y	Y, if in assumed waters

If you have any questions, or would like assistance completing this form, please contact the staff of the nearest office of either the Florida Department of Environmental Protection (DEP) or a Water Management District (WMD) (see Attachment 2).

Section A: General Information for All Activities

Part 1: Name, Application Type, Location, and Description of Activity

A. Name of project, including phase if applicable: **Brooker Creek Mitigation Bank**

B. This is for (check all that apply):

- Construction and operation of **new** works, activities, and/ or a stormwater management system
- Conceptual Approval** of proposed works, activities and/ or a stormwater management system
- Modification or alteration of **existing** works, activities, and/or a stormwater management system. Provide the existing DEP or WMD permit #, if known: Note: Minor modifications do not require completion of this form, and may instead be requested by letter in accordance with section 6.2 of Applicant's Handbook Volume I.
- Maintenance or repair** of works, activities, and/ or a stormwater management system previously permitted by the DEP or WMD. Provide existing permit #, if known:
- Abandonment or removal of works, activities, and/ or a stormwater management system.
Provide existing DEP or WMD permit #, if known:
- Operation of an **existing unpermitted** work, activity, and/or stormwater management system.
- Construction of additional phases of a permitted work, activity, or system.
Provide the existing DEP or WMD permit #, if known:
- A State 404 Program authorization:
- Exemption General Permit Individual Permit
- If requesting an Exemption or General Permit provide Rule #, if known:

By checking this box, I hereby voluntarily waive, in accordance with Rule 62-330.090(8), F.A.C., the agency action deadlines in section 5.5.3 of Volume I in the event my project also requires a State 404 Program authorization (other than an exemption) under Chapter 62-331, F.A.C., and request that the agency actions for the ERP and State 404 Program authorizations be issued at the same time. (This is strongly recommended to ensure consistency, and to reduce the potential need for project modifications to resolve inconsistencies that may occur when the agency actions are issued at different times.) If this box is checked and the Agency(ies) determines that no State 404 Program authorization is required, the Agency will continue to abide by section 5.5.3 of Volume I.

C. **List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections.** Please also reference Applicant's Handbook Volumes I and II for the type of information that may be needed.

- Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a General Permit: **Provide the information requested in Section B. Do not complete Section C.**
- Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual single-family residence). Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, and restoration/enhancement. **Provide the information requested in Section C.**
- Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: **In addition to Section C, also provide the information requested in Section D.**
- Activities that are (or may be) located within, on, or over state-owned submerged lands (See Chapter 18-21, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21>): **In addition to Section B or C, also provide the information requested in Section F.**
- Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). **Provide the information requested in Section E.**
- Creation or modification of a Mitigation Bank (refer to Chapter 62-342, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342>): **Provide the information requested in Section G.**
- Mines (as defined in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: **Provide the information requested in Section H.**
- Other, describe: Please contact the Agency to determine which additional sections of the application are needed. See Attachment 2 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit:

The Applicant proposes Conceptual approval of Brooker Creek Mitigation Bank including the wetland boundary lines, mitigation service area, current condition of wetland and upland habitats, and conceptual design plans. Brooker Creek Mitigation Bank is a 168.40-acre historic golf course in Palm Harbor, Pinellas County, that includes golf course uplands, open water ponds, forested floodplain wetlands along Brooker Creek, and native upland pine flatwoods.

Proposed Restoration activities include:

- Restoration of Golf Course uplands (182EN434) through the removal of all sodded grass and sand pits, herbaceous seeding of native upland grasses, shrub and pine/oak tree supplemental plantings.
- Enhancement of existing native Pine Flatwoods – Altered (411A) through the removal of nuisance exotic vegetation, thinning of pine trees, shrubs, and expansion of herbaceous layer.
- Creation of freshwater marsh wetlands from golf course uplands (182C64) through the expansion of the existing open water ponds, and planting native herbaceous wetland species.
- Restoration of forested wetlands from golf course uplands (182RE630) to wetland forested mixed wetlands adjacent to Brooker Creek through the removal of all sodded grasses, seeding native herbaceous wetland species, and planting native shrub and mixed forested wetland species.
- Excavated golf course ponds (510RE641) will be restored to a freshwater marsh habitat through filling the bottom elevation within 1-foot of the seasonal high water elevation, removal of excess amounts of fertilizers that discharge into the habitat, and planting native herbaceous wetland species.
- Excavated Ditch (511RE630) will be restored to a wetland forested mixed habitat through filling the bottom elevation within 1-foot of the seasonal high water elevation, removal of excess amounts of fertilizers that discharge into the habitat, and planting native wetland herbaceous, shrub and tree species.
- Wetland Forested Mixed – Altered (630A) habitat will be restored through the removal of nuisance exotic vegetation, removal of golf cart paths, removal of excess amounts of fertilizers that discharge into the habitat, and supplemental cypress tree planting.
- Establishment of a Conservation Easement over the entire 168.40 acre mitigation bank removing the golf course operation, removing the potential of platted development in the upland pine flatwood habitat, removing the continual application of excess fertilizers that discharge into onsite habitats and Brooker Creek, and preserving the site and managing the upland and wetland habitats in perpetuity.

E. Project/Activity Street/Road Address or other location (if applicable): **1100 Tarpon Woods Blvd**
City: **Palm Harbor** County(ies): **Pinellas** Zip: **34685**

Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

F. Project location map and Section, Township, and Range information (use additional sheets if needed):

Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.

Section(s): **34** Township: **27** Range: **16** Land Grant name, if applicable:

Section(s): Township: Range:

1. Section(s): Township: Range:

G. Latitude (DMS) **28° 05' 20.3"N** Longitude (DMS) **82° 41' 28.0"W** (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource): Google Maps

H. Tax Parcel Identification Number(s): **34-27-16-00000-140-0000**

[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

I. Directions to Site (from major roads; include distances and landmarks as applicable): From Dale Mabry Highway/Linebaugh Ave: **Take Linebaugh Ave and Forest Lakes Blvd west, turn right on Tampa Blvd, turn right on East Lake Rd, turn right on Tarpon Woods Blvd.**

J. Project area or phase area: **185.70 acres**

K. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge: **Brooker Creek**

The following questions (M-O) are not applicable to activities related to an individual single-family residence, including a dock, pier, and/or seawall associated with that residence.

L. Is it part of a larger plan of development or sale? yes no

M. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable):

0 acres or 0 square feet

N. Volume of water the system is capable of impounding (if applicable): **N/A**

Normal Pool: acre-feet. Depth ft.
Maximum Pool: acre-feet. Depth ft.

Part 2: Supplemental Information, and Permit History

A. Is this an application to modify an existing Environmental Resource Permit or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? Yes No (If you answered "yes", please provide permit numbers below):

Agency	Date	Permit/Application No.	Project Name

B. Indicate if there have been any **pre-application meeting(s)** with the DEP, WMD, or delegated local government, or other discussions, meetings, or coordination with other stakeholders or agencies about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

Agency	Date	Location	Meeting Attendees
SWFWMD	4/10/2023	Teams Meeting	Bob Dasta, Cliff Ondercin, Adrienne Vining, Lee Hughes, John Emery, Ryan Deibler, Lisa Cartwright, Jamie Rand

C. **Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. **Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.** However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.

See Conceptual Design Plans

D. Processing Fee: **Please submit the application processing fee along with this application form and supplemental information.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Appendix D of Applicant’s Handbook Volume I to determine the appropriate fee.

The Application Fee will be provided with the RAI Response.

Part 3: Applicant and Associated Parties Information

Instructions: Please complete the following sections. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

A. Applicant (Entity Must Have Sufficient Real Property Interest)

This is a Contact Person for Additional Information

Last Name:

First Name:

Middle Initial:

Form 62-330.060(1) - Application for Individual and Conceptual Approval Environmental Resource Permit, State 404 Program Permit, and Authorization to Use State-Owned Submerged Lands

Incorporated by reference in subsection 62-330.060(1), F.A.C. (effective date: December 22, 2020)

Title: Company: **Tarpon Woods Properties, LLC**
Address: **209 Turner Street**
City: **Clearwater** State: **FL** Zip: **33756**
Home Telephone: Work Telephone:
Cell Phone: E-mail Address: **jtfootin@gmail.com**

Correspondence will be sent via email, unless you check here to receive it via US Mail:

B. Land Owner(S) (If Different or in Addition to Applicant)

Check here if land owner is also a co-applicant

Last Name: First Name: Middle Initial:
Title: Company: **Tarpon Woods Properties, LLC**
Address: **209 Turner Street**
City: **Clearwater** State: **FL** Zip: **33756**
Home Telephone: Work Telephone:
Cell Phone: E-mail Address: **jtfootin@gmail.com**

Correspondence will be sent via email, unless you check here to receive it via US Mail:

C. Operation and Maintenance Entity(see Applicant's Handbook I, Section 12.3)

Last Name: First Name: Middle Initial:
Title: Company: **Tarpon Woods Properties, LLC**
Address: **209 Turner Street**
City: **Clearwater** State: **FL** Zip: **33756**
Home Telephone: Work Telephone:
Cell Phone: E-mail Address: **jtfootin@gmail.com**

Correspondence will be sent via email, unless you check here to receive it via US Mail:

D. Co-Applicant (If Different or In Addition to Applicant and Owner)

Last Name: First Name: Middle Initial:
Title: Company:
Address:
City: State: Zip:
Home Telephone: Work Telephone:
Cell Phone:
E-mail Address:

Correspondence will be sent via email, unless you check here to receive it via US Mail:

E. Registered Professional Consultant

This is a contact person for additional information

Last Name: Merly First Name: Jesus Middle Initial:
Title: Owner/Professional Engineer Company: 5M Civil, LLC
Address: 12506 Bronco Drive
City: Tampa State: FL Zip: 33626
Home Telephone: Work Telephone: 813-404-8872

Cell Phone:

E-mail Address: jesus.merly@5mcivil.com

Correspondence will be sent via email, unless you check here to receive it via US Mail:

F. Environmental Consultant

This is a contact person for additional information

Last Name: Cartwright

First Name: Lisa

Middle Initial:

Title: Senior Environmental Scientist

Company: GreenSource Environmental Professionals

Address: 15315 Indian Head Drive

City: Tampa

State: FL

Zip: 33618

Home Telephone:

Work Telephone:

Cell Phone: 813-892-4755

E-mail Address: lcartwright@greensourceep.com

Correspondence will be sent via email, unless you check here to receive it via US Mail:

G. Agent Authorized to Secure Permit (If Different from Consultant)

Last Name: Deibler

First Name: Ryan

Middle Initial:

Title: Owner

Company: GreenSource Environmental Professionals Inc

Address: 15315 Indian Head Drive

City: Tampa

State: FL

Zip: 33618

Home Telephone:

Work Telephone: 813-264-4324

Cell Phone: 813-767-2035

E-mail Address: rdeibler@greensourceep.com

Correspondence will be sent via email, unless you check here to receive it via US Mail:

If necessary, please add additional pages for other contacts and property owners related to this project.

H. Real Property Interest

- a. Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3(d) of Applicant's Handbook Volume I. **Please attach evidence of the applicant's real property interest over the land upon which the activities subject to the application will be conducted, including mitigation areas (if applicable).** Refer to Sections 4.2.3(d)-(e) for sufficient real property interest documentation.
- b. For activities that require a recorded notice in accordance with rule 62-330.090(7), F.A.C., please provide either the complete legal description of the property or a copy of the pages of the document recorded in the public records that contains the complete legal description. If the land upon which the proposed activities are to occur is not owned by the applicant, the applicant must also provide copies of any right-of-way, leases, easements, or other legal agreement which authorizes the applicant to perform the activities on those lands.

Part 4: Signatures and Authorization to Access Property

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3(d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto does not relieve me of any obligation for obtaining any other required federal, state, water management district, or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Ryan Deibler
Typed/Printed Name of Applicant or
Applicant's Authorized Agent



Signature of Applicant or Applicant's
Authorized Agent

2/28/2024
Date

(Corporate Title if applicable)

B. Certification of Sufficient Real Property Interest And Authorization For Staff To Access The Property:

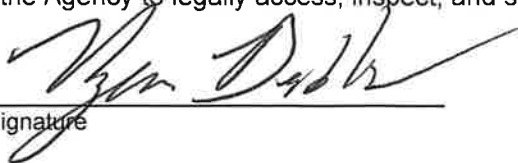
I certify that:

I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application, upon advance notice. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, if a permit is granted, upon advance notice, I agree to provide entry to the project site for such agents or personnel with proper identification to determine compliance with permit conditions and permitted plans and specifications.

OR

I represent an entity having **the power of eminent domain and condemnation authority**, and I/we shall make appropriate arrangements to enable staff of the Agency to legally access, inspect, and sample the property as described above.

Ryan Deibler
Typed/Printed Name



Signature

2/28/2024
Date

(Corporate Title if applicable)

C. Designation of Authorized Agent (If Applicable):

I hereby designate and authorize to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant

Signature of Applicant

Date

(Corporate Title if applicable)

Attachment 4
Division of Corporations Document



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TARPON WOODS PROPERTIES, LLC

Filing Information

Document Number	L22000060812
FEI/EIN Number	88-0730843
Date Filed	02/04/2022
Effective Date	01/31/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2023
Event Effective Date	NONE

Principal Address

1100 tarpon woods blvd
palm harbor, FL 34685

Changed: 10/27/2023

Mailing Address

1100 tarpon woods blvd
palm harbor, FL 34685

Changed: 10/27/2023

Registered Agent Name & Address

MICHAEL RAY VANDIVER
1100 TARPON WOODS BLVD
PALM HARBOR, FL 34685

Authorized Person(s) Detail

Name & Address

Title MGR

VANDIVER, MICHAEL R
1100 TARPON WOODS BLVD
PALM HARBOR, FL 34685

Title AMBR

VANDIVER, MICHAEL R
1100 TARPON WOODS BLVD
PALM HARBOR, FL 34685

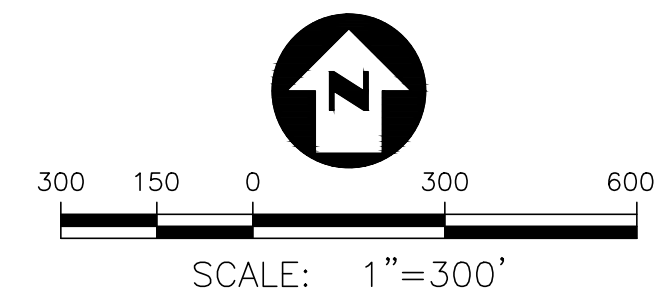
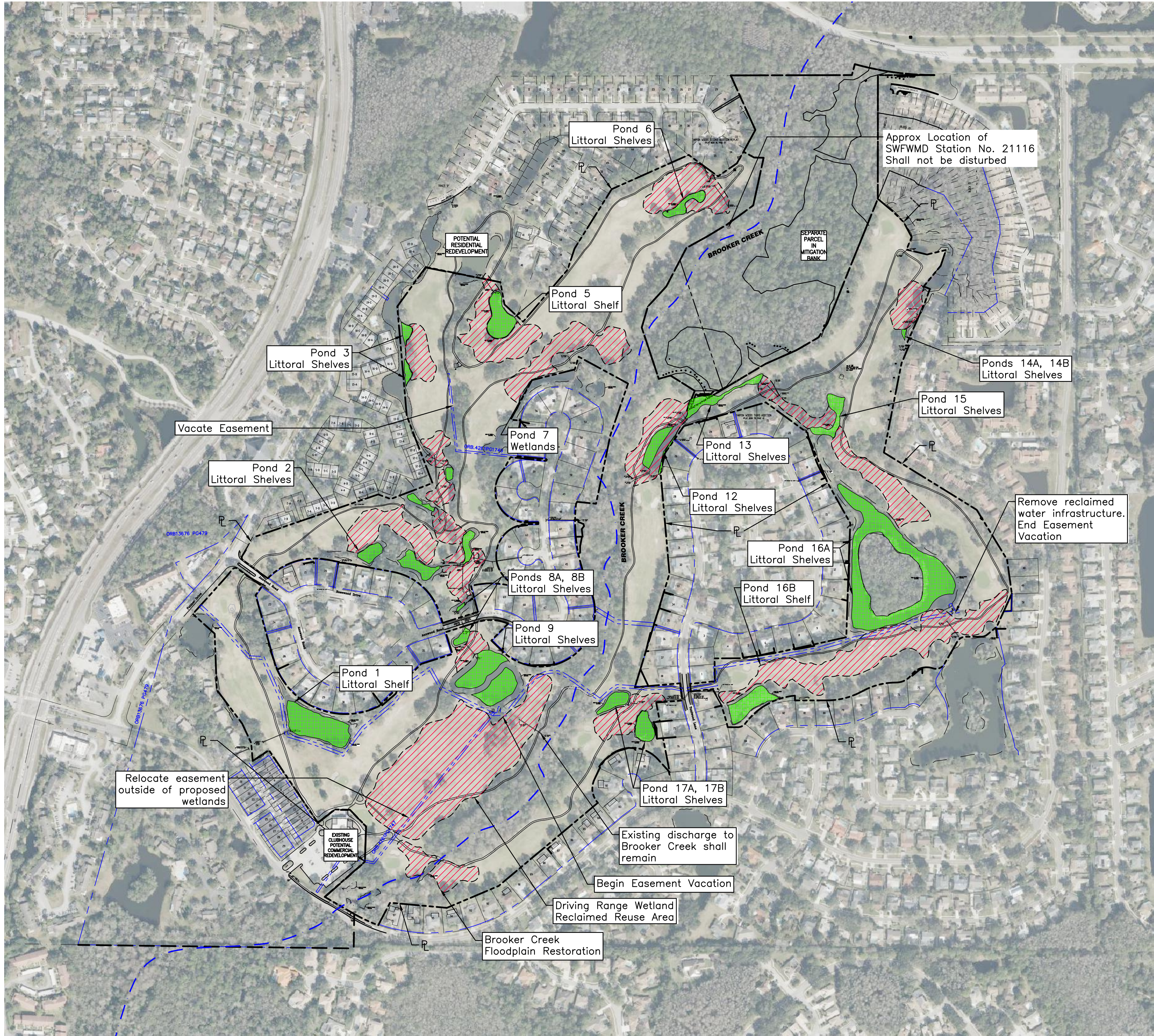
Annual Reports

Report Year	Filed Date
2023	04/10/2023
2024	04/05/2024

Document Images

04/05/2024 -- ANNUAL REPORT	View image in PDF format
10/27/2023 -- LC Amendment	View image in PDF format
04/10/2023 -- ANNUAL REPORT	View image in PDF format
02/04/2022 -- Florida Limited Liability	View image in PDF format

Attachment 5
Master Plan Sheet



LEGEND

- PROPERTY LINE
- EXCAVATION AREAS
- EASEMENT
- FILL

GENERAL NOTES

1. AERIAL IMAGE USED AS BACKGROUND IS FROM MICROSOFT BING DATED 2022.
2. THE LEGAL DESCRIPTION IS PROVIDED THROUGH BOUNDARY SURVEY AND TITLE COMMITMENT.

SITE PLAN DATA

1. **BUILDING DATA**
NO PROPOSED BUILDINGS
2. **FLOOD DATA**
Subject property is located in Flood Zones "AE" & "X"
Flood Insurance Rate Map: 12103C
Panel No.: 0077G
Effective Date: September 3, 2003
3. **EXISTING LAND USE DATA**
PAVEMENT = XX SF
BUILDINGS = XX SF
OPEN SPACE = XX AC
TOTAL = 6,407,200 SF = 147.09 AC
4. **PLANNED LAND USE DATA**
PAVEMENT = XX SF
BUILDINGS = XX SF
OPEN SPACE = XX AC
TOTAL = 6,407,200 SF = 147.09 AC
5. **UTILITY DATA**
NO EXISTING OR PROPOSED PUBLIC UTILITIES.

DESCRIPTION:

PARCEL 1: (Fee Estate)
TARPON WOODS GOLF COURSE including clubhouse & clubhouse parking being in Section 34, Township 27 South, Range 16 East, Pinellas County, Florida, described as follows:

Commence at the Southwest corner of Section 34, Township 27 South, Range 16 East, Pinellas County, Florida; thence North 00° 44'21" East, 170.52 feet to a POINT OF BEGINNING; thence North 60° 00'00" West, 176.17 feet; thence 301.17 feet along the arc of a curve to the right, radius 960.00 feet, chord North 51° 00'45" West, 299.94 feet; thence North 50° 04'10" East, 240.44 feet; thence North 15° 38'07" East, 45.21 feet; thence North 34° 00'00" West, 457.40 feet; thence South 56° 00'00" West, 101.43 feet; thence North 05° 00'00" West, 94.27 feet; thence North 25° 00'00" West, 111.06 feet; thence North 37° 00'00" West, 220.00 feet; thence North 02° 12'00" West, 293.11 feet; thence North 48° 00'00" West, 152.64 feet; thence North 42° 00'00" East, 238.78 feet; thence 72.31 feet along the arc of a curve to the left, radius 1040.00 feet, chord North 40° 00'30" East, 72.29 feet; thence 30.57 feet along the arc of a curve to the right, radius 20.00 feet, chord North 81° 48'00" East, 27.88 feet; thence South 54° 25'00" East, 156.42 feet; thence South 35° 37'00" East, 58.28 feet; thence South 15° 30'00" East, 348.01 feet; thence 687.97 feet along the arc of a curve to the left, radius 390.00 feet, chord South 66° 02'00" East, 602.18 feet; thence North 45° 00'00" East, 311.99 feet; thence North 72° 30'00" East, 170.81 feet; thence North 17° 30'00" West, 120.00 feet; thence North 72° 30'00" East, 178.71 feet; thence 159.72 feet along the arc of a curve to the right, radius 225.00 feet, chord South 87° 09'50" East, 156.39 feet; thence South 44° 00'00" West, 125.30 feet; thence South 46° 00'00" East, 80.00 feet; thence 780.90 feet along the arc of a curve to the left, radius 285.00 feet, chord North 54° 30'00" East, 560.46 feet; thence 455.31 feet along the arc of a curve to the right, radius 835.00 feet, chord North 09° 22'44" West, 449.69 feet; thence North 28° 07'08" East, 10.78 feet; thence South 83° 45'28" East, 100.00 feet; thence North 11° 34'04" East, 360.67 feet; thence North 18° 47'52" East, 290.18 feet; thence North 61° 23'00" West, 293.00 feet; thence South 16° 20'00" West, 70.00 feet; thence South 75° 50'00" West, 230.40 feet; thence South 28° 01'34" West, 234.00 feet; thence South 84° 20'00" East, 50.00 feet; thence South 05° 40'00" West, 183.93 feet; thence South 84° 20'00" East, 151.63 feet; thence 11.18 feet along the arc of a curve to the left, concave to the East, radius 1400.00 feet, chord South 05° 53'44" West, 11.18 feet; thence North 61° 23'00" West, 184.50 feet; thence South 29° 10'48" West, 71.04 feet; thence 384.86 feet along the arc of a curve to the left, radius 165.00 feet, chord South 23° 33'06" East, 303.36 feet; thence North 89° 37'34" East, 60.33 feet; thence 8.62 feet along the arc of a curve to the left, concave to the East, radius 1025.00 feet, chord South 00° 36'53" East, 8.62 feet; thence South 89° 08'40" West, 60.33 feet; thence 568.15 feet along the arc of a curve to the left, radius 165.00 feet, chord South 09° 30'00" East, 326.25 feet; thence North 71° 51'20" East, 60.33 feet; thence 44.77 feet along the arc of a curve to the left, radius 1025.00 feet, chord South 19° 23'45" East, 44.77 feet; thence 153.10 feet along the arc of a curve to the right, concave to the North, radius 200.00 feet, chord North 88° 43'02" West, 149.39 feet; thence 275.24 feet along the arc of a curve to the left, radius 415.00 feet, chord North 85° 47'13" West, 270.22 feet; thence South 14° 47'13" East, 140.00 feet; thence 13.02 feet along the arc of a curve to the left, concave to the South, radius 275.00 feet, chord South 73° 51'24" West, 13.02 feet; thence South 72° 30'00" West, 178.71 feet; thence North 17° 30'00" West, 56.77 feet; thence 343.61 feet along the arc of a curve to the left, radius 315.00 feet, chord North 48° 45'00" West, 326.83 feet; thence North 80° 00'00" West, 350.77 feet; thence 332.55 feet along the arc of a curve to the left, radius 340.54 feet, chord South 72° 01'28" West, 319.49 feet; thence North 54° 25'00" West, 156.42 feet; thence 30.57 feet along the arc of a curve to the right, radius 20.00 feet, chord North 10° 38'00" West, 27.68 feet; thence 65.38 feet along the arc of a curve to the left, radius 1040.00 feet, chord North 31° 20'58" East, 65.37 feet; thence North 29° 32'54" East, 45.29 feet; thence North 71° 00'00" East, 689.58 feet; thence South 70° 00'00" East, 70.00 feet; thence North 69° 00'00" East, 232.75 feet; thence North 21° 00'00" West, 374.61 feet; thence North 05° 00'00" West, 572.45 feet; thence North 36° 00'00" East, 292.79 feet; thence North 21° 04'09" West, 195.50 feet; thence South 68° 55'51" West, 4.00 feet; thence 120.70 feet along the arc of a curve to the left, concave to the Southeast, radius 210.00 feet, chord South 52° 27'56" West, 119.04 feet; thence North 36° 00'00" East, 166.86 feet; thence 104.24 feet along the arc of a curve to the right, radius 143.10 feet, chord North 52° 28'08" East, 101.95 feet; thence 239.41 feet along the arc of a curve to the left, radius 40.00 feet, chord North 63° 08'43" East, 236.83 feet; thence South 60° 27'00" East, 272.78 feet; thence South 04° 56'41" West, 172.57 feet; thence South 18° 17'18" West, 189.51 feet; thence South 10° 52'45" East, 118.48 feet; thence South 47° 13'49" East, 132.86 feet; thence North 40° 26'56" East, 356.49 feet; thence North 18° 13'57" East, 117.14 feet; thence North 32° 00'00" East, 365.00 feet; thence North 69° 00'00" East, 438.36 feet; thence South 53° 52'00" East, 163.44 feet; thence North 55° 37'22" East, 119.31 feet; thence North 29° 00'00" East, 70.42 feet; thence South 61° 00'00" East, 63.51 feet; thence South 87° 54'47" East, 50.18 feet; thence South 12° 23'01" West, 254.11 feet; thence South 53° 52'31" West, 168.94 feet; thence South 59° 10'07" West, 121.00 feet; thence South 61° 07'10" West, 123.85 feet; thence South 27° 19'41" West, 225.83 feet; thence South 42° 33'32" West, 142.70 feet; thence South 16° 24'59" West, 113.79 feet; thence South 16° 24'03" East, 282.22 feet; thence North 73° 51'08" East, 63.58 feet; thence South 75° 44'14" East, 149.51 feet; thence South 21° 57'42" West, 113.54 feet; thence North 59° 06'52" East, 479.25 feet; thence North 66° 13'29" East, 175.40

feet; thence North 59° 52'29" East, 133.63 feet; thence North 32° 33'47" East, 87.84 feet; thence North 21° 57'18" East, 309.76 feet; thence North 22° 06'35" East, 389.72 feet; thence South 49° 44'18" East, 100.73 feet; thence South 45° 37'29" East, 80.26 feet; thence South 28° 15'03" East, 88.70 feet; thence South 22° 14'53" West, 70.97 feet; thence South 76° 41'20" East, 110.13 feet; thence North 76° 36'40" East, 101.73 feet; thence South 8° 45'25" West, 86.57 feet; thence South 39° 13'26" West, 139.26 feet; thence South 68° 13'26" East, 35.06 feet; thence South 20° 15'48" West, 76.38 feet; thence South 23° 46'07" West, 244.07 feet; thence North 89° 44'26" East, 16.42 feet; thence South 23° 46'07" West, 101.46 feet; thence South 10° 51'48" West, 473.39 feet; thence South 58° 21'09" East, 568.29 feet; thence South 31° 22'51" East, 304.04 feet; thence South 08° 01'13" East, 180.94 feet; thence South 25° 12'00" West, 188.88 feet; thence South 50° 00'00" West, 62.71 feet; thence 34.01 feet along the arc of a curve to the right, radius 100.00 feet, chord South 73° 00'00" West, 34.20 feet; thence West 80.87 feet; thence 52.36 feet along the arc of a curve to the left, radius 50.00 feet, chord South 60° 00'00" West, 50.00 feet; thence South 30° 00'00" West, 135.00 feet; thence 68.94 feet along the arc of a curve to the right, radius 50.00 feet, chord South 69° 00' West, 63.61 feet; thence 125.67 feet along the arc of a curve to the left, radius 100.00 feet, chord South 73° 00'00" West, 117.56 feet; thence 52.50 feet along the arc of a curve to the right, radius 100.00 feet, chord South 63° 30'00" West, 89.24 feet; thence 184.13 feet along the arc of a curve to the left, radius 365.00 feet, chord South 75° 32'54" West, 182.18 feet; thence 194.21 feet along the arc of a curve to the right, radius 365.00 feet, chord South 75° 32'54" West, 192.16 feet; thence West 165.00 feet; thence North 00° 00'12" East, 25.00 feet; thence 307.84 feet along the arc of a curve to the left, radius 365.00 feet, chord South 60° 39'13" West, 298.80 feet; thence 43.63 feet along the arc of a curve to the right, radius 50.00 feet, chord South 65° 00'00" West, 42.26 feet; thence West 52.34 feet; thence 92.81 feet along the arc of a curve to the left, concave to the West, radius 965.00 feet, chord North 16° 14'42" West, 92.77 feet; thence 115.14 feet along the arc of a curve to the right, radius 635.00 feet, chord North 13° 48'21" West, 114.98 feet; thence South 85° 00'00" West, 140.23 feet; thence 40.02 feet along the arc of a curve to the right, concave to the East, radius 775.00 feet, chord North 06° 28'45" West, 40.01 feet; thence North 85° 00'00" East, 130.00 feet; thence North 00° 12'07" West, 119.55 feet; thence North 89° 46'13" East, 147.78 feet; thence North 80° 40'47" East, 180.28 feet; thence North 77° 30'00" East, 370.00 feet; thence North 02° 00'00" East, 585.00 feet; thence North 23° 00'00" West, 240.00 feet; thence North 23° 00'00" West, 260.00 feet; thence North 08° 36'49" West, 21.35 feet; thence North 54° 03'34" West, 269.62 feet; thence South 74° 00'00" West, 445.00 feet; thence South 35° 00'00" West, 170.00 feet; thence South 13° 00'00" West, 105.00 feet; thence South 05° 00'00" East, 530.00 feet; thence South 17° 00'00" West, 618.85 feet; thence North 85° 00'00" East, 236.97 feet; thence South 05° 00'00" East, 5.00 feet; thence 84.57 feet along the arc of a curve to the left, radius 825.00 feet, chord South 07° 56'00" East, 84.54 feet; thence South 85° 00'00" West, 137.48 feet; thence South 11° 00'00" East, 98.57 feet; thence South 85° 00'00" West, 32.00 feet; thence South 11° 00'00" East, 90.50 feet; thence North 85° 00'00" East, 32.00 feet; thence South 11° 00'00" East, 180.99 feet; thence North 42° 00'00" West, 90.00 feet; thence 384.86 feet along the arc of a curve to the left, radius 185.00 feet, chord South 25° 00'00" West, 65.00 feet; thence 128.63 feet along the arc of a curve to the left, radius 110.00 feet, chord South 08° 30'00" East, 121.43 feet; thence South 50° 00'00" West, 675.00 feet; thence South 67° 00'00" West, 292.58 feet; thence North 85° 00'00" West, 297.00 feet; thence South 29° 00'00" West, 132.02 feet; thence 138.17 feet along the arc of a curve to the right, concave to the Northeast, radius 780.00 feet, chord North 65° 04'29" West, 137.99 feet to the POINT OF BEGINNING.

AND
A part of the South 0.70 feet of Lot 37 and a part of Lot 38 as shown on the Plat of TARPON WOODS THIRD ADDITION as recorded in Plat Book 78, pages 4 and 5, of the public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 38 as shown on said Plat of TARPON WOODS THIRD ADDITION and go North 17° 00'00" East, 99.23 feet, along the West boundary of said Lot 38 and a part of Lot 37, to a point on the North boundary of the South 0.70 feet of Lot 37, thence South 25° 11'21" East, 98.02 feet, to a point on the South boundary of Lot 38, thence South 85° 00'00" West, 71.00 feet, along said South boundary of Lot 38 to the POINT OF BEGINNING.

PARCEL 2: (Easement Estate)
Non-exclusive easement for the benefit of Parcel 1 as created by Easement recorded in Official Records Book 6411, page 843, of the public records of Pinellas County, Florida, for the purposes set forth therein, over and across a portion of Lot 50 of TARPON WOODS 4TH ADDITION as recorded in Plat Book 80, pages 49 and 50, of the public records of Pinellas County, Florida, described as follows:

Begin at the Northwest corner of said Lot 50 and run thence South 25° 12'00" West 101.35 feet along the Western line of said Lot 50; thence run North 87° 49'07" East, 40.00 feet along the South line of said Lot 50; thence run North 02° 01'14" East, 90.24 feet to the POINT OF BEGINNING.

PARCEL 3: (Fee Estate)
A TRACT OF LAND LYING WITHIN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 34, THENCE N. 00°15'02" W. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, FOR 1,337.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE S. 89°52'32" W. ALONG SAID SOUTH LINE, ALSO BEING THE NORTH BOUNDARY LINE OF WESCOTT SQUARE AS RECORDED IN PLAT BOOK 81, PAGES 1 - 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR 729.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE S. 89°52'32" W. FOR 295.11 FEET TO THE NORTHWEST CORNER OF SAID WESCOTT SQUARE; THENCE ALONG THE WEST BOUNDARY OF SAID WESCOTT SQUARE SOUTH FOR 644.59 FEET; THENCE LEAVING SAID BOUNDARY, S. 22°06'35" W. FOR 389.72 FEET; THENCE S. 21°57'18" W. FOR 309.76 FEET; THENCE S. 32°33'47" W. FOR 87.84 FEET; THENCE S. 59°52'29" W. FOR 133.63 FEET; THENCE S. 68°13'29" W. FOR 175.40 FEET; THENCE S. 69°06'52" W. FOR 479.25 FEET; THENCE N. 21°57'42" E. FOR 113.53 FEET; THENCE N. 57°44'14" W. FOR 149.52 FEET; THENCE S. 73°51'08" W. FOR 63.58 FEET; THENCE N. 18°24'03" W. FOR 282.22 FEET; THENCE N. 16°24'56" E. FOR 113.79 FEET; THENCE N. 42°33'32" E. FOR 142.70 FEET; THENCE N. 27°19'41" E. FOR 225.83 FEET; THENCE S. 61°07'10" E. FOR 123.85 FEET; THENCE N. 59°10'07" E. FOR 121.00 FEET; THENCE N. 53°32'31" E. FOR 168.94 FEET; THENCE N. 12°23'01" E. FOR 254.11 FEET; THENCE N. 87°54'47" W. FOR 50.18 FEET; THENCE N. 81°00'00" W. FOR 63.51 FEET TO A POINT ON THE EAST BOUNDARY LINE OF TARPON WOODS SECOND ADDITION REPLAT, AS RECORDED IN PLAT BOOK 81, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING TWO COURSES: (1) FOR 295.11 FEET TO THE NORTHWEST CORNER OF SAID WESCOTT SQUARE; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N. 89°52'32" E. ALONG SAID SOUTH LINE, FOR 631.46 FEET; THENCE N. 19°27'40" E. FOR 59.88 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,545.00 FEET, A CENTRAL ANGLE OF 15°30'08", AN ARC LENGTH OF 420.27 FEET AND A CHORD BEARING OF S. 82°19'54" E. FOR 418.97 FEET; TO THE POINT OF BEGINNING.

REV	CONCEPTUAL RAI RESPONSE	JAM	7/31/24
C	DESCRIPTION	BY	DATE

Elevations shown within this plan set are based on North American Vertical Datum of 1988 (NAVD88)

FBPR Certificate of Authorization No.: 26929

MASTER SITE PLAN
BROOKER CREEK MITIGATION BANK
TARPON WOODS PROPERTIES, LLC

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Attachment 6
Target Habitat Types

 **BROOKER CREEK MITIGATION BANK - 168.40 AC**

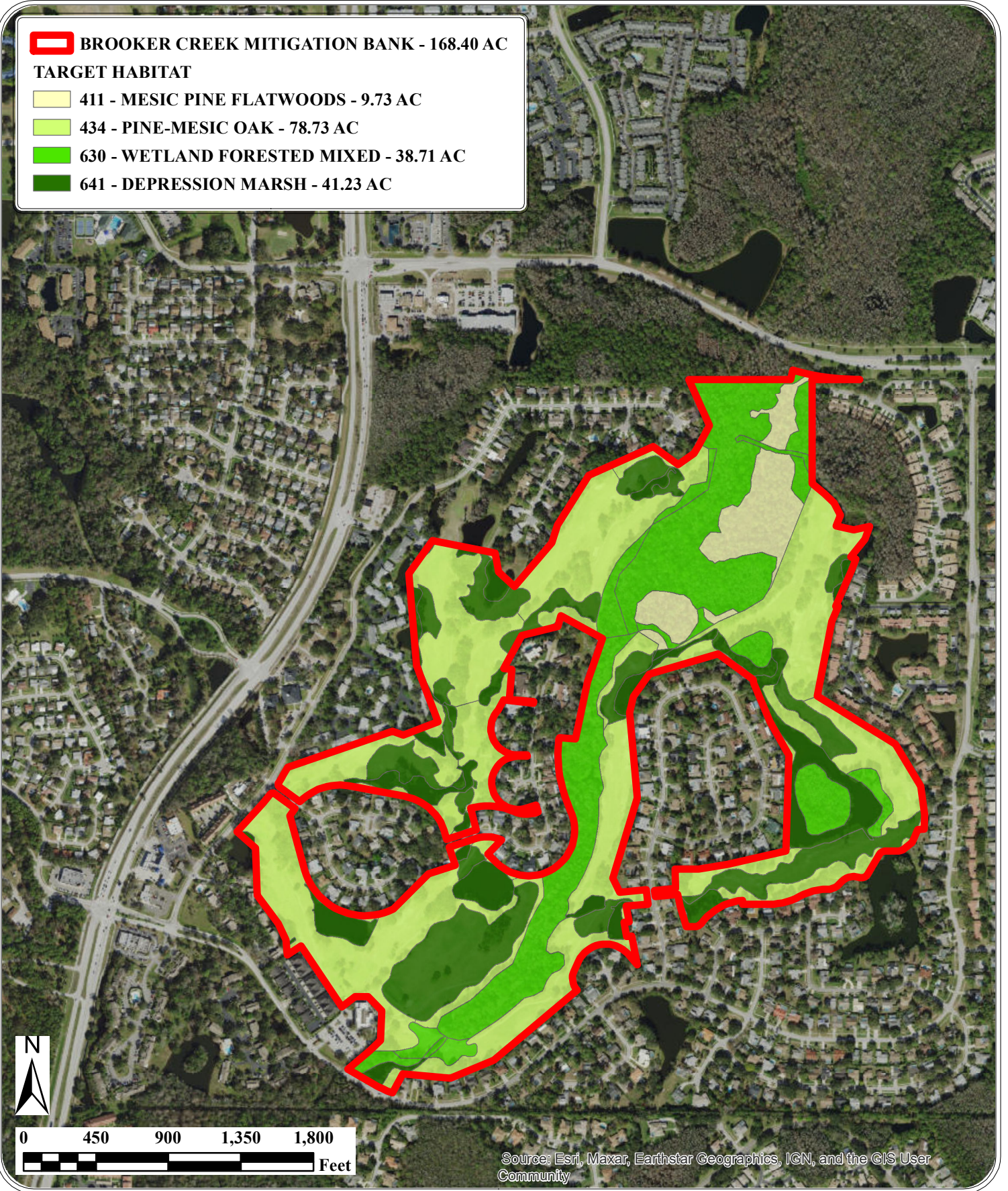
TARGET HABITAT

 **411 - MESIC PINE FLATWOODS - 9.73 AC**

 **434 - PINE-MESIC OAK - 78.73 AC**

 **630 - WETLAND FORESTED MIXED - 38.71 AC**

 **641 - DEPRESSION MARSH - 41.23 AC**



DATE: FEBRUARY 24, 2024
PROJECT NUMBER: 357-1
SOURCE: GREENSOURCE

TARGET HABITAT TYPES

BROOKER CREEK MITIGATION BANK

 15315 Indian Head Drive
Tampa, FL 33629
813-767-2035
www.GreenSourceEP.com

Attachment 7

Pinellas County Utilities SB 64 Justification Letter

April 18, 2024

Pinellas County Utilities
Attn: Jeremy Waugh
14 S Ft. Harrison Ave
Clearwater, FL 33756

SUBJECT: Proposed Brooker Creek Mitigation Bank (aka Tarpon Woods Golf Club) and SB 64 Justification

Dear Mr. Waugh,

The proposed Brooker Creek Mitigation Bank (BCMB) consists of 168.40 acres within the existing Tarpon Woods Golf Club. The project area consists of a mixture of degraded natural wetlands, manmade excavated ponds, and adjacent upland habitats that have been converted into a golf course. In general, the site consists of excavated open water ponds at the lowest elevation, mixed forested wetlands that comprise the forested floodplain of Brooker Creek, maintained golf course greens, and altered pine flatwood upland buffers. BCMB will restore existing forested floodplain wetland habitats, restore open water ponds to freshwater marsh wetland habitats, create new freshwater marsh habitat, restore upland pine mesic-oak habitat within the existing golf course, and restore altered pine flatwood upland buffers. The golf course has had a long-standing Agreement with Pinellas County to allow the disposal of treated effluent discharges into surface water ponds within the golf course. BCMB intends to maintain this Agreement with Pinellas County while designing a highly valuable mitigation bank project that will restore wetland and upland habitats for fish and wildlife, improve water quality, and satisfy the reclaimed water requirements of Senate Bill 64.

A meeting was conducted on February 19, 2024, with FDEP and Pinellas County to discuss the proposed Brooker Creek Mitigation Bank project, existing effluent discharges, and the existing FDEP Domestic Wastewater Facility permit (DWFP). Further discussions below detail the beneficial use of the reclaimed water discharge within BCMB, and how the project meets the requirements of SB 64. The Applicant believes the ecological benefits provided by BCMB while maintaining treated effluent discharges by the County will continue to fall within the parameters of the FDEP DWFP consequently negating the need for a permit modification.

The Tarpon Woods golf course was built in 1971 and has been in operation as a golf course to date. In 1979, an Agreement was entered into between Pinellas County and Tarpon Woods Golf and Tennis Club, Inc. where the golf course agreed to accept and dispose of treated effluent from the treatment plant and holding pond onto the golf course and other areas. The disposal of the effluent shall be in a manner mutually acceptable to both parties and in accordance with the regulations of the State of Florida. The treated effluent does not discharge directly into surface waters. Currently, the effluent is discharged into the irrigation/storm water storage lake systems. These storage lake systems do intermittently overflow to surface water bodies during storm events. The proposed discharge within BCMB will enter created herbaceous wetlands and restored herbaceous wetlands within the previously open water ponds. Similarly, during some storm events, above a certain elevation, water will discharge into Brooker Creek at the permitted Tarpon

Woods Driving Range Lake overflow location as currently permitted. The proposed design anticipates removal of the permitted Tarpon Woods Back Pond discharge location. The equivalent discharge effluent storage will be provided in one wetland rather than two separate lakes. So two discharge locations will be consolidated into one, thereby facilitating operation and maintenance.

The Senate Bill 64 requirements are in relation to Pinellas County Utility plans and actions for reducing/eliminating their surface water discharge. The design of the wetland mitigation areas will maintain the current effluent discharges. There will be no changes to the current discharges. The effluent discharges will flow through the wetland mitigation areas and ultimately discharge to Brooker Creek at specific elevations. Spray irrigation will not be required. Equivalent permitted effluent storage volume will be contained within the planned wetlands. Additionally, SB 64 states in 403.064(17)(a)(3)(e) Reuse of reclaimed water:

- (a) The department shall approve a plan that includes all of the information required under this subsection as meeting the requirements of this section if one or more of the following conditions are met:
- (3) The plan does not provide for a complete elimination of the surface water discharge but does provide an affirmative demonstration that any of the following conditions apply to the remaining discharge:
- (e) The discharge provides direct ecological or public water supply benefits, such as rehydrating wetlands or implementing the requirements of minimum flows and minimum water levels or recovery or prevention strategies for a waterbody.

The effluent discharge will have a direct ecological benefit through the hydration of restored and created freshwater marsh wetlands. The vegetated herbaceous wetland mitigation areas within BCMB will provide additional water quality treatment of the effluent discharge prior to any discharges into Brooker Creek. This will occur as a result of extended residence times within wetlands. These wetlands will uptake nutrients within the effluent resulting in an effluent with less nutrients. Based on this design, the BCMB meets the criteria for reuse of reclaimed water in SB 64.

There are several projects in Pinellas County where stormwater and/or reclaimed water has been utilized within stormwater ponds/wetlands of historic golf courses to provide drainage improvements and water quality improvements.

- Baypointe Stormwater Conservation Area
Baypointe Golf Course. The property had fallen into distress since the golf course closed in 2016, and Pinellas County intends to use the land for stormwater improvements, conservation and passive recreation. Additional drainage east of the property may be added if further study determines it is practicable.
- Glen Oaks Park
The City of Clearwater purchased Glen Oaks Golf Course and have converted it into a regional stormwater detention facility. The park has a series of ponds designed to detain rainwater and prevent flooding in the area. Glen Oaks at 1345 Court St., prevents flooding

for 78 nearby homes and apartments, most of them east of the project, in the event of a 100-year flood, city officials say.

- Reclaimed water discharges into golf course lakes/ponds. Highlands of Innisbrook Golf Course; Copperhead Golf Course; East Lake Woodlands; Wentworth Golf Course; Island Golf Course.

Brooker Creek Mitigation Bank requires an Environmental Resource Permit through the Southwest Florida Water Management District. The Permittee is also the Operation and Maintenance Entity that will construct, operate and maintain the mitigation bank in perpetuity. Maintenance of any Pinellas County Utility facilities will be maintained by Pinellas County.

In summary, the BCMB will provide significant improvements to the wetland and upland habitats through vegetative and hydrological enhancements; creation of new herbaceous wetlands; improved stormwater management; removal of continuous pesticide applications; and water quality improvements through vegetative uptake of excess nutrients prior to discharge into Brooker Creek. BCMB intends to maintain the Agreement with Pinellas County to discharge treated effluent within the Bank while designing a highly valuable mitigation bank project that will restore wetland and upland habitats for fish and wildlife, improve water quality, and satisfy the reclaimed water requirements of Senate Bill 64 by providing an ecological benefit within wetlands that will be preserved in perpetuity. There will be no changes to the quantity of effluent discharges accepted on the Bank, as the wetland mitigation areas will be designed to accommodate the permitted effluent discharge quantities. Therefore, the Applicant believes the ecological benefits provided by BCMB while maintaining treated effluent discharges by the County will continue to fall within the parameters of the FDEP DWFP and Senate Bill 64 negating the need for a permit modification.

We appreciate your time and consideration as our project moves through the permitting process with the local and state agencies. If you need any additional information please contact Jesus Merly at (813) 404-8872 or jesus.merly@5Mcivil.com for engineering questions, and myself at (813) 892-4755 or lcartwright@greensourceep.com for environmental questions.

Sincerely,

Lisa Cartwright

Lisa Cartwright
GreenSource Environmental Professionals, Inc.

cc: Kelli Hammer Levy
Noralvys Hancock
Katie Cole

Attachment 8
FDEP Concurrence Email

From: Nolan, Cole
To: nhancock@pinellas.gov
Cc: Lisa Cartwright; jwaugh@pinellas.gov; klevy@pinellas.gov
Subject: RE: Brooker Creek Mitigation Bank (aka Tarpon Woods Golf Club) SB 64 Justification Letter
Date: Thursday, May 30, 2024 10:14:36 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[BCMB Pinellas County Utilities SB64 Justification Letter.pdf](#)

Good Afternoon,

I have recently assumed the responsibilities for Senate Bill 64 Coordination in the Southwest District. I am responding to the below correspondence and attached letter.

Pinellas county is currently approved to continue with surface water discharge under 403.064(17)(a)3.d.,F.S. *“The utility operates domestic wastewater treatment facilities with reuse systems that reuse a minimum of 90 percent of a facility’s annual average flow.”*

Since this proposed project would not alter the permitted capacity of the discharge, no revision to the Senate Bill 64 plan would be required.

Please feel free to contact me directly with any questions or concerns.

Regards,



Cole Nolan, E.I.
Engineering Specialist III
Department of Environmental Protection
Southwest District Office
Cole.Nolan@FloridaDEP.gov
Office: 813-470-5969

From: Hancock, Noralvys <nhancock@pinellas.gov>
Sent: Friday, May 10, 2024 3:17 PM
To: Lisa Cartwright <lcartwright@greensourceep.com>; Waugh, Jeremy <jwaugh@pinellas.gov>; Hammer Levy, Kelli <klevy@pinellas.gov>
Cc: Peck, Erica <Erica.Peck@FloridaDEP.gov>; Larson, Emily <Emily.Larson@FloridaDEP.gov>; Robin, Mandela <Mandela.Robin@FloridaDEP.gov>; Hunter, Emmalise C <Emmalise.C.Hunter@FloridaDEP.gov>; Oliver, Belinda <Belinda.Oliver@FloridaDEP.gov>
Subject: RE: Brooker Creek Mitigation Bank (aka Tarpon Woods Golf Club) SB 64 Justification Letter

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Hi Lisa,

We have reviewed the letter and concluded that the proposed BCMB will not adversely impact our operations, as long as the quantities allowed remain the same.

SB64 compliance approval is decided by FDEP.

Let us know if we need to schedule a follow-up meeting.

Regards,

Nory Hancock, E.I.

Utilities Deputy Director

Pinellas County Government

14 S. Fort Harrison Ave

Clearwater, FL 33756

nhancock@pinellas.gov

Office (727) 464-5805

www.pinellascounty.org

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All government correspondence is subject to the public records law.

From: Lisa Cartwright <lcartwright@greensourceep.com>

Sent: Friday, May 10, 2024 12:52 PM

To: Waugh, Jeremy <jwaugh@pinellas.gov>; Hammer Levy, Kelli <klevy@pinellas.gov>; Hancock, Noralvys <nhancock@pinellas.gov>

Subject: RE: Brooker Creek Mitigation Bank (aka Tarpon Woods Golf Club) SB 64 Justification Letter

Thank you Jeremy. We look forward to hearing from you.

Have a great weekend,

Lisa Cartwright, PWS

Senior Environmental Scientist

GreenSource Environmental Professionals, Inc.

15315 Indian Head Drive

Tampa, FL 33618

Cell: (813) 892-4755 (primary contact)

Office: (813) 264-4324

lcartwright@greensourceep.com

www.greensourceep.com



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From: Waugh, Jeremy <jwaugh@pinellas.gov>
Sent: Wednesday, May 8, 2024 9:50 AM
To: Lisa Cartwright <lcartwright@greensourcecep.com>; Hammer Levy, Kelli <klevy@pinellas.gov>; Hancock, Noralvys <nhancock@pinellas.gov>
Subject: RE: Brooker Creek Mitigation Bank (aka Tarpon Woods Golf Club) SB 64 Justification Letter

Sorry for the delay in response.

We will review and get back with you soon.

Jeremy Waugh, P.E., PMP
Director – Utilities Department
Pinellas County

Phone: (727) 464-4735
jwaugh@pinellas.gov

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From: Lisa Cartwright <lcartwright@greensourcecep.com>
Sent: Tuesday, May 7, 2024 2:57 PM
To: Waugh, Jeremy <jwaugh@pinellas.gov>; Hammer Levy, Kelli <klevy@pinellas.gov>; Hancock, Noralvys <nhancock@pinellas.gov>
Subject: RE: Brooker Creek Mitigation Bank (aka Tarpon Woods Golf Club) SB 64 Justification Letter

Hello Jeremy,

I wanted to follow up with you regarding the below email and letter submittal to Pinellas County. Please confirm you all have received our email and attached Letter. Once you've had a chance to review the information, we will follow up and schedule a meeting to discuss any questions you may have and our next steps.

Thank you,

Lisa Cartwright, PWS
Senior Environmental Scientist
GreenSource Environmental Professionals, Inc.
15315 Indian Head Drive
Tampa, FL 33618
Cell: (813) 892-4755 (primary contact)

Office: (813) 264-4324

lcartwright@greensourceep.com

www.greensourceep.com



Follow us on:



From: Lisa Cartwright

Sent: Wednesday, April 24, 2024 10:51 AM

To: jwaugh@pinellas.gov; klevy@pinellas.gov; Hancock, Noralvys <nhancock@pinellas.gov>

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Subject: Brooker Creek Mitigation Bank (aka Tarpon Woods Golf Club) SB 64 Justification Letter

Hello Jeremy,

Hope you all are doing well. I am following up with you after our February 19th meeting where Pinellas County and FDEP requested our team to provide information regarding the proposed Brooker Creek Mitigation Bank and our plan for how the existing and proposed wetlands will affect the Senate Bill 64 plan. The attached letter details the proposed plan for restoration of upland and wetland habitats at the existing Tarpon Woods Golf Club, and how the current amount of reclaimed water that discharges through the site will remain unchanged. We believe our proposed restoration plan associated with Brooker Creek Mitigation Bank satisfies the requirements of Senate Bill 64, negates the need for a modification to the existing Pinellas County wastewater permit, and request the review and concurrence with our assessment. The FDEP team that attended our meeting has also been copied on this email. Please let us know if you would like to schedule a meeting to discuss the attached letter. We are available anytime to answer any questions or provide additional information. We appreciate your continued assistance as we work through the permitting process for our project, and look forward to hearing from you.

Thank you,

Lisa Cartwright, PWS

Senior Environmental Scientist

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