

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
850/488-4925

PREAPPLICATION CONFERENCE DOCUMENT AND INFORMATION

One of the initial steps in the development of regional impact (DRI) review process is the preapplication conference. The preapplication conference is a meeting between various governmental agencies and representatives of the developer that establishes the parameters of the Application for Development Approval (ADA). Pursuant to Paragraph 380.06(7), Florida Statutes, and Rule 9J_2.021, Florida Administrative Code, the information required to conduct the preapplication conference must be made available to the participants in the conference at least ten working days prior to meeting. Note that the following information lists the minimum information for a preapplication conference. The regional planning council may have more stringent information requirements for a preapplication conference, and council staff should be consulted prior to the preparation of a preapplication document.

Provide the following information about the proposed development.

A. General Information

1) Name of the development.

Karltton

2) Name, address, and telephone number of the applicant.

Karl Corporation
500 Australian Ave South, Suite 710
West Palm Beach, FL 33401
(561) 689-3738 Fax (561) 689-8380

The various owners of land within the Karltton project site are:

Ames Charter, LLC; Ames Holdings, LLC; Ames Kapp, LLC; Baker Complex, LLC;
Baker Heritage, LLC; Baker Kid, LLC; Curtis Custom, LLC; Curtis Hospitality, LLC;
Curtis King, LLC; Davidson Cruiser, LLC; Davidson Harvest, LLC; Davidson Keg,
LLC; Edwards Capital, LLC; Edwards Harbor, LLC; Edwards Key, LLC; and JJW
Investments, LLC

500 Australian Ave South, Suite 710
West Palm Beach, FL 33401
(561) 689-3738 Fax (561) 689-8380

Mary Farnsworth
200 North Dillard Street
Winter Garden, FL 34787

&

Long Farms, Inc.
2849 Lust Road
Apopka, FL 32703

3) Name, address, and telephone number of the authorized agent(s).

The Authorized Agent will be:

Kieran Kilday
Kilday and Associates, Inc.
1551 Forum Place, Suite 100A
West Palm Beach, FL 33401
(561) 689-5522 Fax. (561) 689-5522

See attached Karltan Team Contacts list for all the Project Team Members.

B. Project Description

1) A general description of the project, including proposed land uses and amounts pursuant to the guidelines and standards in Chapter 28_24, F.A.C. If a preliminary master plan has been developed, please provide.

The proposed Karltan project seeks to obtain the necessary Development of Regional Impact approvals from the State of Florida Department of Community Affairs, the East Central Regional Planning Council, and Lake County, a political subdivision of the State of Florida. According to Section 380.06(2)(d), Florida Statutes and Chapter 28_24, Florida Administrative Code, developments of 2,000 or more dwelling units shall be considered Developments of Regional Impact in counties with a population between 250,001 and 500,000. Since Lake County's current population is greater than 250,001 and the proposed Karltan project is being planned for over 2,000 units, the Karltan project should be reviewed as a Development of Regional Impact as defined by Section 380.06 F.S and Chapter 28-24 F.A.C.

Karltan is being planned as a mixed-use master planned development on approximately 2,210 acres of property on the east side of US Highway 27, south of the Conserv II properties, in the southeastern portion of Lake County. This project will contain a large

component of residential uses with a variety of housing types. There will be associated support and complementary land uses located within the development including retail, commercial, office, institutional, medical, hotel, as well as community facilities, including parks, recreation and civic uses. This response is intended to provide a description of the proposed land uses and intensities.

A significant amount of thought and planning has gone into the Karltan project, which is centered along and around the proposed Karl A. Kahlert Parkway regional transportation connector, which will link US Highway 27 to the Western Beltway/SR 429 and the newly approved Horizon West Town Center Specific Area Plan (SAP) in Orange County. Road construction is already underway on the Western Beltway/SR 429, and the interchange with Schofield Road directly ½ mile east of the Karltan property is projected to open in 2006. The recently approved Horizon West Town Center will consist of approximately 6,410 dwelling units, over 5.6 million square feet of office, and over two million square feet of retail uses. The proposed Karltan project will be an appropriate westerly extension of the Horizon West Town Center development into Lake County continuing on to US Highway 27. The southern portion of Lake County lacks the necessary roadway system for east-west and north-south travel. This project seeks to improve this system, while protecting natural resources and creating a sustainable residential community in this area of Lake County.

The proposed program for the Karltan project consists of: 5,211 residential units comprised of adult age-restricted single family and multifamily units and non age-restricted single-family, zero-lot-line, townhouse, and multi-family units; a mixed use village center (Karltan Commons) with associated retail/commercial, office, hotel, and residential uses; neighborhood commercial uses; parks, recreation and open space that will include an interconnected pathways and trails system; a 40-50 acre combined elementary/middle school site; a 10 acre utility site; a 15,000 square foot civic/municipal complex; and a 320 bed hospital including a 120 bed adult congregated living facility (ACLF) and 200,000 square feet of medical office.

The program for Karltan was also centered around sustainability, realizing that Lake County has significant natural resources that are vital to the benefit of future generations. Therefore, the planning and design for Karltan will be sensitive to the existing lakes, wetland, native vegetation, as well as the rolling topography of this area of Lake County. Through innovative planning and design, the future residents of Karltan will be able to enjoy the existing natural resources the surrounding area has to offer, such as existing pristine native vegetation, wetlands, lakes, and other water bodies of the State of Florida, some of which are located on-site.

2) Proposed phasing of the project, including proposed preliminary phasing dates and buildout dates.

The build-out of the Karltan project will occur over three phases and will be based on utilities, infrastructure and traffic. It is assumed that the project will develop from US Highway 27 to the middle and from the eastern boundary of the project and the Orange

County line to the middle with the active adult elements developing first, as they do not negatively impact the public schools and generate a lower traffic rate. It is also assumed that the hospital on the eastern portion of the site will develop once Karl A. Kahlert Parkway is built and the units in the active adult communities are underway. The rest of the project's build-out will depend on the market analysis. However, it is assumed that the commercial and office space in Karltan Commons will support the entire project and some elements of Karltan Commons may be built-out earlier than others.

The Preliminary Phasing Schedule is attached.

C. Site Information

1) Describe the existing land uses and vegetative associations. Provide an aerial photograph of the site.

Vegetation

Vegetative communities vary throughout a given property due to interacting conditions of the physical environment and anthropomorphic activities. Environmental variables include topography, soil composition, localized hydrologic regime, and regional climate. Anthropomorphic variables include commercial, industrial, and residential development, as well as agricultural and silvicultural activities such as logging, fire suppression, hydrologic regime alteration, and exotic species invasion.

Preliminary mapping of the land cover and use types found on the Karltan-~~DRI~~ project site was conducted utilizing the Florida Department of Transportation's Florida Land Use, Cover and Forms Classification System (FDOT, 1999) (FLUCFCS). Each of the natural communities and other land uses was identified and mapped on an aerial photograph of the project site (See the attached Land Use Map). A brief description of each classification, per the FLUCFCS handbook, is provided below.

212 -- Unimproved Pastures

This category includes cleared land with major stands of trees and brush where native grasses have been allowed to develop. This land cover type is mapped throughout much of the project site.

213 -- Woodland Pastures

This small area of forest land has been used as pasture.

221 -- Citrus Groves

This classification is used to identify active citrus agriculture areas, including orange, grapefruit, tangerines, etc.

241 -- Tree Nurseries

This category is used for trees not associated with the timber industry, such as ornamentals or fruit crops.

412 -- Longleaf Pine-Xeric Oak

This forest type is dominated by longleaf pine trees, but with a mid-story canopy of dry-site tolerant oaks and hardwoods.

423 -- Oak-Pine-Hickory

This is a predominantly hardwood forest type in which various southern pines are major associate species. It is a mixed forest community in which no single species is consistently dominant.

427 -- Live Oak

This forest community is one in which live oak is either pure or predominant.

441 -- Coniferous Plantations

This category is used to identify almost exclusively pine forests artificially generated by planting seedling stock or seeds.

441/627 -- Coniferous Plantations/Slash Pine Swamp Forest

This is an area of slash pines that were planted in a low-lying area, and which now exhibits features typical of a wetland strand.

513 -- Man-made Ditches

These are artificial drainage features which were apparently constructed to provide connections between isolated wetlands.

522 -- Lakes larger than 100 acres

The eastern end of the project site includes a waterbody of this size.

523 -- Lakes larger than 10 acres but less than 100 acres

The southwest portion of the project site includes a waterbody of this size.

524 -- Lakes less than 10 acres

Several waterbodies of this size are found in the south-central portion of the project site.

534 -- Reservoirs less than 10 acres

These small linear features appear to be artificial impoundments that may have been formerly used for crop irrigation.

535 -- Cattle Pond

This small artificial impoundment was apparently dug to provide water for cattle.

641 -- Freshwater Marshes

Numerous wetlands of this category are scattered throughout much of the project site. They often form a fringe around the lakes.

742 -- Borrow Areas

This artificial depression appears to have been constructed to provide fill material for other uses.

814 -- Roads and Highways

An unimproved road crosses the entire project site from west to east.

2) Provide a brief environmental assessment of the site, encompassing such topics as the probable occurrence of wetlands and listed plant and animal species.

The preliminary mapping of the land uses and cover types for the Karltan project site reveals that most of the acreage has been substantially impacted by past land use practices. Approximately eighty percent of the property is mapped as pastures, groves, or nurseries. Only those plant and animal species which can adapt to highly manipulated and intensively managed environments would be expected to be found in these areas. Only a small portion of the upland land cover types would be considered natural or highly valuable from an ecological or wildlife habitat point of view. Approximately 40 acres of longleaf pine-xeric oak community appear to be in good condition and may contain the best examples of natural upland communities. This tract may also be the most likely location for protected plant species to be found.

Approximately 300 acres of the site is wetlands or other surface waters. These land cover types may be shown to exhibit valuable wetland function and provide habitats that support significant populations of wildlife. Surveys will be conducted to quantify the functional value of these wetlands and other surface waters, and to identify the level of usage by various wildlife species.

The preliminary mapping of land uses and cover types that has been performed will be refined and corroborated by further ground-truthing in the field. A revised land use map will be prepared. The dominant vegetation present will be used to determine the most appropriate FLUCFCS designation within each vegetated area of the Karltan project site. All other areas will be FLUCFCS-mapped based upon current activity or use. FLUCFCS Level III classification will be utilized for the majority of the subject property. Where necessary, Level IV classification will be utilized. Level IV classification distinguishes features of the vegetative characterization that are not captured utilizing Level III classification. For example, forested areas having the same Level III classification may have different Level IV classifications, due to differences in vegetative structure (e.g. crown closure). Similarly, Level III wetland communities that are dominated by a single species may receive a Level IV classification.

3) Indicate which portions of the site, if any, are within the 100_year floodplain.

The 100-year flood prone areas for the property are shown on the attached *Karltan Flood Prone Areas* exhibit which has been prepared based on preliminary review of the Federal Emergency Management Agency's Flood Insurance Rate Maps (map number 12069C0650 D, Lake County, Florida, effective date July 3, 2002 and map number 12095C0375 E, Orange County, Florida, effective date December 6, 2000).

The site lies predominantly in Zone X (Areas Determined to be Outside the 500-year Flood-plain).

Portions of the site lying along the southern and eastern boundaries, within and adjacent to the surrounding lakes and their adjacent wetlands, lie within Zone AE (Special Flood Hazard Area Inundated by 100 Year Flood - Base Flood Elevations Determined). These include Zone AE flood prone areas associated with Lake Needham (elevation 106.0), Sawgrass Lake (elevation 106.4); Island Lake, elevation (104.4); and Trout Lake, elevation (97.8). (Note: all above elevations are from the Flood Insurance Study for Lake County, FL, effective July 3, 2002 and are based on NAVD88 vertical datum.)

There are a few Zone A areas (Special Flood Hazard Area Inundated by 100-year Flood – No Base Flood Elevations Determined) associated with typically isolated depressions and water bodies scattered in the eastern portion of the property.

4) Provide a letter from the Division of Historical Resources indicating if there are potentially regionally significant historical or archaeological sites on the property.

A search of the Division of Historical Resources' Florida Master Site File revealed that previously recorded archaeological and historical sites had been identified within the property boundaries. Subsequently, we contracted for a full professional cultural resources survey of the entire project site. That investigation is currently underway. The report containing the results of that survey and the recommendations of the cultural resource professionals will be provided to the Florida Division of Historical Resources for their review and comment.

D. Impact Area Information

1) Provide a general location map. Indicate on this map adjacent land uses, the existence of public facilities, regional activity centers, and any existing urban service area boundary. Also indicate on this map any other lands owned or leased by the applicant within two miles.

Please see the following attached maps: General Vicinity Map, General Location Map, Public Facilities Map, and Applicant Holdings Map.

2) Using a map, indicate the proximity of this site to regionally significant resources identified in the Regional Policy Plan such as significant bodies of water, wetlands, or wildlife corridors.

Please see attached Regionally Significant Resources map.

3) Provide a map of the proposed study area for Question 21 (Transportation) in the ADA. Indicate the functional classification and number of lanes of all roadways in the study area except residential streets.

Please see attached Preliminary Transportation Methodology for Karlton DRI

E. Permitting and Approval Information

1) Indicate if a comprehensive plan amendment will be required for this development.

The area surrounding the Karlton project has seen significant changes since the Comprehensive Plan and Future Land Use Map were originally adopted in 1991. From a regional standpoint, these changes are occurring more rapidly just east over the Lake-Orange County line in Horizon West.

According to the Lake County Future Land Use Plan Map the Karlton property has a Future Land Use designation of Rural. The subject property is adjacent to the Urban Expansion Land Use designation to the west and the Rural Land Use designation to the north and south. The subject property is bounded on the east by Orange County and the recently approved Horizon West Town Center Specific Area Plan (SAP), which will serve as the employment hub of Horizon West. The Horizon West Town Center SAP was approved for approximately 6,410 dwelling units and over eight (8) million square feet of office, retail and light industrial uses on approximately 1,686 acres. Once developed, the Horizon West Town Center will provide employment, housing, goods, and services to the region. The Western Beltway/SR 429, which is under construction in Orange County, is a ½ mile east of the Karlton project along Schofield Road. The Expressway Authority has approved Schofield Road as a major interchange, which is planned to open in 2006. This new interchange anticipates constructing a major east-west regional transportation connector between US Highway 27 and the Western Beltway/SR 429. With the development of the regional transportation connector, good planning principles should be applied along this new corridor to assure that appropriate development will occur, as the Karlton property is located on some of the only developable land between the Conserv II properties to the north and the environmentally sensitive lands to the south. Therefore, the proposed Karlton project can be the catalyst that applies these good planning principles uniformly along this new east-west regional transportation connector.

With the construction of the new east-west regional transportation connector and the establishment of a western extension of the Horizon West Town Center, the Karlton

project is proposing a comprehensive plan amendment to change the current Rural Future Land Use designation to the Urban Expansion Future land Use designation. The Urban Expansion Future Land Use designation will allow for a density and intensity adequate to support the proposed mix of uses for the Karlton project.

Please see attached Lake County Future Land Use Plan Map with the Karlton property boundary outlined in blue.

2) Provide a list of all permits already applied for or received, specifying the date of application, issuing agency, and function of the permit.

Currently, no permits have been received or applied for related to the property associated with the proposed Karlton DRI.

F. Provide a summary of each of the proposed methodologies, assumptions, models, criteria, etc., that will be used to answer ADA questions, particularly Question 12 (Vegetation and Wildlife) and Question 21 (Transportation). The methodologies, assumptions, etc., should be specific enough so that once agreement is reached among parties regarding these, everyone involved will have a clear understanding of what will be provided in the ADA. The intent of this agreement is to streamline the review period and decrease the number of insufficiency findings wherever possible. The regional planning council should be consulted prior to the preapplication conference to explain the methodologies acceptable to the region for ADA review.

The following are methodologies to DRI Questions 12, 13, 14, and 21

Question 12 - Vegetation and Wildlife

Vegetation

The proposed Karlton project area will be evaluated for the occurrence and extent of protected plant species populations occurring within the project boundary. Some preliminary vegetative surveys have been conducted. Protected plant species are defined here as those listed by the United States Fish and Wildlife Service (USFWS), the Florida Department of Agriculture and Consumer Services (FDACS), and/or the Department of Community Affairs (DCA). The protected plant species identification will be conducted as follows.

Step 1. Literature Research and Review

A list of plant species with the potential for occurrence within Lake County, Florida that are listed by the USFWS, FDACS, or the DCA will be compiled based on a literature review of the listed species' geographic ranges. This list will be augmented to include those species shown by the Florida Natural Areas Inventory (FNAI) to have been identified on or within one-half (1/2)-mile of the project site. This list will be utilized during the planning of the field surveys and the site evaluation.

Step 2. Survey Design

The land uses mapped for the subject property will be reviewed to determine the potential for the presence of each of the protected species on the list compiled during Step 1, based upon their preferred habitat types. Each land use mapped for the subject site will be compared with the plant list and the associated habitat or land use type for each species. This refined list of plant species will be used during the field surveys.

Step 3. Field Evaluation Techniques and Details

Pedestrian surveys will be conducted within each land cover type identified with a potential for supporting any species on the protected list. The pedestrian surveys will be conducted throughout 100% of the habitat that has the potential to harbor protected species. The geographic extent of any protected species found on-site will be mapped.

Wildlife

Preliminary surveys for some listed wildlife species have been conducted by LPG Environmental & Permitting Services, Inc. (LPGEPS) biologists to evaluate the potential for occurrence of listed species and, when necessary, the extent to which listed species are utilizing the site. Additional surveys remain to be completed, utilizing the process described below. Listed species surveys on the Karnton project site are conducted in three phases.

- Phase I -- a list of state- and federally-listed wildlife species with the potential for occurrence on the Karnton project site is compiled, based on a literature review of geographic range and preferred habitat. Sources that are reviewed include, but are not limited to, a Florida Natural Areas Inventory (FNAI) database report for the subject property, the Florida Fish and Wildlife Conservation Commission (FFWCC) online eagle nest locator database, the FFWCC online breeding bird atlas, and the Lake County Florida Scrub Jay Survey report.
- Phase II -- Based on the results of the Phase I research, Phase II preliminary field surveys are conducted and directed toward all species identified as occurring on or near the project site, or having a moderate or high potential for occurrence on or near the project site. Phase II preliminary surveys are conducted in conjunction with the land use mapping and wetland delineation efforts, and consist of pedestrian and vehicular transects throughout the site, as appropriate. No vehicular surveys are conducted within the on-site wetland areas.
- Phase III -- Comprehensive field surveys are performed, using methodologies approved by the appropriate regulatory agencies to ascertain the presence or absence of those species identified as having a moderate to high potential for occurrence on site, based on the results of the Phase I and Phase II surveys. Based on the limited quantity of undisturbed natural habitat on the Karnton site and the adjacent uplands surrounding the site, it is likely that comprehensive Phase III surveys will not be deemed necessary for many species. However, a list of all the species for which Phase III surveys may be deemed appropriate, based on a preliminary review of the on-site land use designations

has been provided below. The survey methods described are consistent with recommendations established in the “Wildlife Survey Methodology Guidelines,” developed by the Florida Game and Freshwater Fish Commission (1988) for State-listed species, and methodologies established by the U. S. Fish and Wildlife Service for Federally-listed species.

Sherman's fox squirrel	<i>Sciurus niger shermani</i>
Gopher tortoise	<i>Gopherus polyphemus</i>
Florida mouse	<i>Podomys floridanus</i>
Florida gopher frog	<i>Rana capito</i>
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>
Eastern indigo snake	<i>Drymarchon corais couperi</i>
Short-tailed snake	<i>Stilosoma extenuatum</i>
Burrowing Owl	<i>Athene cunicularis</i>
Sand skink	<i>Neoseps reynoldsi</i>
American alligator	<i>Alligator mississippiensis</i>
Florida sandhill crane	<i>Grus canadensis pratensis</i>
Florida scrub jay	<i>Aphelocoma coerulescens</i>
Bald eagle	<i>Haliaeetus leucocephalus</i>
Southeastern American kestrel	<i>Falco sparverius paulus</i>
Wading Birds:	
Roseate Spoonbill	<i>Ajaia ajaja</i>
Limpkin	<i>Aramus guarauna</i>
Tricolored heron	<i>Egretta tricolor</i>
Little blue heron	<i>Egretta caerulea</i>
Snowy egret	<i>Egretta thula</i>
White ibis	<i>Eudocimus albus</i>
Wood stork	<i>Mycteria americana</i>

Specific survey methodologies for each species listed above are as follows:

Sherman's fox squirrel

Sherman's fox squirrels typically utilize mature, fire-maintained, longleaf pine-turkey oak sandhills and flatwoods, usually with canopy closure of 40-60% and no shrub layer. This species will also utilize woodland pastures and other open, ruderal habitats with scattered pines and oaks. Preliminary land use mapping of the Karltan project site indicates that some hardwood-

coniferous habitat is present on-site. Although this habitat does not appear optimal for utilization by the Sherman's fox squirrel, transects will be conducted through this land use community to monitor for the presence of this species. Locations of observations of this species, if found, will be recorded and mapped.

Gopher tortoise

In addition to its preferred habitats that include sandhills, scrub, xeric oak hammock, and dry pine flatwoods, the gopher tortoise will occupy upland pasture areas, dry prairies, abandoned citrus groves, and fallow crop land. The Phase I and Phase II reviews indicated the presence of the gopher tortoise within the property boundary. Subsequently, a 100% gopher tortoise survey was conducted in all areas of suitable habitat identified on-site, using methods and guidelines established by the Florida Fish and Wildlife Conservation Commission (FFWCC). Transects were established throughout the site and 100% of the suitable habitat areas were examined for evidence of the characteristic "half-moon" shaped gopher tortoise burrow. All gopher tortoise burrows were marked with stakes and flagging, recorded with a GPS unit, and ranked as "active" or "inactive," depending upon the appearance of the burrow. Locations and ranks of all burrows identified were mapped.

Commensal species of the gopher tortoise

Six (6) listed species with the potential for occurrence on-site are commonly associated with gopher tortoises as commensal species. Commensal species include Florida mouse, Florida gopher frog, Florida pine snake, eastern indigo snake, short-tailed snake, and burrowing owl. Investigations for these species were conducted during gopher tortoise surveys by visually inspecting the sand mound and surrounding vicinity of each gopher tortoise burrow for individual commensal species or evidence of those species. Locations of observations of gopher tortoise commensal species were recorded and mapped.

Florida Mouse

The results of the Phase I and Phase II reviews revealed the need to conduct small mammal trapping to investigate the property for the presence of this species. Trap stations were located along transects within suitable habitat areas throughout the site and the locations recorded by GPS. Traps were located near gopher tortoise burrows and other natural features expected to be inhabited by the Florida mouse. Traps were baited, opened just before dusk, and checked just after dawn. Traps remained closed during the daylight hours to minimize the chance of incidental mortality due to dehydration and predation. All captured individuals were identified by species and released. Locations of captured individuals, species, time, weather conditions, and a habitat description of the immediate vicinity, were recorded.

Florida pine snake, Eastern indigo snake, Short-tailed snake & Gopher frog

The presence of a large number of gopher tortoise burrows on the Karltan project site indicated a potential for the presence of the above-listed species of herpetofauna. Consequently, trap arrays were established in appropriate locations throughout the site. Each trap array contained four (4)

bucket traps located at the end of an impassable, cross (X)-shaped drift fence (constructed of silt-fencing materials). Eight (8) funnel traps were placed along the length of the drift fence, one on each side of the four legs. The location of each trap array was recorded by GPS. The arrays were located throughout suitable on-site habitat areas, near gopher tortoise burrows or other natural features expected to be frequented by these reptile and amphibian species. Traps were opened just before dusk and checked just after dawn. Traps were closed during the daylight hours to minimize chances of incidental mortality due to dehydration, predation, etc. Captured individuals were identified by species and released. Locations of captured individuals, species, time, weather conditions, and a habitat description of the immediate vicinity, were recorded and mapped.

Burrowing Owl

The burrowing owl is considered a Species of Special Concern by the FFWCC, and is also protected by federal regulations under the U.S. Migratory Bird Treaty Act. Permits are required to impact the species or its nest cavities. These birds nest in burrows in open, sparsely vegetated, sandy ground. Natural habitats include dry prairie and sandhill, but they will also make use of ruderal habitats such as pastures, road rights-of-way, golf courses, and other open areas. The project site includes land cover types that may be utilized by burrowing owls. A preliminary survey for the species was conducted in association with the survey of the property for gopher tortoises. A more thorough search of 100% of the project site will be conducted to confirm the presence or absence of the burrowing owl. Locations of observations, if any, will be recorded and mapped.

Sand skink

Sand skinks prefer large, open sandy patches interspersed throughout native xeric habitats. They have also been shown to utilize sub-optimal habitat such as abandoned citrus groves and other land cover types with minimal vegetative ground cover and reduced canopy closure. The land use classifications and aerial photographic imagery shown on the Land Use Map for the Karltan project site suggested that some areas that may support populations of sand skinks.

Based on the results of the Phase I and Phase II reviews, and the land cover types that were identified on-site, a cover board survey was conducted in accordance with USFWS protocol outlined in *Sand and Bluetail Mole Skink Conservation Guidelines and Survey Protocol*. The survey was conducted between March 1 and May 15, per the USFWS guidelines. Plywood coverboards measuring two feet by two feet (2'x 2') were placed at a density of 40 per acre within the areas identified as providing suitable habitat. The location of coverboards placed in the field was recorded by GPS and mapped.

Coverboards were checked by a biologist once a week for four weeks. Data regarding the presence or absence of the species' distinctive sine-wave trails at each coverboard station, as well as any additional notes or observations, was collected and recorded on a field datasheet on each survey date. Climatic data, including temperature, wind speed and direction, visibility, and precipitation were also collected on each survey date and recorded.

American alligator

American alligators typically live and nest in freshwater marsh areas adjacent to open water bodies. A number of these habitat types are scattered throughout much of the project site. Information regarding American alligators will be gathered during pedestrian and aerial surveys of the project site. Locations of observations, if any, will be recorded and mapped.

Florida sandhill crane

Florida sandhill cranes typically nest within marshes or wet prairies and forage in open prairies or pasture lands. Preferred nesting sites are usually limited to pickerelweed/maidencane marshes, allowing high visibility for predator detection. Based on the land use classifications identified on the Land Use Map, the subject property may provide suitable nesting and foraging habitat for this species. Preliminary review of the project site did not reveal use of the property by the sandhill crane. However, appropriate wetland areas will be surveyed more closely for evidence of nesting activity, and open upland areas will be surveyed for the presence of foraging individuals. Locations of observations, if any, will be recorded and mapped.

Florida scrub jay

The Florida scrub jay prefers large tracts of scrub habitat. However, recent findings in Lake County suggest that scrub jays will inhabit marginal habitat, which may consist of abandoned citrus grove areas. Because the Karltan project site includes land cover types that could be considered marginal habitat for scrub jays, a survey was conducted in accordance with USFWS survey guidelines. Transects were established within the on-site suitable habitat areas. A callback tape containing scrub jay vocalizations was broadcast at several stations along each transect, for approximately four (4) minutes at each station. The survey was conducted for five (5) consecutive days between 0700 and 1000, and between 1500 - 1800 hours. Data sheets were maintained to record sightings or vocalizations of scrub jays.

Bald eagle

Bald eagles typically nest in tall trees (usually live pines) near lakes or open water bodies. USFWS has established guidelines that recommend zones of protection around each bald eagle nest tree. These zones of protection carry developmental constraints. Preliminary review of the project site did not reveal the presence of any bald eagles. The FFWCC eagle nest locator database will be searched for records of bald eagle nests in the vicinity of the project site. Additionally, a full survey of the subject property will be conducted to identify any eagle nests that may be present. Based on the land use classifications that were identified, the Karltan site could provide suitable nesting habitat for this species in some of the wooded areas near the wetlands and open water bodies. Locations of any observations of bald eagles or their nests, if any, will be recorded and mapped.

Southeastern American kestrel

Southeastern American kestrels typically forage in open areas and nest in adjacent snags. Investigations for the southeastern American kestrel will be conducted during upland species surveys in pastures, abandoned citrus groves, and where snags are present. Location of observations, if any, will be recorded and mapped.

Wading birds

A number of areas in and around the on-site wetlands and other waterbodies may provide suitable habitat for various wading bird species. Protection is afforded to the colonial nesting sites (rookeries) of wading birds, and the quality of wetlands may be viewed as higher by the regulatory agencies if these species have been shown to utilize the surrounding upland areas. Surveys will be conducted to identify any rookeries that may be present, and to quantify the utilization of the site by wading bird species for foraging. Locations of observations, if any, will be recorded and mapped.

Question 13 - Wetlands

Wetlands are areas that are inundated or saturated by surface water or ground water for duration sufficient to support vegetation typically adapted for life in saturated or hydric soils. Wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps, and marshes. The Land Use Map reveals multiple wetland types, including several freshwater marshes and a number of natural and artificial waterbodies and other surface waters.

Wetlands on the project site are categorized into two (2) classes: those considered jurisdictional wetlands under the regulatory authority of the U.S. Army Corps of Engineers (ACOE), and those wetlands under the regulatory authority of the St. John's River Water Management District (SJRWMD). Based on a preliminary review of the project site, it appears that both classes of wetlands occur on the project site.

Three criteria are evaluated to determine the extent of on-site jurisdictional wetlands: hydrological indicators, hydric soil indicators, and presence of wetland indicative plants. Criteria differ for making wetland determinations for ACOE and SJRWMD jurisdiction. ACOE delineation methodology states that evidence of a minimum of one positive wetland indicator from each parameter must be found in order to make a positive wetland determination. The SJRWMD uses various combinations of the presence of the three indicators. Many of the wetland lines on the project site have been delineated by LPGEPS biologists. Additional lines will be delineated as the project progresses.

Delineation of wetlands on the project site will utilize both methods (ACOE and SJRWMD), since at least some of the wetland areas appear to be under the jurisdiction of both regulatory agencies. Wetlands that are probably connected to waters of the United States will be delineated utilizing ACOE methodology. Some of the isolated freshwater marshes may be delineated using only SJRWMD methodology, as the ACOE does not appear to have jurisdiction over these areas.

The wetlands will be evaluated using the Uniform Mitigation Assessment Methodology (UMAM), in order to document the pre-development site conditions and develop a plan for compensatory mitigation, if wetland impacts are planned to occur during site development. In addition, ACOE datasheets will be completed to document existing wetland conditions in the format required by the ACOE.

As the extent of on-site ACOE and SJRWMD jurisdictional wetlands are field located and flagged, the wetland boundaries are surveyed and mapped. Formal jurisdictional determinations by the St. Johns River Water Management District have been performed to finalize some of these boundaries. After these determinations have been completed, the acreage and percentage of the property which consists of jurisdictional wetland areas will be calculated. Impacts to wetlands or other surface waters require permitting and mitigation if certain thresholds are met, under both the federal and state jurisdictional criteria.

Question 14 - Water

Several wetlands and open water bodies are present on the Karltan project site. Existing hydrologic conditions within these wetlands and other surface waters will be documented through the completion of the ACOE datasheets and by applying the Uniform Mitigation Assessment Methodology (UMAM). Existing hydrologic conditions of ground water, including the identification and discussion of any potential aquifer recharge areas, will be documented through consultation with the project hydrologist.

The existing ground and surface water quality conditions on and abutting the site will be determined through baseline and subsequent water quality sampling. The State of Florida has established classifications and water quality standards for all surface waters within the state. Per these standards, the surface waters on-site are considered to be Class III Waters – Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife, per Chapter 62-302.400 of the Florida Administrative Code (F.A.C.). As such, these waters will be subject to the standards set forth in Chapters 62-302.500 and 62-302.530, F.A.C. Several sampling stations will be designated on-site. Field measurements will be collected at each sampling station and will include the following parameters: air temperature, dissolved oxygen, pH, Secchi disk transparency, specific conductivity, station maximum depth, sample depth, and water temperature. Laboratory parameters to be analyzed for include the following:

Ammonia Nitrogen (mg/l)	Nitrate (mg/l)
Nitrite (mg/l)	Total Kjeldahl Nitrogen (mg/l)
Chlorophyll A (mg/m ³)	Ortho Phosphate (mg/l)
Total Phosphorus (mg/l)	Oil and Grease (mg/l)
Biological Oxygen Demand (BOD) (mg/l)	Total Suspended Solids (TSS) (mg/l)
Fecal Coliform (cfu/100 mL)	Pesticides/Herbicides (µg/l)
Fecal Streptococcus (cfu/100 mL)	Hardness (mg/l CaCO ₃)
Metals (As, Cu, Pb, Zn, Ag, Mg, Ca) (µg/l)	

Sample containers to be utilized in laboratory analysis will be obtained from Test America, Inc. (DEP/DHRS #870223G/DW #83331, ENV #E83012) prior to each sampling event. The

containers will be labeled to indicate the type of analysis (metals, nutrients etc.) and the type of preservative (if appropriate) for each container. Samples will be collected at mid-depth utilizing a jon-boat and/or Kemmerer water sampler, when necessary. Once collected, all samples will be placed on ice and stored at +4oC until delivered to Test America, Inc. for analysis. Samples are delivered to the laboratory by the project biologist within six (6) hours of collection. Upon receipt of the results of the laboratory analysis, all data will be collated, reviewed, and reported.

Question 21 – Transportation

Please see attached Preliminary Transportation Methodology prepared by Traffic Planning and Design, Inc.

G. Provide a list (or formal written request if required by the regional planning council) of ADA questions which you wish to have deleted or exempted. Provide a discussion or explanation of why you believe it is appropriate to delete from the ADA for your project.

Below is a list of questions the applicants and property owners are requesting to delete from the DRI Application for Development Approval:

Question 31 – Specific DRI Information – Airports

There are no airport facilities proposed for, or located within the vicinity of, the Karlton project. Therefore this question is being requested to be deleted.

Question 32 – Specific DRI Information – Attractions and Recreation Facilities

There are no major regional attractions and/or recreation facilities proposed for the Karlton project. Therefore this question is being requested to be deleted.

Question 34 – Specific DRI Information – Industrial Plants & Parks

There are no proposed industrial plants and/or industrial parks proposed for the Karlton project. Therefore this question is being requested to be deleted.

Question 35 – Specific DRI Information – Mining Operation

There are no existing or proposed mining operations for the Karlton project. Therefore this question is being requested to be deleted.

Question 36 – Specific DRI Information – Petroleum Storage Facilities

There are no existing or proposed petroleum storage facilities as part of the Karlton project. Therefore this question is being requested to be deleted.

Question 37 – Specific DRI Information – Port and Marina Facilities

There are no proposed port and/or marina facilities for the Karlton project. Therefore this question is being requested to be deleted.