MARSH CREEK DRI
ADA

Joint Exhibit 12

AGENDA ITEM #3(a)

**MARSH CREEK QUESTIONNAIRE CHECKLIST FOR DRI ADA SUBMISSION**

Background

On September 10, 1996, a preapplication meeting was held for the proposed Marsh Creek DRI. The project is located on 807 acres in the city of North Port generally at the intersection of Price and Sumter boulevards (see Attachment I). Attending this meeting were representative from the Marsh Creek Holdings, LTD. and their consultants, the North Port Planning, Building and Development Services Director, a Charlotte County transportation planner, DCA, FDOT, SWFWMD and SWFRPC staff. Other review agencies were unable to attend; however, they have received background information on the project and will be providing input throughout the review process.

Project Description

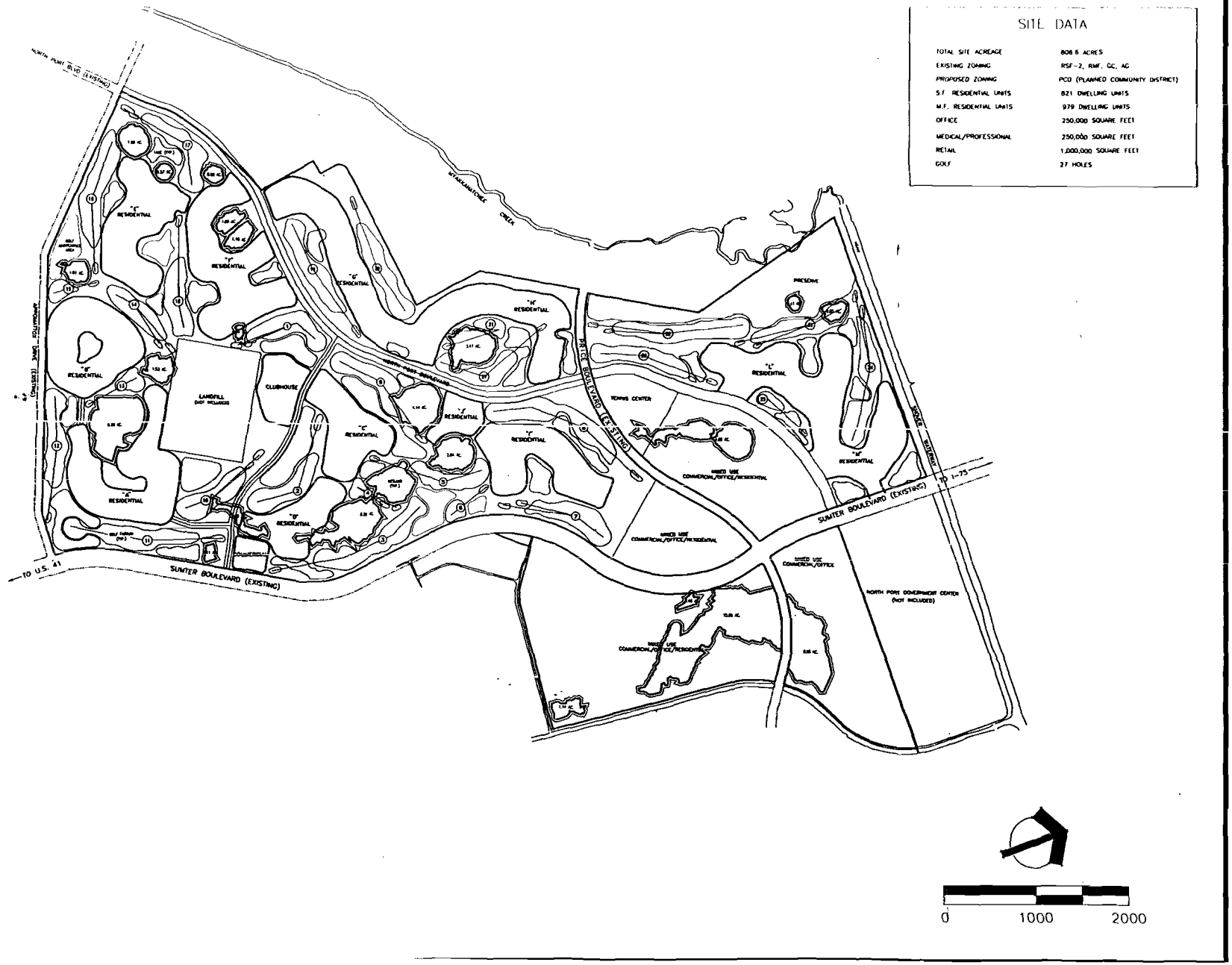
The proposed development is to construct 1,800 residential dwelling units (821 single-family and 979 multi-family units), 500,000 square feet of office (half office and half medical/professional), 1,000,000 square feet of retail and 27 holes of golf (see Attachment II, Master Development Plan). March Creek's focal point will be the new town center of North Port, and will be developed adjacent to a City planned 52-acre municipal complex (27 acres of which were donated by Marsh Creek, LTD. to the City). The Town Center, located at the intersection of Price and Sumter boulevards, will be central to the golf course community and linked to the residential neighborhoods by a pedestrian walkway system. According to the applicant information, by including a variety of services and facilities within walking distance (or golf cart trip) from their homes that meet the daily needs of residents, many positive results occur, such as a reduction of demand for automobile trips within and beyond the community, and greater interaction and communication between residents.

Questionnaire Checklist (Attachment III)

Based on a review of the submitted preapplication information, all parties agreed to require the applicant to answer all applicable regional and local information requirements (see Attachment III).

**RECOMMENDED ACTION:** Approve the questionnaire checklist.

ATTACHMENT I




WILSON MILLER BARTON & PEEK INC.

Planning & Landscape Architecture Division

Engineers · Surveyors
Environmental Consultants
Planners
Landscape Architects
Construction Managers

133 S. Tamiami Trail
Sarasota, Florida 34236
(941)377-3868
Fax (941)377-3952

MAP H-1

# PRELIMINARY MASTER PLAN

MARSH CREEK HOLDING

# MARSH CREEK

NORTH PORT, FLORIDA

SECTIONS 20, 21, 22, 28 & 29
TOWNSHIP 39 S., RANGE 21 E.
Designed by: KEN HATCH
Drawn by: JOHN FISHER
Checked by:
Date: AUGUST, 1996
Scale:
Project #: 2726-4
WO #: 6374
Sheet

ATTACHMENT II

# MARSH CREEK QUESTIONNAIRE CHECKLIST FOR DRI-ADA SUBMISSION

| Question No. | Subject | Regionally Significant Y/N | Answer Required Y/N | Special Note |
|---|---|---|---|---|
| PART I. | APPLICANT INFORMATION | Y | Y | |
| PART II. | GENERAL SECTION | | | |
| 9. | MAPS | | Y To All | 1 X 400 scale |
| | A. Site Location<br>B. Aerials<br>C. Topography<br>D. Existing Land Use<br>E. Soils<br>F. Vegetation<br>G. Transects (Plants/Animals)<br>H. Master Development Plan<br>I. Master Drainage Plan<br>J. Transportation | | | |
| 10. | GENERAL PROJECT DESCRIPTION | Y | Y | |
| Part 1, A-E | Specific Project Description | Y | Y | |
| Part 2, A-C | Consistency with Comp. Plan | Y | Y | |
| Part 3, A. | Demographic & Employment Info. | Y | Y | |
| Part 4, A-B | Impact Summary | Y | Y | |
| 11. A. | REVENUE GENERATION SUMMARY | Y | Y | |
| PART III. | ENVIRONMENTAL RESOURCE IMPACTS | | | |
| 12. A-E | VEGETATION & WILDLIFE | Y | Y | |
| 13. A-B | WETLANDS | Y | Y | |
| SWFRPC 13.B.1 | | | Y | |
| 14. A-C | WATER | Y | Y | |
| 15. A-D | SOILS | N | N | |

**MARSH CREEK QUESTIONNAIRE CHECKLIST**
**FOR DRI-ADA SUBMISSION**

| Question No. | Subject | Regionally Significant Y/N | Answer Required Y/N | Special Note |
|---|---|---|---|---|
| 16. A-D | FLOODPLAINS | N | N | Only a small area next to preservation area of Myakkahatchee Creek is within the 100-year floodplain. |
| 17. A-H | WATER SUPPLY | Y | N | |
| 18. A-E | WASTEWATER MANAGEMENT | Y | N | |
| 19. A-E | STORMWATER MANAGEMENT (Also see FGFWFC Guidelines) | Y | Y | |
| 20. A-C | SOLID WASTE/HAZARDOUS MATERAILS | Y | Y | |
| PART IV. | TRANSPORTATION RESOUCE IMPACTS | | | |
| 21. A-I | TRANSPORTATION | Y | Y | |
| SWFRPC.A-I | | | Y | |
| 22. A-E | AIR | N | Y | |
| SWFRPC | | | N | |
| 23. A-C | HURRICANE PREPAREDNESS | N | N | Not within hurricane vulnerability zone. |
| SWFRPC. 1-5, | If Onsite Shelters 1-3. | | N | |
| PART V. | HUMAN RESOURCE IMPACTS | | | |
| 24. A-C | HOUSING | Y | Y | |
| 25. A-B | POLICE & FIRE | N | Y | |
| 26. A-E | RECREATION & OPEN SPACE | N | Y | |

**MARSH CREEK QUESTIONNAIRE CHECKLIST**
**FOR DRI-ADA SUBMISSION**

| Question No. | Subject | Regionally Significant Y/N | Answer Required Y/N | Special Note |
|---|---|---|---|---|
| 27. A-C | EDUCATION | N | Y | |
| 28. A | HEALTH CARE | N | Y | |
| 29. A-D<br>SWFRPC. A-R | ENERGY | N | N<br>Y | |
| 30. A-B | HISTORICAL & ARCHAEOLOGICAL | N | N | Survey found no significant resources |
| PART VI. | SPECIFIC DRI INFORMATION | | | |
| 31. A-F | AIRPORTS | N/A | N/A | |
| 32. A-C | ATTRACTIONS & RECREATION FACILITIES | N/A | N/A | |
| 33. A-C | HOSPITALS | N/A | N/A | |
| 34. A-D | INDUSTRIAL PLANTS & PARKS | N/A | N/A | |
| 35. A-J | MINING OPERATIONS | N/A | N/A | |
| 36. A-D | PETROLEUM STORAGE FACILITIES | N/A | N/A | |
| 37. A-H | PORT & MARINA FACILITIES | N/A | N/A | |
| 38. A-C | SCHOOLS | N/A | N/A | |

Southwest Florida Regional Planning Council

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P.O. Box 3455, N. Ft. Myers, FL 33918-3455 SUNCOM 721-7290 / 7291

FAX 813-995-7895

# MEETING ATTENDANCE SHEET

Subject: Marsh Creek DRI PreApp.

Date: 9/10/96

| Name | Representing | Phone # |
|---|---|---|
| Glenn Heath | SWFRPC | (941) 656-7720 |
| Sam Jones | City of North Port | (941) 243-3147 |
| HARRY SCHWERTMANN | DCA | 922-1816 |
| Dan Bailey | Applicant | (941) 366-4800 |
| Tom Fraser | DEV RENDER+ASS, (APPLICANT) | 941 334 3680 |
| Betsy Benac | WMB&P/Applicant | 941-371-3690 |
| KEN NATB-1 | " | " |
| BOB HALBACH | WMBP/APPLICANT | 941-371-3690 |
| Mike Kennedy | WMB&P | 941-371-3690 |
| OLIVER POPPELLES | FTE | (941) 639-2818 |
| NANETTE HALL | FTE | (941) 659-2818 |
| JAMES L. BEVILLARD | MARSH CREEK DEV. MAN. | 941-542-1010 |
| RONALD A. YORK | MARSH CREEK HOLDINGS | (941) 542-1010 |
| H. DIETER GEBHARD | MARSH CREEK | 941 365-4617 |
| H-J. REICHARDT | MARSH CREEK | 941-778-3689 |
| JOHN CZEREPAK | FLORIDA DOT | 941-519-2343 |
| MARK GERING | Charlotte County | 941-743-1950 |
| Ian McDonald | S.W. Fl. Water Mgmt. Dist. | 352-796-7211 |
| ARTHUR J. PEREZ | LEFTWICH CONSULTING ENGINEERS | (407) 281-8100 |
| Ed Stevens | FDMA Inc | 941.505-0753 |
| Allan Hoffacker | WDB | 941 334-3680 |

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FAX 941-656-7724

# MEMORANDUM

RECEIVED
AUG 0 1996
SFRPC

TO: DRI Review Agencies

FROM: Daniel L. Trescott, DRI Coordinator

DATE: August 28, 1996

SUBJECT: Preapplication Meeting for Marsh Creek Development of Regional Impact

A preapplication meeting will be held for the attached project development summary on September 10, 1996 at 3:00 PM at the Southwest Florida Regional Planning Council Meeting Room, North Fort Myers. A methodology meeting for transportation can be held concurrently with the preapplication. Any environmental or drainage methodology meetings deemed necessary can be held concurrently or after the preapplication meeting or scheduled separately.

Please make every effort to attend the preapplication meeting. If you have any questions, please let me know.

Attachments

DLT\mes

Printed on Recycled Paper

# MARSH CREEK

# PRE-APPLICATION CONFERENCE DOCUMENT FOR APPLICATION FOR DEVELOPMENT APPROVAL

## CITY OF NORTH PORT, FLORIDA

**Developer:**

MARSH CREEK HOLDINGS, LTD.
4524 SE 16th Place, Suite 3
Cape Coral, FL 33904

**Prepared for:**

SOUTHWEST REGIONAL PLANNING COUNCIL
4980 Bay Line Drive
North Fort Myers, FL 33917-3455

**Prepared by:**

WILSON, MILLER, BARTON & PEEK, INC.
133 South McIntosh Road
Sarasota, FL 34232

WMBP-S Ref: 2726-4
Work Order 6374

AUGUST 1996

FORM RPM-BSP-PREAPP INFO-1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF LOCAL PLANNING
2740 Centerview Drive
Tallahassee, Florida 32399
904/488-4925

# PRE-APPLICATION CONFERENCE DOCUMENT AND INFORMATION

One of the initial steps in the development of regional impact (DRI) review process is the pre-application conference. The pre-application 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 pre-application 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 pre-application conference. The Regional Planning Council may have more stringent information requirements for a pre-application conference, and council staff should be consulted prior to the preparation of a pre-application document.

Provide the following information about the proposed development.

A. General Information

1) Name of the development.

**Marsh Creek**

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

**Marsh Creek Holdings, LTD.**
**4524 SE 16th Place, Suite 3**
**Cape Coral, Florida 33904**
**Ron York, Agent**
**Phone: (941) 542-1010**
**Fax: (941) 542-6792**

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

**Betsy Benac, AICP**

**Wilson, Miller, Barton & Peek, Inc.**

**133 South McIntosh**

**Sarasota, FL 34232**

**Phone: (941) 371-3690**

**Fax: (941) 377-9852**

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.

**Marsh Creek is a proposed 807-acre community located in Sections 21, 22, 28 and 29, Township 39 South, Range 21 East, in the City of North Port, Sarasota County, Florida. The development will provide a maximum of 1,800 residential dwelling units, to include both single-family and multifamily structures in a mixed use, golf course community. Marsh Creek' s focal point will be the new town center of North Port, and will be developed adjacent to a 52-acre municipal complex, currently being planned by the City (27 acres of which were donated by Marsh Creek, Ltd. to the City). Proposed to be developed within the Marsh Creek Town Center are recreational, commercial, office and medical facilities. The Town Center, generally located at the intersection of Price and Sumter boulevards, will be central to the proposed golf course community and linked to the residential neighborhoods by a pedestrian walkway system. The Town Center will provide many services and facilities that support the needs of Marsh Creek residents. By including a variety of services and facilities within walking distance (or golf cart trip) from their homes that meet the daily needs of residents, many positive results occur, such as a reduction of demand for automobile trips within and beyond the community, and greater interaction and communication between residents. The development of the Town Center in this location is in compliance with the existing City Comprehensive Plan which designates the area a future growth district, as well as the proposed designation as an activity center.**

**The preliminary master plan for Marsh Creek is attached as Map H.**

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

**The project is planned to be constructed in four phases, with construction anticipated to commence in 1997, and completed in the year 2017. These dates are estimates and actual occurrences will be governed by market and economic conditions beyond the control of the applicant (see attached preliminary phase plan, Exhibit "K").**

C. Site Information

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

**The site is currently undeveloped, covered mostly with pine flatwoods. A pine/xeric community is located along the western side of the parcel and extends all the way up to the banks of Myakkahatchee Creek. Twenty isolated freshwater marshes are dispersed throughout the site, which is bounded by the Snover Waterway on the north, the Blueridge Waterway to the east and the city-owned conservation lands that border the Myakkahatchee Creek to the west. Four cabbage palm hammocks are located on the site. The total wetland area represents approximately 65.6 acres, or 8 percent of the site. The only other land uses existing within the parcel are grassed swales and dirt roads that exist on the southern portion of the site. These swales and dirt roads were originally developed as part of the previous subdivision plat that has recently been vacated.**

**Located west of Sumter Boulevard and north of Appomattox and surrounded by the Marsh Creek development is a 24.8-acre closed landfill, which is not under he ownership or control of the developer and is not part of the proposed development. The landfill site is covered with vegetation, including Brazilian pepper, cabbage palm, and grasses.**

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

**All wetlands on site have been located and have been surveyed as shown on Map F. These wetlands were identified using the wetlands delineation criteria as found in the *1987 U.S. Army Corps of Engineers (COE) Wetlands Manual* and the Southwest Florida Water Management District's (SWFWMD) manual implementing Chapter 62-340, Florida Administrative Code, *Delineation of the Landward Extent of Wetlands and Surface Waters*. Representatives of both the COE and SWFWMD were accompanied on inspections of the on-site wetlands to verify the approximate extent of wetlands and how each would be delineated.**

**Wildlife surveys were conducted over the property to determine the presence or absence of state or federally listed wildlife and plant species. Listed plant and wildlife species were considered to be those identified in the publication *Florida's Endangered Species, Threatened Species and Species of Special Concern* (FGFWFD, 1996).**

**Species listed with the FGFWFC and/or USFWS observed on the site include the following:**

| | DESIGNATED STATUS | |
|---|---|---|
| **SPECIES** | **FGFWFC** | **USFWS** |
| **Birds:** | | |
| Florida scrub jay (Aphelocoma coerulescens) | Threatened | Threatened |
| little blue heron (Egretta caerulea) | Species of Special Concern | ---- |
| tricolored heron (Egretta tricolor) | Species of Special Concern | ---- |
| | | |
| **Reptiles:** | | |
| gopher tortoise (Gopherus polyphernus) | Species of Special Concern | ---- |
| American alligator (Alligator mississippiensis) | Species of Special Concern | Threatened |

**A group of four Florida scrub jays has been documented as inhabiting portions of the scrubby flatwoods in the northwestern corner of the site.**

**Approximately 19 active, 43 inactive, and 15 abandoned gopher tortoise burrows were discovered on the subject parcel, particularly along the western side of the site, and in high sandy disturbed areas. Little blue herons and tricolored herons were observed feeding within drainage canals on site. Alligators were observed within on-site drainage canals as well Map G.**

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

**Only a small portion of the Marsh Creek project is within the mapped FEMA 100-year floodplain. See attached Map C.**

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

**Attached as Exhibit "E" is a cultural resource assessment survey dated July, 1996, performed for Marsh Creek Holdings, Ltd. by Archaeological Consultants, Inc. (ACI) as requested by the Division of Historical Resources. Based on the results of the archaeological and historical survey, it is the opinion of ACI that the proposed Marsh Creek DRI project will not impact any significant cultural resources, and no further work is recommended.**

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.

**Attached is the General Location Map (Map A). Marsh Creek Holdings, Ltd. does not own or lease any other lands within two miles of the proposed project site.**

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, wetland, or wildlife corridors.

**The General Location Map (Map A), as well as the existing Land Use Map (Map D) depicts the following regionally significant resources:**

- **The Snover Waterway lies to the north of the Marsh Creek property, and Cocoplum water way to the south. Both of these waterways are Class III waters and flow directly into the Big Slough (Myakkahatchee Creek). Bluebird Waterway, located on the eastern boundary of the project, flows into the Cocoplum Waterway.**
- **The Myakkahatchee Creek (Big Slough) lies west of the subject site, and drains into the Myakka River, a Class II waterbody, Outstanding Florida Waters. The Myakka River is located about 2.75 miles downstream of the southern boundary of Marsh Creek. This portion of the Myakka Estuary has been designated a Regionally Significant Natural Resource.**

- **Further north along the Myakkahatchee Creek (Big Slough) adjacent to the Carlton Preserve is a recently acquired SWFWMD/Save Our Rivers area known as the Myakkahatchee Creek Project, which is listed as a regionally significant natural resource.**

**Other identified regionally significant resources and facilities in the vicinity of the Marsh Creek community include:**

- **Warm Mineral Springs, which is located approximately 2.5 miles to the west of the southern end of the project and Little Salt Springs, which is located approximately one-half mile west of the Big Slough, south of Price Boulevard.**

- **The "North Port Downtown" regional activity center which, is generally located south of the subject site along U.S. 41.**

- **The Murdock Town Center regional activity center, which is located approximately three miles to the southeast along U.S. 41.**

- **Sumter and Price boulevards, which bisect the property, are listed as two-lane regional roadways.**

- **The City of North Port Regional Sewer and Water Treatment Plants, which are located to the southwest of the Marsh Creek property .**

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.

**The Transportation Study Area Table is included in Exhibit J, the Transportation Methodology.**

E. Permitting and Approval Information

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

**No, the proposed development of the property is consistent with the current City of North Port Comprehensive Plan as the Town Center area is designated as being within a Future Growth Area. Other designations on the Future Land Use Map which the project is consistent with include Low Density Residential, High Density Residential, and Recreation/Open Space. As the City of North Port is completing its Evaluation and Appraisal Report and proposed Comprehensive Plan update, we have worked closely with the City's Planning Department in order to be consistent with any proposed changes to the Plan.**

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

**There have been no permits applied for or received for the purpose of developing this project.**

**A plat covering a portion of the site was vacated under 96-R-5 on April 22, 1996.**

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 reached 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 pre-application conference to explain the methodologies acceptable to the region for ADA review.

***Demographic and Education Information (Questions 10 and 27):***

**The demographic data for this project is taken from the 1995 Florida Statistical Abstract population tables, including persons per household for Sarasota County.**

**In response to Question 27, Education, the number of School Age Children Per Household figure is taken from data supplied by Mr. Rick Nations, Director of the Department of Research, Assessment and Evaluation for the School Board of Sarasota County (see attached memo from Mr. Nations to Dr. Thomas W. Gaul, Superintendent dated March 25, 1996). By applying the student yield factor generated by Mr. Nations for the City of North Port to the total number of residential units and then dividing this total number by the percentages of student population in grades K-12 reported in Figure 4.2 of the 1995 Florida Statistical Abstract, we arrive at the projected number of students to be generated by the development of the project.**

**This information was sent to Mr. Nations in June, 1996. To date there has not been a response.**

***Listed Species and Wildlife: (Question 12)***

**An extensive wildlife survey extending over a period of several months was conducted on the entire site. Two agencies were consulted in determining endangered, threatened and/or protected species. The U.S. Fish and Wildlife Service (USFWS) and the Florida Game and Fresh Water Fish Commission (FGFWFC) both monitor the populations of "endangered" and "threatened" wildlife species and update listings annually.**

**The survey method used to inventory these species was in accordance with guidelines approved by the FGFWFC. The site review was an intensive pedestrian survey designed to satisfy the requirements of the FGFWFC guidelines in determining the presence of state and federally listed species of plant and wildlife within the project. As such, selected methodologies recommended by the FGFWFC *Wildlife Methodology Guidelines* were employed in these surveys.**

**All wetlands and uplands were surveyed for the presence of listed species in both the mornings and evenings as part of specific protected species survey sampling or in conjunction with related field work activities on at least 19 separate occasions from October 25, 1995, through May 23, 1996, by two or more qualified biologists.**

**Herbaceous wetlands less than 10 acres in size were visually scanned for the presence of listed species. Wetlands that are either forested or exceed 10 acres in size were sampled by pedestrian survey to obtain complete coverage. All observations of listed species, as well as physical features that may indicate species presence such as tree markings, nests, burrows, tracks, or cavity trees, were mapped on a February 1993 1"=200' scale blackline aerial photograph. The graphical depiction of this survey and any species located is on Map G.**

*Upland Survey*

**The upland survey consisted of an intensive pedestrian survey covering at least 80 percent of the entire site. Transects were walked by at least two qualified biologists approximately 80 feet apart with 20-foot offsets between transects. This provides intensive visual coverage of the area. After the initial pedestrian survey, morning and evening pedestrian surveys consisting of at least 1,500 feet of transects per 100 acres were conducted for a period of at least five days. All observations of listed species, as well as physical features that may indicate species presence such as tree markings, nests, burrows, tracks, or cavity trees, were mapped on a 1"=200' scale aerial. The graphical depiction of this survey and any species located is on Map G.**

*Wetland Delineation Methodology (Question 13)*

**Wetland delineation of all on-site wetlands was conducted in accordance with the guidelines in the *1987 COE Wetlands Manual* and *The Florida Wetland Delineation Manual Implementing Chapter 62-340, F.A.C.***

**In addition, representatives of both the COE and SWFWMD were met on-site to review the wetlands and comment on delineation of these areas. All wetland delineation lines have been surveyed in and are found on Map F.**

*Transportation (Question 21)*

**Please see attached Exhibit "J", Transportation Methodology.**

*Affordable Housing (Question 24)*

**Please see attached Exhibit "I", Housing Methodology Report.**

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.

**The applicant hereby request the following ADA questions be deleted:**

**Part III. Environmental Resources Impact**

**Question 15.A.2. relating to Soils: There are no unique geological features on the project site; therefore, deletion of this question is requested.**

**Question 22, Air: The developer commits that all FDEP requirements will be adhered to during the course of development of the project; therefore, responses to this question are not necessary.**

**Question 23, Hurricane Preparedness: According to the Hurricane Evacuation Study for Southwest Florida Update 1995, the subject property is only partially located within a category 4/5 storm zone and is therefore located outside of the hurricane vulnerability zone, and exempt from the requirements of Rule 9J-2.0256, F.A.C. Based upon this fact, exemption from all items in Question 23 is requested.**

**Part V. Human Resource Impacts**

**Question 30, Historical and Archeological Site: According to the cultural resource assessment survey completed at the request of the Florida Department of State, Division of Historical Resources, there are no recorded significant archeological or historical sites recorded or likely to be present within the project area; therefore, the applicant requests deletion of this question.**

## Part VI. Specific DRI Information

**Question 31, Airports; Question 32, Attractions and Recreation Facilities; Question 34, Industrial Plants and Industrial Parks; Question 34 Hospitals; Question 35, Mining Operation; Question 36, Petroleum Storage Facilities; Question 37, Port and Marina Facilities; and Question 38, Schools, are requested for exemption because they are not pertinent to the Marsh Creek development.**

Exhibits

A Location Map

B. Aerial Photograph

C. FEMA 100-Year Flood Zones

D Existing Land Use Map

E. Cultural Resource Assessment Survey

F. Vegetation Community Map (Map F)

G Plant and Wildlife Map (Map G)

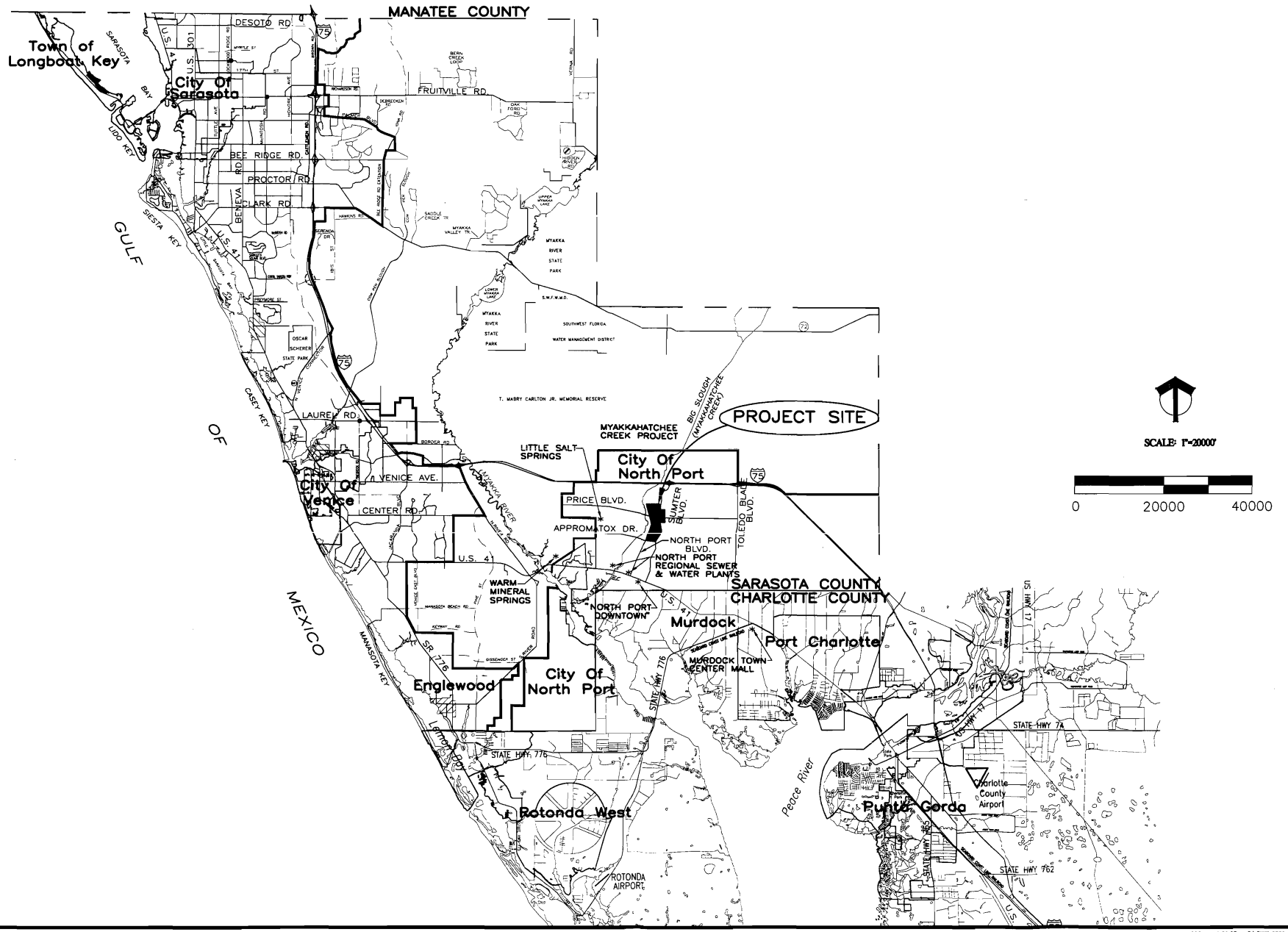
H. Preliminary Master Plan

I. Proposed Methodology for Affordable Housing DRI Question 24.B

J. Transportation Methodology Report

K. Preliminary Phasing Plan

L. Questionnaire Checklist for DRI-ADA Submission





WILSON MILLER BARTON & PEEK INC.

Planning & Landscape Architecture Division

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133 S. McNaish Road
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(941)371-3660
Fax (941)377-9852


MAP A

# LOCATION MAP

MARSH CREEK HOLDINGS, LTD.

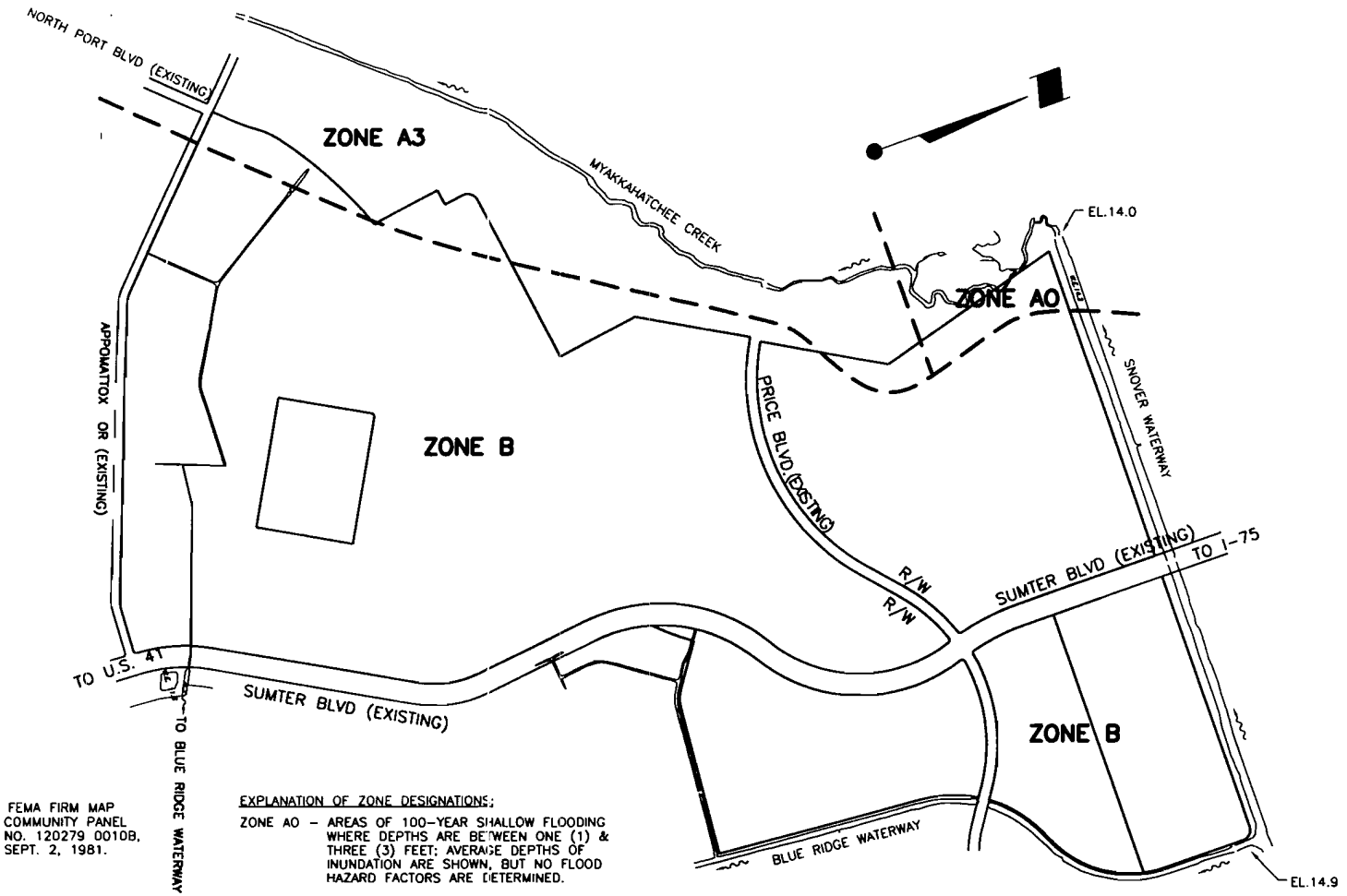
## MARSH CREEK

NORTH PORT, FLORIDA

| | |
|---|---|
| SEC TWP RGE | |
| Designed by: K.N. | |
| Drawn by: E.P. | |
| Checked by: | |
| Date: 8/96 | |
| Scale: 1"=20000' | |
| Project #: 2726-4 | |
| WO #: 6374 | |
| Sheet 1 | |

Aug 16, 1996 - 11:29:07 D:\DWG\2726-1\LMAP-17.dwg

MAPS TOO BIG TO SCAN SEE FILE ON SHELF




SOURCE: FEMA FIRM MAP
COMMUNITY PANEL
NO. 120279 0010B,
SEPT. 2, 1981.

EXPLANATION OF ZONE DESIGNATIONS:

ZONE AO – AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) & THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

ZONE A3 – AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS & FLOOD HAZARD FACTORS DETERMINED.

ZONE B – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE \CONTRIBUTING DRAINAGE AREA LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

WILSON MILLER BARTON & PEEK INC.

Planning & Landscape Architecture Division

Engineers · Surveyors
Environmental Consultants
Planners
Landscape Architects
Construction Managers

Fax (941)377-9853

MARSH CREEK HOLDINGS, LTD.

# MARSH CREEK

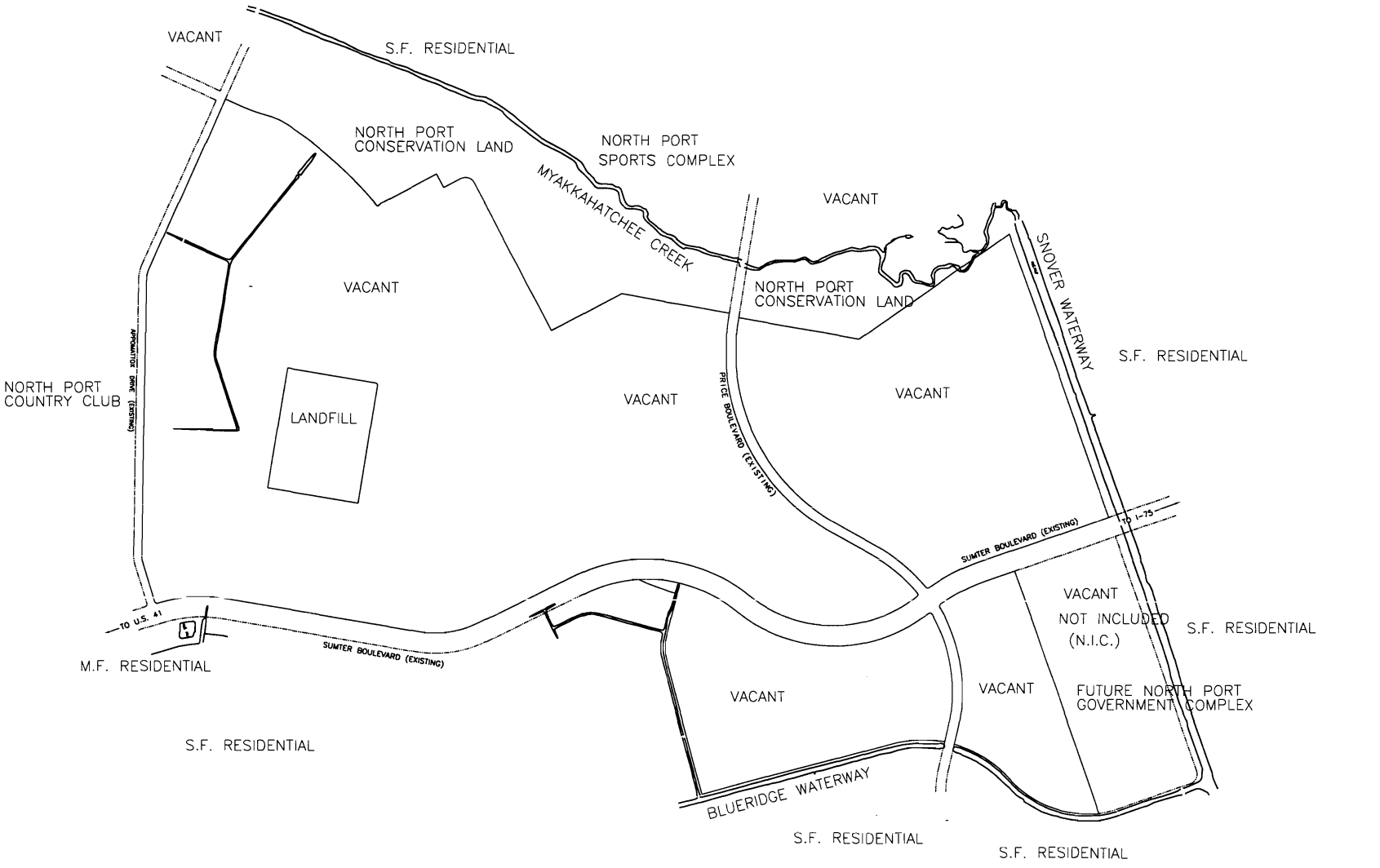
NORTH PORT, FLORIDA

# EXHIBIT C

100 YEAR FLOOD ZONES

| SEC | TWP | RGE |
|---|---|---|
| Designed by: | | |
| Drawn by: | | |
| Checked by: | | |
| Date: | | |
| Scale: | | |
| Project #: | | |
| WO #: | | |
| Sheet | | |

Aug 27, 1998 - 10:37:23 D:\DWG\2728-1\2728EXHIC.dwg




NOTE: NO KNOWN HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANT RESOURCES ON SITE.

EXISTING DRAINAGE EASEMENTS VACATED WITH PREVIOUS PLAT BUT SUBJECT TO TEMPORARY RELOCATION UNTIL NEW PLAN APPROVED.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MAP D

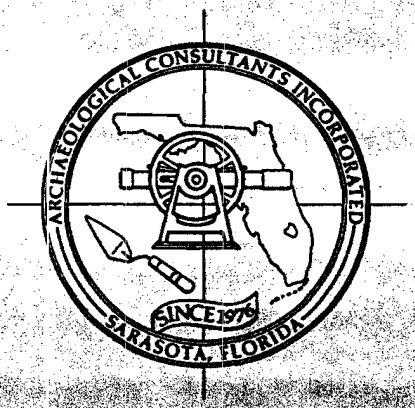
# EXISTING LAND USE

MARSH CREEK HOLDING

# MARSH CREEK

NORTH PORT, FLORIDA

SECTIONS 20, 21, 22, 28 & 29
TOWNSHIP 39 S., RANGE 21 E.
Designed by:
Drawn by:
Checked by:
Date: AUGUST, 1996
Scale:
Project #: 2726-4
W.O. #: 6374
Sheet




# A CULTURAL RESOURCE ASSESSMENT SURVEY
# MARSH CREEK DRI
# CITY OF NORTH PORT
# SARASOTA COUNTY, FLORIDA

Performed for
Marsh Creek Holdings, Ltd.

July 1996

ARCHAEOLOGICAL CONSULTANTS INCORPORATED
*Sarasota, Florida*

# A CULTURAL RESOURCE ASSESSMENT SURVEY
# MARSH CREEK DRI
# CITY OF NORTHPORT
# SARASOTA COUNTY, FLORIDA

Performed for
Marsh Creek Holdings, Ltd.

by
Archaeological Consultants, Inc.

Marion Almy - Principal Investigator
Lee Hutchinson-Neff and Steve Koski - Project Archaeologists
Kim Hinder - Architectural Historian

July 1996

## EXECUTIVE SUMMARY

Archaeological Consultants, Inc. (ACI) conducted a cultural resources assessment survey for the Marsh Creek DRI in Sarasota County, Florida to locate and identify any cultural resources within the project area, and to assess their significance in terms of eligibility for listing in the National Register of Historic Places (NRHP). The survey was required by the Florida Division of Historical Resources because of the "... reasonable probability of project activities impacting historic properties potentially eligible for listing in the National Register of Historic Places" (Kammerer 1996). The archaeological survey was conducted in June of 1996.

### Findings

**Archaeological:** Background research and a review of the Florida Site File (FSF) indicated that no archaeological sites had been recorded within the project area. However, a review of relevant site locational information for environmentally similar areas within Sarasota County and the surrounding region indicated a low to moderate probability for the occurrence of prehistoric sites within the project area. The preliminary research also indicated that sites, if present, would most likely be small artifact or lithic scatter type sites. As a result of field survey no archaeological sites were recorded.

**Historical:** Background research and a review of the FSF indicated that no historic structures had been recorded within the project area. No historic structures or features were recorded during the field survey.

Based on the negative results of the archaeological and historical survey, it is the opinion of ACI that the Marsh Creek DRI project will not impact any significant cultural resources. Therefore, no further work is recommended.

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# 1.0 INTRODUCTION

## Project Description

This project involved a cultural resource survey of the ± 860 acre Marsh Creek DRI located in Sarasota County, Florida (Figure 1.1). The survey area is characterized by level pine/palmetto flatlands interspersed with several freshwater sources including seasonal depressions, freshwater marshes, and Big Slough which is located just to the west of the survey area. Little Salt Spring, a NRHP listed archaeological resource is situated about 1.6 km (1 mi) west of the Marsh Creek DRI. Much of the surrounding area is developed: subdivisions, a golf course, school, National Guard Armory, etc. are in the general area.

The Florida Division of Historical Resources required the survey because:

> Data from environmentally similar areas in Sarasota County indicate that archaeological and historic sites, especially the former, are likely to occur in the study area. It is, therefore, the opinion of this office that there is a reasonable probability of project activities impacting historic properties potentially eligible for listing in the National Register of Historic Places (Kammerer 1996).

## Purpose

The purpose of the cultural resource assessment survey was to locate and identify prehistoric or historic archaeological sites and historic structures or features within the project area and to assess, to the extent possible, their eligibility for listing in the NRHP. The field work took place in June of 1996. Background research preceded field survey. Such research served to provide an informed set of expectations concerning the kinds of cultural resources that might be anticipated to occur within the project corridor, as well as a basis for evaluating any new sites discovered.

As per the Division of Historical Resource's request, the survey was initiated to comply with Section 106 of the National Historic Preservation Act of 1966, as amended by Public Law 89-665; the resulting report meets the required specifications set forth in Chapter 1A-46, the Florida Administrative Code.

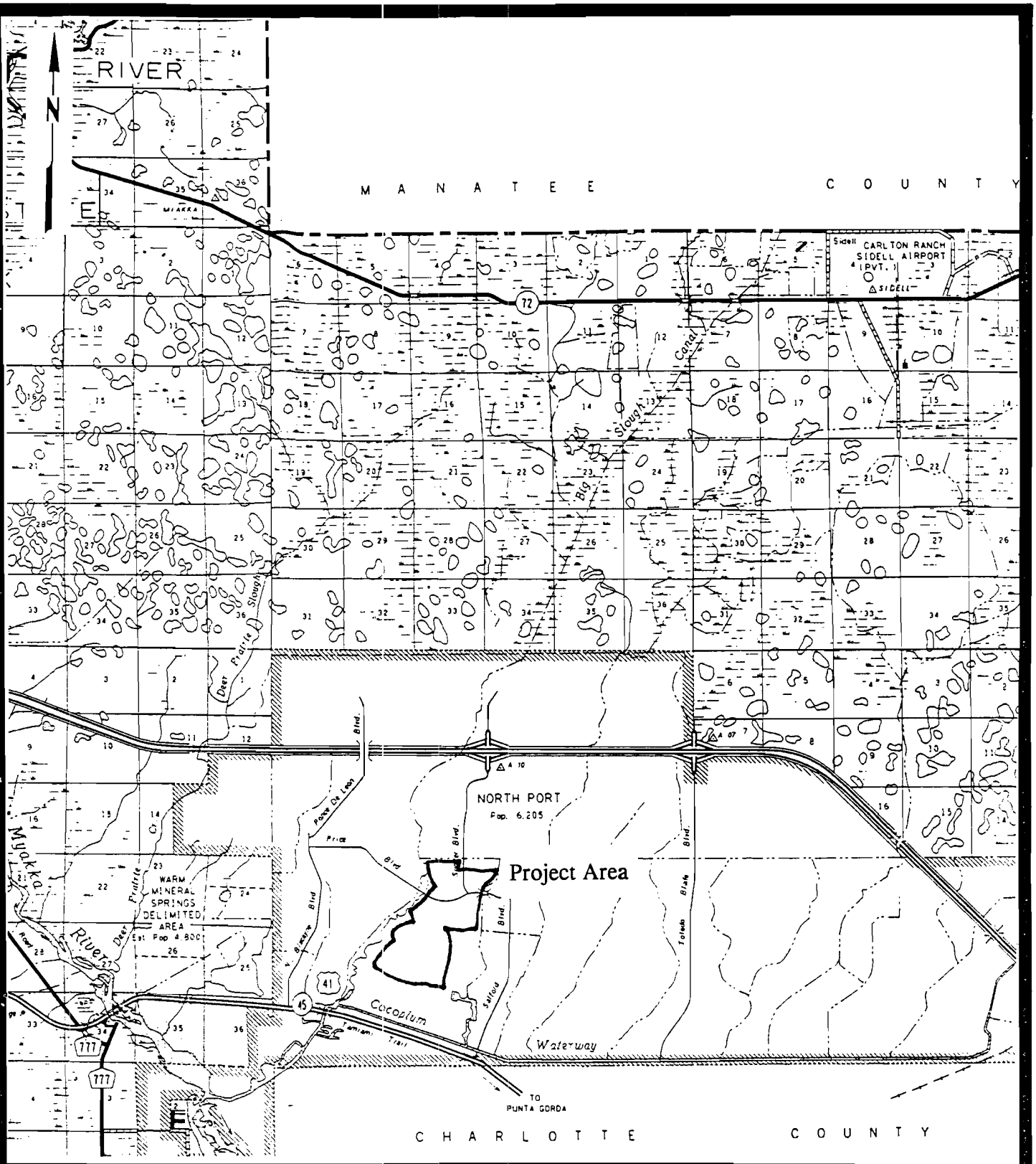


**Figure 1.1**. Project Location Map: Marsh Creek DRI. Project is located in Township 39 South, Range 21 East (Sarasota County General Highway Map 1984)

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# 2.0 ENVIRONMENTAL OVERVIEW

Geographically, the Marsh Creek DRI project area is located in Township 39 South, Range 21 East, Sections 21, 22, 28, and 29 (Murdock, Fla. 1956, PR 1987; Figure 2.1) in the City of North Port, Sarasota County, Florida. Geologically, the project area lies within the Gulf Coastal Lowlands physiographic region (Puri and Vernon 1964), a low, relatively flat plain with elevations typically ranging from sea level to 30 m (100 ft) above mean sea level (AMSL). Elevations of the Marsh Creek DRI project area range from 4.5 to 6 m (15 to 20 ft) AMSL. Big Slough, a channelized creek, is located to the west of the DRI and several seasonal depressions and freshwater marshes are found within the project boundaries.

A review of the Sarasota County Soil Survey indicated that the predominant soil type in the project area is EauGallie and Myakka fine sands. This is a nearly level, poorly drained type associated with the flatwoods (USDA 1991). The natural vegetation of this soil type includes slash pine, South Florida slash pine, longleaf pine, scattered cabbage palm, and oak. Other soils found within the DRI include Delray, Felda, Holopaw, and Manatee loamy fine sands, all nearly level, very poorly drained types found in depressions. These soils support cypress, wax myrtle, cordgrass, maidencane, and other water tolerant vegetation. Also found in a few small areas are Pineda fine sand and Matlacha gravelly sand. Pineda fine sand is a nearly level, poorly drained type typical of low hammocks and poorly defined sloughs. It supports pine, oaks, and wax myrtle. The Matlacha gravelly sand is associated with the channelization of Big Slough and consists of sand, limestone, shell fragments, and loamy and silty sediments (USDA 1991:35). Brazilian pepper and weedy grasses have colonized this gravelly sand. However, the native vegetation within the Marsh Creek DRI project area is still present.

Although the property has not undergone any type of commercial or residential development, the broad expanses of flatwoods have been ditched for drainage and criss-crossed by sand roads. Additionally, an area within the southern portion of the survey area has been used as a landfill.

While the present soils and drainages are a result of the current Florida environment which came into being about 5,000 years ago, prior to this, Florida was cooler and drier. Ground water and sea level were lower due to the ice ages some 10,000 to 20,000 years ago. As a result, the environment experienced by the earliest Floridians was different from that of today. This prehistoric or paleo-environment is discussed in the prehistoric overview and in the research considerations sections of this report.

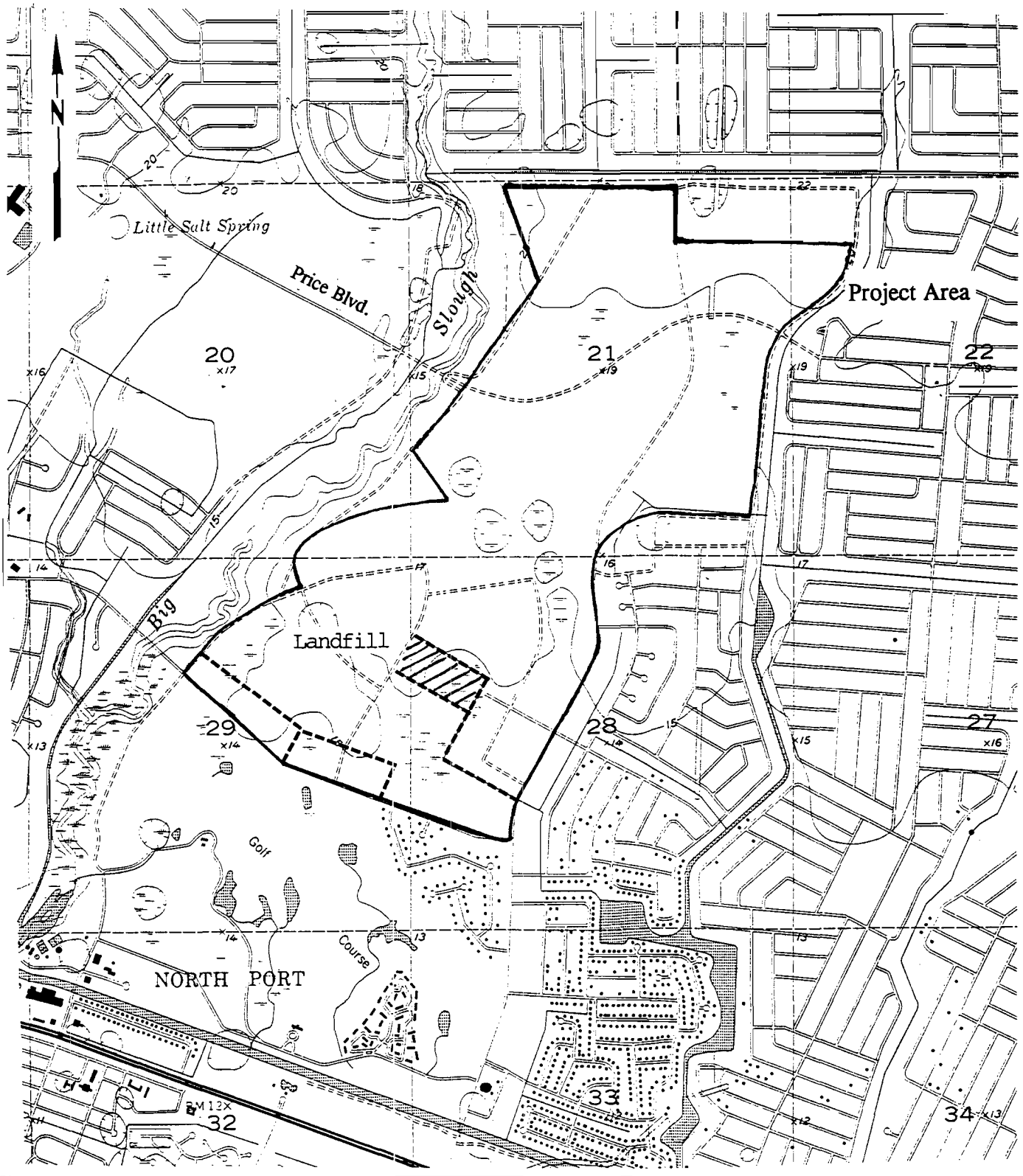


**Figure 2.1**. Physical Setting of the Project Area (USGS Murdock, Fla. 1956, PR 1987 enlarged). Note location of landfill (represented by cross hatching) and ditches (denoted by - - -).

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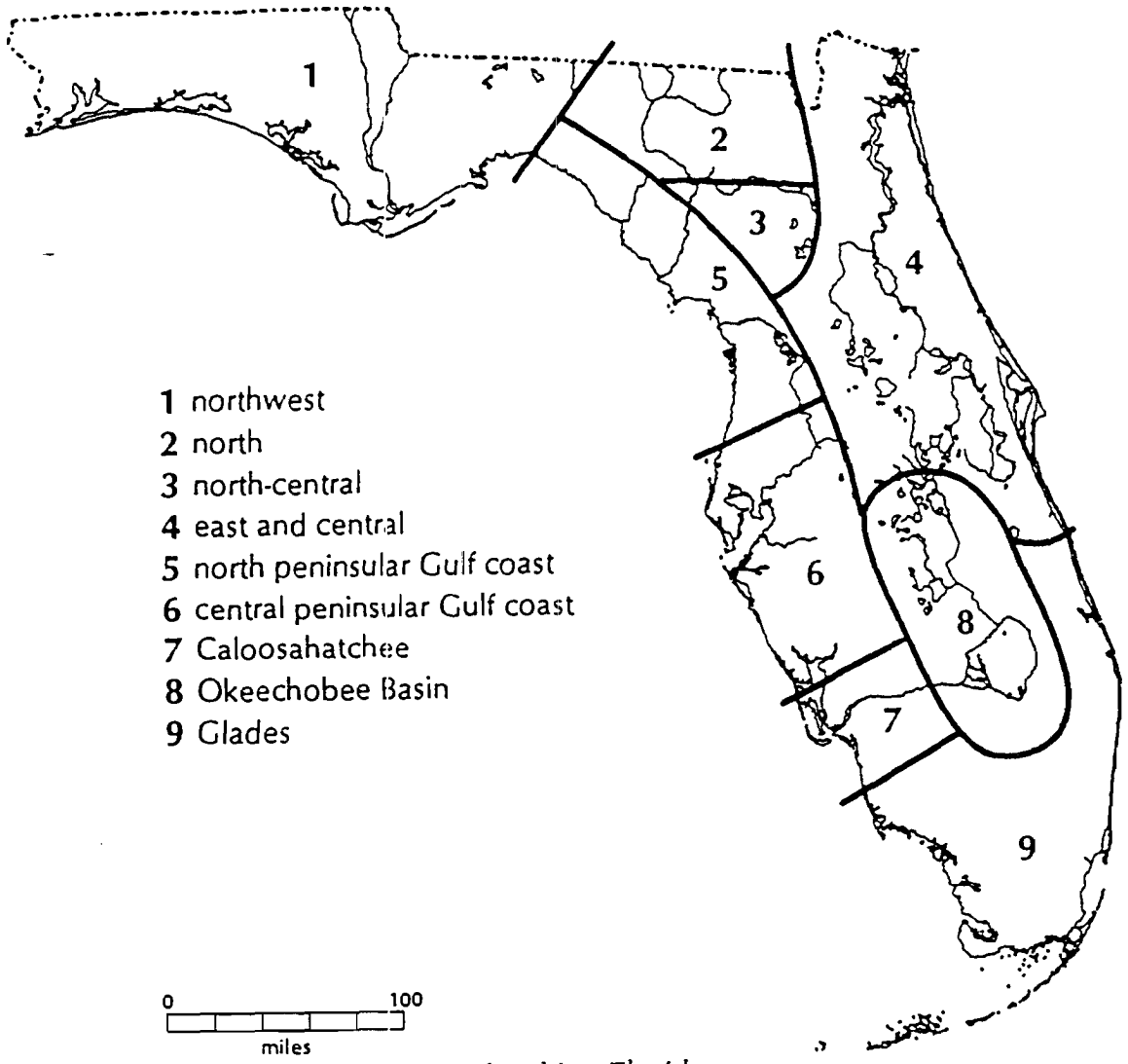
# 3.0 PREHISTORIC REVIEW

In general, archaeologists summarize the prehistory of a given area (i.e., an archaeological region) by outlining the sequence of archaeological cultures through time. Archaeological cultures are defined largely in geographical terms but also reflect shared environmental and cultural factors. The project area in Sarasota County is located in the Central Peninsula Gulf Coast archaeological region as defined by Milanich and Fairbanks (1980:24-26). This region extends from just north of Tampa Bay southward to the northern portion of Charlotte Harbor (Figure 3.1; Table 3.1). Within this zone, Milanich and Fairbanks have defined the Paleo-Indian, Archaic, Formative, Transitional, Mississippian, and Acculturative stages on the basis of unique sets of material culture traits such as characteristic stone tool forms and ceramics as well as subsistence, settlement, and burial patterns. These broad temporal units are further subdivided into culture phases or periods: Paleo-Indian, Archaic (early, middle, and late), Manasota/Weeden Island-related (Formative) and Safety Harbor (Mississippian/Acculturative). A brief summary of these periods follows.

## Paleo-Indian

The earliest known cultural period in the region is the Paleo-Indian which began with the first human arrivals in Florida at the end of the Pleistocene epoch, ca. 12,000 to 10,000 B.C. and which terminated about 6,500 B.C. (Milanich and Fairbanks 1980:38). The Florida peninsula at that time was quite different from today. The climate was drier and cooler and was typified by xerophytic species of plants, with scrub oaks, open grassy prairies, and savannas most common (Milanich 1994:38). When human populations were arriving in Florida, the sea levels were still as much as 35 m (115 ft) below present levels and coastal regions of Florida extended miles beyond present-day shorelines (Milliman and Emery 1968). Thus, Paleo-Indian sites may exist below the waters of the Gulf of Mexico and off the Atlantic coast (Clausen et al. 1979; Ruppe 1980).

Among the Paleo-Indian sites in the Central Peninsula Gulf Coast region which have been the focus of professional excavation are two inland spring sites in Sarasota County, Little Salt Spring and Warm Mineral Springs (Clausen et al. 1979), and the Harney Flats Site in Hillsborough County. The spring sites are located in proximity to the Marsh Creek DRI, Little Salt Spring being immediately west of the project area. At the Little Salt Spring, many remains of extinct animals (i.e. giant land tortoise, bison, and sloth) have been found associated with evidence of human occupation at Little Salt Spring (Clausen and Almy 1976), and at the Warm Mineral Springs Site, evidence of what may be the oldest discovered human remains in eastern North America was found (Clausen et al. 1979; Cockrell and Murphy 1978) (Figure 3.2). The Harney Flats Site represents one of the best known terrestrial Paleo-Indian resources in the southeastern United States




Post–500 B.C. regions of precolumbian Florida.

**Figure 3.1**. Archaeological Regions in Florida (from Milanich 1994). The survey area is located in region 6, the Central Peninsular Gulf Coast archaeological region.

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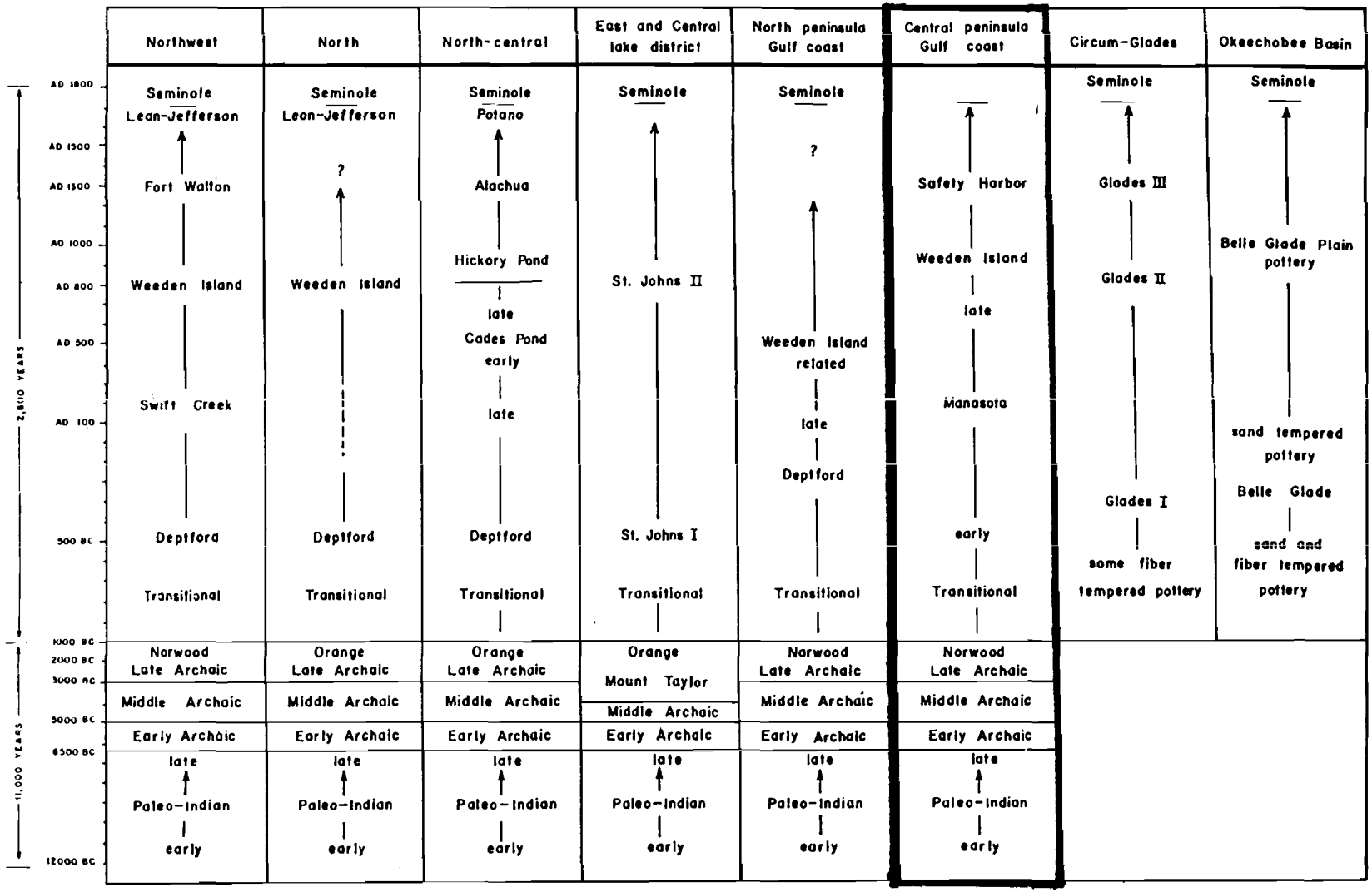


**Table 3.1**. Culture Periods in Florida (from Milanich and Fairbanks 1980). The survey parcel is located in the Central Peninsula Gulf Coast archaeological region.

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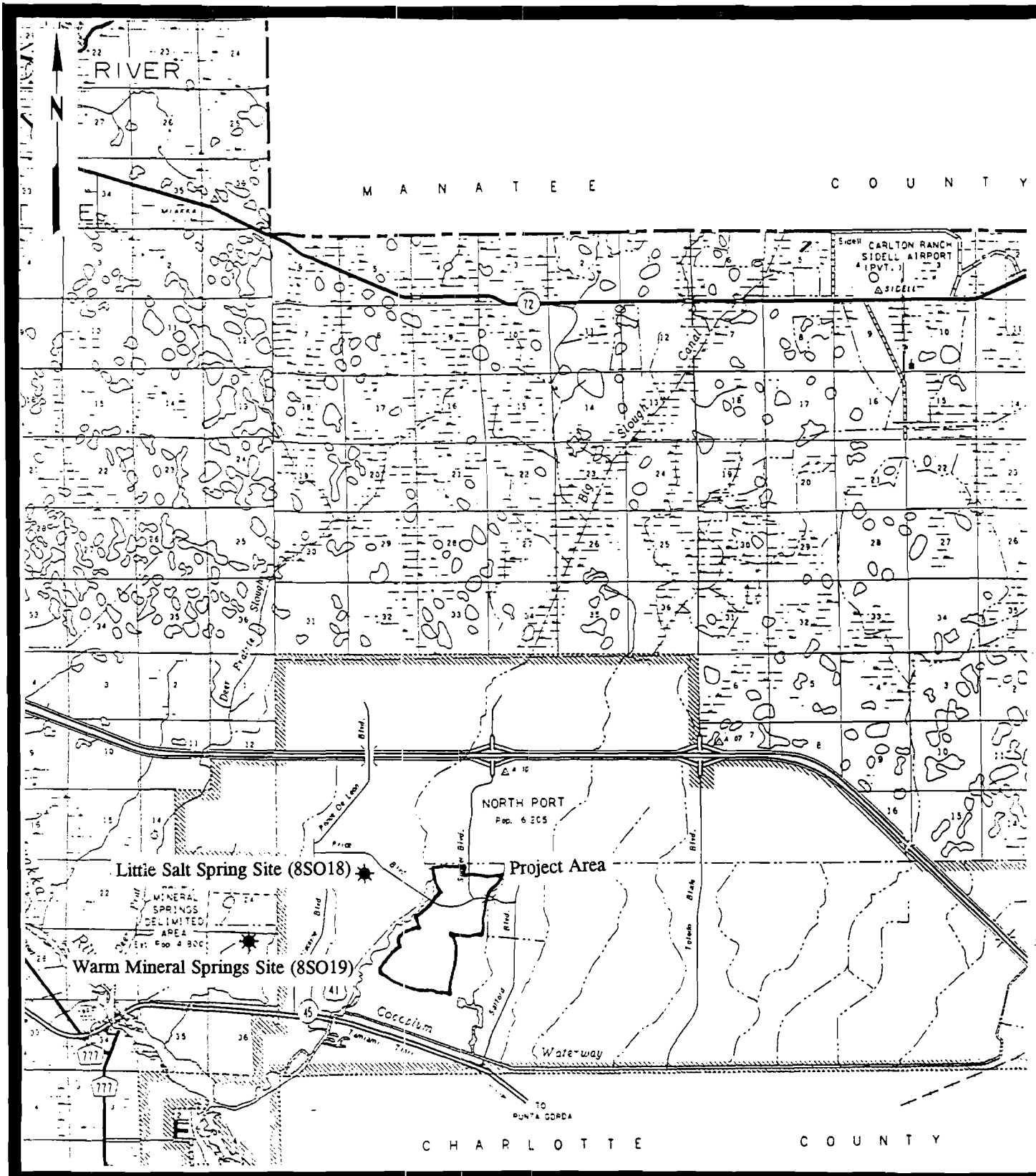


**Figure 3.2**. Location of Warm Mineral Springs Site, Little Salt Spring Site, and Survey Area (not to scale) (Sarasota County General Highway Map 1984).

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(Daniel and Wisenbaker 1987). Research at this site has served to confirm the contention that permanent sources of water, scarce during this drier and cooler time, were very important to Paleo-Indian populations. Other research in the region has shown that at least portions of the shell deposits bordering now submerged river channels in Tampa Bay were probably middens deposited during the Paleo-Indian period (Goodyear et al. 1983; Goodyear and Warren 1972). Paleo-Indian sites are most readily identified by the lanceolate shaped stone projectile points they manufactured, such as the Simpson and Suwannee types (Bullen 1975:6). Such artifact types, recovered from the Harney Flats Site, are also known from the Higelville area in northwest Venice. In Venice Gardens, east of the City of Venice, Bolen points also, diagnostic of the late Paleo-Indian and succeeding Early Archaic periods, were discovered in a dredged canal (Almy 1985). In North Port, Paleo-Indian projectile points, such as Simpsons, Bolens, as well as three Manow Mountain knives, were found at the Myakkahatchee Site (Luer et al. 1987:146).

Thus, the Marsh Creek DRI is located in proximity to two well-known Paleo-Indian sites, and in the general vicinity of several other recorded archaeological sites of this culture period.

## Archaic

As the Paleo-Indian period gradually came to a close, climatic changes occurred and the Pleistocene megafauna died out. Archaeological evidence suggests a slow cultural change which led toward an increasingly intensive exploitation of localized food resources. These changes may reflect a transition from the late Pleistocene to a more seasonal, modern climate when the pine-dominated forest began to cover the landscapes. With loss of the Ice Age mammals, Archaic populations turned to the hunting of smaller game like deer, raccoon, and opossum as well as a reliance on wild plants and shellfish, where available.

The Early Archaic period, ca. 6,500 to 5,000 B.C., is well documented in Florida and is generally recognized by changes in the artifact assemblages from the Paleo-Indian period. But, because of a lack of excavated collections, our knowledge of the full range of the Early Archaic lithic tool assemblages is uncertain (Milanich 1994:64). According to Bullen's typology of Florida projectile points, diagnostic types include Kirk, Hamilton, Arredondo, Wacissa, Thonotosassa, Hardee Beveled, and Sumter (Bullen 1975:33-41). Discoveries at Little Salt Spring in Sarasota County and the Windover Site in Brevard County indicate that bone and wood tools were also used. The archaeological record suggests a diffuse, yet well-scheduled, pattern of exploiting both coastal and interior resources. Because water sources were much more numerous and larger than in earlier times, the Early Archaic peoples could sustain larger populations, occupy sites for longer periods, and perform activities that required longer occupation at a specific locale

(Milanich 1994:67). However, most Early Archaic sites that have been found are small, seasonal campsites.

During the Middle Archaic period, ca. 5,000 to 3,000 B.C., a shift from the dispersed settlement pattern of the preceding period to a system of base camps with numerous, smaller satellite camps has been hypothesized. The changes in settlement pattern resulted in maximizing the use of forest resources and may indicate that larger bands of people were living together part of the year. Artifacts associated with this period include broad bladed, stemmed projectile points such as the Newnan, Marion, and Putnam types. Also, specialized tools such as microliths and burins, large chopping implements, as well as an array of expedient tools, have been found at archaeological sites. Near the Myakkahatchee Site, projectile points belonging to the Middle Archaic have even been found. A few regional cemetery sites, such as Little Salt Spring in Sarasota County and the Bay West Nursery Site in Collier County with interments, in bogs, springs, and other wetlands, provide some of the first evidence for mortuary ceremonialism during the Middle Archaic. The Little Salt Spring cemetery is located about 1.6 km (1 mi) to the west of the Marsh Creek DRI.

Several Middle Archaic period campsites were recorded and excavated as part of the Interstate 75 archaeological project in the late 1970s to early 1980s in Hillsborough County. These include the Deerstand (Daniel 1982) and Wetherington Island (Chance 1982) Sites. Sarasota County sites dating from this period include a site located in the City of Venice between Roberts Bay and Red Lake. Here, Middle Archaic projectile points were found along the Gulf beach (Almy 1985).

During the Late Archaic, ca. 3,000 to 1,200 B.C., populations increased and became more sedentary. Broad bladed, stemmed projectile points of the Middle Archaic continued. A greater reliance on marine resources is indicated in coastal areas. Subsistence strategies and technologies reflect the beginnings of an adaptation to these resources. For example, it was during this period that coastal and riverine shell middens began to accumulate. One of the best known and preserved sites of this type is the Palmer Site (Historic Spanish Point) in Sarasota County, located on Little Sarasota Bay in Osprey. Here, a horseshoe-shaped shell midden apparently circles a freshwater spring adjacent to Sarasota Bay (Bullen and Bullen 1976). The introduction of fiber-tempered ceramics, the earliest pottery manufactured, also marks the Late or Ceramic Archaic period (Milanich and Fairbanks 1980:60).

## Transitional

Bridging the close of the Archaic stage and the beginning of the Formative is the Florida Transitional period, ca. 1,200 to 500 B.C., as defined by Bullen (1959). This time is characterized by a continued exploitation of shellfish, fish, and wild plants as well

as a continued reliance on hunting (Bullen et al. 1978; Bullen 1959, 1965). Bullen hypothesized that during the Florida Transitional period, the diffusion of culture traits, resulting from the movements of small groups of people, led to the spread of several ceramic and tool traditions.

At the Canton Street Site in Pinellas County, Bullen suggested (Bullen et al. 1978) that the admixture of three projectile point traditions - basally notched, side and corner notched, and Archaic stemmed forms - and three ceramic traditions including limestone-tempered, sand-tempered, and temperless chalky ware were representative of this dynamic period. At Canton Street and other Transitional period sites, there is evidence that the fiber-tempered ceramics of the preceding Late Archaic were being gradually replaced by pottery of these three different traditions. By the end of the Transitional period, ceramic traditions were clearly regionalized throughout Florida. In the Central Peninsula Gulf Coast region, sand-tempered plain pottery became the dominant ceramic type. In addition, there is evidence of regional interaction with other cultures such as the Poverty Point complex of the lower Mississippi Valley. Further, limited horticulture may have been engaged in at this time (Milanich and Fairbanks 1980:155).

## Formative

The Formative stage in the Central Peninsula Gulf Coast archaeological region is comprised of the Manasota and Weeden Island-related cultures, ca. 500 B.C. to A.D. 800. The subsistence practices of the earlier Manasota people combined marine and hinterland exploitation. Most Manasota sites are shell middens found on or near the shore (Luer and Almy 1979). These were the major villages. Small, perhaps seasonal, villages were located 20 to 30 km (32 to 48 mi) inland from the shore. During this long period, sand-tempered pottery became a dominant ceramic type, and burial practices became more elaborate evolving from interments, often in shell middens, to sand burial mounds (Luer and Almy 1982). As currently defined, the Manasota culture is a coastal manifestation which utilized both marine and terrestrial resources. Their large villages are located along the coast and small, perhaps special-use camps are found in the interior pine flatwoods on higher ground near water sources and wetland habitats (Austin and Russo 1989). The latter sites were probably used seasonally by small groups, who perhaps hunted, fished and gathered in the pine flatwoods east of the bays and Gulf. The Melnick Site (8SO595), located west of US 41 in Osprey, dates to the early part of the Manasota period.

Gradually, the people of the region were influenced by the Weeden Island culture from the north and became what archaeologists refer to as a Weeden Island-related culture, one of three peninsular Weeden Island-related cultures identified and described by Milanich and Fairbanks (1980). The subsistence pattern continued to be based on a hunting and gathering of land, marine, riverine, estuaries, and swamp resources. Larger populations are inferred from hypothesized increased dependence on horticulture. These

populations seem to have led a fairly sedentary lifestyle, with villages located along the coast as well as at inland areas. Portions of the Palmer Site at Historic Spanish Point date to this period as does the Osprey Point Site (8SO59) located west of US 41 and south of Historic Spanish Point in Osprey.

Usually, Weeden Island-related sites are identified by the presence of shell middens or habitation areas and a sand burial mound. Not all villages possessed a mound. It is likely that several communities shared a single, continuous-use mound (Willey 1949). Burial mound customs, artifactual evidence of an extensive trade network, and settlement pattern data suggest a complex socio-religious organization.

## Mississippian/Acculturative

The final aboriginal cultural manifestation in the Central Peninsula Gulf Coast region is Safety Harbor, named for the type site in Pinellas County. The presence of datable European artifacts (largely Spanish) in sites, along with radiocarbon dates from early Safety Harbor contexts associated with Englewood ceramics, provides the basis for dividing the Safety Harbor period into two pre-Columbian phases: Englewood, A.D. 900-1100, and Pinellas, A.D. 1100-1500; and two colonial period phases: Tatham, A.D. 1500-1567, and Bayview, A.D. 1567-1725 (Mitchem 1989:557-567).

In general, further influences from the north led to the incorporation of many features of the Mississippian culture by the late Weeden Island-related peoples which became the Safety Harbor culture. To the south of Tampa Bay there is evidence of significant continuity from Weeden Island-related sites into the Mississippian culture of the area. Major Safety Harbor sites remained primarily along the shore with many situated at the same locations as late Manasota sites (Luer and Almy 1981). Large towns, many having a temple mound, plaza, midden, and a nearby burial mound, characterized the Safety Harbor period. Previous research (Luer and Almy 1981) supports earlier suggestions that some maize agriculture may have been practiced by the Safety Harbor peoples as they continued marine and terrestrial exploitation of the region's food resources. Although most Safety Harbor sites are located along coastal bays and rivers, inland sites are also known (Willey 1949).

The Timucuan Indians, locally (Tampa Bay area) the Tocobaga, are recognized as the bearers of the Safety Harbor culture. Safety Harbor sites have been found both along the coast and inland in the Central Peninsula Gulf Coast region. The large sites on the coast were probably ceremonial centers with large temple mounds, villages, and burial mounds. Large population centers, dating to the Safety Harbor period, were located primarily north of Tampa Bay. However, several are recorded along the Manatee River and one at Whitaker Bayou in northern Sarasota County. A well known Safety Harbor site, located west of the Withlacoochee River, is the Tatham Mound. This mound

contained several bodies and exotic artifacts such as copper and crushed galena (Mitchem 1989:419-422).

Following European contact, native populations were decimated and dispersed by repeated conflicts and by exposure to European diseases. By the late 17th century, the native populations had all but vanished in the Tampa Bay area and vicinity (Neill 1968), and by the early 18th century groups of Creek Indians, who came to be known as Seminoles, moved into Florida.

Archaeologically, Seminole sites are poorly understood in this region. Among the known resources is the Quad Block Site in downtown Tampa where Seminole burials were recovered from part of the old Fort Brooke cemetery (Piper and Piper 1982).

# 4.0 HISTORICAL OVERVIEW

The cultural traditions of native Floridians ended with the advent of European expeditions to the New World. Events authorized by the Spanish crown in the 1500s ushered in a devastating pattern of European contact. The 1521 brief and violent encounter of Ponce de Leon with the Calusa Indians near Charlotte Harbor represented the exploitive intent of the expeditions. By the early 1700s, Florida's native populations were largely wiped out -- ravaged by conquest and disease, the effects of European contact (Matthews 1985:25).

When Florida became an American Territory in 1821, Spanish colonials were departing. The incoming government and its officials ignored Seminole rights to citizenship status. Such rights had been presumed in the Adams-Onis Treaty which conveyed Florida from Spain to the United States. Events unfolded quickly to disenfranchise the diverse bands of their Florida lands. With the arrival of American settlers, fertile hammocks for agriculture, forests for timbering, and open lands for grazing were actively sought.

As Florida's Territorial frontier expanded southward from Pensacola-Tallahassee-St. Augustine into the peninsula, "wild lands" assigned to Seminoles became increasingly attractive. The 1823 Treaty of Moultrie Creek confined Seminoles to some four million inland acres lying between Micanopy to north of the Peace River, lands well north and east of the project area (Mahon 1967: endsheet map).

Congress passed the Armed Occupation Act in 1842 to end the Seminole conflict. During the 1840s American settlers began to arrive in Florida. They sought 65 ha (160 ac) of federal land available under this innovative homestead act. The purpose of the act was to end the costly seven-year Second Seminole War by enticing private citizens to claim valuable lands and relegating Seminoles to the region east of Peace River and southerly to Big Cypress Swamp. The Act brought single men and families to lands north of today's City of North Port, and to the Manatee River and Sarasota Bay where claimants occupied fertile hammocks and grazed cattle on lands once set aside for Seminoles (Mahon 1967: end sheet; Matthews 1983:127).

In 1849, the federal government first surveyed the area where the Marsh Creek DRI project is located. John Irvin, surveyor, described Township 29 South, Range 21 East, Sections 21, 22, 28, and 29 as mostly "hammock and prairie" with "3rd rate quality pine" (Field Notes Vol. 150:331-355). At the time of the survey there were no settlers in the project vicinity or man-made features.

In January of 1855 Manatee County was created. It contained a large section of southwest Florida, including seven present-day counties and the area of North Port

(Matthews 1983). December of 1855 brought the Third Seminole War (1855-1858), which began in reserved Seminole lands south of the Caloosahatchee. Indians attacked settlements lying north of present day North Port, at Sarasota Bay, and the Manatee River (Matthews 1983:220-224, 232). Skirmishes occurred across South Florida as far south as Miami (Robinson 1928:77).

In 1861, Florida followed South Carolina's lead and seceded from the Union. As a result, Florida suffered an absence of able-bodied men as young males were invited, then required, to join the Confederate States of America military service. Cattle and crop harvests were needed by the Confederacy, and South Florida cowmen drove cattle on long treks from local ranges to the railroad at Baldwin in north Florida (Dillon 1980).

Following the war, Congress passed a highly publicized 1862 Homestead Act which enticed northerners into Florida to establish farms and rescue the rebel state. Waves of southerners, among them cattlemen and plantation owners, moved into South Florida. One cattle-raising family, that of Jesse and Caroline Rebecca Knight, moved south from Knights Station, east of Tampa. They settled along present-day Dona Bay, "Shake It" and Salt Creeks in 1868. Eventually, their extended family built large holding pens, planted groves, operated a mercantile store, invented equipment and sought political appointments in the area that became known as Venice. In time, they were joined by a Georgia-born homesteader, Robert R. Roberts, who claimed land along present-day Roberts Bay.

During the postwar Reconstruction period, Florida's financial crisis led Governor Bloxham to search for a buyer for an immense amount of state lands. Bloxham's task was to raise adequate capital in one sale to free the remainder of state lands for desperately needed revenue. In the early 1880s, the Philadelphian son of a tool and weapons parts contractor, Hamilton Disston, gained state approval for a contract. As a result, great quantities of state lands were deeded into private hands. Within Sarasota County, thousands of acres were deeded to three corporate holdings -- Sir Edward James Reed, the Jacksonville Tampa and Key West Railway Company, and Florida Land and Improvement Company (Matthews 1989:116). It was in December of 1884 that the Jacksonville , Tampa, and Key West Railway Company bought almost all the land in Sections 21, 22, 28, and 29 of Township 29 South, Range 21 East. However, there were a few unpurchased parcels of property in Sections 21 and 22 that remained and those parcels were bought by Mitchell N. Dean (Tract Book Vol. 18:198-199).

By 1885, a Florida directory listed the nearest post office settlement to the survey area as Osprey (present-day Historic Spanish Point located to the north and west of the project area). The post office was the center of a community with a population of 50. Cattle raising remained the principal agricultural activity of the county, while citrus, vegetable and fruit production increased in importance (Webb 1885:73). Corn, sweet potatoes, rice, sugar cane, and hog production, historically associated with south-west Florida settlement, remained significant.

As the cattle industry grew, more and more cattle were shipped to Havana by way of Tampa Bay and Punta Rassa. The loading docks at the latter port were built by Jacob Summerlin, Jesse Knight's brother-in-law. Soon, tourists and settlers, attracted by a flood of publicity and pamphlets, changed the economy and population of Florida. Local promoters extolled the beauty of the Venice region, and the easy agricultural profits. They offered room and board, lumber, dry goods, alligator skins and improved land for purchase for a few dollars per acre (Bartholf and Boggess 1881:53, 76; Matthews 1989:73).

Sportsmen were lured to the project area by the abundant deer, turkey, and freshwater fishing. In the 1870s a British officer visited the Myakka River Valley lands, north and east of the project area. The officer recorded his experiences and recounted the abundance of wildlife for future sportsmen and tourists (Townshend 1875:83-88).

Florida's pre-World War I prosperity brought a surge of corporate investment in real estate and agriculture. In 1911, Mrs. Potter Palmer of Chicago, her two sons Honore and Potter, and her brother Adrian Honore bought tens of thousands of acres between Tampa and Venice. In the area to become Sarasota County, Mrs. Palmer chose to develop her winter estate at Osprey, today's Historic Spanish Point.

When Sarasota County was established in 1921 the population totaled 4,439. Three-fourths lived in the City of Sarasota or nearby, and 678 resided in Englewood, where four out of six lived at a timbermill camp. Venice had a population of 200, a tenth lived at another mill camp. Myakka, with 354 residents, had almost twice the population of Venice (Matthews 1996).

In 1925, at the height of the Boom, an international railroad labor union purchased some 234 sq km (90 sq mi) of land, stretching from the Gulf Coast inland to beyond the Myakka River and southward to Manasota Key. On the lands bordered by Roberts Bay and the Gulf of Mexico, the Brotherhood of Locomotive Engineers (BLE) developed the City of Venice in the extreme northwest corner of its holdings.

In the 1920 many roads were built and paved throughout Manatee County. The original paved highway between the towns of Sarasota and Venice became part of the Tampa-Miami highway called the Tamiami Trail. The original road was realigned to the east of Eagle Point south of Venice and the newly created trail crossed the mouth of Hatchett Creek to enter Venice on a due north-south course. The Tamiami Trail officially opened with festivities in Venice on April 25, 1927. As many as 200 cars formed the caravan that began in Tampa and slowly proceeded to Miami (Matthews 1989:226-228, 305). The Tamiami Trail passed roughly 4.8 km (3 mi) south of the survey area, but no development occurred within in the survey area as a result of the new road.

Unfortunately BLE construction in Venice and other Boom Times development along the recently opened Tamiami Trail was short lived. The collapse of the Boom created an economic depression in Florida which preceded the national stock market collapse by several years. Investors with capital bought up vacant houses and commercial buildings in Venice. One investor, U.S. Senator Royal Copeland of New York, was credited with helping to gain federal funding for construction of the Venice Jetties. The Jetties permanently opened Roberts Bay to the Gulf for commercial boat traffic. The Jetties were built by mid-1937 at Casey's Pass. Another National Recovery Administration project, an airstrip, was built along the Tamiami Trail at the edge of Venice (site of present-day Venice High School). To the south along the highway, lay BLE's Venice golf course and country club (present-day Country Club Estates mobile home park).

While Venice was developed, lands within and near the survey area remained undisturbed. Warm Mineral Springs (Big Salt Spring) and Little Salt Spring were known to local families and cattlemen as swimming holes and watering spots.

Vacant land in south Venice was acquired by the United States Government in 1942 and, during World War II, a U.S. Air Force training base was built. The 27th Service Group was relocated from MacDill Field in Tampa to provide training for support services to combat air units; later other units were added. The base helped to bring Venice out of the economic slump begun in the late 1920s.

In 1954, Arthur Frizell sold massive tracts in Sarasota (some 72 square miles) and Charlotte Counties to Florida West Coast Land Development Company of Miami (Matthews 1983:150). Part of this tract encompassed both the Myakka River and Big Slough. This area eventually became known as North Port Charlotte and ultimately North Port. On June 16, 1959, the City of North Port became a city when 21 voters cast ballots to incorporate the 5.5 square miles which was then owned by General Development Corporation; the city had a total of 23 residents at the time (Englewood, Fla., Herald April 1, 1970, pg:4b; The North Port Times March 29, 1989 pg:9).

After World War II in 1959, the winter quarters for the Ringling Bros. Barnum & Bailey Circus were moved from Sarasota to south Venice near US 41. Also in the late 1950s, an inland navigation route along Florida's west coast from Tarpon Springs south to Punta Rassa was planned. The West Coast Inland Navigation District, WCIND, constructed the intra-coastal waterway. A portion of the southern segment cut through Venice. The waterway, which paralleled US 41 to the east, was ceremonially opened near the new Ringling circus quarters in 1967.

Also during the decade of 1960s, the population of North Port exploded. The Tamiami Trail was widened from two lanes to four lanes in 1961 (Matthews 1983:160). In 1963, the city's first mayor was elected, clubs were formed, churches were built, and

the population increased to about 2500 (The North Port Times March 29, 1989 pg:9). The 1970s and 1980s saw a greater growth of the population, as large neighborhoods like Holiday Park and the Fairway Villas were developed, and commercial development kept pace. Today, residential and commercial development continues.

# 5.0 RESEARCH CONSIDERATIONS AND FIELD METHODOLOGY

## Background Research and Literature Review

A comprehensive review of archaeological and historical literature, records and other documents and data pertaining to the project area was conducted. The focus of this research was to ascertain the types of cultural resources known in the project area and vicinity, their temporal/cultural affiliations, site location information, and other relevant data. This included a review of sites listed in the NRHP, the FSF, cultural resource survey reports, published books and articles, unpublished manuscripts, and maps. In addition to the NRHP and FSF, other information relevant to the historical research was obtained from the Florida Division of Historical Resources, the Florida Division of State Lands, the Sarasota County Division of Historical Resources, and from the files of Archaeological Consultants, Inc.

It should be noted that FSF data used in this report were obtained in June of 1996 from the FSF. However, according to Dr. Marion Smith, administrator of the FSF, input is typically one year behind receipt of reports and site files. Thus, the findings of the background research phase of investigation may not be current with actual work performed in the general project area.

**Archaeological Considerations:** For archaeological survey projects of this kind, specific research designs are formulated prior to initiating fieldwork in order to delineate project goals and strategies. Of primary importance is an attempt to understand, on the basis of prior investigations, the spatial distribution of known resources. Such knowledge serves not only to generate an informed set of expectations concerning the kinds of sites which might be anticipated to occur within the project corridor, but also provides a valuable regional perspective and, thus, a basis for evaluating any new sites discovered.

Background research revealed that there are no sites recorded on the FSF, nor are there any sites listed in or considered eligible for listing in the NRHP within the Marsh Creek DRI project area. However, several prehistoric sites in the vicinity of the survey tract are either listed on the NRHP or considered eligible for listing. For example, Little Salt Spring (8SO18) is listed on the NRHP; the Myakkahatchee Site, (8SO397), the Little Jaws Site (8SO85), and its various components (8SO86, -87, and -88) are considered eligible for listing on the NRHP. The Little Salt Spring Site, its adjacent slough, and Archaic habitation area are located approximately 1.6 km (1 mi) west of they project area; the Myakkahatchee Site is situated several miles north of the survey area along Myakkahatchee Creek, and the Little Jaws Site and associated components are located about 1.6 km (1 mi) south in Section 33 of Township 39 South, Range 21 East. All of these sites contain Paleo-Indian and Arachic period resources and several of the sites

provide evidence of later archaeological periods (Manasota and Safety Harbor). Additionally, all three sites contain unmarked human burials.

As a result of this archaeological information and environmental data concerning the documented location of prehistoric and early historic resources in Sarasota County, it was concluded that proximity to a source of freshwater and relative elevation are important predictive factors. Further, the data clearly indicate that the majority of prehistoric and many early historic sites in this general area are situated on topographic highs relative to fresh water sources. Thus, the elevated margins of marshes, ponds and sloughs, as well as the slopes of small ridges or knolls proximate to freshwater sources are correlated with site occurrence. The type of vegetation community, soils, as well as presence of rock outcrops containing raw materials suitable for prehistoric tool manufacture are among other environmental factors demonstrated to relate to prehistoric site location in this, and other Florida archaeological regions (Almy 1976 and 1978; Archaeological Consultants, Inc. 1985, 1991, and 1993). The latter resource, however, is not documented on the survey tract or general vicinity.

Indeed, the Marsh Creek DRI project area is located in what has been defined as a "micro-hinterland," i.e., low, pine flatwoods with predominantly somewhat poorly to poorly drained soils associated with sloughs and other freshwater sources where small camp sites are frequently found (Grange et al. 1976). As a result, it was anticipated that the type of sites expected to occur, if any, would be small artifact scatters or lithic scatters. Such sites might be expected to date to the Archaic or Post Archaic periods and would probably be temporary hunting or extractive camps rather than permanent habitation sites.

Thus, it was anticipated that although the Marsh Creek DRI project is situated near two significant prehistoric sites, the area's poorly drained soils and lack of significant changes in elevation suggested a low to moderate potential for the occurrence of prehistoric archaeological sites. In addition, based on archaeological surveys of similar environmental areas in southwest Florida, it was believed that if sites were present, they would be small artifact and lithic scatter type sites.

**Historical Considerations:** Given the results of the historic research, no 19th century homesteads, forts, military trails, or Indian encampments were expected within the development tract.

## Field Methodology

Archaeological field methodology consisted of systematic and judgemental subsurface testing as well as careful surface reconnaissance. Field survey included the excavation of shovel test units at 25, 50, and 100 m (82, 164, and 328 ft) intervals. Much

of the testing focused on the slightly elevated margins near bodies of fresh water such as seasonal ponds and marshes (Figure 5.1).

Shovel test pits measured 50 cm (20 in) in diameter and were dug to a minimum of 1 m (3.3 ft) below surface unless water, hardpan, or marl were encountered. All soil removed from each hole was screened through a 6.3 mm (.25 in) mesh hardware cloth to maximize the recovery of cultural materials. The locations of all shovel tests were plotted on appropriate maps and, following recording of relevant data such as stratigraphic profile, all test units were refilled.

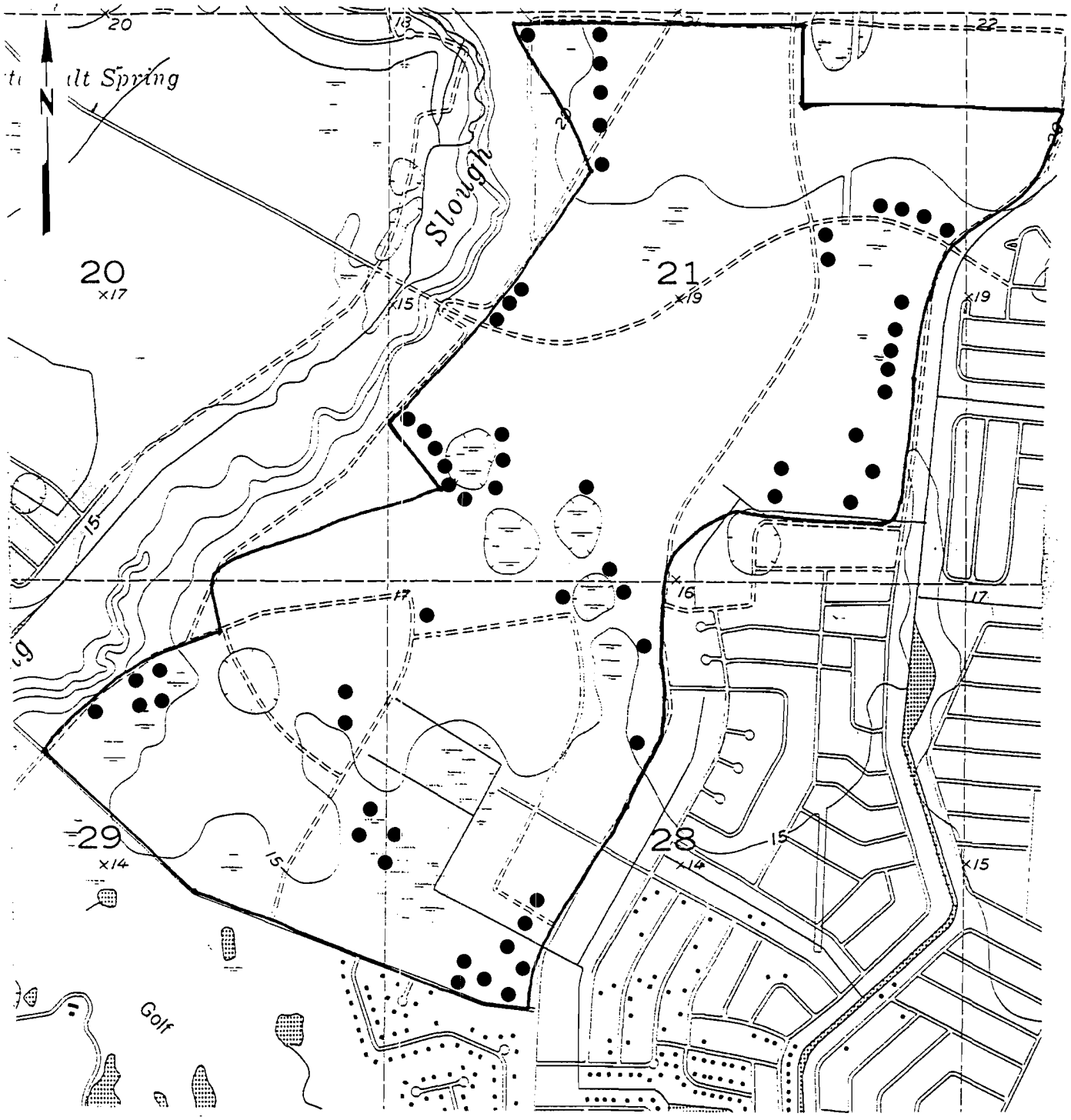


**Figure 5.1**. Approximate Location of Shovel Test Units (USGS Murdock, Fla. 1956, PR 1987 enlarged). Shovel test units are noted by black dots and are not to scale.

ARCHAEOLOGICAL CONSULTANTS INCORPORATED
*Sarasota, Florida*

# 6.0 SURVEY RESULTS

Archaeological field survey included both ground surface reconnaissance and the excavation of a total of 60 shovel tests. These were dug systematically at 25 m (82 ft), 50 m (164 ft), and 100 m (328 ft) intervals and judgmentally. As a result of these efforts, no prehistoric or historic period archaeological sites were discovered within the project area. This outcome was not surprising given the poorly drained soils and the general disturbance of the project area. The altering of the natural environment (ditching and road construction) may have contributed to the negative results. The type of anticipated site in the "micro hinterland" is usually small and shallow. Thus, the land-altering activities may have destroyed evidence of these fragile resources. However, in areas which appeared to be relatively undisturbed, intensive subsurface testing was employed. The results were still negative. Nonetheless, negative data are important to archaeological research to help further define zones of archaeological probability, determine aboriginal settlement patterns, and to the understanding of prehistoric resource utilization.

Based on the negative results of the cultural resource survey, the Marsh Creek DRI project will not impact any significant cultural resources. No further work is recommended.

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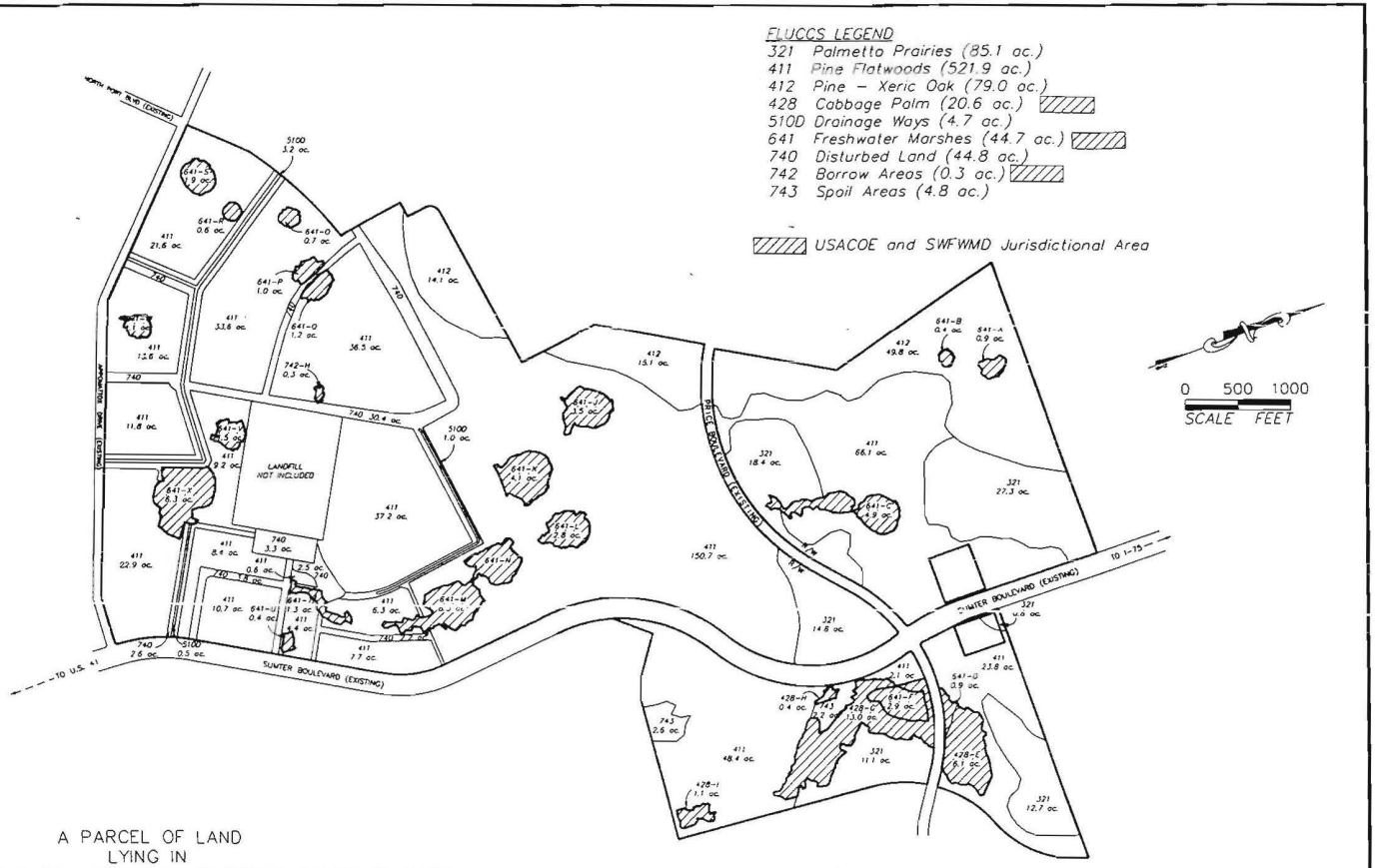



A PARCEL OF LAND
LYING IN
SECTIONS 21,22,28 & 29 , TOWNSHIP 39 SOUTH, RANGE 21 EAST,
SARASOTA COUNTY, FLORIDA

*PERMIT USE ONLY, NOT FOR CONSTRUCTION*

August 19, 1996 1:49:20 p.m.
Drawing: NLGBVEG

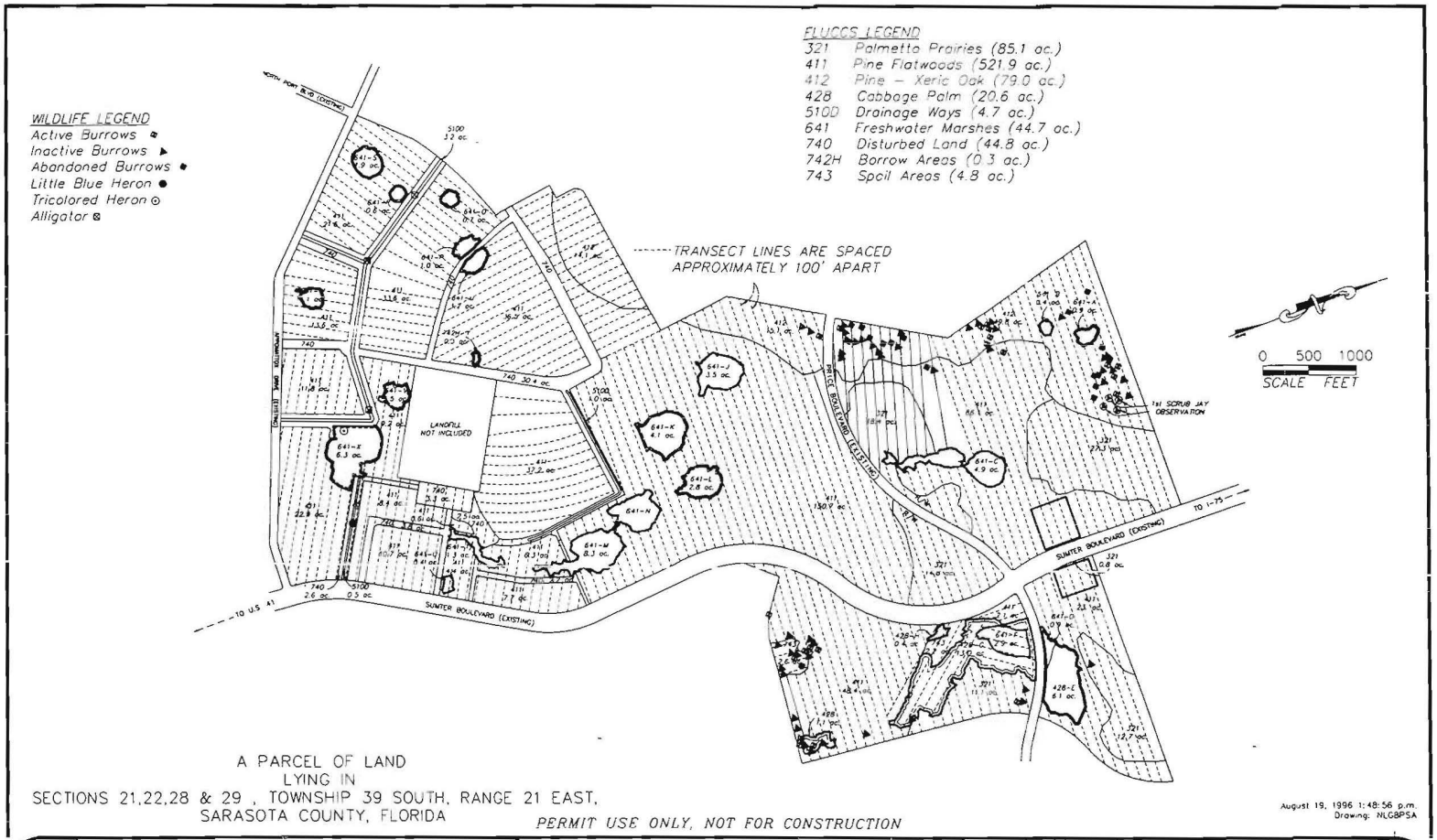
SHEET

**MARSH CREEK**

**Vegetation Communities**
**Map F**

REVISED:

W. DEXTER BENDER AND ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FL (941) 334-3680

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LYING IN
SECTIONS 21,22,28 & 29 , TOWNSHIP 39 SOUTH, RANGE 21 EAST,
SARASOTA COUNTY, FLORIDA

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| SHEET | MARSH CREEK | Plant and Wildlife Resources.Map G | REVISED | W. DEXTER BENDER AND ASSOCIATES<br>ENVIRONMENTAL & MARINE CONSULTING<br>FORT MYERS, FL (941) 334-3680 |
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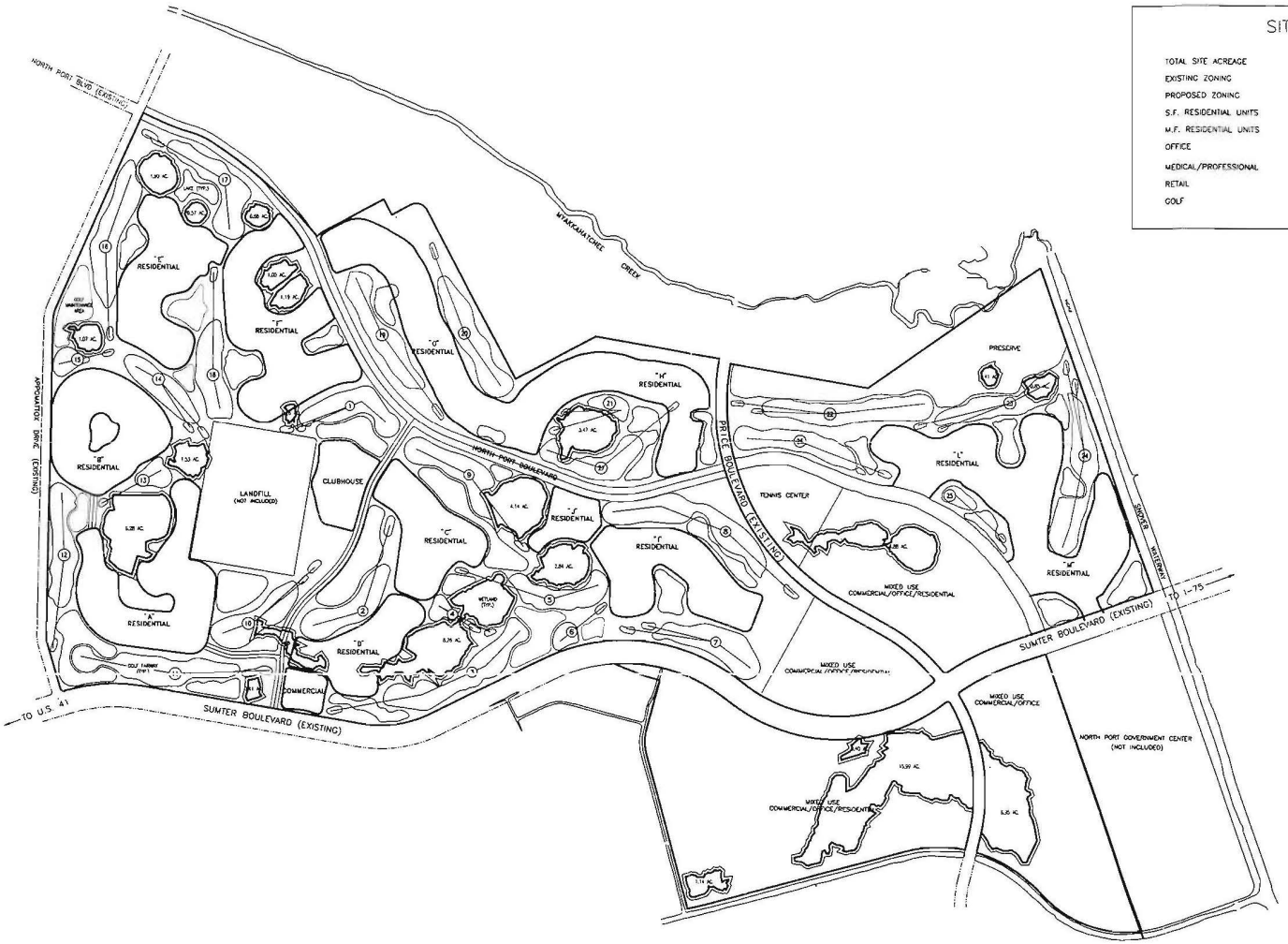


## SITE DATA

| | |
|---|---|
| TOTAL SITE ACREAGE | 806.6 ACRES |
| EXISTING ZONING | RSF-2, RMF, GC, AG |
| PROPOSED ZONING | PCD (PLANNED COMMUNITY DISTRICT) |
| S.F. RESIDENTIAL UNITS | 821 DWELLING UNITS |
| M.F. RESIDENTIAL UNITS | 979 DWELLING UNITS |
| OFFICE | 250,000 SQUARE FEET |
| MEDICAL/PROFESSIONAL | 250,000 SQUARE FEET |
| RETAIL | 1,000,000 SQUARE FEET |
| GOLF | 27 HOLES |


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MAP H-I

# PRELIMINARY MASTER PLAN

MARSH CREEK HOLDING

# MARSH CREEK

NORTH PORT, FLORIDA

SECTIONS 20, 21, 22, 28 & 29
TOWNSHIP 39 S., RANGE 21 E.
Designed by: KEN NATOLI
Drawn by: JOHN FISHER
Checked by:
Date: AUGUST, 1996
Scale:
Project #: 2726-4
WO #: 6374
Sheet

**MARSH CREEK DRI**

## PROPOSED METHODOLOGY FOR AFFORDABLE HOUSING
## DRI QUESTION 24.B

The applicant proposes to follow the provisions of 9J-2.048 *F.A.C.*, except for the alternative methodological approaches noted below.

### 1. DETERMINATION OF ADEQUATE HOUSING DEMAND
[9J-2.048(4) *F.A.C*]

### A. Number of Employees
[9J-2.048(4)(a) *F.A.C.*]

The Marsh Creek DRI is not an existing development and the actual number of full-time equivalent, permanent employment opportunities by salary income to be provided is not currently known. Therefore, the number of employees will have to be estimated. The applicant proposes to determine these by estimates derived from applying standard planning ratios, in accordance with 9J-2.048(4)(a)(3) *F.A.C.* Specifically, the applicant proposes to use data from the ITE, *Trip Generation*, and other accepted planning sources as may be available. Alternatively, the applicant will utilize the option of deriving employment estimates from data on existing, comparable developments, as may be available or as may become available from surveys performed by the applicant or others, in accordance with 9J-2.048(4)(a)(2) *F.A.C.* These will be estimated for each project phase.

### B. Distribution of Employees by Income
[9J-2.048(4)(b) *F.A.C.*]

The Marsh Creek DRI is not an existing development and the actual salary income range distribution of full-time equivalent, permanent employees by annual income is not currently known. The applicant proposes to determine this distribution by etimates derived by applying wages reported by the Florida Department of Labor and Employment Security for projected employment types to occur at the development, in accordance with 9J-2.048(4)(b)(3) *F.A.C.*
Alternatively, the applicant will utilize the option of deriving estimates of the distribution of employees by income from data on existing, similar developments, in equivalent dollars, as may be available or as may become available from surveys performed by the applicant or others, in accordance with 9J-2.048(4)(b)(2) *F.A.C.* This distribution will be estimated for each project phase.

C. **Number of Employee Households and Adequate Housing Demand**
[9J-2.048(4)(c) *F.A.C.*]

The Marsh Creek DRI elects to use an alternative method for determining the number of employee households within each salary income range (demand for units), in accordance with 9J-2.048(4)(c)(2) *F.A.C.*, instead of utilizing the formula in subparagraph 9J-2.048(4)(c)(1) *F.A.C.*

The Marsh Creek DRI proposes using the housing demand methodology of the East Central Florida Regional Planning Council (ECFRPC), a copy of which is attached hereto, including the data reference tables 1-5, to be updated with the latest applicable data for Sarasota County. This demand methodology will be applied to the number of estimated employees and wage distribution determined by the methods in 1.A and 1.B above.

2. **DETERMINATION OF ADEQUATE HOUSING SUPPLY**
[9J-2.048(5) *F.A.C.*]

The Marsh Creek DRI will utilize housing data from existing or newly conducted surveys of rentals and real estate listings to determine adequate housing supply [9J-2.048(5)(a)(1) *F.A.C.*].

3. **PROPOSED DETERMINATION OF "REASONABLY ACCESSIBLE"**
[9J-2.048(2)(r) *F.A.C.*]

In order to determine the "reasonably assessible" area of 10 miles and 20 minutes from the development for the location of affordable housing units, the applicant proposes to use field testing to identify the distance and time. The outer limits of the supply area will be determined by driving various routes outward from the project. To the extent feasible, the applicant will match these limits to Multiple Listing Service (MLS) areas.

**Prepared by Foma, Inc.**
**August 26, 1996**

Following is a methodology for calculating the demand for affordable housing based on the employees of a DRI and the supply of affordable housing proximate to the development site. In lieu of this methodology, a survey-based methodology may be used for determining housing demand and supply, provided the methodologies used and the basis for departing from this methodology are accepted by the RPC.

DEMAND CALCULATIONS:

1. Determine the median household income and the income thresholds for very low, low and moderate income households for the appropriate county or Metropolitan Statistical Area (MSA). (Table 1)

2. Determine how many permanent, non-construction jobs will be created as a result of the development (including part-time employees).

3. Determine how many of these jobs will have salaries that are considered to be very low, low or moderate income. Use the average salaries given by SIC code or other reliable source.

4. Determine the percentage of wage earners in each income category who are the head of a household for the appropriate county or MSA. (Table 2)

5. Calculate the number of employee households represented by the number of employees, by income group, estimated in step 4.

6. Using the percentages of single-worker and multiple-worker households from the attached table (for the Orlando MSA), separate the households into single and multi-worker households. (Table 3)

7. The income of the single-worker households is the same as the income per SIC code determined in step 3. Use the percentages in the attached table to determine the additional income of multi-worker households. (Table 4)

8. Identify the affordability thresholds for each of the households in step 7. Affordability shall be determined as defined in Appendix A.

# MARSH CREEK DRI
# SARASOTA COUNTY DATA
# FOR ECFRPC* DRI HOUSING DEMAND METHODOLOGY
# AUGUST 1996

## Table 1 - Median Income and Income Limits of Households

| Category | Income |
|---|---|
| Median Family Income | $41,000 |
| Very Low (Less than 50%) | $20,500 |
| Low (50% - 80%) | $32,800 |
| Moderate (80% - 120%) | $49,200 |

Source: U.S. Department of Housing and Urban Development (HUD) 1996.

## Table 2 - Percent of Heads of Household by Income Level

| Category | Percentages |
|---|---|
| Very Low | 36.3% |
| Low | 61.7% |
| Moderate | 71.2% |

Source: Susan Caswell, ECFRPC via Dottie Cook, SWFRPC, 1996.

**Method: For each income amount, multiply the number of employees by the percentages provided in Table 2.**

## Table 3 - Percentage of Single and Multi-Worker Families

| Category | Percentages |
|---|---|
| Single-Worker | 36.6% |
| Multi-Worker | 63.4% |

Source: Table 147, 1990 U.S. Census.

**Method: Multiply the heads of household for each income level by the percentages provided in Table 2 to determine the number of single- and multi-worker families**

## Table 4 - Multi-Worker Income

Factor times Single-Worker wages to calculate Multi-Worker wages - 1.38

Source: Table 148, 1990 U.S. Census.

## Table 5 - HUD Utility Allowances*

| Unit Size | 1996 Amounts |
|---|---|
| One Bedroom | |
| Two Bedroom | **Note: The most current utility amounts will** |
| Three Bedroom | **be obtained from the local housing authority.** |
| Four Bedroom | |

Source: Local housing authority.

*HUD no longer provides.

*ECFRPC - East Central Florida Regional Planning Council.

**NOTE: DATA MAY BE UPDATED FOR ADA.**

**Prepared by Foma, Inc.**

Exhibit J
Marsh Creek DRI - Transportation Methodology
Proposed Study Area

Date: 26-Aug-96

| LINK INDEX | ROADWAY | FROM | TO | No. of Lanes | Functional Classification |
|---|---|---|---|---|---|
| A | Appomattox | Pan American | North Port | 2 | Collector |
| | | North Port | Sumter | 2 | Collector |
| C | Cornelius | SR 776 | US 41 | 2 | Minor Arterial |
| H | Hillsborough | Veterans | Kings | 2 | Minor Arterial |
| I | I-75 | Kings | Toledo Blade | 4 | Freeway |
| | | Toledo Blade | Sumter | 4 | Freeway |
| | | Sumter | River | 4 | Freeway |
| | | River | Jacaranda | 4 | Freeway |
| N | North Port | US 41 | Appomattox | 2 | Collector |
| | | Appomattox | Price | 2 | Collector |
| | | Price | Sumter | 2 | Collector |
| P | Price | Biscayne | Sumter | 2 | Minor Arterial |
| | | Sumter | Toledo Blade | 2 | Minor Arterial |
| R | River Road | CR 775 | US 41 | 2 | Principal Arterial |
| | | US 41 | I-75 | 2 | Principal Arterial |
| S | Sumter | US 41 | Price | 2 | Minor Arterial |
| | | Price | I-75 | 2 | Minor Arterial |
| SR | SR 776 | CR 775 | CR 771 | 2 | Principal Arterial |
| | | CR 771 | Cornelius | 2 | Principal Arterial |
| | | Cornelius | Collingswood | 2 | Principal Arterial |
| | | Collingswood | US 41 | 4 | Principal Arterial |
| T | Toledo Blade | SR 776 | US 41 | 2 | Minor Arterial |
| | | US 41 | I-75 | 2 | Minor Arterial |
| U | US 41 | Peace River Bridge | SR 776 | 6 | Principal Arterial |
| | | SR 776 | Enterprise | 6 | Principal Arterial |
| | | Enterprise | Sumter | 4 | Principal Arterial |
| | | Sumter | River | 4 | Principal Arterial |
| | | River | CR 775 | 4 | Principal Arterial |
| V | Veterans | US 41 | Toledo Blade | 4 | Minor Arterial |
| | | Toledo Blade | Hillsborough | 2 | Minor Arterial |

Responses to Question 21 will be prepared by Florida Transportation Engineering, Inc. The method of analysis for the development phases would be by computerized traffic simulation model -- SMATS. The trip generation from the Florida Standard Urban Transportation Model Structure (FSUTMS) will match, within reason, the trip generation from the Institute of Transportation Engineers, 5th Edition. Traffic simulation modeling would be prepared by Leftwich Consulting Engineers, Inc.

The analysis period shall be peak season, P.M. peak hour, peak direction and peak season, average daily. Project impacts will be based on 5% of the adopted level of service (LOS) peak hour link capacity and those major intersections at either end of or within the link. The procedures in the 1994 Highway Capacity Manual (HCM) and the FDOT 1995 LOS manual will be utilized for capacity analysis. The latest available FDOT, County, or City traffic counts will be used to identify existing conditions. The traffic counts for analysis will not be older than ane (1) year, unless otherwise agreed upon during the pre-application conference for transportation.

Improvements scheduled for construction in the first three years of the adopted FDOT Work Program, TIP/CIP for counties/cities with comprehensive plans in-compliance, or the first year of the TIP/CIP for counties/cities with comprehensive plans not in-compliance would be considered committed improvements.

The following are the Land Use Codes (LUC) and phases proposed for the development:

| Land Use | Phase I (1997-2001) | Phase II (2001-2005) | Phase III (2006-2011) | Phase IV (2012-2017 | Total (1996-2017) |
|---|---|---|---|---|---|
| Residential: Single Family (LUC 210) | 150 DU | 335 DU | 336 DU | --- | 821 DU |
| Residential: Multi-Family (LUC 220) | 250 DU | 365 DU | 364 DU | --- | 979 DU |
| Golf Course/Clubhouse (LUC 430) | 18 Holes | 9 Holes | --- | --- | 27 Holes |
| Tennis Center (LUC 491 or 492) | --- | 12 Courts | --- | --- | 12 Courts |
| Medical/Professional (LUC 720) | 30k GFA | 110k GFA | 110k GFA | --- | 250k GFA |
| Office: General (LUC 710) | 10k GFA | 120k GFA | 120k GFA | --- | 250k GFA |
| Retail: Community (LUC 810) | --- | 175k GFA | 175k GFA | 150k GFA | 500k GFA |
| Retail: Regional (LUC 820) | --- | 250k GFA | 125k GFA | 125k GFA | 500k GFA |

Exhibit "K"
Preliminary Phasing Schedule

| | Phase I (Years 1-5) | Phase II (Years 6-10) | Phase III (Years 11-15) | Phase IV (Years 16-20) | Total (Years 1-20) |
|---|---|---|---|---|---|
| Residential Single-family (Units) | 150 | 335 | 336 | | 821 |
| Residential Multifamily (Units) | 250 | 365 | 364 | | 979 |
| Retail (TSFGLA) | | 425 | 300 | 275 | 1000 |
| Office (TSFGLA) | 10 | 120 | 120 | | 250 |
| Medical/Professional (TSFGLA) | 30 | 110 | 110 | | 250 |
| Golf (Holes) | 18 | 9 | | | 27 |

(TSFGLA = thousand square feet gross leasable area)

Note: All information is approximate and is subject to change.

# QUESTIONNAIRE CHECKLIST FOR DRI-ADA SUBMISSION

| QUESTION NO./ SUPP. QUEST. NO. | SUBJECT | REGIONALLY SIGNIFICANT Y/N | ANSWER REQUIRED Y/N | SPECIAL NOTE |
|---|---|---|---|---|
| PART I. | APPLICANT INFORMATION | | | |
| PART II. | GENERAL SECTION | | | |
| 9. | MAPS | | | |
| | A. Site Location | | | |
| | B. Aerials | | | |
| | C. Topography | | | |
| | D. Existing Land Use | | | |
| | E. Soils | | | |
| | F. Vegetation | | | |
| | G. Transects (Plants/Animals) | | | |
| | H. Master Development Plan | | | |
| | I. Master Drainage Plan | | | |
| | J. Transportation | | | |
| 10. | GENERAL PROJECT DESCRIPTION | | | |
| Part 1, A-E | Specific Project Description | | | |
| Part 2, A-C | Consistency with Comp. Plan | | | |
| Part 3, A | Demographic and Employment Info. | | | |
| Part 4, A-B | Impact Summary | | | |
| 11.A. | REVENUE GENERATION SUMMARY | | | |
| PART III. | ENVIRONMENTAL RESOURCE IMPACTS | | | |

| | | | | |
|---|---|---|---|---|
| 12. A-E | VEGETATION AND WILDLIFE | | | |
| 13. A-B<br>SWFRPC 16.C.2 | WETLANDS | | | |
| 14. A-C | WATER | | | |
| 15. A-D | SOILS | | | |
| 16 A-D | FLOODPLAINS | N | N | Only a small area adjacent to the preservation area of Myakkahatchee Creek is within the 100-year floodplain. |
| 18. A-E | WASTEWATER MANAGEMENT | | | |
| 19. A-E | STORMWATER MANAGEMENT | | | |
| 20. A-C | SOLID WASTE/HAZARDOUS MATERIALS | | | |
| PART IV. | TRANSPORTATION RESOURCE IMPACTS | | | |
| 21. A-I | TRANSPORTATION | | | |
| 22. A-E | AIR | N | N | |
| 23. A-C | HURRICANE PREPAREDNESS | N | N | Not within hurricane vulnerability zone. |
| PART V. | HUMAN RESOURCE IMPACTS | | | |
| 24. A-C | HOUSING | | | |
| 25. A-B | POLICE AND FIRE | | | |
| 26. A-E | RECREATION AND OPEN SPACE | | | |

| | | | | |
|---|---|---|---|---|
| 27. A-C | EDUCATION | | | |
| 28. A | HEALTH CARE | | | |
| 29. A-D<br>SWFRPC. A-R | ENERGY | N | N | See attached. |
| 30. A-B | HISTORICAL AND ARCHEOLOGICAL | N | N | A cultural resource survey has found no significant resources. |
| PART VI. | SPECIFIC DRI INFORMATION | | | None of these facilities are proposed. |
| 31. A-F | AIRPORTS | N | N | |
| 32. A-C | ATTRACTIONS AND RECREATIONAL FACILITIES | N | N | |
| 33. A-C | HOSPITALS | N | N | |
| 34. A-D | INDUSTRIAL PLANS AND PARKS | N | N | |
| 35. A-J | MINING OPERATIONS | N | N | |
| 36. A-D | PETROLEUM STORAGE FACILITIES | N | N | |
| 37. A-H | PORT AND MARINA FACILITIES | N | N | |
| 38. A-C | SCHOOLS | N | N | |