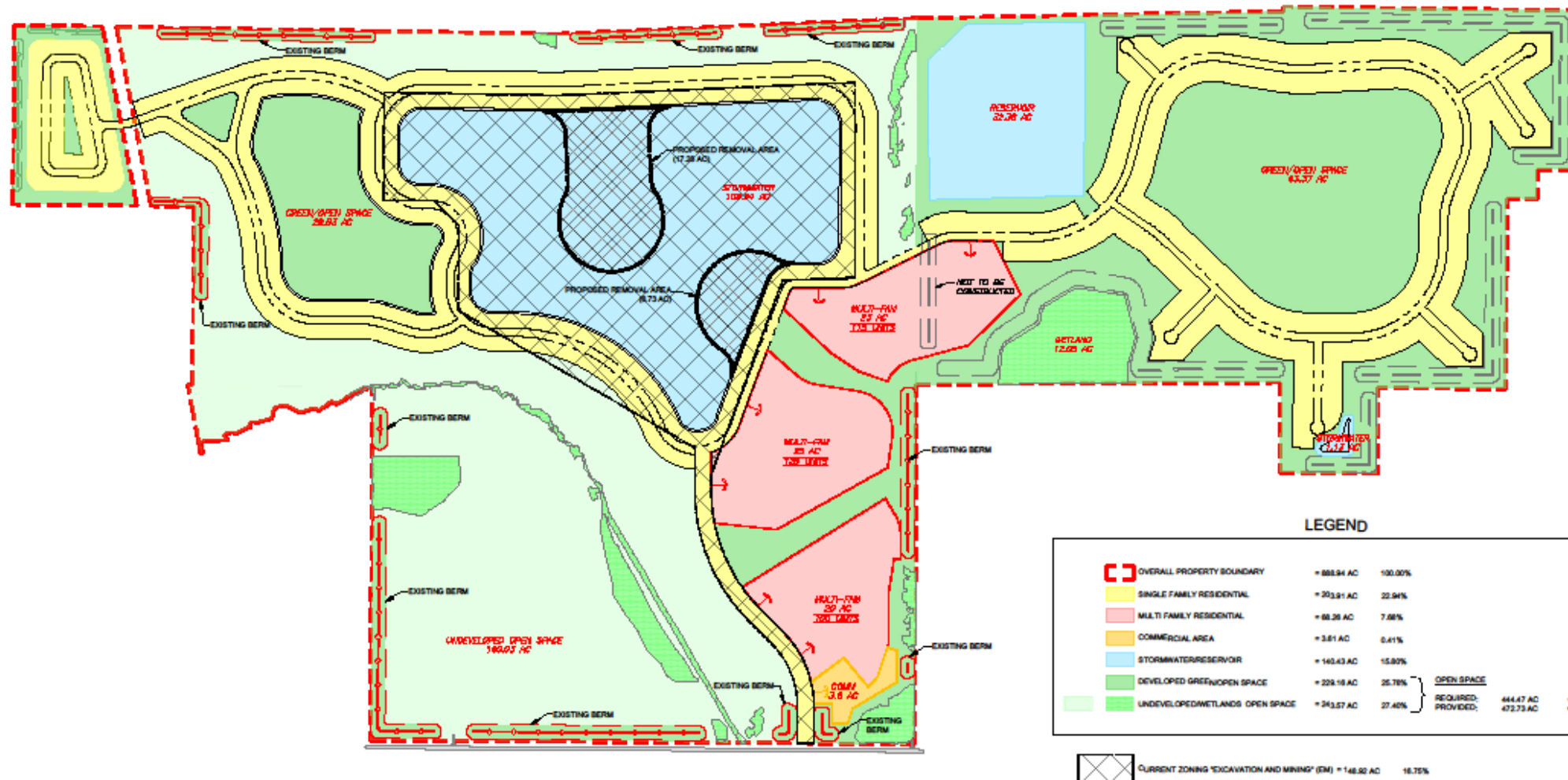
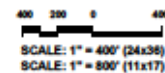


Waterside Restoration

Southwest Engineering & Design, Inc.
Charlotte County BOCC

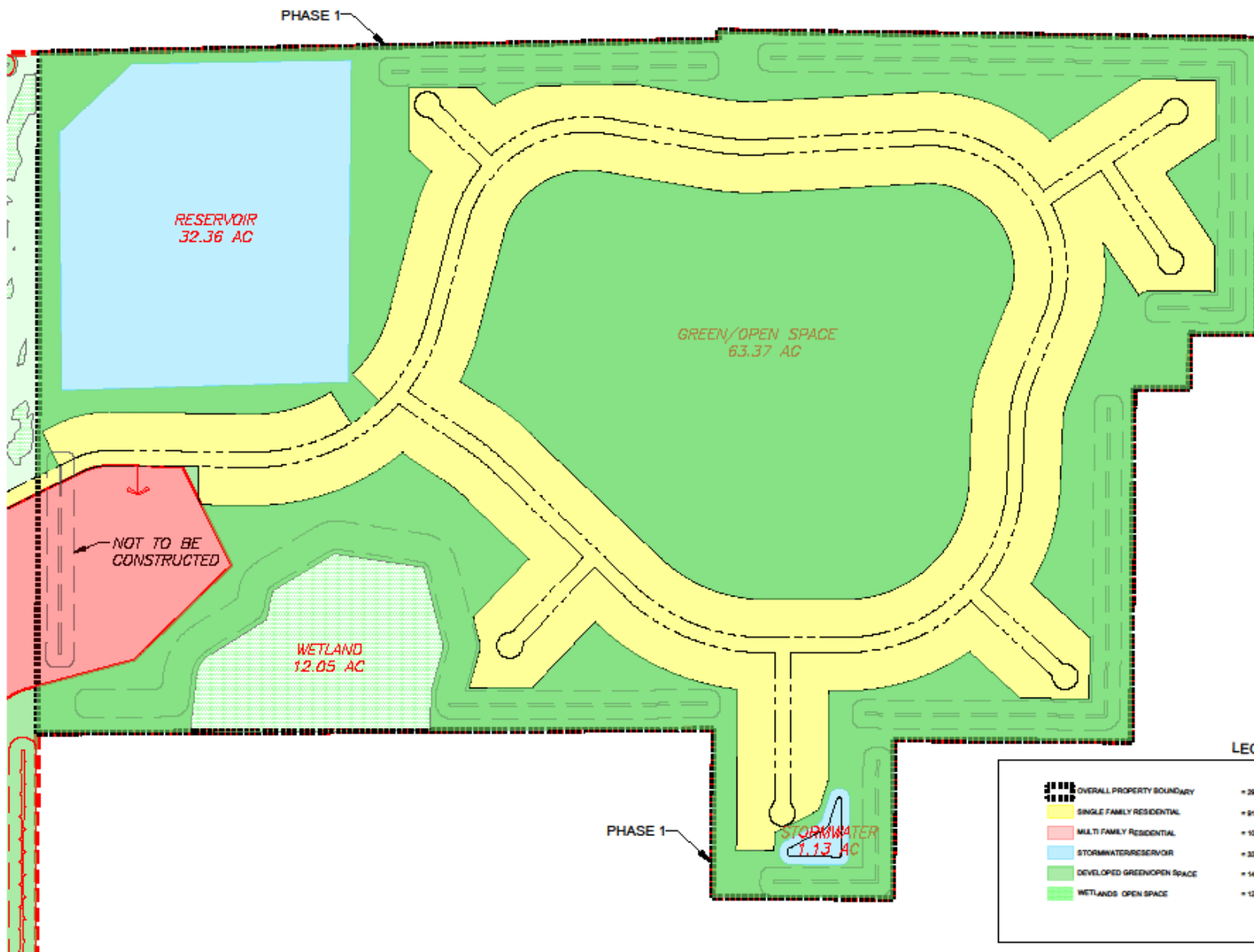




Project History

History of the Site

- A RCMU Concept Plan approved by Charlotte County for 740-acres
- Approximately 250 acres formerly operated as a commercial citrus grove until citrus canker, citrus greening, and Hurricane Ian ultimately ended agricultural production
- Restoration area consists of approximately 63 acres
- Goal is to restore native habitat consistent with the approved Concept Plan



LEGEND

	OVERALL PROPERTY BOUNDARY	= 293.31 AC	100.00%
	SINGLE FAMILY RESIDENTIAL	= 91.14 AC	31.07%
	MULTI FAMILY RESIDENTIAL	= 10.89 AC	3.75%
	STORMWATER/RESERVOIR	= 33.49 AC	11.42%
	DEVELOPED GREEN/OPEN SPACE	= 145.84 AC	49.69%
	WETLANDS	= 12.05 AC	4.11%
		OPEN SPACE	
		REQUIRED:	146.85 AC = 50%
		PROVIDED:	157.89 AC = 53.79%

REV.	DATE	BY	CHKD	DESCRIPTION

Project No.:	13-0191.04
Project Manager:	GWB
Project Engineer:	GWB
Project Designer:	-
Checked By:	-
Approved By:	GWB

WATERSIDE RESTORATION PHASE 1 PD SITE PLAN

CHARLOTTE COUNTY SECTION 27, 33, & 34 TOWNSHIP 40 SOUTH, RANGE 24 EAST FLORIDA

Map is for the use of the owner only. It is not to be used for any other purpose without the written consent of the engineer. The engineer assumes no responsibility for the accuracy of the information provided by the owner.

DATE:	MAY 2025	DATE:	AS NOTED
PROJECT NO.:	13-0191.04	SHEET:	4A



Waterside Restoration

Why Restoration is Needed

- Decades of agricultural production depleted native soils
- Supports the approved RCMU restoration vision
- Opportunity to restore the property to native habitat
- Creates long-term environmental benefits











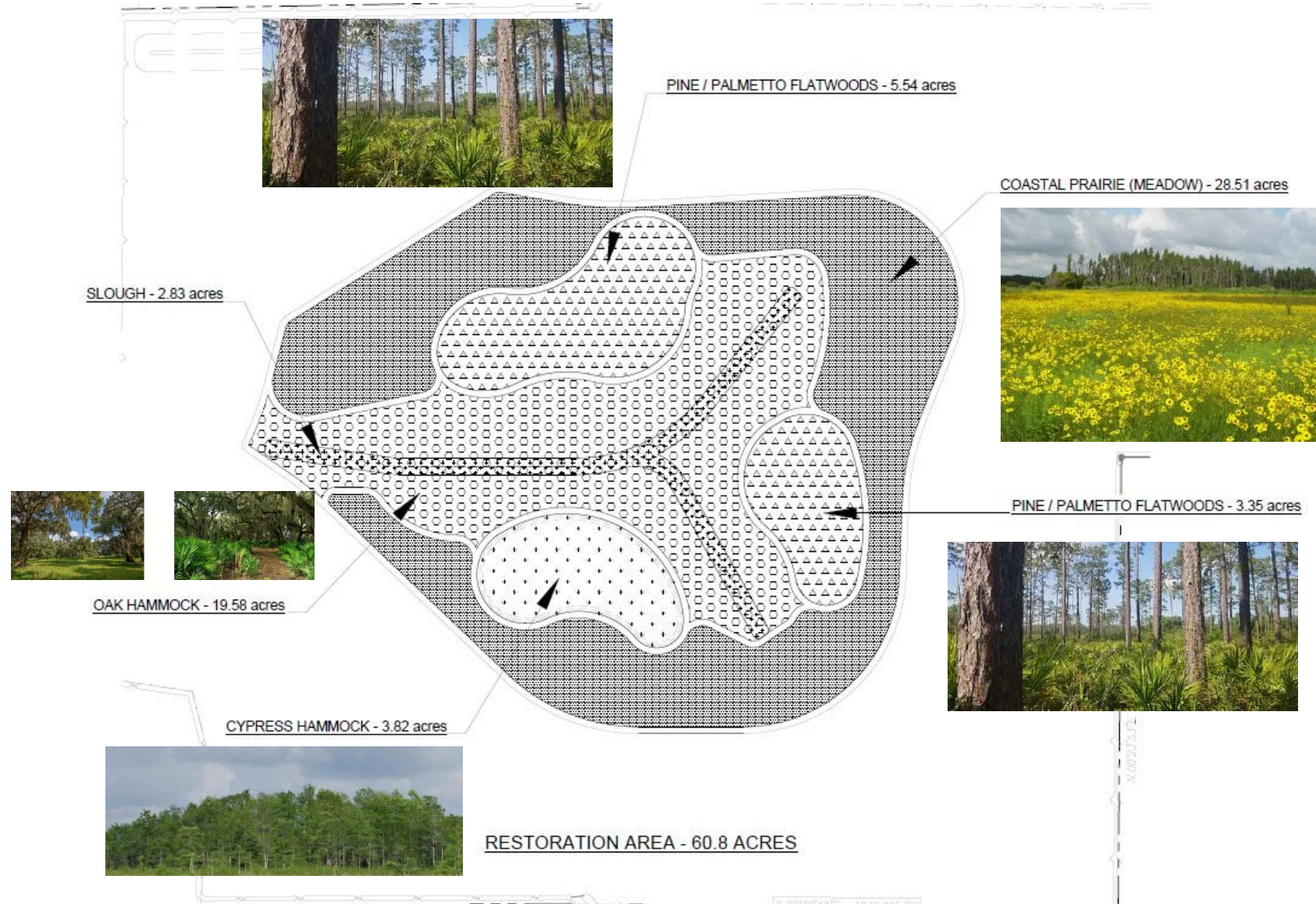




Waterside Restoration

Restoration Concept

- Remove nutrient-depleted agricultural soils
- Blend native soils with recycled compost
- Restore native habitat
- Oak hammock, Cypress, Pine flatwoods, Meadow
- Permanent natural preserve



RESTORATION PLANTING LEGEND

COASTAL PRAIRIE (MEADOW) - 28.51 acres

GRASSES (BRLN - 5'OC)

- Arundo donax* (Reedgrass)
- Muhlenbergia* spp. (Muhly Grass)
- Paspalum floridanum* (Florida Paspalum)
- Eragrostis ciliaris* (Elliott's Lovegrass)

WILDFLOWERS (SW Florida Seed Mix)

- Liatris* spp. (Blazing Star)
- Solidago* spp. (Old World)
- Symphoricarpos* spp. (Aster)
- Lupinus texianus* (Buff Clover)
- Helianthus annuus* (Yellow Sunflower)
- Delonix regia* (Coastal Honeycombhead)
- Coreopsis* spp. (Tickseed)
- Achillea* spp. (Millefoil)

PINE / PALMETTO FLATWOODS - 8.89 acres

CANOPY (1 gal. - 25'OC)

- Pinus elliotii* (Slash Pine)
- Pinus palustris* (Longleaf Pine) (20% of Slash Pine Quantity - Random Placement)

UNDERSTORY (LN - 8'OC)

- Serenoa repens* (Saw Palmetto)
- Lyonia lucida* (Fetterbush)
- Myrica cerifera* (Wax Myrtle)
- Delonix regia* (Tallow Tree)
- Ilex glabra* (Glossy Leaf)
- Vaccinium* spp. (Blueberries / Heath)

OAK HAMMOCK - 19.58 acres

CANOPY (1 gal. - 30'OC)

- Quercus virginiana* (Live Oak)

SUBCANOPY (1 gal. - 30'OC) (20% of Canopy Quantity - Random Placement)

- Persea borbonia* (Red Bay)

UNDERSTORY (LN - 8'OC)

- Myrsine fragrans* (Simpson's Stopper)
- Serenoa repens* (Saw Palmetto)
- Calliandra americana* (Beautyberry)
- Rhus copallina* (Shiny Sumac)
- Ardisia coccinea* (Marberry)

SLOUGH - 2.83 acres (LN - 5'OC)

- Najas* spp. (Sword Fern)
- Acrostichum aureum* (Leather Fern)

CYPRESS HAMMOCK - 3.82 acres

CANOPY (1 gal. - 20'OC)

- Taxodium distichum* (Bald Cypress)

SUBCANOPY (1 gal. - 20'OC) (20% of Canopy Quantity - Random Placement)

- Taxodium ascendens* (Pond Cypress)

UNDERSTORY (LN - 8'OC)

- Lyonia lucida* (Fetterbush)
- Myrica cerifera* (Wax Myrtle)
- Cephaelis occidentalis* (Butterbush)
- Nephrolepis biserrata* (Sword Fern)
- Acrostichum aureum* (Leather Fern)

Waterside Restoration

Questions Raised During Planning & Zoning and BOCC Hearing

- Soil contamination
- Naturally occurring radionuclides
- PD Condition (J)

"Prior to submitting for final detailed site plan approval, the applicant shall test soils in Phase 1 utilizing the following agricultural field sampling and screening level ecological risk assessment methodology, and should complete any required mitigation pursuant to FDEP rules and regulations. Sampling results and mitigation plans, if required, shall be submitted to Charlotte County as part of any application for final site detail plan approval, and be accompanied by a verification statement signed and sealed by a licensed professional engineer that sampling was completed in accordance with the conditions set forth below..."

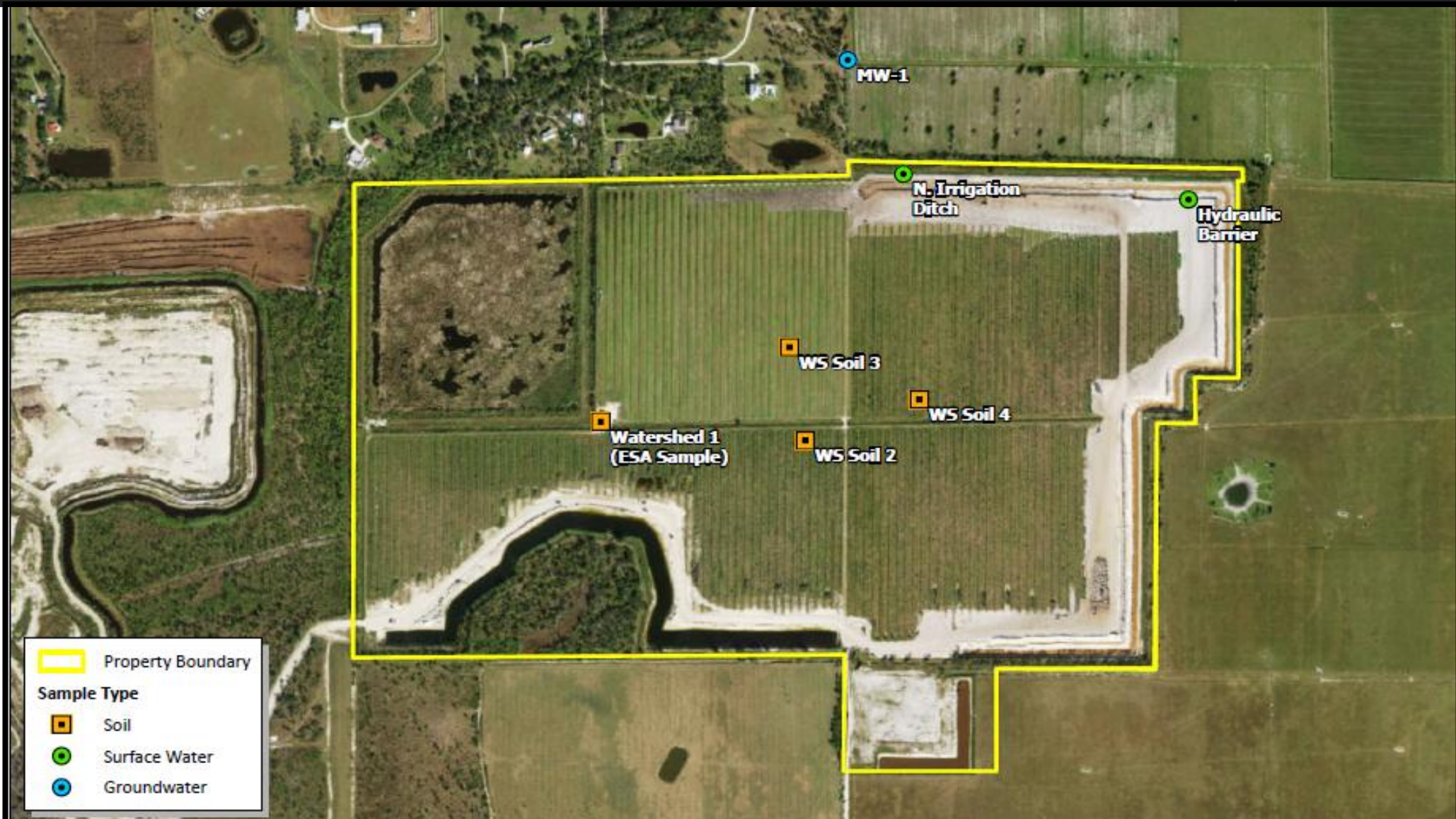
ENVIRONMENTAL SOIL AND WATER QUALITY ASSESSMENT

TMV, INC. - WATERSIDE PROJECT

CHARLOTTE COUNTY, FL



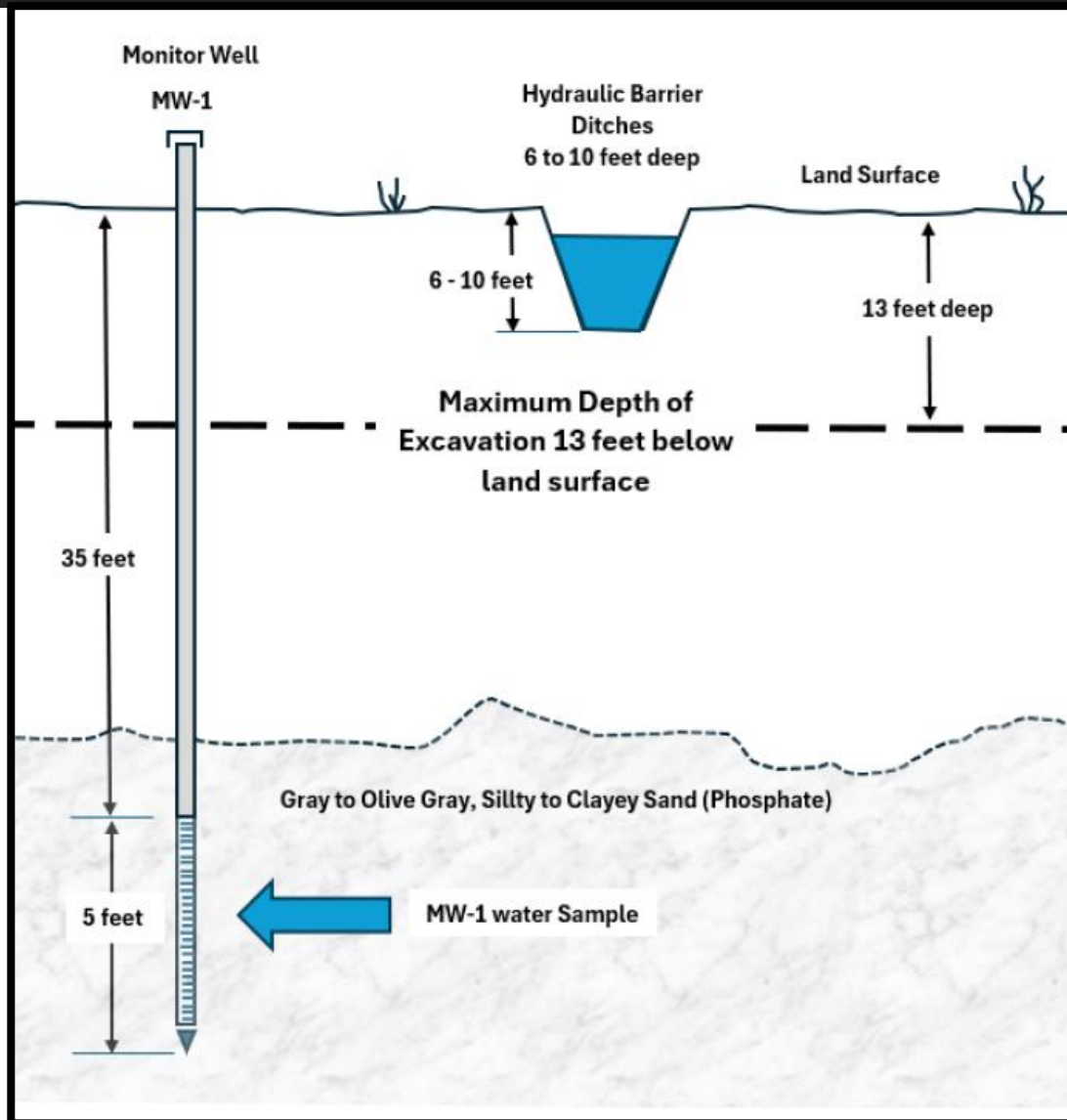
Soil and water sampling - locations



Soil and water sampling : Analysis

- **Surface water and soil samples were collected by Southwest Engineering & Design (SED) in 2022, 2023, and 2025 at the Waterside Project.**
- **Laboratory results indicate that surface water and groundwater quality have remained generally stable, with low nutrient concentrations, neutral pH, and analytical results consistent with previous sampling events.**
- **Soil analyses detected no pesticides, petroleum hydrocarbons, Volatile Organic Compounds (VOCs), or Semi-Volatile Organic Compounds (SVOCs), and metals were present only at concentrations representative of natural background conditions.**
- **Elevated TDS, iron, gross alpha activity, and radium were identified in monitoring well MW-1; however, these constituents are interpreted as naturally occurring geologic and geochemical conditions common in Southwest Florida, not project-related impacts.**

Soil and water sampling – Vertical Separation



The zone monitored by MW-1 is considerably deeper than the proposed excavation and is not representative of subsurface conditions intersected by the proposed 13-foot-deep excavation.

Soil and water sampling DATA : Overall conclusion

Based on the available analytical data, there is no evidence that the historical citrus cultivation or other known onsite activities have resulted in significant impacts to soil, shallow groundwater, or surface water quality within the project area. Soil analytical results do not indicate the presence of pesticides, petroleum hydrocarbons, VOCs, SVOCs, or metals at concentrations indicative of anthropogenic releases.

The available analytical data support that the Waterside Project does not have contaminated soil, shallow groundwater, or surface water, and the site is environmentally suitable for development from a soil and water quality perspective.

QUESTIONS?

Meet the Speaker

Felicia L. Kitzmiller, Esq.

- Shareholder at Stearns Weaver Miller, P.A.
- Transactional and Litigation attorney practicing Environmental, Natural Resources, Real Estate, and Land Use Law
- Specializes in industrial and mining projects
- Experienced in Environmental Resource Permitting, Clean Water Act Permitting, Consumptive Water Use, Wetland Mitigation, Property Rights, and Land Use Entitlements



Environmental Resource Permitting

ERP standard = reasonable assurance the activities will:

- Not cause adverse impacts on water quantity on adjacent lands and receiving waters
- Not cause flooding on- or off-site
- Not cause adverse impacts to existing surface water storage and conveyance capabilities
- Not adversely affect the quality of receiving waters such that state water quality standards will be met
- Be capable, based on generally accepted engineering and scientific principles, of performing and functioning as proposed.
- Will be conducted by a person with the financial, legal, and administrative capability of ensuring the activity is undertaken in accordance with the terms and conditions of the permit.

Environmental Resource Permitting

■ Data to support finding of reasonable assurance

- Engineered plan sets for project
- Soil borings and analysis
- Surface and groundwater samples and analysis
- Geotechnical report
- Hydrologic & Hydraulic modeling
- Protected species assessments
- Surveys including boundaries and topography
- USGS soil data
- Existing wells within 1,000 feet
- Protected species surveys
- Surface and groundwater levels
- Pre- and Post-stormwater drainage analysis
- GIS data
- Property records
- Existing permits
- Operation, maintenance, and monitoring plans
- FEMA floodplain maps
- Cultural resource surveys

■ Collected, analyzed and interpreted by experts

■ Iterative, collaborative process that often takes years to complete

Salvatore, et. al. v. TMV Property Inc. and FDEP

- ERP challenged by an adjacent property owner, resulting in a two-day evidentiary hearing before an Administrative Law Judge in November 2025
- Permit voluntarily revised to add new monitoring wells and revise backfill material
- ALJ found, and FDEP agreed, there was substantial competent evidence to support permit issuance. Permit upheld.

Waterside Restoration

PD Conditions – Dust Control

- Water trucks used throughout operations
- Street sweeper utilized as needed
- Haul roads maintained to minimize dust
- Operations monitored and adjusted during dry conditions
- Compliance with PD Conditions and Earth Moving Permit

Waterside Restoration

PD Conditions – Noise Mitigation

- Excavation occurs below existing grade
- Earthen berms provide sound attenuation
- Daytime operating hours only
- Currently not open to the public on weekends

Waterside Restoration

PD Conditions – Odor Control

- Vegetative material processed under controlled conditions
- Windrows managed and turned routinely
- Water and misting systems will be utilized as needed
- Ongoing monitoring and inspections from the FDEP, SWFWMD and Charlotte County throughout the operations

Waterside Restoration

PD Conditions – Visual Screening & Buffering

- Existing and proposed berms surround operations
- Native landscaping will be installed and maintained
- Restoration area will be screened with the berm from adjacent residences
- Permanent natural preserve upon project completion