

Exhibit C

Public Benefit Enhancements

Stormwater and Water Quality Elements:

Overview of Stormwater Quality Improvement Opportunities: As detailed under the Preliminary Drainage Analysis provided with the PUD Zoning application package, the Restoration Bay project will include a stormwater treatment system that will be designed to help treat stormwater from approximately 180± acres of surrounding (off-site) residential areas. These off-site stormwater flows historically have been entering into and through the subject property (without formal easements in some instances) and then discharging into Boca Ciega Bay for decades in a largely untreated condition. The proposed system is intended to provide supplemental stormwater quality treatment and would complement previous public stormwater projects undertaken by the County within Boca Ciega Millenium Park and the Oakhurst Drive drainage improvements. The design elements for the water quality treatment system will emphasize a holistic approach to stormwater treatment and site planning and will incorporate features that maximize the water quality improvement benefits via a “treatment train” approach. The system will be designed to mimic natural processes and blend with the local landscape such that it will be both aesthetically pleasing and highly functional.

Treatment of Off-site Stormwater: The proposed treatment train approach will integrate hydrodynamic separators / baffle boxes, localized rain gardens or bioswales, and will progress through a wet detention pond with deep pools and vegetated littoral zones as well as a potential up-filter system. This series of ponds, to be aligned along the northern and eastern perimeter of the site, will then discharge to a constructed surface conveyance feature which will incorporate cascades, shallow pools, and a vegetated filter marsh before entering a large sediment sump (which may also serve as a stormwater harvesting pond) before discharging to Boca Ciega Bay. The stormwater treatment ponds within the linear stormwater park will incorporate native wetland vegetation – consisting of emergent, submergent and floating aquatic species - in appropriate hydro-zones, as well as native shrubs and trees established on slopes and banks to provide additional habitat support and aesthetic value.

The BMPs dedicated to the off-site flows will provide improved attenuation, treatment, and conveyance capacity compared to the currently existing onsite ditches and eutrophic ponds. The proposed BMPs will slow velocities, keep off-site flows separated from onsite flows, remove sediments and solids, moderate the temperature of the water discharged, and greatly reduce the nutrient and pollutant loads conveyed to Boca Ciega Bay and Millennium Park. Full quantification of the water quality benefits to be achieved will be dependent on final configuration and site constraints but is expected to greatly exceed the “net improvement” standard and be in closer conformance with modern ERP requirements. The engineering design and construction details will be provided in the site development plans and will be subject to review and approval by the County’s Public Works Department.

Treatment of On-site Stormwater: Water quality treatment will be provided for on-site flows associated with the proposed project using a holistic stormwater management and site planning approach which meets or exceeds the requirements of the Aquatic Preserve to which it discharges. All on-site stormwater BMPs and conveyance systems, including those dedicated to the treatment and conveyance of off-site flows, will be permanently operated and maintained by the Homeowners

Association, as required by the associated ERP permits. Public/private cooperation and coordination with the County will also be necessary to modify the currently existing on-site public drainage easements in order to recognize the modified (updated) post-project drainage and conveyance configuration. The engineering design and construction details will be provided in the site development plans and will be subject to review and approval by the County's Public Works Department.

Summary: The proposed stormwater treatment and conveyance systems will be integrated into the landscape, will mimic natural processes, and will be both highly functional and aesthetically pleasing. These new stormwater treatment facilities, and in particular the elements within the linear stormwater park area, will also provide educational opportunities to showcase the benefits of holistic site planning and advanced stormwater treatment methodologies. The accommodation and treatment of the substantial off-site flows, which largely have been untreated for decades, will provide a substantial public benefit as such untreated flows historically have discharged directly into Boca Ciega Bay.

Natural Resources Elements:

On-site Habitat Enhancement: The project's site development plans will include a plan for improvement and expansion of native habitats. The site development plans will include elements of exotic/nuisance vegetation removal, natural buffer restoration and enhancement, and native mangrove habitat enhancement. These proposed enhancements will serve to improve the quality and function of existing habitats and will result in improved habitat value for wildlife.

Exotic/Nuisance Vegetation Removal: The areas of proposed vegetative and habitat improvements have been estimated, based on preliminary field review and observation, as part of the conceptual site plan development process. Exotic/nuisance vegetative species currently present on the site, with particularly dense colonization along the mangrove shoreline, include Brazilian pepper, carrotwood and Australian pine. Groundcover vegetation up to the natural mangrove shoreline consists primarily of turfgrasses and colonizing weedy species. A more detailed, final plan for exotic vegetation treatment/removal, and enhancement of wetland and upland/buffer habitat will be prepared during the project design and permitting phase. At such time, more detailed and specific field location of exotic/nuisance species colonization (through use of field survey methods), along with development of plans and specifications for the actual habitat enhancements (e.g., specific methods of removal, precautionary measures, species composition, planting schedules, etc.) will be prepared, and will enable calculation of the actual acreages that will be subject to habitat enhancement and creation. Primary targets for enhancement of on-site wetland habitats will be in the vicinity of the southern shoreline and along the western property boundary. Enhancement of mangrove swamp wetlands would likely involve removal of exotic vegetation (e.g., Brazilian pepper, carrotwood, etc.) combined with selective planting of native saltmarsh species and/or mangrove trees. The exact type, location and extent of exotic/nuisance vegetation removal and habitat enhancement will be determined following more detailed site planning, identification of degraded habitats and completion of functional assessments, all of which would be accomplished during the design and permitting phase of the project. The proposed site plan will also provide enhancements to the wetland setback along the southern property boundary. In this area, maintained turfgrass (and more recently colonizing weedy species) that has existed for decades along the edges of mangroves and tidal wetlands will be replaced with native upland and transitional plant species and naturally vegetated bio-swales. This will result in an improved

physical buffer for the natural, tidal wetlands, and will add structural habitat for wildlife utilization, while serving to provide supplemental natural filtering of stormwater runoff into the bay. The implementation of the natural resources elements of the site development plans will be subject to review and approval of the County's Natural Resources Department.

Mangrove and Tidal Habitat Enhancement: The owner has identified specific opportunities for wetland enhancement such as removal of an historic cart path crossing through a tidal wetland area along the shoreline. In its existing condition, the elevated (filled) cart path bisects a tidal backwater pool area that is surrounded by mangroves. The filled path has essentially interrupted the natural pattern of tidal flushing, resulting in stagnation and very low levels of dissolved oxygen in the isolated area. Removal of the filled path and restoration of pre-disturbance grade elevations will restore the natural tidal pattern, thereby allowing flushing of nutrients and increased levels of dissolved oxygen which will, in turn, provide improved habitat for small fishes, invertebrates and other wildlife.

Upland Buffer Adjacent to Wetlands: The site plan will include an upland buffer along the landward edge of the natural mangrove wetlands, as defined by the jurisdictional wetland limits. The buffer will be enhanced to replace existing turf grasses with native vegetation and will include a "bio-swale" to be vegetated with appropriate native plant species. Native vegetation to be planted within the buffer will consist of groundcover, grasses and herbs, and will also include shrubs and trees. A planting plan for the proposed buffer enhancement areas will be prepared by the owner and reviewed by Pinellas County during the site plan approval process. Minimum maintenance standards for the upland buffer (and any proposed wetland enhancement areas) will be developed by the owner and reviewed by Pinellas County during the site plan approval process. The total width of the enhanced buffer, inclusive of the vegetated bio treatment swale, will be 50 feet. The buffer will be designated as a common area owned and permanently maintained by the homeowner's association and shall not be owned by individual lot owners.

Landscaping: Florida Friendly Landscaping principles, as outlined in The Florida Yards & Neighborhoods Handbook, will be required by the Homeowner's Association documents on residential lots and within common areas. Only native indigenous trees and shrubs will be utilized in the landscaping and, to the extent possible, native forbs and grasses will be used. Exemptions may include non-native food plants grown in residential areas and turfgrasses used on ponds or in landscapes or on public ROWs (roads). Irrigated turfgrass areas shall be consolidated and limited to residential lawns and those areas on the property that receive pedestrian traffic, provide for recreation use, or provide soil erosion control such as on slopes or in swales, and where turfgrass is used as a design unifier, or other similar practical use. Mulch used in both private and public landscaping will consist of sustainable materials such as pine mulch or bark or derived from Eucalyptus or Melaleuca.

Buffer from Boca Ciega Millennium Park: A 50-foot buffer will be maintained on the western portion of the project site, adjacent to Boca Ciega Millennium Park. The existing wetlands along the western perimeter will be protected and incorporated into the buffer area, and a swale system will be constructed. The wetlands and swale system will make up the western portion of the buffer area and will also serve as a fire break. The remainder of the buffer area will be vegetated (trees and landscaping) consistent with County code and will include native/non-invasive plantings that both contribute to local wildlife habitat and reduce potential for on-site vegetation to become a nuisance to the Park environment. Minimum maintenance standards for the 50-foot buffer will be developed by the owner and reviewed and approved by Pinellas County during the site plan

approval process. The 50-foot buffer will be designated as a common area owned and permanently maintained by the homeowner's association and shall not be owned by individual lot owners. Guidance for desired plantings will be derived from: Xeric Landscaping with Florida Native Plants, (Association of Florida Native Nurseries). Exterior lighting will be designed to minimize light spillage onto adjacent park and preservation lands. This will be accomplished with directional lighting, hoods, or other accepted lighting design features.

Anticipated Wildlife Utilization: The establishment of a linear park and green space around the property perimeter, in combination with proposed additional ponds, filter marshes, native landscaped areas, exotic species removal and habitat enhancement, will afford significant opportunities for utilization by various wildlife species. Expansion of stormwater ponds throughout the property will provide increased shorelines and shallow foraging habitat for waterfowl and wading birds, including those species listed as threatened or endangered species. Removal of exotic and invasive vegetation from on-site mangrove swamps and adjacent areas will serve to improve habitat for birds and other wildlife that utilize these habitats for cover and foraging. Similarly, replacement of maintained turfgrass and colonizing weedy species with naturally vegetated buffers along the mangrove shoreline will provide improved wildlife habitat and will aid in wildlife movement along the shoreline. With respect to the identified on-site Osprey nest, because this nest site is located on a dead tree within the proposed development footprint, it is anticipated that it will be necessary to relocate the nest site prior to commencement of site clearing and construction activities. A Migratory Bird Nest Removal Permit will be obtained in accordance with guidelines published by the Florida Fish and Wildlife Conservation Commission. This permit would allow nest removal and relocation (outside the nesting season) prior to commencement of project clearing and construction. The replacement nest structure is expected to be located in the general vicinity of the original nest site in proximity to the linear park.

Public Park and Recreational Elements:

The above-described linear park will serve the dual purpose of providing open/green space that will offer physical and visual buffering between adjacent properties and opportunities for public recreational uses. The meandering linear park will be configured along the northern and eastern perimeter of the property and will extend up to 200 feet in width.

Aside from the stormwater treatment features within this space, a network of trails is proposed within the linear park that will offer opportunities for walking, jogging and bicycling. Incorporation of the trail system within the linear park will also invite opportunities for public education. Placement of educational signage and/or kiosks at points of interest can explore the features and benefits related to the stormwater treatment system, the native vegetation plantings, the wildlife habitat enhancements, and the overall setting along Boca Ciega Bay, with an emphasis on the regional benefits that will be realized by these improvements. The site access will be designed to accommodate public access to and through the linear park, but without intrusion into the private residential portion of the project, so that both the project's residents, public visitors to Millenium Park, and residents of the surrounding existing neighborhoods may enjoy the linear park and its pedestrian and bicycle connectivity to Millenium Park and the Boca Ciega Bay waterfront.

The linear park will target removal of exotic and nuisance vegetation, with retention of existing native trees and vegetation wherever possible. Open upland spaces between the proposed

stormwater treatment features and the trail system will be further enhanced with plantings of native vegetation and will conform with Florida Friendly Landscaping principles. Opportunities for birdwatching, wildlife photography and potential use by local schools as an outdoor classroom are also envisioned for the publicly accessible linear park.