

**RESOLUTION NO. 21-167**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING BROWNFIELDS; PROVIDING FINDINGS; DESIGNATING A BROWNFIELD AREA TO BE CALLED THE CARR LANDING BROWNFIELDS AREA WITHIN THE COUNTY FOR REAL PROPERTY IDENTIFIED BY PARCEL ID NUMBER 5742000109, CONSISTING OF APPROXIMATELY 6.63 ACRES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT; AUTHORIZING THE COUNTY ADMINISTRATOR TO IMPLEMENT THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Legislature of the State of Florida, in Sections 376.77 - 376.85, *Florida Statutes*, adopted the Brownfields Redevelopment Act, the purpose of which is to encourage the redevelopment and the voluntary cleanup of real property where the expansion, redevelopment or reuse of such property may be complicated by actual or perceived environmental contamination; and

WHEREAS, the Brownfields Redevelopment Act created a process whereby a local government with jurisdiction over a brownfield area must, by resolution, notify the Florida Department of Environmental Protection of its decision to designate a brownfield area; and

WHEREAS, a local government may designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base or designated brownfield pilot project area; and

WHEREAS, Manatee County hereby finds and determines that:

1. Contemporary Housing Alternatives of Florida, Inc. ("Developer"), which owns or controls a potential brownfield area in Manatee County identified by parcel ID number 5742000109 consisting of approximately 6.63 acres, and described more particularly in the legal description: attached hereto as Exhibit "A" and as depicted by the map attached hereto as Exhibit "B" (the "Proposed Brownfield Area"), is requesting the designation of the Proposed Brownfield Area as a brownfield area, and has agreed to rehabilitate and is planning to redevelop the Proposed Brownfield Area. The proposed redevelopment of the Proposed Brownfield Area by Developer is a multifamily residential development with an affordable housing component.
2. The redevelopment of the Proposed Brownfield Area is consistent with the Manatee County Comprehensive Plan and is a permissible use under the Manatee County Land Development Code, subject to compliance with the requirements thereof.
3. Notice of the proposed rehabilitation of the Proposed Brownfield Area has been provided to neighbors and nearby residents. Notice has been made in a newspaper of

general circulation in the area, at least 16 square inches in size, and notice has been posted in the affected area.

4. Based upon the representation in the application, Developer has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the Proposed Brownfield Area.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

**Section 1. Findings.** The recitals set forth above are true and correct and are hereby adopted as findings of the Board.

**Section 2. Designation of Brownfield.** The Board hereby designates the property identified by parcel ID number 5742000109, and described more particularly in the legal description attached hereto as Exhibit "A" and as depicted by the map attached hereto as Exhibit "B", as a Brownfield Area for the purposes of Sections 376.77 – 376.84, *Florida Statutes*. Such designation shall not, however, render Manatee County liable for the cost of site rehabilitation or source removal, as those terms are defined in Section 376.79, *Florida Statutes*.

**Section 3. Authorization of County Administrator.** The County Administrator or designee is hereby authorized to do all things necessary and proper to make effective the provisions of this Resolution.

**Section 4. Severability.** If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

ADOPTED WITH A QUORUM PRESENT AND VOTING THIS THE 11<sup>th</sup> DAY OF November, 2021.



BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY

BY: \_\_\_\_\_

Chairperson

ATTEST: ANGELINA M. COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Uiki Estner  
Deputy Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF BROWNFIELD AREA**

THE W 360 FT OF S 480 FT OF SW1/4 OF NW1/4 OF NE1/4, WITH EASMT FOR PURPOSE OF INGRESS & EGRESS BEING THE W 30 FT OF N 180 FT OF SW1/4 OF NW1/4 OF NE1/4, & W 30 FT OF NW1/4 OF NW1/4 OF NE1/4, DESC IN ORB 126 P 527 PUB REC MAN CO FLA LESS W 40 FT FOR RD R/W; ALSO: COM AT NW COR OF NE1/4 OF SEC 13; TH S 89 DEG 50 MIN 47 SEC E 227.90 FT; TH S 00 DEG 11 MIN 35 SEC E 717.50 FT FOR POB; TH S 89 DEG 53 MIN 06 SEC E 132.20 FT; TH S 00 DEG 11 MIN 57 SEC E 137.30 FT; TH N 89 DEG 55 MIN 25 SEC W 132.31 FT; TH N 00 DEG 11 MIN 35 SEC W 137.39 FT TO POB, (OR 998/103); ALSO LESS OR 2526/3045 FOR RD R/W DESC AS FOLLOWS: A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SEC 13, TWN 35, RNG 17, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13 AND RUN S 89 DEG 31 MIN 53 SEC E ALG THE S LN OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13, A DIST OF 40 FT TO A PT ON THE EXISTING E R/W LN OF 9TH ST E, SD PT BEING THE POB; TH CONT S 89 DEG 31 MIN 53 SEC E ALG SD S LN, A DIST OF 171.06 FT; TH RUN N 00 DEG 00 MIN 00 SEC E, A DIST OF 153.56 FT; TH N 90 DEG 00 MIN 00 SEC W, A DIST OF 147.04 FT; TH RUN N 00 DEG 11 MIN 42 SEC E ALG A LN THAT IS 23.50 FT E OF AND PAR TO SD EXISTING E R/W LN, A DIST OF 327.66 FT TO A PT ON THE N LN OF THE W 360 FT OF THE S 480 FT OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13; TH RUN N 89 DEG 31 MIN 53 SEC W ALG SD N LN, A DIST OF 23.50 FT TO A PT ON SD EXISTING R/W LN; TH RUN S 00 DEG 11 MIN 42 SEC W ALG SD E R/W LN, A DIST OF 480.01 FT TO THE POB; TOGETHER WITH: THE S1/2 OF W1/2 OF NW1/4 OF NE1/4 OF SEC 13, LESS THE W 360 FT, ALSO LESS OR 1522 PG 6459 AND CORRECTED IN OR 1567 PG 1362 DESC AS FOLLOWS: COM AT THE NE COR OF THE E1/2 OF THE NW1/4 [INSERT "OF THE NW1/4 OF THE NE1/4"] OF SEC 13; TH RUN ALONG THE N BDRY OF SD NE1/4 OF SD SEC 13, N 89 DEG 26 MIN 35 SEC W, A DIST OF 73.00 FT TO THE INTERSECTION OF THE WLY BDRY OF HEATHERWOOD CONDO, PHASE 1, TH S 00 DEG 20 MIN 48 SEC W ALONG SD BDRY, A DIST OF 40.88 FT TO THE SLY R/W LN OF 53RD AVE E; TH CONT S 00 DEG 20 MIN 48 SEC W ALONG SD W BDRY OF SD HEATHERWOOD CONDO, A DIST OF 626.65 FT; TH S 89 DEG 29 MIN 29 SEC E, A DIST OF 73.00 FT TO THE W BDRY OF HEATHERWOOD CONDO, PHASE 2, TH ALONG SD W BDRY OF HEATHERWOOD CONDO, PHASE 2, A DIST OF 50.00 FT TO THE POB, TH ALONG SD W BDRY OF HEATHERWOOD CONDO, PHASE 2, A DIST OF 607.44 FT TO A PT 10.00 FT N OF THE S BDRY OF THE SW1/4 OF THE NW1/4 OF THE NE1/4 OF SD SEC 13, TH RUN N 89 DEG 32 MIN 22 SEC W ALONG A LN 10 FT N OF AND PARALLEL TO THE S BDRY OF SD SW1/4 OF THE NW1/4 OF THE NE1/4 OF SEC 13, A DIST OF 55.00 FT, TH N 00 DEG 20 MIN 48 SEC E, A DIST OF 607.49 FT TO A PT 50 FT S OF THE S BDRY OF TH E NW1/4 OF THE NW1/4 OF THE NE1/4 OF SD SEC 13, TH ALONG A LN 50 FT S OF AND PARALLEL TO THE SD S BDRY, S 89 DEG 29 MIN 29 SEC E, A DIST OF 55.00 FT TO TH E POB, AND THE N 50 FT OF THE S1/2 OF THE W1/2 OF THE NW1/4 OF THE NE1/4 OF SEC 13 LESS THE W 360 FT. PI #57420.0010/9

**APPROVED** in Open Session  
**11/16/2021**  
Manatee County Board of County  
Commissioners



## Board of County Commissioners November 16, 2021 - Regular Meeting

### **SUBJECT**

ADOPTION OF RESOLUTION NO. 21-167 DESIGNATING A BROWNFIELD AREA TO BE CALLED THE CARR LANDING BROWNFIELD AREA FOR ENVIRONMENTAL REHABILITATION AND ECONOMIC REDEVELOPMENT

### **Category**

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

### **Briefings**

All

### **Contact and/or Presenter Information**

Geri Lopez, Director, Manatee County Redevelopment and Economic Opportunity / 941-748-4501 ext 3937

### **Action Requested**

Adoption of Resolution No. 21-167 designating a brownfield area to be called the Carr Landing Brownfield Area for environmental rehabilitation and economic redevelopment.

### **Enabling/Regulating Authority**

Florida Statutes 376.77-376.85 and 125.66(4)(b).

### **Background Discussion**

The Redevelopment and Economic Opportunity Department (REO) received a revised application request on September 21, 2021, to designate property owned by Contemporary Housing Alternatives of Florida, Inc and identified by parcel ID 5742000109 as a brownfield area pursuant to Florida's Brownfields Redevelopment Act. The site is located on 9th Street East approximately a quarter mile south of 53rd Avenue East. On June 21, 2018, the project received Affordable Housing Designation. On April 24, 2020, the developer received final site plan approval to build 88 multifamily residential units on the site, with a minimum of 25% of the units designated as affordable housing. As part of the development process, in March 2021 a Phase II Environmental Site Assessment revealed soil contamination. The brownfield area designation will allow the owner to enter into a Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection (FDEP) and apply for economic

incentives through the State of Florida per Florida Statutes 376.84 and 376.30781. This designation request does not change the Future Land Use or Zoning or approve any proposed development.

REO's review of the application materials for the proposed designation indicates the applicant has demonstrated that the property meets the definition of a "brownfield site" and satisfies the five statutory criteria for designation according to Florida Statutes 376.80. Contemporary Housing Alternatives of Florida, Inc is the real property owner and has agreed to rehabilitate the Subject Property under supervision of the Florida Department of Environmental Protection (FDEP). Contemporary Housing Alternatives of Florida, Inc will also enter into a Brownfield Site Rehabilitation Agreement with FDEP that will govern the rehabilitation. Economic productivity will result from an approximate \$20 million development of 88 multifamily units to serve the need for affordable housing units. The development is a permissible use under the LDC and is consistent with the Comprehensive Plan. Notice has been provided to neighbors and nearby residents with posted on-site signage, local newspaper, and community bulletin notices. On October 5, 2021, the applicant held a community meeting as an opportunity to give any interested party a chance to ask questions or voice their concerns. Lastly, the applicant has demonstrated reasonable financial assurance of the financial resources and capabilities to implement and complete the project.

The formal Brownfield Area designation process requires two (2) public hearings per Florida Statute 125.66(4)(b). This is the second of two hearings, with the first held on October 26, 2021. The Board of County Commissioners voted to hold the meeting at the regularly scheduled time of 9:00 a.m. on November 16, 2021.

A Brownfield Site must be designated by the local government per Florida Statutes 376.80 via a resolution in order to access the state's economic incentives. Manatee County does not have any economic incentives in place related to the cleanup of this site.

Staff review of the application indicates that this development meets the criteria set forth in Florida Statutes.

**Attorney Review**

Not Reviewed (No apparent legal issues)

**Instructions to Board Records**

[Emailed 11/17/2021](#)

Please provide an original signed Resolution to Geri Lopez, [geri.lopez@mymanatee.org](mailto:geri.lopez@mymanatee.org), ext. 3937

**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

N/A

## RESOLUTION NO. 21-167

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING BROWNFIELDS; PROVIDING FINDINGS; DESIGNATING A BROWNFIELD AREA TO BE CALLED THE CARR LANDING BROWNFIELDS AREA WITHIN THE COUNTY FOR REAL PROPERTY IDENTIFIED BY PARCEL ID NUMBER 5742000109, CONSISTING OF APPROXIMATELY 6.63 ACRES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT; AUTHORIZING THE COUNTY ADMINISTRATOR TO IMPLEMENT THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Legislature of the State of Florida, in Sections 376.77 - 376.85, *Florida Statutes*, adopted the Brownfields Redevelopment Act, the purpose of which is to encourage the redevelopment and the voluntary cleanup of real property where the expansion, redevelopment or reuse of such property may be complicated by actual or perceived environmental contamination; and

WHEREAS, the Brownfields Redevelopment Act created a process whereby a local government with jurisdiction over a brownfield area must, by resolution, notify the Florida Department of Environmental Protection of its decision to designate a brownfield area; and

WHEREAS, a local government may designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base or designated brownfield pilot project area; and

WHEREAS, Manatee County hereby finds and determines that:

1. Contemporary Housing Alternatives of Florida, Inc. ("Developer"), which owns or controls a potential brownfield area in Manatee County identified by parcel ID number 5742000109 consisting of approximately 6.63 acres, and described more particularly in the legal description: attached hereto as Exhibit "A" and as depicted by the map attached hereto as Exhibit "B" (the "Proposed Brownfield Area"), is requesting the designation of the Proposed Brownfield Area as a brownfield area, and has agreed to rehabilitate and is planning to redevelop the Proposed Brownfield Area. The proposed redevelopment of the Proposed Brownfield Area by Developer is a multifamily residential development with an affordable housing component.
2. The redevelopment of the Proposed Brownfield Area is consistent with the Manatee County Comprehensive Plan and is a permissible use under the Manatee County Land Development Code, subject to compliance with the requirements thereof.
3. Notice of the proposed rehabilitation of the Proposed Brownfield Area has been provided to neighbors and nearby residents. Notice has been made in a newspaper of

general circulation in the area, at least 16 square inches in size, and notice has been posted in the affected area.

4. Based upon the representation in the application, Developer has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the Proposed Brownfield Area.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

**Section 1. Findings.** The recitals set forth above are true and correct and are hereby adopted as findings of the Board.

**Section 2. Designation of Brownfield.** The Board hereby designates the property identified by parcel ID number 5742000109, and described more particularly in the legal description attached hereto as Exhibit "A" and as depicted by the map attached hereto as Exhibit "B", as a Brownfield Area for the purposes of Sections 376.77 – 376.84, *Florida Statutes*. Such designation shall not, however, render Manatee County liable for the cost of site rehabilitation or source removal, as those terms are defined in Section 376.79, *Florida Statutes*.

**Section 3. Authorization of County Administrator.** The County Administrator or designee is hereby authorized to do all things necessary and proper to make effective the provisions of this Resolution.

**Section 4. Severability.** If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

**ADOPTED WITH A QUORUM PRESENT AND VOTING THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY

BY: \_\_\_\_\_  
Chairperson

ATTEST: ANGELINA M. COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

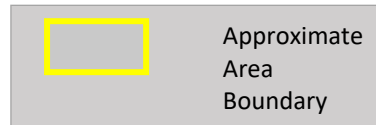
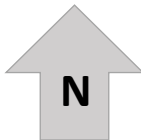
**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF BROWNFIELD AREA**

THE W 360 FT OF S 480 FT OF SW1/4 OF NW1/4 OF NE1/4, WITH EASMT FOR PURPOSE OF INGRESS & EGRESS BEING THE W 30 FT OF N 180 FT OF SW1/4 OF NW1/4 OF NE1/4, & W 30 FT OF NW1/4 OF NW1/4 OF NE1/4, DESC IN ORB 126 P 527 PUB REC MAN CO FLA LESS W 40 FT FOR RD R/W; ALSO: COM AT NW COR OF NE1/4 OF SEC 13; TH S 89 DEG 50 MIN 47 SEC E 227.90 FT; TH S 00 DEG 11 MIN 35 SEC E 717.50 FT FOR POB; TH S 89 DEG 53 MIN 06 SEC E 132.20 FT; TH S 00 DEG 11 MIN 57 SEC E 137.30 FT; TH N 89 DEG 55 MIN 25 SEC W 132.31 FT; TH N 00 DEG 11 MIN 35 SEC W 137.39 FT TO POB, (OR 998/103); ALSO LESS OR 2526/3045 FOR RD R/W DESC AS FOLLOWS: A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SEC 13, TWN 35, RNG 17, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13 AND RUN S 89 DEG 31 MIN 53 SEC E ALG THE S LN OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13, A DIST OF 40 FT TO A PT ON THE EXISTING E R/W LN OF 9TH ST E, SD PT BEING THE POB; TH CONT S 89 DEG 31 MIN 53 SEC E ALG SD S LN, A DIST OF 171.06 FT; TH RUN N 00 DEG 00 MIN 00 SEC E, A DIST OF 153.56 FT; TH N 90 DEG 00 MIN 00 SEC W, A DIST OF 147.04 FT; TH RUN N 00 DEG 11 MIN 42 SEC E ALG A LN THAT IS 23.50 FT E OF AND PAR TO SD EXISTING E R/W LN, A DIST OF 327.66 FT TO A PT ON THE N LN OF THE W 360 FT OF THE S 480 FT OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13; TH RUN N 89 DEG 31 MIN 53 SEC W ALG SD N LN, A DIST OF 23.50 FT TO A PT ON SD EXISTING R/W LN; TH RUN S 00 DEG 11 MIN 42 SEC W ALG SD E R/W LN, A DIST OF 480.01 FT TO THE POB; TOGETHER WITH: THE S1/2 OF W1/2 OF NW1/4 OF NE1/4 OF SEC 13, LESS THE W 360 FT, ALSO LESS OR 1522 PG 6459 AND CORRECTED IN OR 1567 PG 1362 DESC AS FOLLOWS: COM AT THE NE COR OF THE E1/2 OF THE NW1/4 [INSERT "OF THE NW1/4 OF THE NE1/4"] OF SEC 13; TH RUN ALONG THE N BDRY OF SD NE1/4 OF SD SEC 13, N 89 DEG 26 MIN 35 SEC W, A DIST OF 73.00 FT TO THE INTERSECTION OF THE WLY BDRY OF HEATHERWOOD CONDRO, PHASE 1, TH S 00 DEG 20 MIN 48 SEC W ALONG SD BDRY, A DIST OF 40.88 FT TO THE SLY R/W LN OF 53RD AVE E; TH CONT S 00 DEG 20 MIN 48 SEC W ALONG SD W BDRY OF SD HEATHERWOOD CONDO, A DIST OF 626.65 FT; TH S 89 DEG 29 MIN 29 SEC E, A DIST OF 73.00 FT TO THE W BDRY OF HEATHERWOOD CONDO, PHASE 2, TH ALONG SD W BDRY S 00 DEG 20 MIN 48 SEC W, A DIST OF 50.00 FT TO THE POB, TH ALONG SD W BDRY OF HEATHERWOOD CONDO, PHASE 2, A DIST OF 607.44 FT TO A PT 10.00 FT N OF THE S BDRY OF THE SW1/4 OF THE NW1/4 OF THE NE1/4 OF SD SEC 13, TH RUN N 89 DEG 32 MIN 22 SEC W ALONG A LN 10 FT N OF AND PARALLEL TO THE S BDRY OF SD SW1/4 OF THE NW1/4 OF THE NE1/4 OF SEC 13, A DIST OF 55.00 FT, TH N 00 DEG 20 MIN 48 SEC E, A DIST OF 607.49 FT TO A PT 50 FT S OF THE S BDRY OF TH E NW1/4 OF THE NW1/4 OF THE NE1/4 OF SD SEC 13, TH ALONG A LN 50 FT S OF AND PARALLEL TO THE SD S BDRY, S 89 DEG 29 MIN 29 SEC E, A DIST OF 55.00 FT TO TH E POB, AND THE N 50 FT OF THE S1/2 OF THE W1/2 OF THE NW1/4 OF THE NE1/4 OF SEC 13 LESS THE W 360 FT. PI #57420.0010/9



**EXHIBIT "B"**  
**MAP OF BROWNFIELD AREA**

Proposed Carr Landing Brownfield Site Location Map





380 Park Place Blvd  
 Suite 300  
 Clearwater, FL 33759  
 USA  
**Phone 727 531 3505**  
 Phone 800 861 8314  
 Fax 727 539 1294

[www.Cardno.com](http://www.Cardno.com)

September 21, 2021

Ms. Geri Campos Lopez, CEcD  
 Director of Redevelopment and Economic Opportunity  
 Manatee County  
 1112 Manatee Avenue W, Suite 300  
 Bradenton, FL 34205

via email to: [Geri.Lopez@mymanatee.org](mailto:Geri.Lopez@mymanatee.org)

RE: Response to Comments and Suggestions Round 1  
 Request for Brownfield Area Designation – Carr Landing  
 5420 10<sup>th</sup> Lane East, Bradenton (a/k/a 5415 9<sup>th</sup> Street East)  
 Manatee County Parcel ID No. 5742000109

Dear Geri:

On behalf of Contemporary Housing Alternatives of Florida, Inc. (CHAF), Cardno respectfully provides the following to address the comments provided by the County as follows:

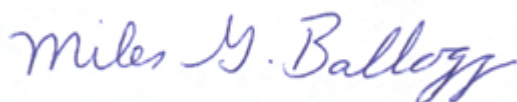
Criteria	Comments and Suggestions	Responses
Eligibility	Provide a Brownfield Area Designation Eligibility Statement in response to the criteria listed in Florida Statute 376.80	Please see Attachment A.
	Please include information regarding evidence of contamination to justify the need for brownfields designation	Included in the Eligibility Statement (Attachment A)
	Explain how the property meets the definition of a Brownfield Site as per Section 376.79(4) of the Florida Statutes.	Included in the Eligibility Statement (Attachment A)
	Please include Phase I Environmental Assessment (or equivalent), including information such as soil boring studies	Previous environmental assessments are summarized in the Eligibility Statement (Attachment A); which includes a summary of the most recent assessment conducted earlier in 2021. In addition, a copy of the 2021 Supplemental Phase II ESA text with associated soil impacts table and map is included as Attachment B.
Ownership	Please provide a copy of the deed to the subject property	Please see Attachment C.

Criteria	Comments and Suggestions	Responses
Financial Report	Please provide information on the sources and timing for the mortgage.	Statements provided by the applicant are included in the attached Eligibility Statement (see No. 5). In addition, the applicant has provided a Sources and Uses Summary along with a copy of Raymond James conditional commitment letter date May 2021; which are included as Attachment D.
	Please provide information on the sources and timing for the private equity funding	
	Please provide a letter of interest from the first mortgage lender	
	Please provide a letter of interest from the private equity funder	
	Please describe the financial resources for the \$1,050,000 commitment by Contemporary Housing Alternatives of Florida	
	Please provide additional details about the developer fee (currently listed as \$0).	
Other	Please include a copy of the approved site plan, including the location of the contamination	A copy of the final site plan is included as Attachment E. Because the site plan was prepared by others (not environmental-related), a figure is also included that provides a side-by-side comparisons of the site plan and the shallow soil impact map.

Due to the required time to advertise for the community meeting and public hearings, a revised schedule is also being provided under separate cover for your review.

We are excited to be working with CHAF and Manatee County on this noteworthy project. If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,



Miles G. Ballogg  
 Director  
 for Cardno

*prepared by S.Lasseter*

cc: Ruth Buchanan, Economic Development Manager, Manatee County  
 Jamie Schindewolf, MSP, Redevelopment Coordinator, Manatee County  
 Jacob Stowers, CHAF

# **Attachment A**

---

## **Eligibility Statement**

# **Brownfield Area Designation Eligibility Statement**

## **Carr Landing**

5420 10th Lane East, Bradenton (a/k/a 5415 9th Street East)  
Manatee County Parcel ID No. 5742000109

Contemporary Housing Alternatives of Florida, Inc. (CHAF) proposes to redevelop and rehabilitate the above-referenced parcel (the subject site) as affordable, vibrant housing for low-income to moderate-income individuals and families. Pursuant to Florida Statutes 376.80(2)(c):

## **Agreement to Redevelop the Subject Site**

1. *A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.*

Upon designation of the parcel as a Brownfield Area, CHAF will be entering into a Brownfield Site Rehabilitation Agreement with FDEP.

## **Rehabilitation and Redevelopment of the Subject Site**

2. *The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.*

The proposed end use is low-to-moderate income housing. Per FS 420.0004: ““Low-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. “Moderate-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.”

### **Redevelopment Consistency with Local Comprehensive Plan**

3. *The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.*

A copy of the approved *Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations* Form is included in this submittal.

### **Public Notice**

4. *Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.*

A newspaper ad (draft included with this submittal) is being placed to provide the community with proposed dates, times and meeting locations for the community meeting, as well as the two public hearings. Considerations related to COVID are being assessed at the time of this submittal. A sign is also being prepared for placement on the subject site that includes information related to the proposed meetings and venue/methodology. A proof of posting will be provided to the County upon completion.

### **Reasonable Financial Insurance**

5. *The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.*

- The applicant is currently working with a private equity provider and a local bank for a conventional construction loan (which will allow a quicker closing). The applicant is also working with Raymond James and PGIM Real Estate for a low-income housing credit. A copy of the Raymond James conditional commitment letter dated May 27, 2021 is included in this submittal.
- Developer Fee: In summary, the applicant does not plan to take a development fee at this time.
- The applicant has spent over \$955,000 on the proposed project to-date, and has cash on hand to add an additional \$94,924, if needed.

A copy of the Carr Landing Sources and Uses Summary is included with this submittal.

## **Subject Site Meets the Definition of Brownfield Site**

Section 376.79(4), Florida Statutes identifies “Brownfields sites” as meaning “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.”

The subject site meets this definition based on the following documentation that indicates soil impacts above regulatory cleanup criteria have been identified within the subject site boundaries:

### Combined Phase I and Phase II Environmental Site Assessment (Universal Engineering Sciences [UES], August 2015

UES completed both Phase I and Phase II ESA activities in 2015. While Recognized Environmental Conditions (RECs) were not specifically identified in the Phase I ESA, the following conclusions were provided:

- “The southern portion of the subject property and the adjoining parcel to the south have been utilized as a car wrecking business since prior to 1980. Typically these operations have the potential to impact subsurface soils and groundwater with petroleum products, battery acids, radiator fluid and related products. Use of the southern portion of the subject property as a wrecking yard is an unresolved environmental concern.
- The subject property was occupied by a land clearing business, a home moving business and a repair yard from 1980 through the mid-2000’s. Land clearing bulldozers, excavators, dump trucks and other equipment were stored on the property, with some repair work on the vehicles likely occurring. Aerial photographs show large amounts of construction equipment, storage bins and other equipment on the subject property. Based on the potential for spillage and/or leakage of petroleum products from these vehicles, long term use of the subject property for these types of business are considered an unresolved environmental concern.
- There appears to be buried concrete and rubble on the southwest portion of the subject property. This rubble is likely from expansion of 9th Street East that occurred many years ago (based on an interview with the owner’s daughter).
- There are soil piles on the southwest corner of the subject property that likely originated from historic grading of soils on the property that likely contained oil residues and engine related fluids and/or parts. The soil piles should be characterized for proper disposal.”

In addition to the Phase I ESA, UES also advanced four borings around the subject property and collected a single composite soil sample from each boring location, followed by installation and sampling of a temporary groundwater monitoring point. Cadmium, chromium, lead, and/or petroleum hydrocarbons were detected in all four soil samples, but at concentrations below their established cleanup criteria. However, it was acknowledged that the compositing of soil over an extensive depth interval may have resulted in sample dilution. Also, no constituents of potential concern (COPCs) were detected above groundwater cleanup target

Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation, 5415 9th Street East, Bradenton, Ardaman & Associates, Inc., March 23, 2018

For this study, A&A conducted eight (8) Standard Penetration Test (SPT) borings. The generalized subsurface soil conditions were generally characterized as follows: 0 to 12 feet bls: debris, garbage, and decaying wood mixed with sand and silt layers; 12 to 30 feet bls: hard cemented clay to very dense cemented silty clayey fine sand (SC-SM). Recommendations for site preparation and construction methodologies were also provided based on the SPT evaluations.

Test Pit Investigation Letter Report, Otero Engineering, November 7, 2019

Otero Engineering completed excavation of eight (8) test pits at the site to a depth of 10 feet below grade. The description of the typical test pit profile was dark brown, loamy sand with automotive and/or concrete construction debris to a depth of approximately five (5) feet, followed by approximately 12-inches of light brown clayey sand, with phosphatic sand to total depth. Based on these observations, it was concluded that the upper 5 feet of the soil profile was non-native fill. Additionally, the amount of automotive debris appeared to decrease significantly as the trenches progressed “east and away from the western adjoining automotive recycler (sic)”. (note that the auto recycler is actually located to the south and we assume that automotive debris decreases moving north from the southern boundary). Photos provided in this document included significant piles of tires and wheel rims and significant amounts of concrete debris. However, a map depicting the location of the test pits was not provided in the letter report provided to Cardno.

Report of the Supplemental Geotechnical Investigation, 9th Street Apartments, Driggers Engineering Services Inc. (DESI), August 30, 2019

This report provided the results of 19 (additional) standard penetration test (SPT) borings and 11 pavement area classification borings. This test boring program identified a highly variable upper fill zone overlying organic sands, silty sands, and fine sands with varying concentrations of debris. Based on SPT data, it was estimated that the debris zone extended to depths of 8 to 12 feet below land surface (bls). While difficult to characterize the nature of debris using small diameter SPT samples, the debris primarily consisted of concrete, brick, asphalt, wood and plastic.

Below the debris, the test borings encountered firm clays with variable silt and sand content, ranging from very soft to firm. Below the “softer clays”, a very stiff to hard and variable cemented clay was encountered, with cemented dolomitic silts extending to total depth. This report also provided foundation design and construction recommendations to support proposed anticipated site development activities based on the SPT results, and included boring locations and lithologic logs.

Phase I ESA (Draft Document), EBI Consulting, August 27, 2020

This Phase I ESA was prepared for AGM Financial Services, Inc. “Potential environmental concerns” identified within this report included use as an automotive salvage yard and construction debris storage, with previous environmental reports indicating that both automotive and construction debris was buried at the subject property. Additional potential concerns included historical use of the property for automotive repair activities, and the presence of soil piles observed on-site that may have been impacted by historical



operations. Finally, the potential for buried automotive debris to remain on the Subject Property, the possibility for impacts to the subsurface above the residential standards, and potential Vapor Encroachment Conditions (VECs) were considered to be Recognized Environmental Conditions (RECs). As a result, EBI recommended additional investigation of the subject property.

#### Phase II ESA (Draft Report), EBI Consulting, November 17, 2020

This limited Phase II ESA was prepared for AGM Financial Services, Inc. This investigation included a preliminary geophysical investigation of the site, followed by advancement of 6 soil borings to a depth of 15 ft bls. Soil cores were described and screened with an organic vapor analyzer (OVA), with two soil samples per boring submitted for laboratory analysis of VOCs, PAHs, and 8 RCRA metals. Temporary well screens were inserted within each of the borings and a groundwater sample was collected and analyzed for the same parameters as the soil samples. Vapor samples were also collected from nine temporary soil vapor wells (5 feet deep) for analysis of VOCs via the TO-15 methodology.

- No OVA/PID readings were elevated. Soil samples were collected from 3 to 4 ft bls (all locations), and from depths ranging from 6 to 7 ft bls to 10 to 11 ft bls, for laboratory analysis. It appears that the deeper samples were below the water table in all instances. No VOCs were detected above soil cleanup target levels (SCTLs) (Chapter 62-777, F.A.C.), and the PAH concentrations were above SCTLs in only one sample (B3 @ 8-9 ft bls; this sample was collected below the water table). Arsenic was also detected above the residential direct exposure SCTL (R-SCTL) in 6 of the 12 samples analyzed.
- All soil vapor concentrations detected during the soil vapor evaluation were below the EPA vapor intrusion screening levels (VISL) for sub-slab and near source soil gas concentrations for commercial and residential, except for 1,3-butadiene in three samples, benzene in one sample, and vinyl chloride in one sample.
- No parameters were detected in the groundwater samples at concentrations exceeding the Florida groundwater cleanup target levels (GCTLs).

Based on this investigation, EBI offered the following conclusion: “based on the identified soil and soil vapor impact at the subject property above the applicable FDEP SCTLs and EPA VISLs, a Remediation Action Plan must be prepared in accordance to the U.S. Department of Housing and Urban Development (HUD) Multifamily Accelerated Processing (MAP) Guide, Chapter 9.3, and submitted to the FDEP for approval. This Remediation Plan shall include a full Site Characterization and remedial action plans for completion of remediation activities in order to obtain regulatory closure with the FDEP.”

#### Supplemental Phase II Environmental Site Assessment Report, Cardno Inc., April 2021

Cardno conducted supplemental Phase II ESA activities at the Carr Landing site in February 2021. The scope of work included a detailed geophysical survey comprised of a closely spaced electromagnetic (EM) survey, followed by limited GPR evaluations of anomaly areas. Based on this study, several subsurface anomalies were identified based on EM records, indicating the presence of metallic debris in the subsurface. In addition, GPR records indicated buried debris throughout the majority of the site; however, the depth of burial of this material could not be determined based on signal attenuation.

After reviewing the geophysical survey results, Cardno installed twelve (12) soil borings to approximately 5 ft bls and collected soil samples from 0 to 0.5 ft bls and 0.5 to 2.0 ft bls (all locations), and from 2 to 4 ft bls at four locations. Two three-point composite samples were also collected from a large soil stockpile located in the southern portion of the site. Soil samples were analyzed for eight (8) RCRA metals, PAHs, and TRPH, with a limited number of samples also analyzed for VOCs. Four shallow groundwater monitor wells were also installed and sampled, with groundwater samples analyzed for 8 RCRA metals, VOCs, SVOCs, and TRPH.

Arsenic was detected in 30 of the 32 soil samples analyzed, with 12 results exceeding the residential direct exposure SCTL (R-SCTL). However, the concentrations detected and result distribution were consistent with naturally occurring arsenic in soils. This conclusion was supported by 95%UCL evaluation of the soil data. However, because the initial 95% UCL results indicated a minor exceedance of the R-SCTL, Cardno also completed a virtual remediation evaluation of the data set to determine what areas would require excavation for the 95% UCL mean arsenic concentration across the site to be below the R-SCTL of 2.1 mg/kg. Also, the arsenic concentration in one of the two soil stockpile soil samples exceeded the R-SCTL.

PAHs were also detected in 21 of 33 soil samples analyzed, with 8 results exceeding the R-SCTL of 0.1 mg/kg. Like arsenic, the general concentrations and distribution of PAHs in shallow soils were not indicative of a release at the site, and appeared indicative of diffuse anthropogenic background (DAB) contamination. However, Cardno did perform a preliminary 95% UCL virtual remediation exercise for PAHs using 95% UCL evaluation to determine which areas of the site would require soil removal for the 95% UCL mean concentration of PAHs to be below 0.1 mg/kg. Finally, both PAH samples collected from the on-site soil stockpile exceeded the R-SCTL. As a result, appropriate management and offsite disposal of this soil is required.

No groundwater impacts were indicated at the site except for a minor exceedance of the lead GCTL in a single monitor well sample (MW-2) in February 2021. However, this well was re-sampled in April 2021 and lead was detected at 1.2 µg/L, which is well below the GCTL of 15 µg/L. As a result, no groundwater impacts are indicated based on this supplemental site investigation.

## **Conclusion**

Contemporary Housing Alternatives of Florida, Inc. has demonstrated that the subject site meets the definition of a “brownfield site” and that it satisfies the five statutory criteria for designation. The designation of the subject site as a Brownfield Area pursuant to Florida Statute 379.80(2)(c) is appropriate.

# **Attachment B**

---

**2021 Supplemental Phase II ESA  
(text and soil figures)**

# Supplemental Phase II Environmental Site Assessment Report

## Proposed Carr Landing Site

5415 9<sup>th</sup> Street East, Bradenton, Florida  
(Parcel ID #5742000109)

**March 2021**  
**(Revised April 2021)**

*Prepared for:*



Contemporary Housing Alternatives of Florida, Inc.  
2675 50<sup>th</sup> Avenue North  
Suite 123  
St. Petersburg, FL 33714



# Supplemental Phase II Environmental Site Assessment Report

## Proposed Carr Landing Site

Prepared for: **Contemporary Housing Alternatives of Florida Inc.**

2675 50<sup>th</sup> Avenue North, Suite 123

St. Petersburg, FL 33714

Project Name: Supplemental Site Assessment

Proposed Carr Landing

5415 9<sup>th</sup> Street East

Bradenton, FL

Project Number: 10013.001.00

Date: March 2021

# Table of Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
1.1	Background	1
1.2	Site Description and Features	1
1.3	Purpose of the Phase II ESA Assessment	2
1.4	Special Terms and Conditions (User Reliance)	2
<b>2</b>	<b>Site History / Previous Assessments</b>	<b>4</b>
2.1.1	Combined Phase I and Phase II Environmental Site Assessment (Universal Engineering Sciences [UES], August 2015)	4
2.1.2	Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation, 5415 9 <sup>th</sup> Street East, Bradenton, Ardaman & Associates, Inc., March 23, 2018	5
2.1.3	Test Pit Investigation Letter Report, Otero Engineering, November 7, 2019	5
2.1.4	Report of the Supplemental Geotechnical Investigation, 9 <sup>th</sup> Street Apartments, Driggers Engineering Services Inc. (DESI), August 30, 2019	5
2.1.5	Phase I ESA (UES, February 4, 2020)	5
2.1.6	Phase I ESA (Draft Document), EBI Consulting, August 27, 2020	6
2.1.7	Phase II ESA (Draft Report), EBI Consulting, November 17, 2020	6
<b>3</b>	<b>Supplemental SAR Activities – February 2021</b>	<b>8</b>
3.1	Conceptual Site Model and General Scope of Work	8
3.2	.Chemical Testing Plan/QAQC	8
3.3	Investigation Methodology	8
3.3.1	Health and Safety Plan Preparation	8
3.3.2	Geophysical Investigation	9
3.3.3	Soil Boring Installations	9
<b>4</b>	<b>Supplemental Site Assessment Results</b>	<b>10</b>
4.1	Site Lithology and Hydrogeology	10
4.2	Groundwater Flow	10
4.3	Soil Assessment Results	10
4.3.1	Arsenic	10
4.3.2	Polycyclic Aromatic Hydrocarbons (PAHs)	11
4.4	Groundwater Assessment Results	13
<b>5</b>	<b>Summary and Conclusions</b>	<b>14</b>
<b>6</b>	<b>Qualifications/Signatures of Environmental Professional(s)</b>	<b>15</b>

## Figures

- 1 USGS Topographic Location Map
- 2 Site Boundary Map
- 3 Soil Boring and Monitor Well Location Map
- 4 Groundwater Flow in the Surficial Aquifer, February 25, 2021
- 5 Soil Analytical Results (mg/kg) (0 to 0.5 ft bls)
- 6 Soil Analytical Results (mg/kg) (0.5 to 2.0 ft bls)
- 7 Soil Analytical Results (mg/kg) (2 to 4 ft bls)

## Tables

- 1 Groundwater Elevation Summary
- 2 Soil Analytical Summary (detected compounds only)
- 3 Groundwater Analytical Summary

## Appendices

- A Geophysical Survey Report, GeoView, February 2021
- B Soil Boring Logs
- C Laboratory Analytical Reports, February 2021
- D Printouts from 95% UCL Evaluations
- E Groundwater Sampling Logs

# 1 Introduction

---

## 1.1 Background

Cardno has conducted Supplemental Environmental Site Assessment (ESA) activities at the proposed Carr Landing Site, located at 5415 9<sup>th</sup> Street East in Bradenton, Manatee County, Florida (Parcel ID No. 5742000109) (**Figure 1**). The property consists of approximately 6.5 acres of currently undeveloped land, located on the east side of 9<sup>th</sup> Street East in Bradenton, Florida. Except for the northwest portion of the property, the site is generally clear of mature vegetation (large trees, etc.), with one significant stockpile of soil present in the south-central portion of the site at the time of investigation (**Figure 2**). The origin of the stockpiled soil was not determined by Cardno. Significant surface debris and uneven topography indicate a likelihood of historical burial of debris at the site, and historical investigations have reported stockpiles of soil, concrete, waste tires, and other construction materials existing within the property boundaries.

A Phase I Environmental Site Assessment (ESA) was completed at this site in August 2020 (EBI, August 27, 2020, Draft document); wherein the following Recognized Environmental Condition(s) were identified:

- Potential environmental concerns associated with the historic use of the Subject Property include use as an automotive salvage yard and for construction debris storage. Previous environmental reports indicate that both automotive and construction debris was buried at the Subject Property. Other potential concerns associated with the historical use of the Subject Property include the potential for some automotive repair activities to have occurred at the Subject Property, as well as soil piles observed on-site that may have been impacted by historical operations.

A Limited Phase II ESA was also conducted for this Site by EBI Consulting in November 2020 (report date); during which six soil borings were advanced across the site for lithologic evaluation, soil screening, and collection of limited soil samples for laboratory analysis. A groundwater sample was also collected from temporary wells installed within each boring. The objective of this Supplemental Phase II ESA is to expand on the limited scope Phase II ESA completed by EBI. The general scope of this Supplemental Phase II ESA included the addition of a close grid TDEM and GPR geophysical investigation of the site, expanded soil sample coverage (including shallow soil sample evaluation for consideration of direct exposure concerns following FDEP protocols), and the installation of permanent monitor wells to allow determination of groundwater flow patterns and expanded groundwater characterization.

## 1.2 Site Description and Features

The Study Site is located at 5415 9<sup>th</sup> Street East in Bradenton, Florida; approximately 700 feet south of the intersection of 53<sup>rd</sup> Avenue E. and 9<sup>th</sup> Street E. Vehicle access is from 9<sup>th</sup> Street E, on the western side of the property. A single family residence is located to the northwest of the site with a Winn Dixie shopping center located immediately north of the site (**Figure 2**). The Palm Lake Estates condominium complex is located to the west (across the multi-lane 9<sup>th</sup> Street E), and A&A Auto Recycling is located to the south. The Heatherwood condominium complex is located to the east.



The site was primarily cleared and grass-covered at the time of this investigation, with large trees located in the northwest portion of the site, within an area previously occupied by a single family dwelling. One large stockpile of soil was located in the southern portion of the site, east of a storm water retention pond that is located immediately to the southwest of the Site. A large drainage ditch is located along the southern boundary of the site, with a significant amount of concrete debris evident along the northern bank and creek bottom. Creek drainage is to the west.

### **1.3 Purpose of the Phase II ESA Assessment**

Cardno performed this assessment to satisfy the requirements of the Client (Contemporary Housing Alternatives of Florida, Inc. [CHAF]) and their assigns with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site. This Phase II ESA provides sufficient information regarding the nature and extent of contamination in the surficial soils and groundwater to make informed business decisions about the property.

In addition, this Supplemental Phase II ESA evaluates RECs identified during prior Phase I ESAs (completed by others), and includes expansion of the limited scope Phase II ESA that was conducted by EBI Consulting on November 17, 2020 (Draft Report).

### **1.4 Special Terms and Conditions (User Reliance)**

No ESA can eliminate all uncertainty. Furthermore, any sample, either surface or subsurface, taken for chemical analysis may or may not be representative of a larger population. Professional judgment and interpretation are inherent in the process and uncertainty is inevitable. Additional assessment may be able to reduce the uncertainty. Even when Phase II ESA work is executed with an appropriate site-specific standard of care, certain conditions present especially difficult detection problems. Such conditions may include, but are not limited to, complex geological settings, the fate and transport characteristics of certain hazardous substances and petroleum products, the distribution of existing contamination, physical limitations imposed by the location of utilities and other man-made objects, and the limitations of assessment technologies.

Phase II ESAs do not generally require an exhaustive assessment of environmental conditions on a property. There is a point at which the cost of information obtained and the time required to obtain it outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. If hazardous substance or petroleum releases are confirmed on a parcel of property, the extent of further assessment is related to the degree of uncertainty that is acceptable to the user with respect to the real estate transaction. Measurements and sampling data only represent the site conditions at the time of data collection. Therefore, the usability of data collected as part of this Phase II ESA may have a finite lifetime depending on the application and use being made of the data. An environmental professional should evaluate whether the generated data are appropriate for any subsequent use beyond the original purpose for which it was collected.

This report is for the use and benefit of, and may be relied upon by the entity(s) identified in the Executive Summary of this report as the Client, as well as any of its affiliates and their respective successors and assigns, in connection with a commercial real estate transaction involving the property, and in accordance with the terms and conditions in place between Cardno and the Client for this project. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discovered within

the authorized scope of the assessment. Any use by or distribution of this report to third parties, without the express written consent of Cardno is at the sole risk and expense of such third party.

Cardno makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied.

## 2 Site History / Previous Assessments

---

### 2.1.1 Combined Phase I and Phase II Environmental Site Assessment (Universal Engineering Sciences [UES], August 2015)

UES completed both Phase I and Phase II ESA activities in 2015. While Recognized Environmental Conditions (RECs) were not specifically identified in the Phase I ESA, the following conclusions were provided:

1. “The southern portion of the subject property and the adjoining parcel to the south have been utilized as a car wrecking business since prior to 1980. Typically these operations have the potential to impact subsurface soils and groundwater with petroleum products, battery acids, radiator fluid and related products. Use of the southern portion of the subject property as a wrecking yard is an unresolved environmental concern.
2. The subject property was occupied by a land clearing business, a home moving business and a repair yard from 1980 through the mid-2000’s. Land clearing bulldozers, excavators, dump trucks and other equipment were stored on the property, with some repair work on the vehicles likely occurring. Aerial photographs show large amounts of construction equipment, storage bins and other equipment on the subject property. Based on the potential for spillage and/or leakage of petroleum products from these vehicles, long term use of the subject property for these types of business are considered an unresolved environmental concern.
3. There appears to be buried concrete and rubble on the southwest portion of the subject property. This rubble is likely from expansion of 9<sup>th</sup> Street East that occurred many years ago (based on an interview with the owner’s daughter).
4. There are soil piles on the southwest corner of the subject property that likely originated from historic grading of soils on the property that likely contained oil residues and engine related fluids and/or parts. The soil piles should be characterized for proper disposal.
5. The subject property was not listed in the EDR Radius Map report.
6. We identified several additional state and federal regulated sites within the ASTM minimum search distances. Based on the distances of these facilities from the subject property, groundwater flow direction and/or the cleanup status of these sites, all were considered resolved environmental concerns.

In addition to the Phase I ESA, UES also advanced four borings around the subject property and collected a single composite soil sample from each boring location, followed by installation and sampling of a temporary groundwater monitoring point. Cadmium, chromium, lead, and/or petroleum hydrocarbons were detected in all four soil samples, but at concentrations below their established cleanup criteria. However, it was acknowledged that the compositing of soil over an extensive depth interval may have resulted in sample dilution. Also, no constituents of potential concern (COPCs) were detected above groundwater cleanup target levels (GCTLs) listed in Chapter 62-777, F.A.C. in any of the four groundwater samples collected.

**2.1.2 Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation, 5415 9<sup>th</sup> Street East, Bradenton, Ardaman & Associates, Inc., March 23, 2018**

This document was prepared for Contemporary Housing Alternatives of Florida, Inc. (CHAF). For this study, A&A conducted eight (8) Standard Penetration Test (SPT) borings. The generalized subsurface soil conditions were generally characterized as follows:

0 to 12 feet bls: debris, garbage, and decaying wood mixed with sand and silt layers;

12 to 30 feet bls: hard cemented clay to very dense cemented silty clayey fine sand (SC-SM).

Recommendations for site preparation and construction methodologies were also provided based on the SPT evaluations.

**2.1.3 Test Pit Investigation Letter Report, Otero Engineering, November 7, 2019**

Otero Engineering completed excavation of eight (8) test pits at the site to a depth of 10 feet below grade. The description of the typical test pit profile was dark brown, loamy sand with automotive and/or concrete construction debris to a depth of approximately five (5) feet, followed by approximately 12-inches of light brown clayey sand, with phosphatic sand to total depth. Based on these observations, it was concluded that the upper 5 feet of the soil profile was non-native fill. Additionally, the amount of automotive debris appeared to decrease significantly as the trenches progressed “east and away from the western adjoining automotive recycler (sic)”. (*note that the auto recycler is actually located to the south and we assume that automotive debris decreases moving north from the southern boundary*). Photos provided in this document included significant piles of tires and wheel rims and significant amounts of concrete debris. However, a map depicting the location of the test pits was not provided in the letter report provided to Cardno.

**2.1.4 Report of the Supplemental Geotechnical Investigation, 9<sup>th</sup> Street Apartments, Driggers Engineering Services Inc. (DESI), August 30, 2019**

This report provided the results of 19 (additional) standard penetration test (SPT) borings and 11 pavement area classification borings. This test boring program identified a highly variable upper fill zone overlying organic sands, silty sands, and fine sands with varying concentrations of debris. Based on SPT data, it was estimated that the debris zone extended to depths of 8 to 12 feet below land surface (bls). While difficult to characterize the nature of debris using small diameter SPT samples, the debris primarily consisted of concrete, brick, asphalt, wood and plastic.

Below the debris, the test borings encountered firm clays with variable silt and sand content, ranging from very soft to firm. Below the “softer clays”, a very stiff to hard and variable cemented clay was encountered, with cemented dolomitic silts extending to total depth. This report also provided foundation design and construction recommendations to support proposed anticipated site development activities based on the SPT results, and included boring locations and lithologic logs.

**2.1.5 Phase I ESA (UES, February 4, 2020)**

This Phase I ESA was completed for “Chaf Properties” (sic) and included the following observations:

- The subject property and surrounding land was undeveloped with scattered wetlands through 1979, with the site used to store construction materials from approximately 1980 through 2007. The site has remained vacant since that time.

- Construction debris, a large pile of used tires, and multiple large dumpsters were encountered during the time of this investigation; however, it was stated that “no evidence or reports were identified that materials were buried on the property”.
- This assessment has revealed no evidence of recognized environmental conditions in connection with the property. UES does not recommend further assessment of the subject property at this time. The materials and debris on the subject property are considered a Business Environmental Risk (BER). These materials should be removed from the property for proper disposal.

#### **2.1.6 Phase I ESA (Draft Document), EBI Consulting, August 27, 2020**

This Phase I ESA was prepared for AGM Financial Services, Inc. “Potential environmental concerns” identified within this report included use as an automotive salvage yard and construction debris storage, with previous environmental reports indicating that both automotive and construction debris was buried at the subject property. Additional potential concerns included historical use of the property for automotive repair activities, and the presence of soil piles observed on-site that may have been impacted by historical operations. Finally, the potential for buried automotive debris to remain on the Subject Property, the possibility for impacts to the subsurface above the residential standards, and potential Vapor Encroachment Conditions (VECs) were considered to be Recognized Environmental Conditions (RECs). As a result, EBI recommended additional investigation of the subject property.

#### **2.1.7 Phase II ESA (Draft Report), EBI Consulting, November 17, 2020**

This limited Phase II ESA was prepared for AGM Financial Services, Inc. This investigation included a preliminary geophysical investigation of the site, followed by advancement of 6 soil borings to a depth of 15 ft bls. Soil cores were described and screened with an organic vapor analyzer (OVA), with two soil samples per boring submitted for laboratory analysis of VOCs, PAHs, and 8 RCRA metals. Temporary well screens were inserted within each of the borings and a groundwater sample was collected and analyzed for the same parameters as the soil samples. Vapor samples were also collected from nine temporary soil vapor wells (5 feet deep) for analysis of VOCs via the TO-15 methodology.

No OVA/PID readings were elevated. Soil samples were collected from 3 to 4 ft bls (all locations), and from depths ranging from 6 to 7 ft bls to 10 to 11 ft bls, for laboratory analysis. It appears that the deeper samples were below the water table in all instances. No VOCs were detected above soil cleanup target levels (SCTLs) (Chapter 62-777, F.A.C.), and the PAH concentrations were above SCTLs in only one sample (B3 @ 8-9 ft bls; this sample was collected below the water table). Arsenic was also detected above the residential direct exposure SCTL (R-SCTL) in 6 of the 12 samples analyzed.

All soil vapor concentrations detected during the soil vapor evaluation were below the EPA vapor intrusion screening levels (VISL) for sub-slab and near source soil gas concentrations for commercial and residential, except for 1,3-butadiene in three samples, benzene in one sample, and vinyl chloride in one sample.

No parameters were detected in the groundwater samples at concentrations exceeding the Florida groundwater cleanup target levels (GCTLs).

Based on this investigation, EBI offered the following conclusion: “based on the identified soil and soil vapor impact at the subject property above the applicable FDEP SCTLs and EPA VISLs, a Remediation Action Plan must be prepared in accordance to the U.S. Department of Housing and

Urban Development (HUD) Multifamily Accelerated Processing (MAP) Guide, Chapter 9.3, and submitted to the FDEP for approval. This Remediation Plan shall include a full Site Characterization and remedial action plans for completion of remediation activities in order to obtain regulatory closure with the FDEP.”

## 3 Supplemental SAR Activities – February 2021

---

### 3.1 Conceptual Site Model and General Scope of Work

The conceptual site model governing sampling activities conducted by Cardno during this site investigation took into consideration the historical use of the subject site; the potential for migrating impacts from nearby properties of environmental concern, potential distribution of contaminants, and the anticipated fate and transport characteristics of contaminants in the setting being assessed. The sampling plan was designed to provide for the collection of potentially contaminated environmental media, at locations and depths where the highest concentrations are likely to occur or have been previously documented.

The sampling plan was based on review of previous site investigations, and the sample locations were refined after a detailed geophysical investigation of the site. Soil samples and groundwater monitor wells were generally distributed broadly across the site with locations selected in close proximity to significant anomalies noted on the geophysical investigation. Soil samples were collected from 12 boring locations and two soil stockpile locations, and were focused on shallow intervals (0 to 0.5 ft below land surface [bls] and 0.5 to 2 ft bls) to allow direct comparison to direct exposure SCTLs. Soil samples were also collected from 0.5 to 2.0 ft bls at three of the monitor well locations, and from 2 to 4 ft bls at four SB locations.

Two (2) three-point composite samples were also collected from the large soil stockpile that was present at the site. Soil sample analysis included constituents of potential concern (COPCs) that were detected previously (PAHs and 8 RCRA metals), plus total recoverable petroleum hydrocarbons (TRPH) via the FL-PRO method. Volatile organic compound (VOC) analysis was also conducted within soil samples from 2 to 4 ft bls at both the SB-10 and SB-13 boring locations.

In total, soil samples were collected from twelve boring locations, two soil stockpile locations, and at three of the monitor well locations. Groundwater samples were also collected and analyzed from each of the four monitor wells installed onsite.

### 3.2 .Chemical Testing Plan/QAQC

The chemical testing plan was designed to detect the contaminants suspected to be present in the samples collected. This testing plan included tests which provide quality assurance (QA) and techniques that provide quality control (QC) over the chemical analysis. A completed chain of custody record accompanied each sample shipment to the analytical laboratory. Chain of custody records provide written documentation regarding sample collection and handling, identify the persons involved in the chain of sample possession, and a written record of requested analytical parameters.

### 3.3 Investigation Methodology

#### 3.3.1 Health and Safety Plan Preparation

A site specific Health and Safety Plan (HASP) was developed to support all site investigation activities.

### **3.3.2 Geophysical Investigation**

A combination time domain electromagnetic (TDEM) and ground penetrating radar (GPR) study was conducted at the site by GeoView, Inc. A copy of the geophysical investigation is included in **Appendix A**. The results of this investigation are discussed in Section 3.1.

### **3.3.3 Soil Boring Installations**

Shallow soil borings were advanced at twelve locations using DPT technology, with soil cores evaluated for lithologic description and OVA screening. The locations were refined pending review of the geophysical investigation and boring locations are shown on **Figure 3**. Additionally, two (2) three-point composite samples (SS-6 and SS-7) were collected from the large soil pile to help determine soil management or disposal requirements.

#### **3.3.3.1 Groundwater Sampling Activities**

Four groundwater monitor wells were installed at the locations shown on **Figure 3**. Wells were installed using DPT technology and were constructed of 1-inch diameter PVC with 10 feet of pre-packed well screens from 4 to 14 ft bls. The relative elevation of the well casings were surveyed based on an arbitrary datum to allow interpretation of groundwater flow at the site. A summary of monitor well construction details, as well as groundwater elevation data is provided in **Table 1**, and lithologic logs are provided in **Appendix B**.

Groundwater samples were collected on February 25, 2021 pursuant to procedures outline in FDEP SOPs (DEP-SOP 001/01), and all samples were submitted to a laboratory accredited for the required analyses. Based on a single exceedance of the groundwater cleanup target level (GCTL) for lead, monitor well MW-2 was re-sampled for lead on April 2, 2021. Groundwater sampling logs are provide in **Appendix C**.



## 4 Supplemental Site Assessment Results

---

### 4.1 Site Lithology and Hydrogeology

Soil borings were advanced to a depth of approximately 5 ft bls at 12 locations (borings SB-1 through SB-5 and SB-8 through SB-14), and to a depth of 15 ft bls at four locations (MW-1 through MW-4). Boring logs with lithologic descriptions and OVA readings are provided in **Appendix B**. In general, brown fine grained sand was encountered from land surface to approximately 11 feet bls, with debris encountered in the majority of the borings. A thin layer of stiff clay was encountered from approximately 3 to 5 feet in two of the four monitor well locations and a thin lens of medium-grained sand was encountered from approximately 8 to 11 feet in the MW-3 and MW-4 location. Soft clay was encountered in all well borings, between 9 and 12 ft bls, and continuing to the 15 foot total depth of each boring. Note that small diameter DPT macro cores will not capture the majority of debris encountered and will not necessarily provide a reliable determination of the amount or depth of buried debris within a specified location.

### 4.2 Groundwater Flow

Well construction details and groundwater elevation data (including historical elevation data) are summarized in **Table 1**, and a groundwater flow map for February 25, 2021 is provided on **Figure 4**. As shown in **Table 1**, the depth to water on February 25 ranged from 4.70 feet bls to 6.25 ft bls. As shown on **Figure 4**, groundwater flow was to the west at a gradient of approximately 0.004 ft/ft.

### 4.3 Soil Assessment Results

Soil analytical results are summarized in **Table 2** and laboratory analytical reports are provided in **Appendix C**. Also, soil sample results for the only constituents of concern (COCs) detected (arsenic and PAHs) are summarized at the 0 to 0.5 ft depth interval on **Figure 5**, for the 0.5 to 2 ft depth interval on **Figure 6**, and for the 2 to 4 ft depth interval on **Figure 7**. The results for the two COCs detected are discussed below.

#### 4.3.1 Arsenic

Low level exceedances of the 2.1 mg/kg residential direct exposure SCTL (R-SCTL) were detected in 5 of 12 samples at the 0-0.5 depth interval (**Figure 5**), and in 7 of 15 soil samples at the 0.5 to 2 ft depth interval (**Figure 6**) (includes samples from three monitor well locations). Arsenic was not detected above the R-SCTL in any of the three samples collected from 2 to 4 ft bls (**Figure 7**).

In total, arsenic was detected in 30 of the 31 soil samples analyzed (including to soil pile composite samples), with 12 of 31 samples exceeding the 2.1 mg/kg R-SCTL. These exceedances were dispersed randomly throughout the site and were evenly distributed between the 0-0.5 and 0.5-2 ft depth intervals. Based on this distribution, Cardno performed a 95% UCL statistical evaluation of the sample results using ProUCL version 5.1 software. The summary statistics associated with the arsenic detections are summarized in the following table, and 95% UCL calculations are provided in **Appendix D**.

### Summary Statistics for Arsenic Samples, Carr Landing Park Site

Soil Sample Interval (feet below land surface)	Detection Frequency	Mean Concentration (mg/kg)	Maximum Concentration (mg/kg)	95% UCL Concentration (mg/kg)
0-0.5'	12 of 12	2.16	4.2	2.76
0.5-2.0'	15 of 15	1.95	5.3	2.66
2.0-4.0'	1 of 3	NC	2.0	NC

NC = Not calculated

As shown in the preceding table, the mean concentrations and the 95%UCL concentrations are similar to one another, both within individual sample intervals and at all sample intervals. Specifically, the mean concentrations for the two upper depth intervals were 1.95 and 2.16 mg/kg and the 95%UCL mean concentrations were 2.76 and 2.66 mg/kg. Additionally, both of the mean and 95%UCL concentrations exceed the 2.1 mg/kg R-SCTL at all sample intervals. This relationship suggests a generally homogeneous set of results that is consistent with a naturally occurring element in soil.

Numerous studies have confirmed that arsenic occurs (naturally) in Florida soils at concentrations significantly exceeding the default R-SCTL concentration of 2.1 mg/kg. For example, Chen, et.al, (2002) detected arsenic concentrations in surface soils ranging from 0.3 mg/kg to greater than 50 mg/kg within surficial soils throughout various regions of Florida, with higher concentrations found in soils occurring primarily within wetland environments, much like the silty to clayey soils encountered at the Carr Landing Site. These observations, plus the generally random distribution and homogeneity of the arsenic concentrations throughout the Tanner Park site indicate that the arsenic detected in shallow soils is naturally occurring and is not associated with a release or spill at the site.

FDEP does not require remediation of potential environmental impacts above background or naturally occurring concentrations. As a result, Cardno does not propose additional assessment or remediation of naturally occurring arsenic that has been detected at the Carr Landing site, other than appropriate management of soils that will be excavated and removed from the site during construction activities or pond construction. However, Cardno did perform a virtual remediation exercise based on the arsenic data in soil to determine which of the detected soil results would require removal from the data set to result in a 95% UCL result that was below the 2.1 mg/kg R-SCTL value. For the 0-0.5 ft depth interval, the 2.7 mg/kg, 4.1 mg/kg, and 4.2 mg/kg would require removal for the 95%UCL result to be below 2.1 mg/kg. for the 0.5 to 2.0 ft depth interval, the 5.0 and 5.3 mg/kg sample results would required removal for the 95% UCL value to be below 2.1 mg/kg.

#### 4.3.2 Polycyclic Aromatic Hydrocarbons (PAHs)

PAH soil analytical results were adjusted to benzo(a)pyrene equivalents (BaP-EQ) to allow comparison to SCTLs (Chapter 62-777, F.A.C.). Based on this evaluation, PAHs were detected in 10 of 12 soil samples analyzed from 0 to 0.5 ft bls (**Figure 5**), and in 9 of 15 samples analyzed from 0.5 to 2.0 ft bls (**Figure 6**). Additionally, one of three soil samples collected at the 2 to 4 ft bls depth interval (Sample SB-4, 0.202 mg/kg) exceeded the 0.1 mg/kg R-SCTL for BaP-EQ (**Figure 7**). Finally,

the PAH concentration within each of the two composite soil samples collected from the on-site soil pile (SS-6 and SS-7) exceeded the R-SCTL (0.199 mg/kg and 0.224 mg/kg, respectively).

Like arsenic, the PAH sample results exceeding 0.1 mg/kg were randomly distributed throughout the site, with slightly higher concentrations encountered in the upper 0 to 0.5 ft depth interval. Based on this distribution, Cardno performed a 95% UCL statistical evaluation of the sample results using ProUCL version 5.1 software. The summary statistics associated with the PAH detections are summarized in the following table, and 95% UCL results are provided in **Appendix D**.

### Summary Statistics for PAH Samples, Carr Landing Park Site

Soil Sample Interval (feet below land surface)	Detection Frequency	Mean Concentration (mg/kg)	Maximum Concentration (mg/kg)	95% UCL Concentration (mg/kg)
0-0.5'	10 of 12	0.094	0.198	0.129
0.5-2.0'	8 of 15	0.074	0.185	0.104
2.0-4.0'	1 of 3	NC	2.0	NC

NC = Not calculated

Note that Cardno applied a value of 0.01 mg/kg for non-detected values, which is approximately ½ the MDL of benzo(a)pyrene

As shown in the above table, the 95%UCL concentration of PAHs exceeded the 0.1 mg/kg R-SCTL at the 0 to 0.5 ft bls depth interval, but did not exceed this concentration at the 0.5 to 2.0 ft bls depth interval. As a result, remediation of PAH-impacted soil would not typically be required below 0.5 ft bls based on the 95%UCL calculations.

Unlike arsenic, PAHs do not occur naturally in Florida soils. However, PAHs are frequently detected at concentrations exceeding the 0.1 mg/kg R-SCTL in shallow urban soils as a result of auto exhaust, power plant emissions, and similar activities. Such occurrence of elevated PAHs in urban soil is frequently referred to as diffuse anthropogenic background (DAB) contamination.

As with arsenic, FDEP does not require remediation of potential environmental impacts above background concentrations, including DAB concentrations. As a result, Cardno proposes discussion with FDEP regarding the likely background nature of the slightly elevated PAHs detected throughout this site. Through these negotiations, it would be Cardno's recommendation that remediation of the relatively low level PAHs detected in shallow soils is not required as no direct source of a release is indicated at the site. However, like arsenic, any soils that are managed and removed from the site will require appropriate disposal at a permitted disposal facility, regardless of the requirement to remediate impacts onsite.

As with arsenic, Cardno conducted a preliminary 95%UCL virtual remediation evaluation of the PAH sample results to determine the level of soil removal that would be required for the 95%UCL concentration to be below 0.1 mg/kg (note – this evaluation is only required for the 0 to 0.5 ft depth interval as this is the only interval with where the 95% UCL result exceeded the R-SCTL). Based on this evaluation, for the 95% UCL result to be below 0.1 mg/kg, the SB-5 result (0.198 mg/kg) and the SB-9 result (0.190 mg/kg) would require removal for the 95% UCL concentration to be 0.104 mg/kg (which is considered equal to the R-SCTL based on significant digit rounding requirements).

Note that both of the composite soil samples collected from the soil stockpile on site notably exceeded the R-SCTL. As a result, this soil will require appropriate manifesting and disposal at a permitted soil disposal or treatment facility.

#### 4.4 Groundwater Assessment Results

Groundwater samples were collected from each of the four monitor wells installed at the site on February 26, 2021. Groundwater samples were analyzed for 8 RCRA metals, VOCs (EPA method 8260C), SVOCs (EPA method 8270), and for TRPH (FL-PRO method). Groundwater sampling logs are provided in **Appendix E**, and laboratory analytical reports are provided in **Appendix C**. Groundwater sample results are summarized in **Table 3** (detected analytes only).

As shown in **Table 3**, no VOCs, SVOCs or TRPH were detected at concentrations exceeding GCTLs. Of the 8 metals analyzed, only lead was detected at a concentration slightly exceeding the 15 µg/L GCTL (19 µg/L lead in the MW-2 sample). While lead concentrations can be affected by turbidity in the groundwater sample, the turbidity of this sample was 9.85 NTUs at the time of sample collection, which is similar to the turbidity in the MW-3 sample, in which lead was not detected.

Based on this result, Cardno returned to the site on April 2, 2021 to re-sample monitor well MW-2 for lead. The lead concentration detected on April 2, 2021 was 1.2 µg/L (estimated value at the detection limit). As a result of this confirmation groundwater sample, no groundwater impacts are indicated based on this supplemental Phase II environmental site assessment.

## 5 Summary and Conclusions

---

Cardno conducted supplemental Phase II ESA activities at the Carr Landing site in February 2021. The scope of work included a detailed geophysical survey comprised of a closely spaced electromagnetic (EM) survey, followed by limited GPR evaluations of anomaly areas. Based on this study, several subsurface anomalies were identified based on EM records, indicating the presence of metallic debris in the subsurface. In addition, GPR records indicated buried debris throughout the majority of the site; however, the depth of burial of this material could not be determined based on signal attenuation.

After reviewing the geophysical survey results, Cardno installed twelve (12) soil borings to approximately 5 ft bls and collected soil samples from 0 to 0.5 ft bls and 0.5 to 2.0 ft bls (all locations), and from 2 to 4 ft bls at four locations. Two three-point composite samples were also collected from a large soil stockpile located in the southern portion of the site. Soil samples were analyzed for eight (8) RCRA metals, PAHs, and TRPH, with a limited number of samples also analyzed for VOCs. Four shallow groundwater monitor wells were also installed and sampled, with groundwater samples analyzed for 8 RCRA metals, VOCs, SVOCs, and TRPH.

Arsenic was detected in 30 of the 32 soil samples analyzed, with 12 results exceeding the residential direct exposure SCTL (R-SCTL). However, the concentrations detected and result distribution were consistent with naturally occurring arsenic in soils. This conclusion was supported by 95%UCL evaluation of the soil data. However, because the initial 95% UCL results indicated a minor exceedance of the R-SCTL, Cardno also completed a virtual remediation evaluation of the data set to determine what areas would require excavation for the 95% UCL mean arsenic concentration across the site to be below the R-SCTL of 2.1 mg/kg. Also, the arsenic concentration in one of the two soil stockpile soil samples exceeded the R-SCTL.

PAHs were also detected in 21 of 33 soil samples analyzed, with 8 results exceeding the R-SCTL of 0.1 mg/kg. Like arsenic, the general concentrations and distribution of PAHs in shallow soils were not indicative of a release at the site, and appeared indicative of diffuse anthropogenic background (DAB) contamination. However, Cardno did perform a preliminary 95% UCL virtual remediation exercise for PAHs using 95% UCL evaluation to determine which areas of the site would require soil removal for the 95% UCL mean concentration of PAHs to be below 0.1 mg/kg. Finally, both PAH samples collected from the on-site soil stockpile exceeded the R-SCTL. As a result, appropriate management and offsite disposal of this soil is required.

No groundwater impacts were indicated at the site except for a minor exceedance of the lead GCTL in a single monitor well sample (MW-2) in February 2021. However, this well was re-sampled in April 2021 and lead was detected at 1.2 µg/L, which is well below the GCTL of 15 µg/L. As a result, no groundwater impacts are indicated based on this supplemental site investigation.

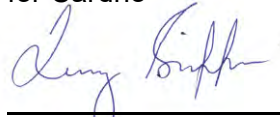
## 6 Qualifications/Signatures of Environmental Professional(s)

---

**Prepared by:**

I declare that I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10 and that I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I further certify that in my professional judgment, this report meets the general requirements of ASTM Method E 1903-11, Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

for Cardno








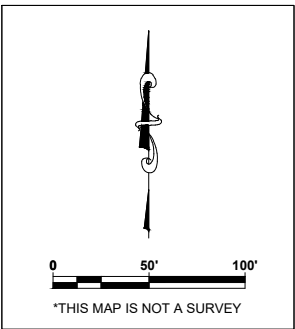
---

Terry W. Griffin, PG

Date: 2/18/2021

**LEGEND**

- SB  
 SOIL BORING LOCATION
- SS  
 SOIL STOCKPILE SAMPLE
- NS =  
 NC = BaP-EQ NOT CALCULATED  
 U = BELOW DETECTION LEVEL
-  VALUE EXCEEDS RDE - SCTL
- |     |         |
|-----|---------|
| 1.9 | ARSENIC |
|-----|---------|
- |      |        |
|------|--------|
| 0.12 | BaP-EQ |
|------|--------|
- +++++ PATH OF EM31 SURVEY
-  BOUNDARY OF EM ANOMALY - AREA OF SUSPECTED BURIED DEBRIS
-  CENTER OF EM ANOMALY (WITH DESIGNATION)



C:\LocalDrives\drive\10013\201.00\_Can landing\acad\dwg\Site Plan Carr Landing (B) 03 22 2021.dwg, 3/23/2021 9:12:40 AM, DWG To PDF.pc3



**5415 9th STREET EAST SITE**  
BRADENTON, FLORIDA 34203

**FIGURE 5**  
**SOIL ANALYTICAL RESULTS (mg/kg)**  
**(0 TO 0.5 Ft. bls)**


**LEGEND**

SB  
 SOIL BORING LOCATION

SS  
 SOIL STOCKPILE SAMPLE

 MONITOR WELL LOCATION


NS =  
 NC = BaP-EQ NOT CALCULATED  
 U = BELOW DETECTION LEVEL

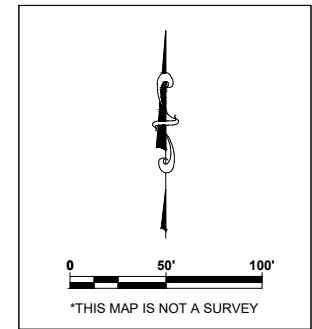
 VALUE EXCEEDS RDE - SCTL  

1.5	ARSENIC
NC	BaP-EQ

+++++ PATH OF EM31 SURVEY

 BOUNDARY OF EM ANOMALY - AREA OF SUSPECTED BURIED DEBRIS

 CENTER OF EM ANOMALY (WITH DESIGNATION)



C:\LocalDrives\drive\10013\201\00\_Can landing\acad\dwg\Site Plan Carr Landing (B) 03 22 2021.dwg, 3/23/2021 9:12:06 AM, DWG To PDF.pc3




**5415 9th STREET EAST SITE**  
 BRADENTON, FLORIDA 34203

**FIGURE 6**  
**SOIL ANALYTICAL RESULTS (mg/kg)**  
**(0.5 TO 2.0 Ft. bls)**




**LEGEND**

SB  
 SOIL BORING LOCATION


SS  
 SOIL STOCKPILE SAMPLE


NS =  
 NC = BaP-EQ NOT CALCULATED  
 U = BELOW DETECTION LEVEL

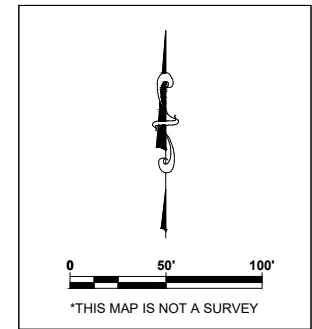
 VALUE EXCEEDS RDE - SCTL  

1.5	ARSENIC
NC	BaP-EQ

+++++ PATH OF EM31 SURVEY

 BOUNDARY OF EM ANOMALY - AREA OF SUSPECTED BURIED DEBRIS

 CENTER OF EM ANOMALY (WITH DESIGNATION)



C:\LocalDrives\drive\10013\201\00\_Can landing\acad\dwg\Site Plan Carr Landing (B) 03 22 2021.dwg, 3/23/2021 9:10:09 AM, DWG To PDF.pc3



**5415 9th STREET EAST SITE**  
 BRADENTON, FLORIDA 34203

**FIGURE 7**  
**SOIL ANALYTICAL RESULTS (mg/kg)**  
**(2.0 TO 4.0 Ft. bls)**



**Table 2  
Summary of Soil Analytical Data  
(detected compounds only)  
Proposed Carr Landing Site**

Location					SB-10 (0-0.5)	SB-10 (0.5- 2)	SB-10 (2-4)	SB-11 (0-0.5)	SB-11 (0.5-2)	SB-12 (0-0.5)	SB-12 (0.5-2)	SB-12 (2-4)	SB-13 (0-0.5)	SB-13 (0.5-2)	SB-13 (2-4)	SB-14 (0-0.5)	SB-14 (0.5-2)	MW-1 (0.5-2)	MW-2 (0.5-2)	MW-3 (0.5-2)																			
CAS No	Analyte	Units	DE Residential (mg/kg)	DE Commercial (mg/kg)	Leachability GW (mg/kg)	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021	2/23/2021																			
EPA 6020																																							
7440-38-2	Arsenic	mg/kg	2.1	12	***	4.1	2.5	NA	1.7	1.8	2.4	0.99	2	0.34	i	2.9	0.09	U	2.7	0.53	i	2.9	2.3	5.3															
7440-39-3	Barium	mg/kg	120	130000	1600	29	19	NA	16	22	18	12	21	4.3		16	2.5		29	9.8		32	31	22															
7440-43-9	Cadmium	mg/kg	82	1700	7.5	0.75	0.24	i	NA	0.31	i	0.35	i	0.97	0.1	U	0.1	U	0.22	i	0.1	U	0.2	i	1.5	0.56													
7440-47-3	Chromium	mg/kg	210	470	38	13	9	NA	5.9	8.7	8.7	6.5	6.6	1.8		7.6	0.27	i	6.5	4.3		9.6	8.1	14															
7439-92-1	Lead	mg/kg	400	1400	***	34	12	NA	21	20	23	8.6	2.8	13		22	0.39	i	16	9.7		15	35	11															
7439-97-6	Mercury	mg/kg	3	17	2.1	0.14	U	0.14	U	NA	0.14	U	0.14	U	0.15	U	0.14	U	0.14	U	0.13	U	0.13	U	0.13														
7782-49-2	Selenium	mg/kg	440	11000	5.2	0.52	U	0.52	U	NA	0.53	U	0.52	U	0.57	U	0.52	U	0.53	U	0.52	U	0.51	U	0.51														
7440-22-4	Silver	mg/kg	410	8200	17	0.078	U	0.078	U	NA	0.079	U	0.078	U	0.079	U	0.078	U	0.077	U	0.075	U	0.078	U	0.077														
EPA 8260C																																							
67-64-1	Acetone	mg/kg	11000	68000	25	NA	NA	0.056	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00914	NA	NA	NA	NA	NA	NA															
75-15-0	Carbon disulfide	mg/kg	270	1500	5.6	NA	NA	0.00649	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00046	U	NA	NA	NA	NA	NA															
74-88-4	Iodomethane	mg/kg				NA	NA	0.00058	U	NA	NA	NA	NA	NA	NA	NA	NA	0.00148		NA	NA	NA	NA	NA															
98-82-8	Isopropylbenzene (Cumene)	mg/kg	220	1200	0.2	NA	NA	0.00054	U	NA	NA	NA	NA	NA	NA	NA	NA	0.00289		NA	NA	NA	NA	NA															
78-93-3	Methyl ethyl ketone (MEK)	mg/kg	16000	110000	17	NA	NA	0.00309	i	NA	NA	NA	NA	NA	NA	NA	NA	0.000926	U	NA	NA	NA	NA	NA															
103-65-1	n-propylbenzene	mg/kg				NA	NA	0.00121	U	NA	NA	NA	NA	NA	NA	NA	NA	0.00335		NA	NA	NA	NA	NA															
EPA 8260C (MEOH EXT. S)																																							
99-87-6	4-Isopropyltoluene	mg/kg	960	5600	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA															
EPA 8310 List by 8270C SIM (S)																																							
90-12-0	1-Methylnaphthalene	mg/kg	200	1800	3.1	0.135	U	0.145	U	NA	0.169	U	0.138	U	0.168	U	0.145	U	0.145	U	0.141	U	0.136	U	0.14	U	0.138	U	0.137	U	0.153	U	0.149	U	0.144	U			
91-57-6	2-Methylnaphthalene	mg/kg	210	2100	8.5	0.135	U	0.145	U	NA	0.169	U	0.138	U	0.168	U	0.145	U	0.145	U	0.141	U	0.136	U	0.14	U	0.138	U	0.137	U	0.153	U	0.149	U	0.144	U			
83-32-9	Acenaphthene	mg/kg	2400	20000	2.1	0.068	U	0.073	U	NA	0.084	U	0.069	U	0.084	U	0.072	U	0.073	U	0.071	U	0.068	U	0.07	U	0.069	U	0.069	U	0.077	U	0.074	U	0.072	U			
208-96-8	Acenaphthylene	mg/kg	1800	20000	27	0.068	U	0.073	U	NA	0.084	U	0.069	U	0.084	U	0.072	U	0.073	U	0.071	U	0.068	U	0.07	U	0.069	U	0.069	U	0.077	U	0.074	U	0.072	U			
120-12-7	Anthracene	mg/kg	21000	300000	2500	0.068	U	0.073	U	NA	0.084	U	0.069	U	0.084	U	0.072	U	0.073	U	0.071	U	0.068	U	0.07	U	0.069	U	0.069	U	0.077	U	0.074	U	0.072	U			
56-55-3	Benzo(a)anthracene	mg/kg	#	#	0.8	0.057	i	0.044	U	NA	0.076	i	0.041	U	0.071	i	0.617	0.044	U	0.042	U	0.041	U	0.042	U	0.042	U	0.041	U	0.093	i	0.046	U	0.14	i	0.076	i		
50-32-8	Benzo(a)pyrene	mg/kg	0.1	0.7	8	0.053	i	0.027	U	NA	0.063	i	0.031	i	0.053	i	0.416	0.027	U	0.026	U	0.025	U	0.026	U	0.025	U	0.07	i	0.028	U	0.099	i	0.07	i				
205-99-2	Benzo(b)fluoranthene	mg/kg	#	#	2.4	0.078	i	0.038	U	NA	0.117	i	0.049	i	0.09	i	0.624	0.038	U	0.037	U	0.035	U	0.036	U	0.036	U	0.1	i	0.04	U	0.145	i	0.098	i				
191-24-2	Benzo(g,h,i)perylene	mg/kg	2500	52000	32000	0.049	i	0.044	U	NA	0.058	i	0.041	U	0.068	i	0.233	0.044	U	0.042	U	0.041	U	0.042	U	0.042	U	0.041	U	0.06	i	0.046	U	0.079	i	0.053	i		
207-08-9	Benzo(k)fluoranthene	mg/kg	#	#	24	0.041	U	0.044	U	NA	0.051	U	0.041	U	0.05	U	0.22	0.044	U	0.042	U	0.041	U	0.042	U	0.041	U	0.041	U	0.041	U	0.041	U	0.046	U	0.045	i	0.043	U
218-01-9	Chrysene	mg/kg	#	#	77	0.058	i	0.044	U	NA	0.069	i	0.041	U	0.063	i	0.617	0.044	U	0.042	U	0.041	U	0.042	U	0.041	U	0.097	i	0.046	U	0.131	i	0.075	i				
53-70-3	Dibenzo(a,h)anthracene	mg/kg	#	#	0.7	0.00972	U	0.01	U	NA	0.012	U	0.01	i	0.012	U	0.061	i	0.01	U	0.01	U	0.00979	U	0.01	U	0.00994	U	0.011	i	0.011	U	0.019	i	0.01	U			
206-44-0	Fluoranthene	mg/kg	3200	59000	1200	0.068	U	0.073	U	NA	0.084	U	0.069	U	0.091	i	0.486	0.073	U	0.071	U	0.068	U	0.07	U	0.069	U	0.145	i	0.077	U	0.222	i	0.089	i				
86-73-7	Fluorene	mg/kg	2600	33000	160	0.068	U	0.073	U	NA	0.084	U	0.069	U	0.084	U	0.072	U	0.073	U	0.071	U	0.068	U	0.07	U	0.069	U	0.069	U	0.077	U	0.074	U	0.072	U			
193-39-5	Indeno(1,2,3-cd)pyrene	mg/kg	#	#	6.6	0.041	i	0.044	U	NA	0.056	i	0.041	U	0.06	i	0.246	0.044	U	0.042	U	0.041	U	0.042	U	0.041	U	0.054	i	0.046	U	0.083	i	0.05	i				
91-20-3	Naphthalene	mg/kg	55	300	1.2	0.135	U	0.145	U	NA	0.169	U	0.138	U	0.168	U	0.145	U	0.145	U	0.141	U	0.136	U	0.14	U	0.138	U	0.137	U	0.153	U	0.149	U	0.144	U			
85-01-8	Phenanthrene	mg/kg	2200	36000	250	0.135	U	0.145	U	NA	0.169	U	0.138	U	0.168	U	0.145	U	0.145	U	0.141	U	0.136	U	0.14	U	0.138	U	0.137	U	0.153	U	0.249	i	0.144	U			
129-00-0	Pyrene	mg/kg	2400	45000	880	0.072	i	0.073	U	NA	0.087	i	0.069	U	0.092	i	0.535	0.073	U	0.071	U	0.068	U	0.07	U	0.069	U	0.138	i	0.077	U	0.204	i	0.099	i				
BZAPTEq	Total Benzo(a)pyrene Equivalents	mg/kg	0.1	0.7		0.073	N/C	U	NA	0.091	0.048	0.078	0.629	N/C	U	N/C	U	N/C	U	N/C	U	N/C	U	N/C	U	N/C	U	0.106	N/C	U	0.155	0.095							
FL-PRO (GC)																																							
FL-PRO.TOT	Total Recoverable Petroleum Hydrocarbons (TRPH)	mg/kg	460	2700	340	82.3	105	NA	146	70.9	53.2	105	38.3	32.5	94.6	224	64.3	26.1	65.9	77.6	58.2																		

SCTLs = Soil Cleanup Target Levels specified in Table II of Chapter 62-777, F.A.C. 4/17/2005  
**DER** indicates concentration exceeds FDEP Soil Cleanup Target Level - Direct Exposure (DE) Residential  
**DEC** indicates concentration exceeds FDEP Soil Cleanup Target Level - Direct Exposure (DE) Commercial  
**Leach GW** indicates concentration exceeds FDEP Soil Cleanup Target Level for Leachability Based on Groundwater Criteria  
**I =** Estimated value, between laboratory reporting limit and method detection limit  
**U =** Indicates that the compound was analyzed for but not detected above the method detection limit (MDL).  
**Bold** Bold results denote analyte was detected above the laboratory method detection limit  
**N/C** N/C in results field indicate Total Benzo(a)pyrene Equivalent was not calculated due to all constituent analytes being reported below the laboratory method detection limit

# Attachment C

---

## Warranty Deed

Prepared by and return to:

**Sanders Title Company**  
2958 1st Avenue North  
St. Petersburg, FL 33713-8635  
727-328-7755  
File Number: 18-095  
Consideration: \$450,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 8th day of June, 2018 between Your Time RV Park, LLC, a Florida limited liability company as to Parcels 1 and 3; and Contemporary Housing Alternatives of Florida, Inc., a Florida not for profit corporation, as to Parcel 2 whose post office address is 452 Date Palm Ct NE, Saint Petersburg, FL 33703 of the County of Pinellas, State of Florida, grantor\*, and Contemporary Housing Alternatives of Florida, Inc., a Florida not for profit corporation whose post office address is 2675 50th Ave N, 123B, Saint Petersburg, FL 33714 of the County of Pinellas, State of Florida, grantee\*:

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Manatee County, Florida** to-wit:

**Parcel 1:**

The W 360 feet of S 480 feet of SW 1/4 of NW 1/4 of NE 1/4, Section 13, Township 35 S, Range 17 E, Manatee County, Florida, TOGETHER with an easement for ingress and egress to Oneco Road being the W 30 feet of N 180 feet of SW 1/4 of NW 1/4 of NE 1/4, and W 30 feet of NW 1/4 of NW 1/4 of NE 1/4, all in Section 13, Township 35 S, Range 17 E, described in Official Records Book 126, Page 527, Public Records of Manatee County, Florida, LESS W 40 feet for road right of way; also: Commence at NW corner of NE 1/4 of Section 13; then S 89° 50' 47" E 227.90 feet; thence S 00° 11' 35" E 717.50 for a point of beginning, thence S 89°53'06" E 132.20 feet; thence S 00°11'57" E 137.30 feet; then N 89° 55' 25" W 132.31 feet; then N 00° 11' 35" W 137.39 feet to point of beginning (Official Records Book 998, Page 103); also LESS the property described in Official Records Book 2526, Page 3045 for road right of way described as follows: A parcel of land lying in the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 13, Township 35, Range 17, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13 and run S 89° 31' 53" E along the S line of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13, a distance of 40.00 feet to a point on the existing right of way line of 9th Street E, said point being the point of beginning; thence continue S 89° 31' 53" E along said S line, a distance of 171.06 feet; then run N 00° 00' 00" E, a distance of 153.56 feet; thence N 90° 00' 00" W, a distance of 147.04 feet; thence run N 00° 11' 42" E along a line that is 23.50 feet E of and parallel to said existing E right of way line, a distance of 327.66 feet to a point on the N line of the W 360 feet of the S 480 feet of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13; thence running N 89° 31' 53" W along said N line, a distance of 23.50 feet to a point on said existing right of way line; thence running S 00° 11' 42" W along said E right of way line, a distance of 480.01 feet to the point of beginning.

Parcel Identification Number: 5742000051

**Parcel 2:**

The S 1/2 of W 1/2 of NW 1/4 of NE 1/4 of Section 13, Township 35 South, Range 17 East, Manatee County, Florida, LESS the W 360 feet, also LESS the property described in Official Records Book 1522, Page 6459 (corrected by Official Records Book 1567, Page 1362), Public Records of Manatee County, Florida, described as follows: Commence at the NE corner of the E 1/2 of the NW 1/4 of NW 1/4 of the NE 1/4 of Section 13, a distance of 73.00 feet to the intersection of the westerly boundary of Heatherwood Condominium, Phase 1, thence S 00° 20' 48" W along said boundary, a distance of 40.88 feet to the southerly right of way line of 53rd Avenue E; thence continue S 00°20'48" W along said W boundary of said Heatherwood Condominium, a distance of 626.65 feet; hence S 89° 29' 29" E a distance of 73.00 feet to the W boundary of Heatherwood Condominium, Phase 2, thence along said W boundary S 00°20'48" W, a distance of 50 feet to the POB, thence along said W boundary of Heatherwood Condominium, Phase 2, a distance of 607.44 feet to a point 10.00 feet N of the S boundary of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13, thence run N 89° 32' 22" W along a line 10.00 feet N of and parallel to the south boundary of said SW 1/4 of the NW 1/4 of the NE 1/4 of Section 13, a distance of 55.00 feet, thence N 00° 20' 48" E, a distance of 607.49 feet to a point 50.01) feet S of the south boundary of the NW 1/4 of the NW 1/4 of the NE 1/4, of said Section 13, thence along a line 50.00 feet S of and parallel to the said south boundary, S 89° 29' 29" E, a distance of 55.00 feet to the E point of beginning, and the N 50.00 feet of the S 1/2 of the W 1/2 of the NW 1/4 of the NE 1/4 of Section 13, less the W 360 feet.

The above lying and being in Section 13, Township 33 South, Range 17 East, Manatee County, Florida.

**Parcel Identification Number: 5741700057**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

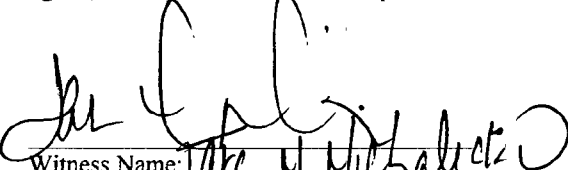
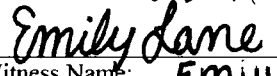
Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

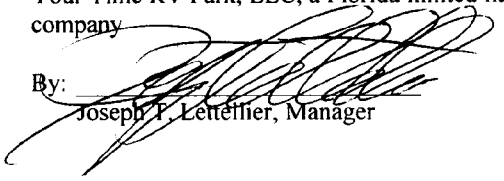
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Tara M. Michalicka  
  
Witness Name: Emily Lane

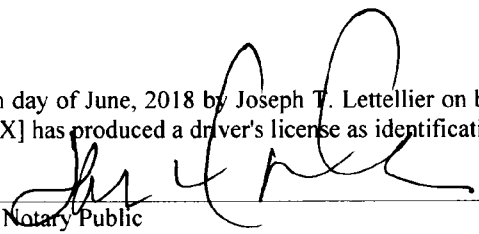
Your Time RV Park, LLC, a Florida limited liability company

By:   
Joseph T. Letellier, Manager

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 8th day of June, 2018 by Joseph T. Letellier on behalf of Your Time RV Park, LLC. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Prepared by and return to:

Sanders Title Company  
2958 1st Avenue North  
St. Petersburg, FL 33713-8635  
727-328-7755  
File Number: 18-095  
Consideration: \$450,000.00

\*\*\*This Deed is being re-recorded to edit the GRANTOR name incorrectly included in Deed previously recorded in O.R.  
Book 2735 PG 7349.\*\*\*

[Space Above This Line For Recording Data]

## Corrective Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 20 day of **July, 2018** between **Your Time RV Park, LLC**, a Florida limited liability company whose post office address is **PO Box 385 St Petersburg, FL 33731** of the County of **Pinellas**, State of **Florida**, grantor\*, and **Contemporary Housing Alternatives of Florida, Inc.**, a Florida not for profit corporation whose post office address is **2675 50th Ave N, 123B, Saint Petersburg, FL 33714** of the County of **Pinellas**, State of **Florida**, grantee\*:

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Manatee County, Florida** to-wit:

The **W 360 feet of S 480 feet of SW 1/4 of NW 1/4 of NE 1/4, Section 13, Township 35 S, Range 17 E, Manatee County, Florida, TOGETHER with an easement for ingress and egress to Oneco Road being the W 30 feet of N 180 feet of SW 1/4 of NW 1/4 of NE 1/4, and W 30 feet of NW 1/4 of NW 1/4 of NE 1/4, all in Section 13, Township 35 S, Range 17 E, described in Official Records Book 126, Page 527, Public Records of Manatee County, Florida, LESS W 40 feet for road right of way; also: Commence at NW corner of NE 1/4 of Section 13; then S 89° 50' 47" E 227.90 feet; thence S 00° 11' 35" E 717.50 for a point of beginning, thence S 89° 53' 06" E 132.20 feet; thence S 00° 11' 57" E 137.30 feet; then N 89° 55' 25" W 132.31 feet; then N 00° 11' 35" W 137.39 feet to point of beginning (Official Records Book 998, Page 103); also LESS the property described in Official Records Book 2526, Page 3045 for road right of way described as follows: A parcel of land lying in the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 13, Township 35, Range 17, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13 and run S 89° 31' 53" E along the S line of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13, a distance of 40.00 feet to a point on the existing right of way line of 9th Street E, said point being the point of beginning; thence continue S 89° 31' 53" E along said S line, a distance of 171.06 feet; then run N 00° 00' 00" E, a distance of 153.56 feet; thence N 90° 00' 00" W, a distance of 147.04 feet; thence run N 00° 11' 42" E along a line that is 23.50 feet E of and parallel to said existing E right of way line, a distance of 327.66 feet to a point on the N line of the W 360 feet of the S 480 feet of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13; thence running N 89° 31' 53" W along said N line, a distance of 23.50 feet to a point on said existing right of way line; thence running S 00° 11' 42" W along said E right of way line, a distance of 480.01 feet to the point of beginning.**

Parcel ID: 5742000051



The S 1/2 of W 1/2 of NW 1/4 of NE 1/4 of Section 13, Township 35 South, Range 17 East, Manatee County, Florida, LESS the W 360 feet, also LESS the property described in Official Records Book 1522, Page 6459 (corrected by Official Records Book 1567, Page 1362), Public Records of Manatee County, Florida, described as follows: Commence at the NE corner of the E 1/2 of the NW 1/4 of NW 1/4 of the NE 1/4 of Section 13, a distance of 73.00 feet to the intersection of the westerly boundary of Heatherwood Condominium, Phase 1, thence S 00° 20' 48" W along said boundary, a distance of 40.88 feet to the southerly right of way line of 53rd Avenue E; thence continue S 00°20'48" W along said W boundary of said Heatherwood Condominium, a distance of 626.65 feet; hence S 89° 29' 29" E a distance of 73.00 feet to the W boundary of Heatherwood Condominium, Phase 2, thence along said W boundary S 00°20'48" W, a distance of 50 feet to the POB, thence along said W boundary of Heatherwood Condominium, Phase 2, a distance of 607.44 feet to a point 10.00 feet N of the S boundary of the SW 1/4 of the NW 1/4 of the NE 1/4 of said Section 13, thence run N 89° 32' 22" W along a line 10.00 feet N of and parallel to the south boundary of said SW 1/4 of the NW 1/4 of the NE 1/4 of Section 13, a distance of 55.00 feet, thence N 00° 20' 48" E, a distance of 607.49 feet to a point 50.01) feet S of the south boundary of the NW 1/4 of the NW 1/4 of the NE 1/4, of said Section 13, thence along a line 50.00 feet S of and parallel to the said south boundary, S 89° 29' 29" E, a distance of 55.00 feet to the E point of beginning, and the N 50.00 feet of the S 1/2 of the W 1/2 of the NW 1/4 of the NE 1/4 of Section 13, less the W 360 feet.

The above lying and being in Section 13, Township 33 South, Range 17 East, Manatee County, Florida.

**Parcel Identification Number: 5741700057**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: ELIZABETH GONZALEZ

  
Witness Name: JANET SCHNAITER

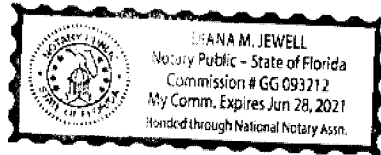
Your Time RV Park, LLC, a Florida limited liability company

By:   
Joseph T. Lettellier, Manager

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 20 day of July, 2018 by Joseph T. Lettellier on behalf of Your Time RV Park, LLC. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: DIANA M. JEWELL

My Commission Expires: 06-28-21

# **Attachment D**

---

## **Applicant Statements of Financial Capability With Supporting Documentation**

*Carr Landing Sources and Uses:*

*Uses of Funds*

• Total HUD Replacement Cost	\$18,992,244
• Less Non-Cash Items:	
○ Market Value of Land	(\$450,000)
○ Plus: Land Purchase Cost	\$450,000
• Mortgageable Cost Subtotal	\$18,992,244

Other Non Mortgageable Cost

• Initial Operating Deficit	\$298,664
• Working Capital Escrow	\$391,552
• LIHTC Fees	\$300,000
• Negative Arbitrage	\$44,050
Subtotal	\$1,034,266

Total Uses	\$20,026,510
------------	--------------

*Sources of Funds (See Following Pages)*

• FHA Mortgage Amount (PGIM Term Sheet)	\$9,732,069
• Tax Credit Proceeds (Raymond James Letter of Commitment)	\$8,582,286
• HOME Funds (Manatee County Letter of Commitment)	\$661,731
• Livable Manatee (Livable Manatee Letter of Commitment)	\$500,000
• Deferred Developer Fee (Developer Statement)	\$550,424

Total Sources	\$20,026,510
---------------	--------------

**EXHIBIT**  
**TERM SHEET**

<b>FHA Mortgage Insurance Program:</b>	Section 221(d)(4) of the National Housing Act
<b>Application Acceptance Deadline:</b>	10/21/2021
<b>Property Name:</b>	Carr Landing - 221(d)(4) NC
<b>Property Address:</b>	5415 9th St E
<b>Property City, State, Zip:</b>	Bradenton, FL 34203
<b>Number of Units:</b>	88
<b>Proposed Loan Amount:</b>	\$10,031,400. The final loan amount will not be set until the interest rate is locked.
<b>Current Estimated Interest Rate:</b>	2.84%.
<b>Loan Term and Amortization Period:</b>	<b>Construction Loan Term:</b> Construction period plus four months, interest only. <b>Permanent Loan Term:</b> The lesser of forty (40) years or seventy-five percent (75%) of the remaining useful economic life of the Property.
<b>Prepayment Provisions:</b>	The Mortgage Loan may not be prepaid in whole or in part prior to the date that is two (2) years from the scheduled date for the commencement of amortization (“ <b>Lock-out Period</b> ”). Thereafter the Mortgage Loan may be prepaid subject to a payment of a fee equal to eight percent (8%) of the principal amount so prepaid which fee shall be reduced by one percent (1%) on each subsequent anniversary date of the commencement of amortization until the tenth (10 <sup>th</sup> ) anniversary of the date of Closing when the Mortgage Loan may be prepaid without any such fee. After the tenth (10 <sup>th</sup> ) anniversary of the date of Closing, the Mortgage Loan may be prepaid in full or in part without a fee upon thirty (30) days prior written notice to Lender with interest through the last day of the month in which prepayment is made.  (This prepayment option is only an indication of what PHP believes it is able to secure at the current estimated interest rate. Some variation of this structure resulting in a combination of lockout period and prepayment fees not to exceed ten (10) years from commencement of amortization may be necessary to achieve the quoted interest rate and will be determined at the time of pricing.)
<b>Processing Fee:</b>	\$7,500.00
<b>Expense Deposit:</b>	To Be Determined

<b>Total of Deposits at Application:</b>	To Be Determined
<b>PHP Financing Fee:</b>	1.00% of the Loan Amount.
<b>PHP Securities Placement Fee:</b>	0.00% of the Loan Amount.
<b>Broker:</b>	None.
<b>Good Faith Deposit:</b>	0.50% of the Loan Amount.
<b>FHA Firm Commitment Application Fee:</b>	0.30% of the Loan Amount (0.15% due at Pre-Application, if applicable).
<b>FHA Mortgage Insurance Premium:</b>	<p><b>Construction Loan Term:</b> 0.25% of the Loan Amount is paid to FHA at Closing, and on each anniversary of the Closing. After construction is complete, FHA will determine the final amount of the actual mortgage insurance premium due prior to conversion of the construction loan to a permanent loan by multiplying 1) the loan amount outstanding during each month of the construction loan term and 2) the applicable mortgage insurance premium rate, which is currently 1% of the outstanding Loan Amount during the first year, and 0.25% of the outstanding Loan Amount during any year thereafter.</p> <p><b>Permanent Loan Term:</b> 0.25% of the final Loan Amount established at conversion of the construction loan to a permanent loan. The first payment, made at the commencement of amortization, is typically paid using funds in the working capital escrow.</p>
<b>FHA Inspection Fee:</b>	0.50% of improvement costs (line G50 on form HUD-92264).
<b>Estimated Legal Fees:</b>	\$40,000.00
<b>Extension Fee:</b>	<p><b>Closing:</b> 0.375% of the Loan Amount per thirty (30) day extension of the Closing, with a maximum of two (2) extensions.</p> <p><b>Permanent conversion:</b> Fee per monthly extension: first three (3) extensions, 0.125% of the Loan Amount; next three (3) extensions, 0.25% of the Loan Amount; and thereafter, 0.375% of the Loan Amount</p>
<b>Tax Service Contract Fee:</b>	Lender will retain a firm to monitor payment of property taxes on the Property. Borrower shall pay Lender \$200 for loans less than \$7,000,000 and an additional \$10 for every \$100,000 in loan proceeds above \$7,000,000. These fees can change from time to time and Lender reserves the right to charge the fee applicable at the time of Closing.

<b>Insurance Review Fee:</b>	Lender will retain a firm to perform an insurance review. Borrower shall pay Lender a one-time fee at Closing to cover the cost of this service, which is typically \$1,250 - \$4,975. This fee can change from time to time and Lender reserves the right to charge the fee applicable at the time of Closing.
<b>Federal Labor Standards:</b>	The general contractor and all subcontractors are required to comply with federal wage and reporting requirements, including the payment of Davis Bacon prevailing wages and the submission of weekly certified payroll reports.
<b>Assurance of Completion:</b>	Assurance of completion for on-site and any off-site improvements must be provided by the general contractor, either in the form of corporate surety bonds for payment and performance, or in cash or letter of credit.
<b>Construction Escrows:</b>	Various construction loan escrows, including but not limited to, Operating Deficit, Working Capital, and Offsite may be required to be established at Closing. To the extent applicable, these deposits may be made in cash or in the form of an unconditional, irrevocable letter of credit that meets PHP requirements and issuing bank rating requirements attached to the Lender's Funding Commitment.
<b>Plans and Specifications:</b>	Final plans and specifications will be required for submission with the FHA Firm Commitment Application, together with a finalized development budget prepared by the general contractor.
<b>Cost Certification:</b>	The Borrower and the general contractor are required to submit a cost certification prepared by an independent public accountant upon completion of construction or rehabilitation. The amount of the Mortgage Loan can be reduced based upon FHA's review of the final cost amounts.
<b>Building Permits:</b>	Unconditional building permits for the proposed improvements will be required at Closing.
<b>Guaranty:</b>	Lender will require a guaranty from a person or entity acceptable to Lender, in Lender's sole discretion, for any costs, expenses, or penalties that may arise if Borrower fails to fulfill the requirements necessary to close the Mortgage Loan, or to convert the Mortgage Loan to an amortizing, permanent loan on or prior to the date agreed to by Borrower at the time of rate lock.
<b>Tax Credit Equity</b>	Minimum tax credit equity contributions must be made in accordance with applicable FHA requirements.

# RAYMOND JAMES®

May 27, 2021

Jacob Stowers, Vice President, Development  
Contemporary Housing Alternatives of Florida, Inc.  
2675 50th Avenue North, Suite #123  
St. Petersburg, FL 33714

Re: Project: Carr Landing – 88 Units  
Company/Applicant: Contemporary Housing Alternatives of Florida, Inc.  
Property Location: Bradenton, Florida

Dear Mr. Stowers,

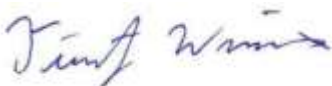
Raymond James & Associates, Inc. (“Raymond James”) is providing this letter to Contemporary Housing Alternatives of Florida, Inc. (the “Applicant”) to supplement their proposal for bond financing of a housing project (the “Project”).

Subject to the below conditions, we are pleased to confirm our conditional commitment to purchase up to an estimated amount of \$11,000,000 par amount of tax-exempt multifamily housing revenue bonds (“Bonds”) issued for the sole purpose of partially financing the Project. It is expected that the Project will also benefit from federal Low Income Housing Tax Credits (“Tax Credits”). Raymond James will work with the Applicant to evaluate financing alternatives; upon considering all alternatives, Raymond James will work with the Applicant to arrange the financing. The interest rates will be set and the maturities will be determined at the time of sale, assuming a functioning market.

Our commitment is good for a pricing, execution of a bond purchase agreement, and delivery of the Bonds for up to a 12 month period from the date of this letter (“Closing Date”). Our commitment to purchase the Bonds is conditional upon: (1) receipt of a bond resolution authorizing the issuance of the Bonds; (2) the Applicant’s receipt of private activity volume cap allocation in an amount sufficient to successfully finance the construction and permanent operation of the Project; (3) due diligence and documentation satisfactory to Raymond James; (4) approval from Raymond James’ senior management and credit committee; (5) legal opinions from bond counsel and underwriter’s counsel, (6) a marketable bond structure with interest rates, maturities, credit enhancement, and other terms acceptable to Raymond James; and (7) issuance and delivery of the Bonds on or before the Closing Date.

Very truly yours,

**RAYMOND JAMES & ASSOCIATES, INC.**



By: \_\_\_\_\_

**Tim Wranovix**  
Director  
Raymond James & Associates, Inc.





Redevelopment & Economic  
Opportunity Department  
1112 Manatee Ave West Ste 300  
Bradenton, FL 34205  
Phone: (941) 749-3029  
www.mymanatee.org

September 27, 2021

Jacob Stowers, Vice President  
Contemporary Housing Alternatives of Florida, Inc.  
2675 50th Avenue North, Suite #123  
St. Petersburg, FL 33714

RE: Carr Landing (P.I.#5742000109)  
5415 9th Street E, Bradenton, Manatee County, Florida

Dear Mr. Stowers:

In response to your request, this letter is to confirm that Contemporary Housing Alternatives of Florida, Inc. has been approved for an award in the amount of \$300,000 in HOME Investment Partnership funding for the 2019/2020 funding year and \$361,731 in HOME Investment Partnership funding for the 2021/2022 funding year for a total of \$661,731 to assist with the development of affordable rental units within the Carr Landing mixed-income, multi-family development. Based on HOME Rule requirements, of the total HOME-assisted units, 90% of the HOME-assisted units must serve households at or below 60% Area Median Income.

Manatee County is also committing up to \$500,000 in Livable Manatee Incentive program funds to pay for the costs incurred for County, School and Utility impact fees for the project development. These funds will become available upon execution of a Land Use Restriction Agreement, following final site plan approval, execution of a HOME Agreement, compliance with the National Environmental Policy Act (NEPA) environmental review process and will be paid prior to issuance of Certificate of Occupancy per building.

We truly look forward to the development of this affordable project through the partnership created with Manatee County that will create new affordable rental opportunities that serve low-income residents within our community. Thank you for all your efforts to improve our community!

Sincerely,

Geraldine C. Lopez, Director  
Redevelopment and Economic Opportunity Department

/jly

*Deferred Developer Fee:*

Contemporary Housing Alternatives of Florida, Inc. has committed to take a deferred developer fee of \$550,424 for the Carr Landing project. This would allow the fee we would normally take to be put back into the deal as a source of equity to allow this project to be built. Once the project has a positive cash flow, the developer will recoup the Developer Fee over a period of twenty-four to thirty-six months.

# Attachment E

---

## Final Site Plan & Side-by-Side Comparison Figure

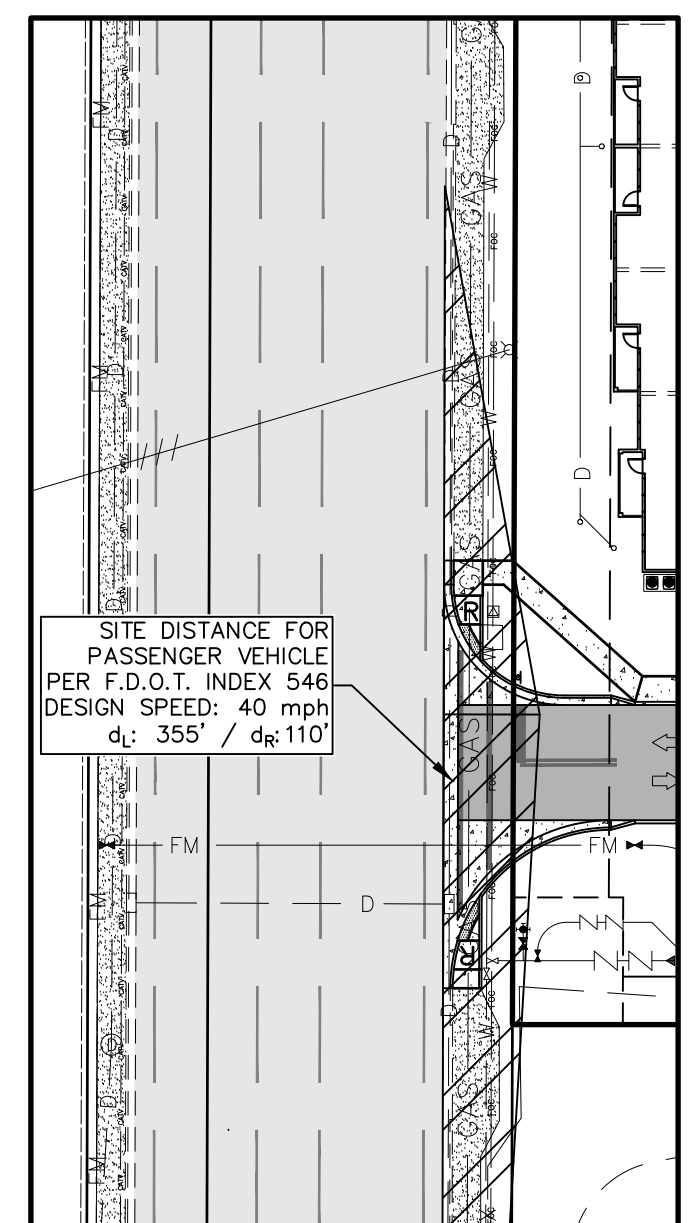
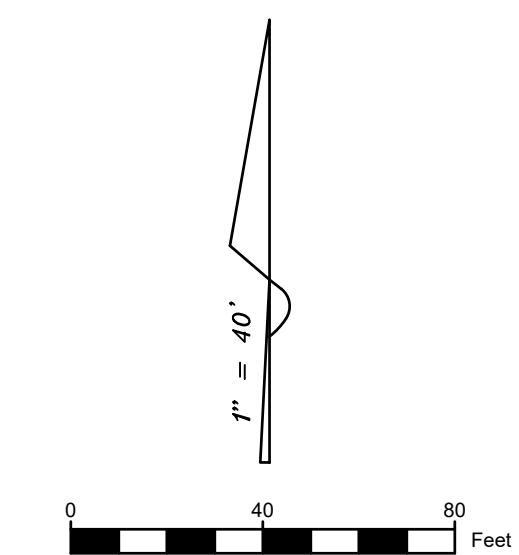


ALLISON ENGINEERING

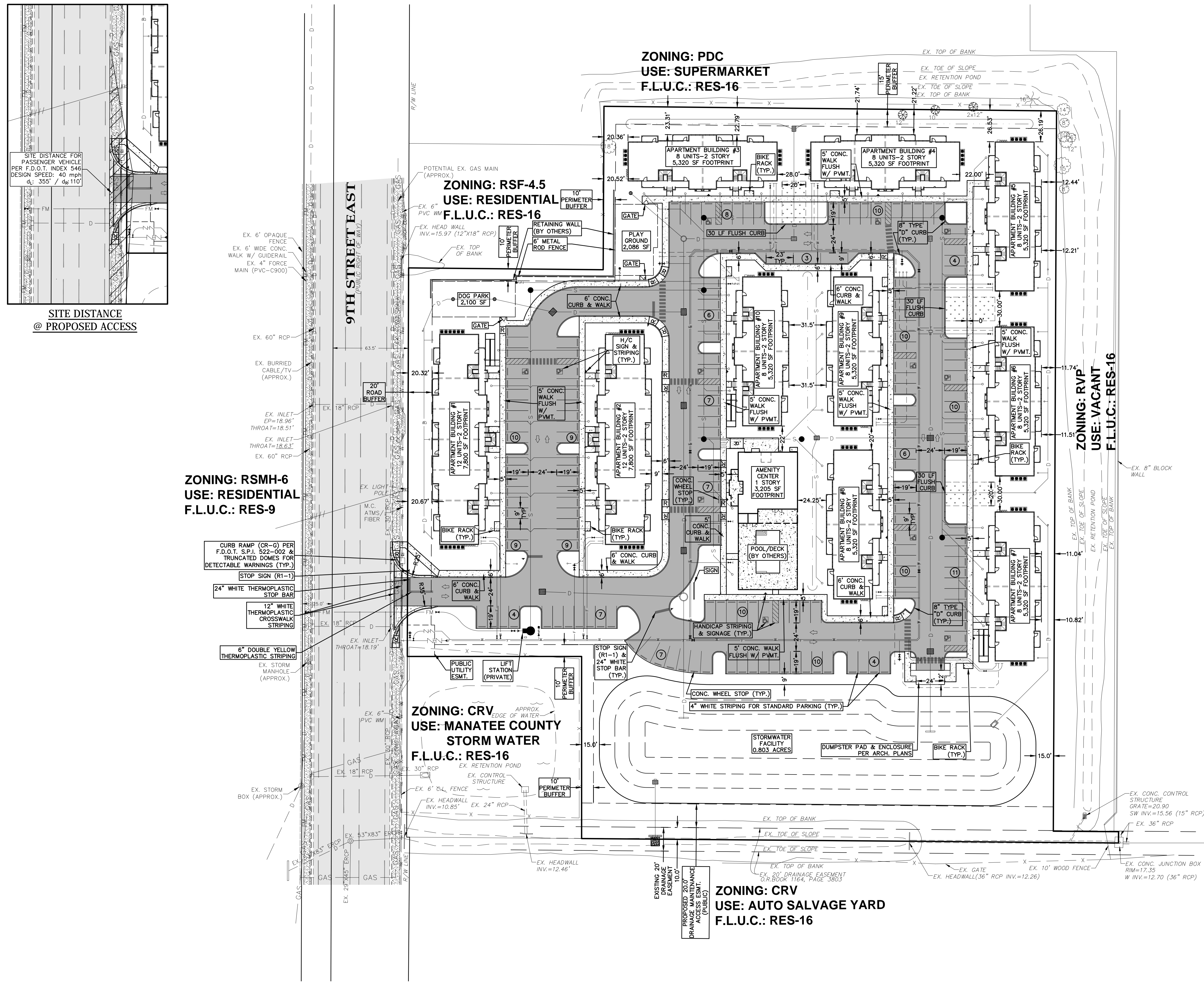
Civil Engineering I Land Planning  
705 10th Avenue West #101 | Palmetto FL 34221  
tel: 941.708.5410  
certificate of authorization: 31790

DESIGNED: MAA  
DATE: 8/21/19  
DRAWN: BRT  
JOB NO.: AE3077  
SCALE: 1" = 40'

REVISIONS:	REVISIONS:	DATE:
1	REVISED PER SWFWMD RAI#1	10/28/19
2	REVISED PER M.C.	01/10/20
3		
4		
5		
6		
7		



SITE DISTANCE @ PROPOSED ACCESS



NOTES:

- THE POOL, POOL DECK AREA, AND POOL DECK AMENITIES ARE TO BE DESIGNED BY OTHERS. THE DIMENSIONS SHOWN ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- THE POOL/DECK DESIGN AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 514 OF THE FLORIDA STATUTES AND THE HEALTH AND SAFETY REQUIREMENTS OF THE FLORIDA DEPARTMENT OF HEALTH.
- PUBLIC SWIMMING POOLS AND SPAS SHALL MEET THE STANDARDS IN CHAPTER 64-09, FLORIDA ADMINISTRATIVE CODE, AND REQUIRE AN ANNUAL OPERATING PERMIT FROM FL DEPARTMENT OF HEALTH. PRIOR TO OPENING, CONTACT THE MANATEE COUNTY HEALTH DEPARTMENT FOR PLAN SUBMITTAL AND APPLICATION INFORMATION.
- CONTRACTOR TO INSTALL A TELEPHONE FOR POOL AREA COMPLYING WITH CHAPTER 64E-9 FLORIDA ADMINISTRATIVE CODE. TELEPHONE MUST BE IN A LOCATION THAT IS VISIBLE FROM POOL.

LEGEND

	EXISTING UNKNOWN TREE
	EXISTING CHINABERRY TREE
	EXISTING FIG TREE
	EXISTING AUSTRALIA PINE TREE
	EXISTING OAK TREE
	EXISTING BOTTLEBRUSH TREE
	EXISTING PINE TREE
	EXISTING JACARANDA TREE
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY FORCE MAIN
	EXISTING DRAINAGE LINE
	EXISTING M.C. ATMS/FIBER
	STABILIZED SOD EMERGENCY ACCESS
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED DRAINAGE PIPE
	PROPOSED WATER LINE
	PROPOSED FIRE SERVICE LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY FORCE MAIN
	PROPOSED DRAINAGE SWALE

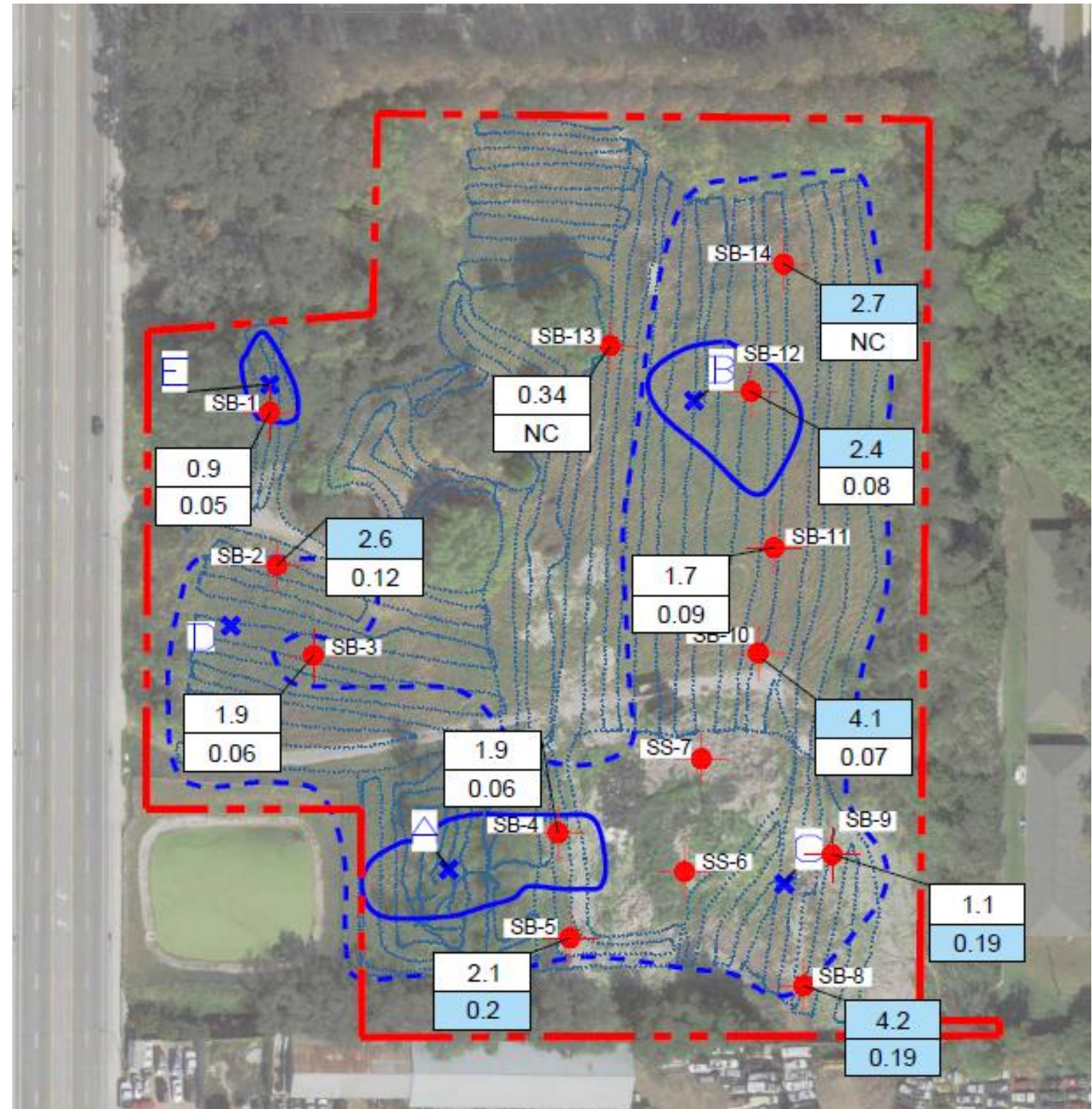
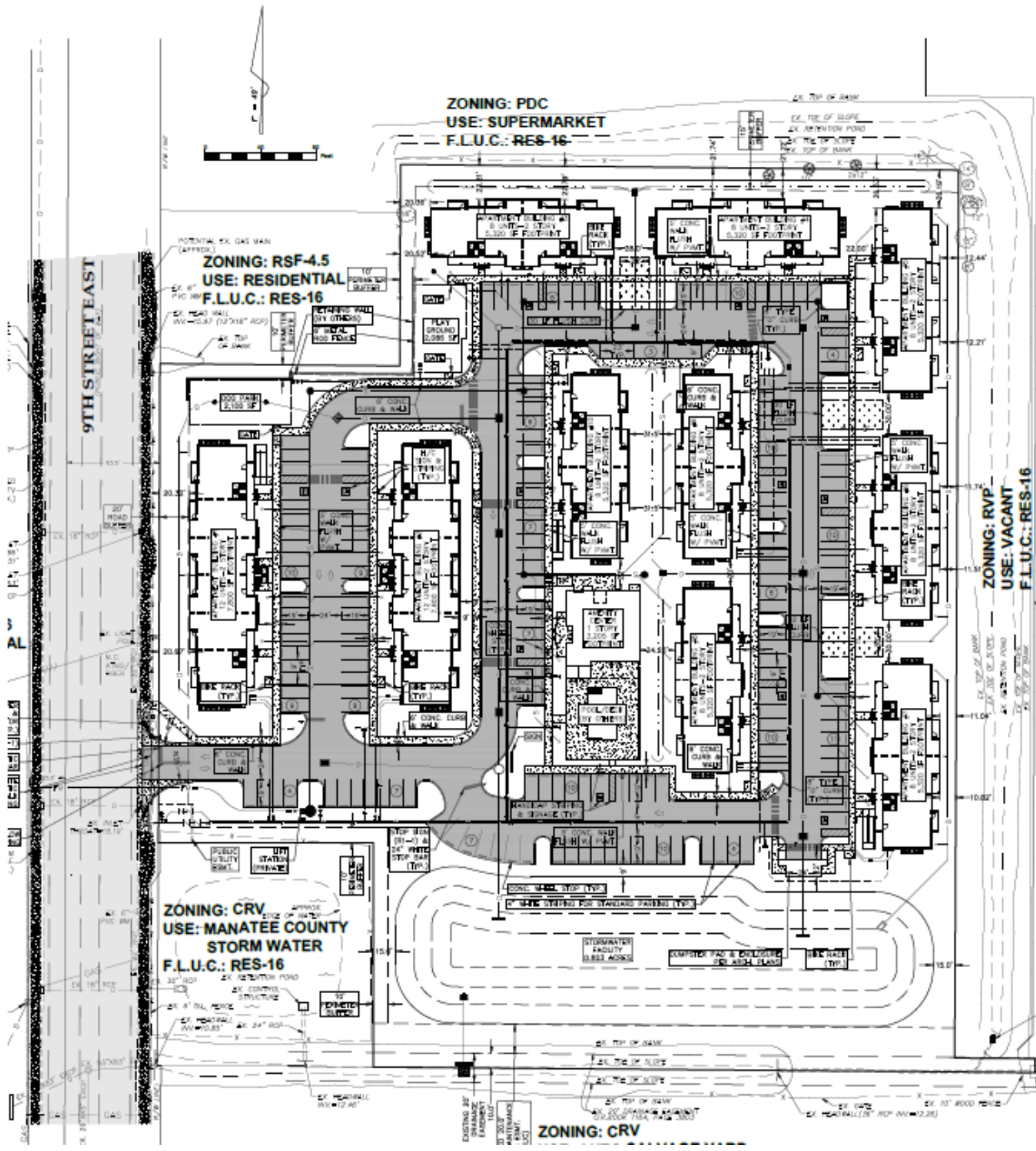
LOCATED AT:  
5415 9TH STREET EAST  
BRADENTON, FL 34203  
SECTION 13  
TOWNSHIP 35 SOUTH  
RANGE 17 EAST  
MANATEE COUNTY, FLORIDA

FINAL SITE PLAN

3

M. Andrew Allison  
PE#53966

1/10/2020 8:48:48 AM chris ALLISON: L085 (with 31 Apartments) Acad (31) ST (APT) (PSP) (dwg)



**Legend**

Red Dashed Line = Approximate Site Boundary  
 (For reference purposes only, not a map of survey)  
 Map Sources: Final Site Plan, Allison Engineering; Soil Analytical Results (0 to 0.5 ft bls), Cardno, Inc.

Proposed Carr Landing Brownfield Site Location Map

