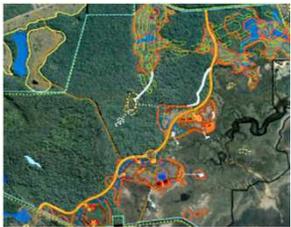


LAND DEVELOPMENT

Services



BIRKITT
ENVIRONMENTAL
SERVICES, INC.



Birkitt Environmental Services, Inc. (Birkitt) has extensive experience with all aspects of land development, from start to finish. Birkitt provides cost-effective and responsive services to a variety of land development projects ranging from large and small scale communities to residential communities, commercial enterprises, and mixed use communities. Projects include rural, urban, and coastal land development.

Key Land Development Services Include:

- Birkitt specializes in a coordinated and strategic permitting approach to streamline the process resulting in lower costs and shorter overall timeframe, and successful approvals to complex projects.
- Our professional staff remains up-to-date on regulatory processes, policies, and land management and incentive programs to save cost and time.
- Birkitt has strong project management experience to coordinate and expedite consulting services and agency response.
- Birkitt has extensive experience with all levels of state, federal, and local permitting, resource, and planning agencies throughout Florida.

Expertise to assist clients with Land Development includes:

- Regulatory review/permitting and planning approvals
- Ecological & Environmental Assessments (EA)
- Environmental Impact Statements (EIS)
- State and federal wetland and wildlife surveys
- Support in *pro forma* preparation and “resourceful use” economic justification
- Water quality and hydrographic studies
- Mitigation design and planning
- Comprehensive planning and zoning support
- Site planning and entitlement review
- Governor and Cabinet approvals
- Litigation support and expert witness testimony
- Construction management and permit compliance

Land development experience includes:

- Residential
- Commercial
- Industrial
- Mixed-Use
- Marinas and Coastal
- Parks and Recreational Facilities
- Mitigation Banks and Mitigation
- Utilities

people and nature

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LAND DEVELOPMENT

Project Experience

The Reserve at Sweetwater Estuary

Birkitt is providing project management, environmental consulting, and permitting services, including the assessment of wetlands, threatened and endangered species, and biotic communities to complete the approximately 1,291-acre Reserve at Sweetwater Estuary development project. The project proposes LEED certified residential development (single and multi family), commercial space, and an Audubon International 18-hole Golf Course along the coast of Taylor County, Florida. The applicant is committed to an environmentally sensitive development that provides a viable commercial and residential waterfront community, integrating large natural resource conservation areas. Passive recreation access to the Gulf and forested wetlands on-site will include elevated boardwalks and a canoe/kayak launch. Significant areas of forested wetlands, springs, and wildlife corridors and habitat will become preservation/conservation areas. An ERP and local Comprehensive Plan Amendment were approved. The U.S. Army Corps of Engineers (USACE) permit application is under review.

Harborview Marina

Birkitt provided a detailed technical and permitting feasibility assessment and marina design services for a proposed marina along the shoreline of the Peace River in Charlotte County, Florida as part of a mixed use development. The project included an approximately 30-acre private marina basin with 400 wet slips, 192 dry slips, 20 ancillary slips with single family units and a public boat ramp. Environmental consulting services included environmental permitting, threatened and endangered species evaluations, marine benthic community surveys, and biotic communities' assessments. Birkitt coordinated with the engineering team to conduct the hydrodynamic modeling to assess if the proposed design meets the appropriate environmental regulations for marina design.

Jai Alai

Birkitt is responsible for obtaining local environmental permits from Hillsborough County Environmental Protection Commission (EPC) for a proposed affordable housing development and commercial outparcel in Hillsborough County. Birkitt prepared an Impact Justification Report detailing the benefits of the affordable housing development in Hillsborough including justification for "reasonable use of property" as defined in EPC regulations. EPC approved the proposed wetland impacts associated with the project. SWFWMD and USACE permits are pending.

Park Place Mixed Use Development

Birkitt provided environmental consulting services for the construction of a 302-acre mixed-use development project site in Tallahassee, Florida. Birkitt has developed UMAM assessments for all proposed wetland impacts onsite and has developed a mitigation plan detailing the construction/design, maintenance and monitoring of approximately 95 acres of wetland creation and restoration opportunities onsite. Birkitt is also responsible for agency coordination with Leon County, the Florida Department of Environmental Protection and the USACE.

Van Fleet Mixed Use Development

Birkitt provided environmental consulting services for a greenfield cargo airport and mixed use development proposed on approximately 22,000 acres of previously mined lands in Hardee County, Florida. The project was focused on obtaining DRI and state and federal environmental permits, as well as FAA approval. Birkitt evaluated the potential for occurrence of protected species and developed alternative approaches to detailed surveys to the Commission (FWC) and other regulatory and resource agencies.

Citrus Park Commercial

Birkitt is providing environmental consulting and permitting services a 32.25 acre development which includes the construction of a Costco Wholesale Store, Costco Gas Station, and several future outparcels in the southeast corner of the intersection of Sheldon Road and W. Linebaugh Avenue. Birkitt is primarily responsible for managing the permitting process and timing for receipt of permits from SWFWMD, EPC, and USACE. In support of the permit applications, Birkitt has performed threatened and endangered species surveys, state and federal wetland jurisdictional determinations, and UMAM assessments. Birkitt designed the onsite and offsite mitigation and assisted in preparation of conservation easement and financial assurance documents. Permitting is nearing completion and Birkitt is now overseeing the bid process for construction of the mitigation sites and will oversee the mitigation site contractors during construction. Birkitt will be responsible for permit compliance and agency coordination on all environmental permits post permitting and throughout construction and monitoring activities.

Wellington Estates

Birkitt provided environmental permitting services for Wellington Estates, a new residential community located in Pinellas County, FL. Permits were obtained from SWFWMD, the USACE, and the City of Oldsmar. Services included wetland delineation, wildlife assessment, and evaluation of wetland impacts and mitigation via UMAM. Mitigation options were presented to the client and the purchase of mitigation credits from an approved mitigation bank was determined to be the most economically viable option. Wellington Estates received all environmental permits..