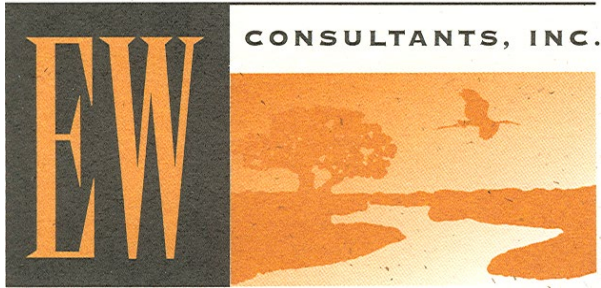


EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



Wellington Broadview

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

Broadview Reality

Prepared by:

EW CONSULTANTS, INC.

October 2022

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on a 17.8 +/- acre project area in the Village of Wellington, Palm Beach County. The project area is a cleared and partially developed parcel adjacent to South Shore Blvd. The parcel is southwest of Greenview Shores Blvd; north of Sheffield Street, and east of New Horizons Elementary School and Tiger Shark Cove Park. The developed portion of the site includes an educational center. The parcel is situated within Section 16, Township 44 South, Range 41 East; Palm Beach County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding areas are provided in the Appendix.

PROPERTY DESCRIPTION AND METHODS

The project area is curved and rectangular in shape, cleared and partially developed. The area includes a grassed/mowed field with a constructed storm water control feature near the center of the site. The south western portion of the site is developed. The existing building and parking facilities are in use as an educational facility. A perimeter berm exists around the impoundment. The property is surrounded by a landscaped vegetation buffer except for the north boundary along Greenview Shores Blvd.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Loxahatchee SE and Loxahatchee Quadrangles, and the *Soils Survey of Palm Beach County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2022 Palm Beach County aerial photographs of the parcels were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the project area were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by the Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) and Florida Department of Environmental Protection (FDEP) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The FDEP has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions”. Delineation of federally regulated jurisdictional wetlands is determined by the Corps of

Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010). Delineation of State wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

SOILS

The soil on the site is mapped as Holopaw fine sand, 0 to 2 percent slopes, Oldsmar sand, 0 to 2 percent slopes, and Riviera fine sand, frequently ponded (depressional), 0 to 1 percent slopes. A description of each soil type in its natural condition is listed below. The description is based upon the general characteristics for the soil type as illustrated in the Soils Survey of Palm Beach County Area, Florida and is not necessarily indicative of the exact characteristics of the parcels. A soils map with the site boundary is included in the Appendix as an attachment.

Halopaw fine sand, 0 to 2 percent slopes (17). This is a nearly level, poorly drained soil that has a thick sandy surface layer and loamy subsoil at a depth of 40 to 72 inches. This soil is on broad low-lying flats and depressions. Under natural conditions the water table is within 10 inches of the surface for 2 to 6 months during most years. Depressions are covered by water for 6 months or more in most years. The typical natural vegetation is saw-palmetto, slash pine, cypress, cabbage palm, inkberry, southern bayberry, sand cordgrass, broomsedge bluestem, blue maidencane, pineland three-awn, and other grasses.

Oldsmar sand, 0 to 2 percent slopes (25) – This is a nearly level, poorly drained, sandy soil that has a dark colored, weakly cemented layer below a depth of 30 inches over a loamy layer. It is in broad, flatwood areas. Under natural conditions the water table is within 10 inches of the surface for 1 to 3 months during most years. It is within 10 to 40 inches for 6 or more months in most years and recedes to below 40 inches in extended dry periods. The typical natural vegetation is saw-palmetto, slash pine, cabbage palm, inkberry, southern bayberry, pineland three-awn, blue maidencane, fetterbush, broomsedge, bluestem, and a variety of other grasses.

Riviera fine sand, frequently ponded, 0 to 1 percent slopes (37) Riviera fine sand, depressional is described as a nearly level, poorly drained, soil with a loamy subsoil. The soil is covered with up to two feet of water for more than six months each year. Typical natural vegetation may include cypress, needle grass, St. John's wort, corkwood, melaleuca, pickerelweed, maidencane, sand cordgrass, and other water tolerant plants.

NATURAL COMMUNITIES AND LAND COVERS

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the project area. The vegetative community descriptions include discussions of potential wildlife habitat in those communities. A land cover map of the observed community types with acreage is included as Figure 4 in the Appendix of this report.

171 Educational Facilities – 3.4 acres This land area comprises a large portion of the southwestern corner of the subject property. It includes all the parking lots, buildings and other infrastructure within the developed area. There are various landscape plants installed within this section of the property.

193 Urban Land in Transition Without Positive Indicators of Intended Activity – 13.8 acres. This land area takes up the majority of the subject property. It consists of graded and mowed grassy fields. The ground elevation varies in some areas. There is a network of underground utilities within this area onsite. Both native and non-native invasive plants are found in these areas. Some dominant species include earleaf acacia, cabbage palms, Brazilian pepper, bald cypress, live oak, various sedges, crow's feet, and various ruderal weeds and grasses.

534 Reservoirs Less Than 10 Acres – 0.6 acre. This land area comprises a small area in the central eastern portion of the subject property. It is a constructed storm water retention feature. The area contains Carolina willow, Peruvian primrose willow, cattail, and Brazilian pepper among other sparse native and non-native vegetation.

LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission June 2021) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A series of pedestrian transects were conducted across the property to determine the presence of any listed species.

No signs of listed wildlife species were observed. Development and maintenance of the property has impacted the natural habitats that may have previously existed on the site, as mowing and other human activities are frequent throughout the property. Therefore, the probability of utilization by listed species is low.

Non-listed wildlife and wildlife signs observed include mourning dove, mocking birds, black vulture, brown anole.

Three listed plant species, common wild pine (*Tillandsia fasciculata*), giant wild pine (*Tillandsia utriculata*) and Northern needleleaf (*Tillandsia balbisiana*) were no observed. Common wild pine and Giant wild pine are listed as Endangered and Northern needleleaf is listed as Threatened by the Florida Department of Agriculture and Consumer Services (FDACS). These plants are generally found growing in cypress, oaks and other trees in both wetland and upland habitats.

FDACS regulated plant species are the property of the landowner, and as such the landowner has the ability to remove or relocate the listed plant species without authorization from the state. State law prohibits the sale of regulated plants. However, local governments may encourage the preservation or relocation of listed plant species where possible.

STATE AND FEDERAL PERMIT HISTORY

The project area has been previously permitted with South Florida Water Management District (SFWMD) for development of a professional center over the entire site. Only one phase of the development has been constructed, and future phases will require modification of the permit for details of proposed surface water management. Review by FDEP may be necessary to verify that no permit is required. Because the impoundment is a man-made retention area that is part of a water management system, we believe that no FDEP permit will be required.

RECOMMENDATIONS

As described above, an environmental resource permit modification will be required through SFWMD for future development. FDEP may require review for verification of no Federal jurisdiction.

The Village of Wellington Land Development Regulations (LDR), Article 7, Chapter 7 defines trees that require preservation, protection, or mitigation. The Village encourages preservation or relocation of individual upland native trees and plants wherever possible, especially specimen trees. It is recommended that, prior to site plan approval, a tree survey be performed in upland areas to verify the size and location of native trees. Trees greater than or equal to two inches dbh that cannot be preserved or relocated may require mitigation in accordance with the LDR.

No listed wildlife species were observed on the property. The potential for listed wildlife species utilization may also be reviewed by State and Federal commenting agencies in the permit process. The proposed project is not expected to have an adverse impact on listed wildlife species.

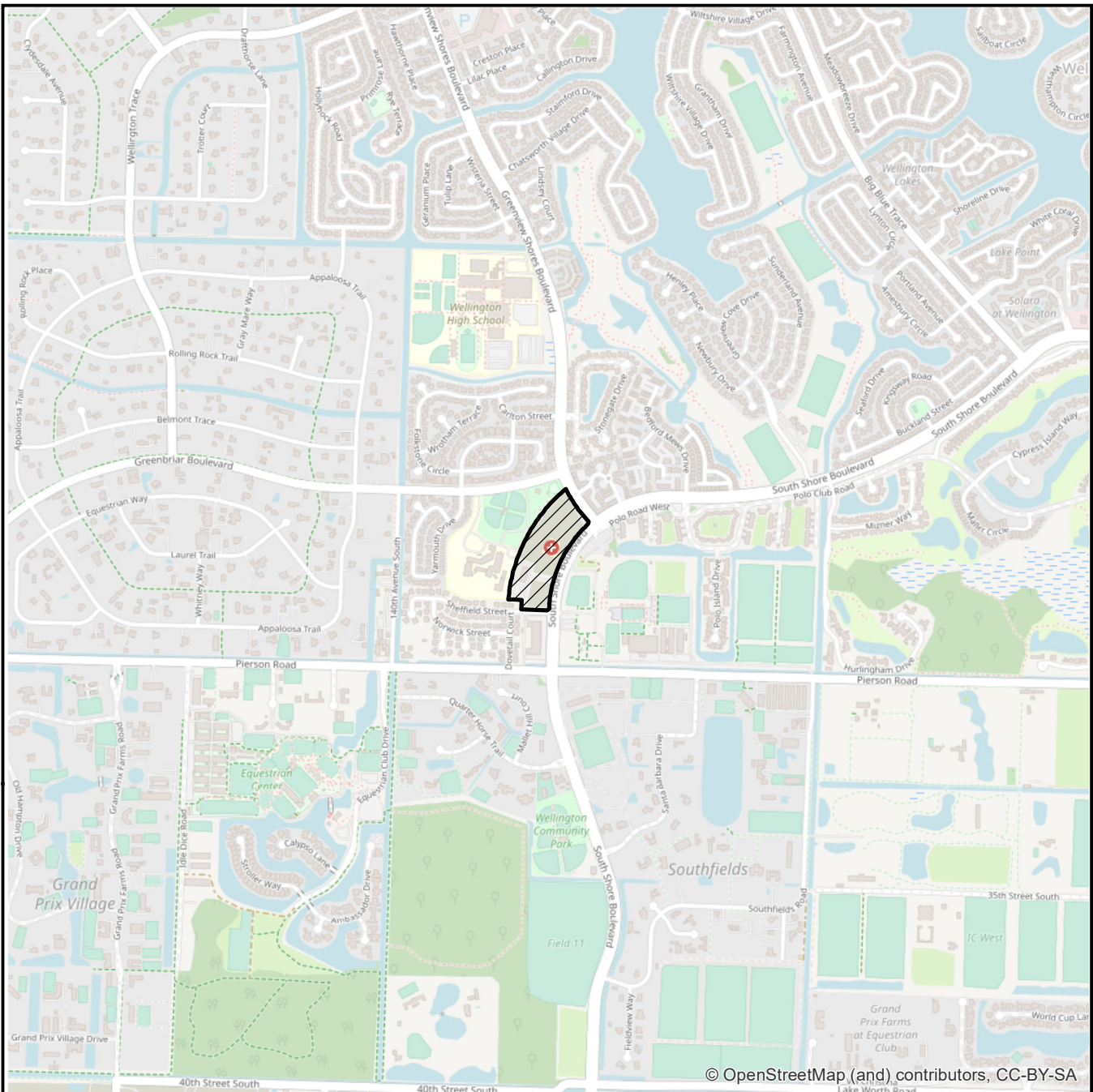
APPENDIX

Maps and Figures:


Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Map
Figure 4: FLUCCS Map

Attachment:

USDA Soils Report



LEGEND

 - SITE (17.8+/- AC)

0 2,000 Feet



WELLINGTON BROADVIEW LOCATION MAP



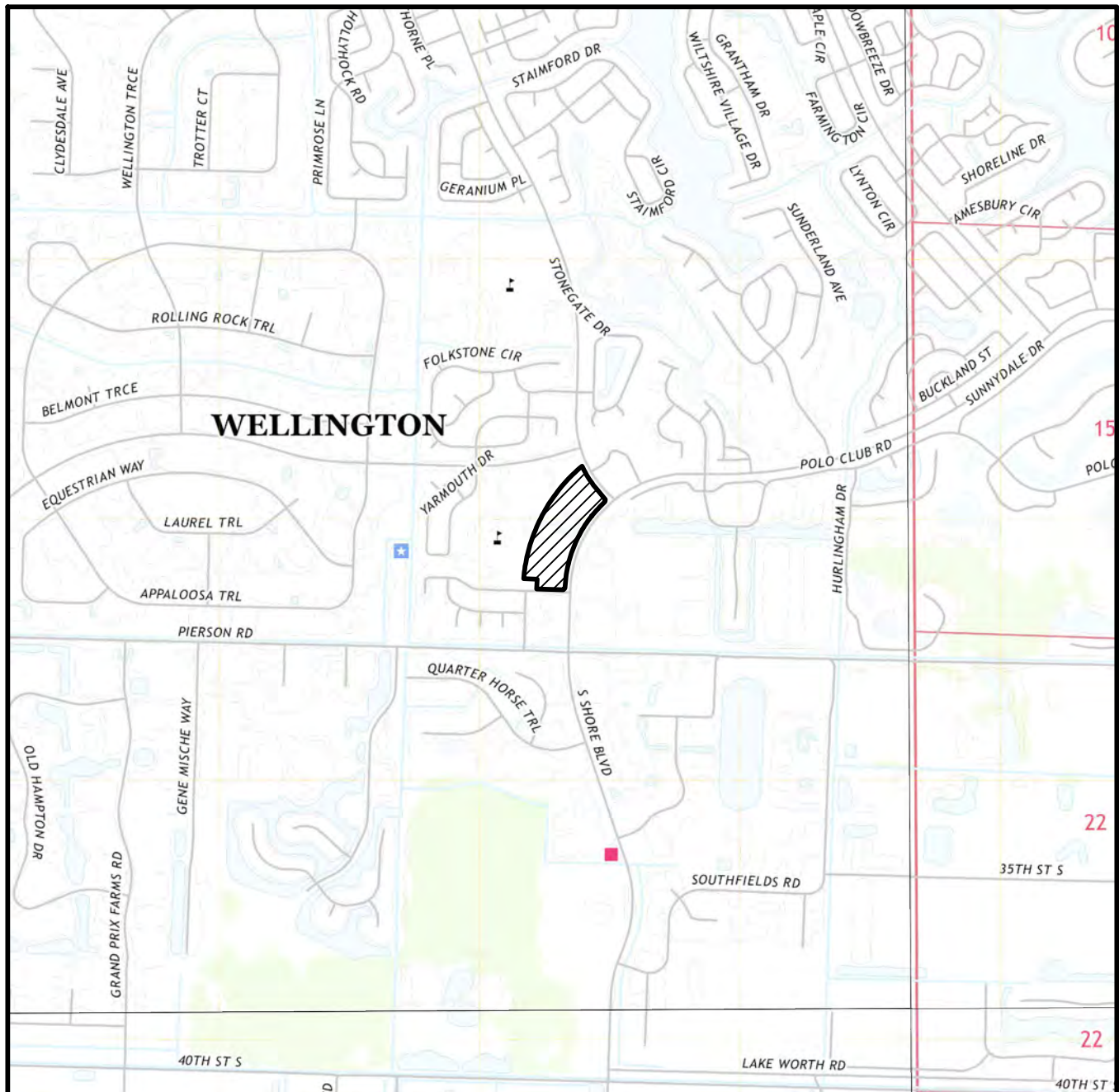
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

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FIGURE

1



USGS QUAD MAPS "LOXAHATCHEE", TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°38'30" LONGITUDE -80°15'48"

LEGEND

 - SITE (17.8± AC)

0 2000
SCALE IN FEET



WELLINGTON BROADVIEW QUAD

Wellington Broadview.dwg QUAD



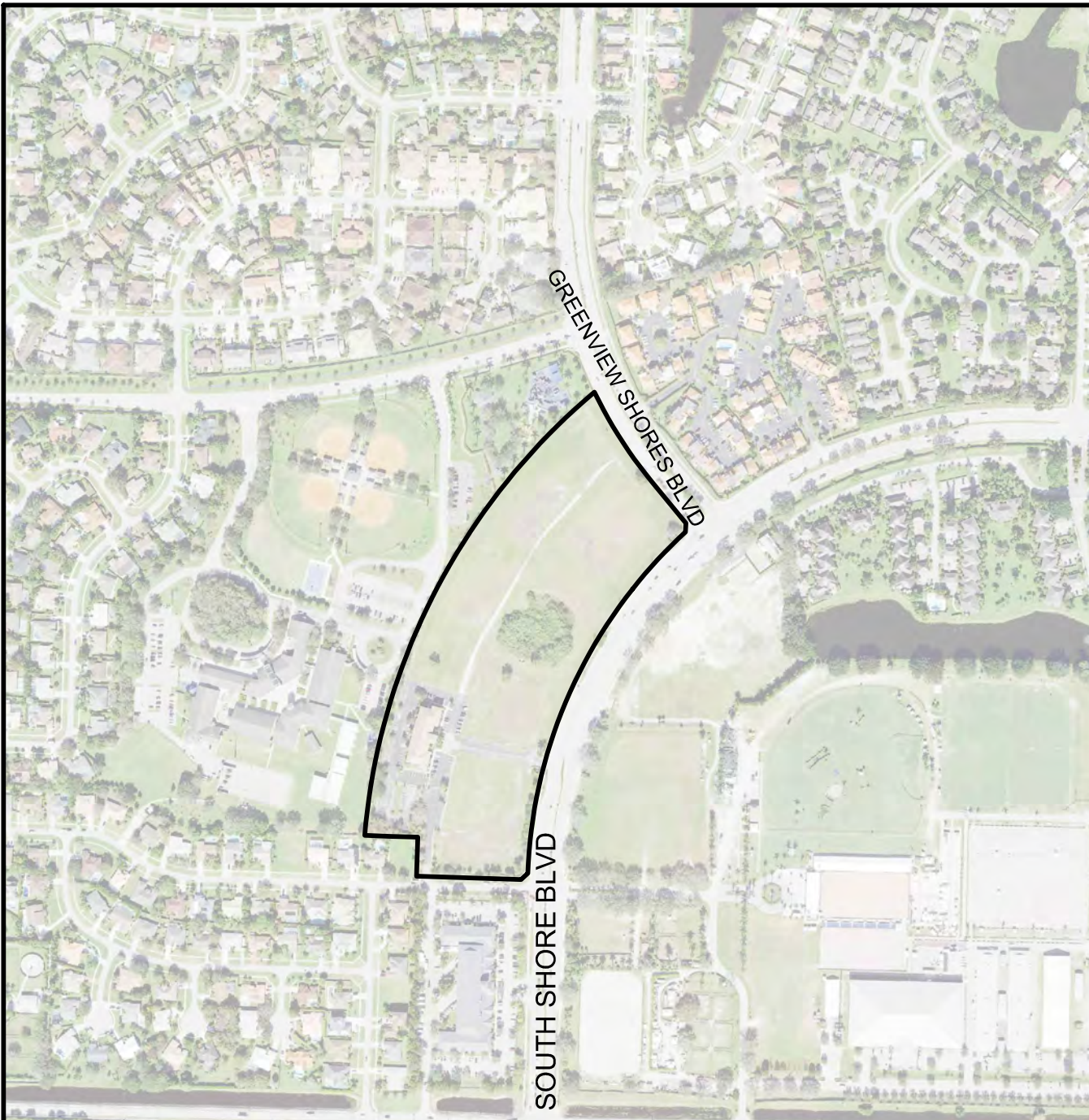
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FIGURE

2



PALM BEACH COUNTY AERIAL DATED 2022

0 500
SCALE IN FEET



WELLINGTON BROADVIEW AERIAL

Wellington Broadview_recover.dwg AERIAL

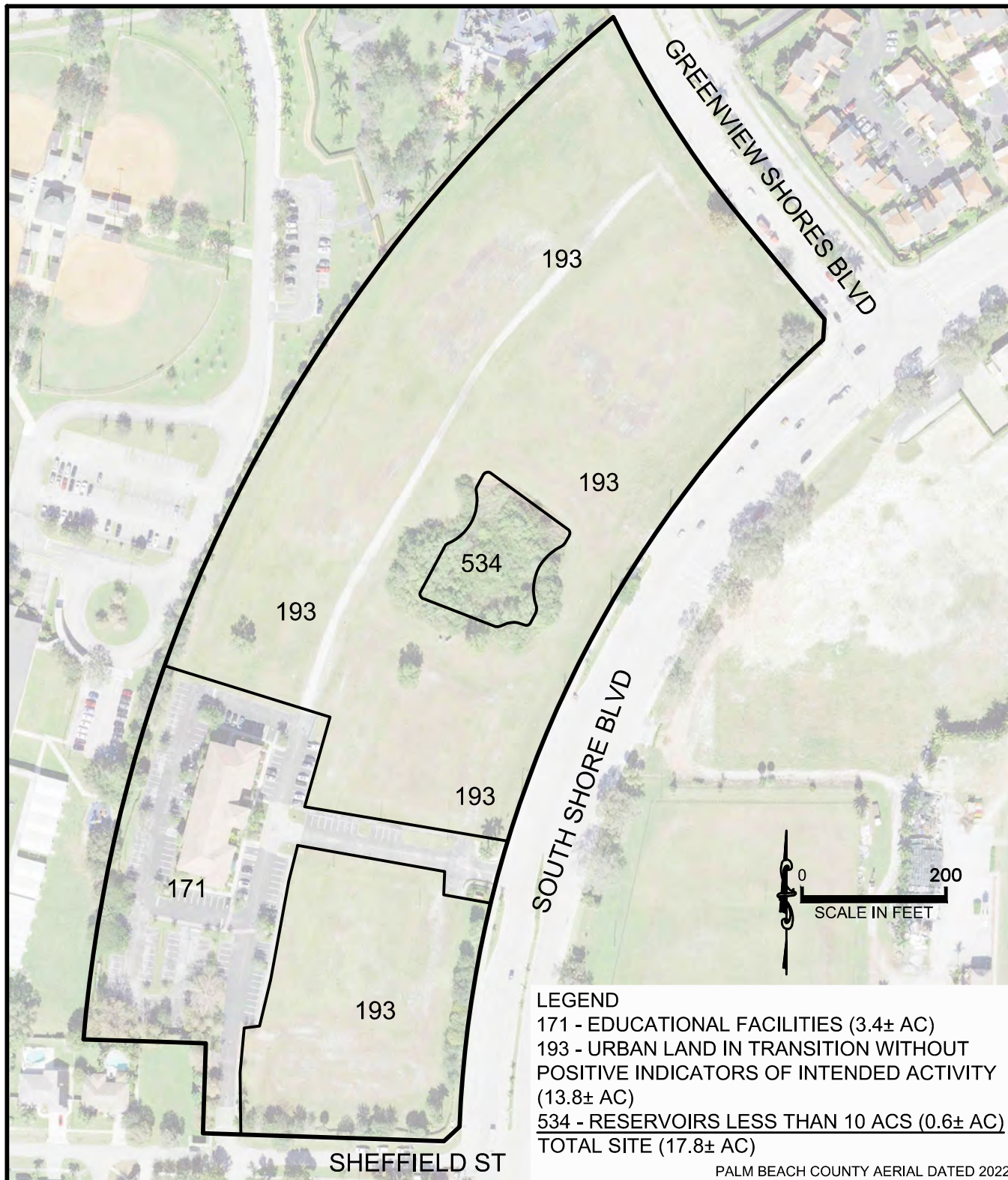


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WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
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FIGURE

3



WELLINGTON BROADVIEW

FLUCFCS

Wellington Broadview.dwg FLUCFCS



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FIGURE

4

Soil Map—Palm Beach County Area, Florida
(Wellington Broadview)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/27/2022
Page 1 of 3

Soil Map—Palm Beach County Area, Florida
(Wellington Broadview)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida

Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Holopaw fine sand, 0 to 2 percent slopes	0.2	0.9%
25	Oldsmar sand, 0 to 2 percent slopes	14.4	80.6%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	3.3	18.5%
Totals for Area of Interest		17.8	100.0%