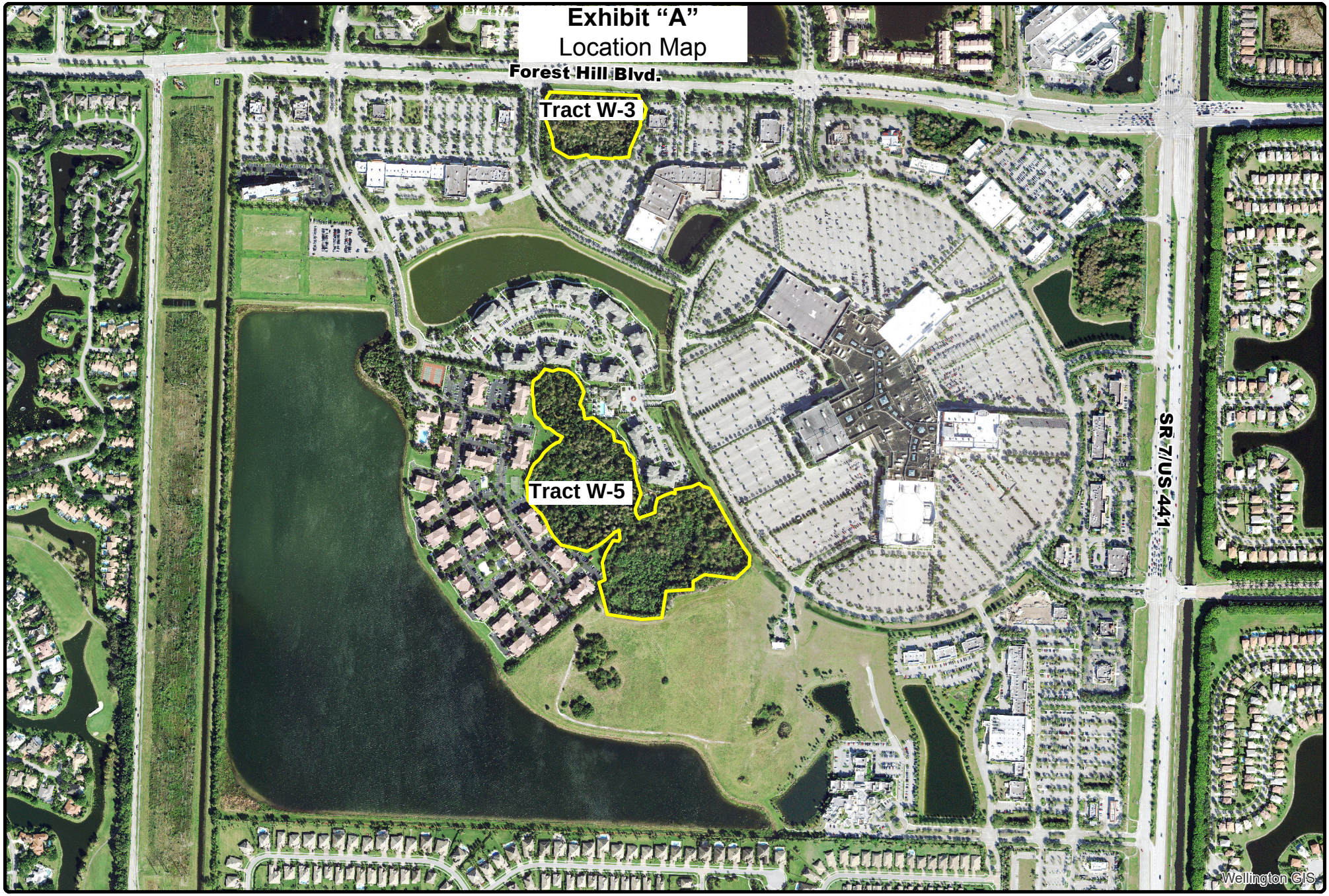
Exhibit "A"
Location Map



Wellington Planning GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • www.wellingtonfl.gov

Track Number 000000	SHEET NO.	1
	1	
DATE	7/17/2019	
DRAWN	DJ Helkowski	
SCALE	1 inch = 700 feet	
REQUESTED	Damian Newell	
FILENAME	Well_Green_8x11	

N W E S

Subject Area
Village of Wellington
Palm Beach County, FL

Wellington Green

THE VILLAGE OF WELLINGTON

Exhibit "B"

WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION
7900 GLADES ROAD, SUITE 320 · BOCA RATON, FLORIDA 33434
TEL. 561.883.5959 · FAX. 561.883.3138

April 21, 2019

Damian Newell
Senior Planner
Village of Wellington
12300 Forest Hill Boulevard
Wellington FL 33414

RE: Wellington Green MUPD "C" Tract W-3 and PUD Tract W-5

Dear Mr. Newell:

The Wellington Green Property Owners Association has approved the conversion of the above referenced tracts dedicated on the Wellington Green Plat from conservation and common areas to residential (PUD Tract W-5) and commercial (MUPD "C" Tract W-3) as proposed with the request.

Should you have any further questions please feel free to contact me.

Sincerely,

Harold Jacobsohn

Harold Jacobsohn
President
Wellington Green Master Property Owners Association

Exhibit "C"
Market Study Summary Page 3

Mr. Gary Koolik
Brefrank, Inc.
May 1, 2019
Page 2

This market study is the result of this evaluation, together with supporting data and documentation, as of the date of the study, April 5, 2019.

Summary of Findings:

- The subject site is physically and legally well suited for multifamily development and the surrounding neighborhood within the Village at Wellington provides all necessary support services for successful multifamily development.
- The subject will be Phase II of the existing adjacent Class "A" Axis Wellington Green community. Phase II will have similar unit and project amenities of Phase I and other new projects within the submarket and greater metropolitan area. We have projected a mix of one-, two- and three-bedrooms with unit and project amenities consistent with competitive Class "A" rental communities in the region.
- The multi-family rental housing market in the Village at Wellington is very healthy. Currently there are approximately 2,189 existing units within 8 competitive properties within the Wellington Submarket with a vacancy rate of 4.84%. We are only aware of one new development, Town Southern, with an additional 381 units in the pipeline.
- Submarket vacancy rates have decreased significantly over the past 12 months from 4.1% in February 2018 to 2.7% as of February 2019 showing strong demand for Class "A" market rental communities in the Village at Wellington.
- The Village of Wellington submarket is extremely undersupplied and market prospects for new multi-family residential rental housing product is excellent. Demand analysis concludes there is pent up demand for 2,472 multi-family rental housing units within the Village of Wellington that would require the introduction of approximately 247 per year over the next ten years to meet the forecasted demand.
- The planned 160-unit Class "A: market rental community would be extremely well received by the market.

The analyses, opinions and conclusions were developed and this report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

This letter of transmittal precedes the consultation report, further describing the property and containing the reasoning and most pertinent data leading to the final conclusions. Your attention is directed to the General and Special Assumptions and Limiting Conditions, and the Certificate of Consultation, which have been included within the text of this report.

Exhibit "D"
Tract W-5 Environmental Report / Permit Amendment

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

WELLINGTON GREEN APARTMENTS

Corps of Engineers Permit Application

Public Notice Supporting Information

Prepared for:

Brefrank, Inc.

Prepared by:

EW Consultants, Inc.

September 2018

1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

Project Need:

The project is needed to meet current and projected future market demand for multi-family residential housing in Wellington, Florida and the surrounding market area.

PUBLIC NOTICE DATA:

Applicant: Gary Koolik
Brefrank, Inc.
7900 Glades Road
Suite 320
Boca Raton, FL 33434

Waterway & Location:

The project would affect waters of the United States associated with the Lower West Palm Beach Canal sub-watershed (HUC 030902060900), in the C-51 basin. The site is located within Township 44S, Range 41E, Section 13. More precisely, the project site is located west of US441/SR7, south of Forest Hill Boulevard, north, and east of Stribling Way in the Village of Wellington, Florida.

Directions to the site:

From the USACE PBG office, proceed west on PGA Boulevard, to the Florida's Turnpike. Proceed south on the Florida's Turnpike for approximately 12 miles and take exit 97 (Southern Boulevard). Proceed west on Southern Boulevard for two miles and turn south on US441/SR7 for 2.5 miles. Enter the Mall at Wellington Green property and turn left on Ring Road. Proceed 0.5 miles around the mall parking lot and the project area will be on the left-hand side.

Approximate central coordinates:

Latitude: N 26.644500°
Longitude: W -80.212800°

Project Purpose:

Basic: The basic project purpose is to construct a multi-family residential apartment complex.

Overall: The overall project is to construct a multi-family residential apartment complex through infill within an area surrounded by urban development in the Wellington market area of Palm Beach County.

Existing Conditions:

The 17.62 +/- acre project site is comprised of a wetland area and surrounding upland buffers. The only improvements present within the project area are the control structure and perimeter berm constructed in the late 1990s during construction of the Mall at Wellington Green project. The 17.62 +/- acre project site contains 14.61 +/- acres of Wetland Waters of the U.S. and 3.01 acres of uplands. The wetland lines are based on the previous permit for the Wellington Green project.

The project site is located in an area that has been subjected to drainage and flood control efforts by the Acme Improvement District (AID) that were initiated prior to the 1950's. As a result, the project area was progressively drained and the land cover converted from its natural condition to agriculture. Until the mid-1990's, this wetland was surrounded by row crop agricultural operations until it was incorporated into the surface water management system of the present-day Mall at Wellington Green. The vegetative composition of the wetland was enhanced via exotic vegetation removal and native vegetation replanting, however, due to surrounding drainage infrastructure the hydrology could not be restored to pre-drainage conditions. The current hydrologic regime of the wetland is controlled by a surface water management system that drains from east to west. The ground water levels surrounding the site are controlled by the Lake Worth Drainage District and AID canal system at levels much lower than natural water elevations in order to provide drainage and flood protection. Surrounding control elevations range from 15.8' NGVD (LWDD E-1 Canal) to the east and 11'-12' NGVD (AID C-8 Canal) to the west. As a result, the hydrology of the wetland has not been restored to natural/pre-drainage conditions.

Currently, the vegetation composition of the wetland is dominated by native vegetation, however, it exhibits a significant cover by invasive nuisance and exotic species. The native vegetation planted during the initial enhancement has survived and shows signs of growth. Despite exotic vegetation control efforts, the persistent re-growth of upland and facultative invasive nuisance and exotic species is a clear indication that the wetland hydrology is not adequate for this system. The re-growth of invasive exotic species such as Caesar weed and napier grass along the wetland fringes indicate a lack of regular inundation. Other species such as Carolina willow and Peruvian primrose willow found in the deeper wetland areas indicate that the hydrologic regime favors rapidly recruiting and growing invasive nuisance and exotic species over desirable native wetland vegetation. Both species are found as monotypic cover in some areas of the wetland.

A longer term indicator of inadequate hydrology is soil subsidence. Signs of soil subsidence were observed throughout the wetland on older naturally occurring wetland trees and more recently planted trees. The soil subsidence was evident and extensive on older naturally occurring wetland trees, exposing 12 inches or more of root system in most cases for cypress and pond apple trees. This subsidence is directly attributable to the lack of inundation within the wetland over an extended period of time. The soil subsidence observed on younger trees (planted or naturally recruited) clearly indicates that the hydrologic regime established by the surface water management system permitted in the early 2000's remains inadequate to support continued existence of this wetland at this ground elevation.

Hydrologic indicators are not consistent with those expected in a cypress-pond apple wetland. Older naturally occurring cypress trees exhibit a buttressed trunk, however, the elevations of the buttress inflection points were not consistent with trimmed moss collars. The buttress inflection points were consistently two feet higher than the trimmed moss collars, thus indicating that historic hydroperiod that contributed to the buttressing of the older cypress trees were several feet higher and of longer duration than the current hydroperiod that demonstrated by the trimmed moss collars.

The replanted wetland fringe areas exhibit a mixture of replanted trees including cabbage palms, laurel oaks, and cypress. Those areas are devoid of a significant subcanopy or ground cover. The upland buffer exhibits scattered pine trees and laurel oaks with encroachment by invasive exotic vegetation including Brazilian pepper and napier grass.

The surrounding areas are comprised of urban land including multifamily residential development, and a commercial shopping mall (Mall at Wellington Green).

(Note: The jurisdictional line for Waters of the U.S. has not been verified by Corps personnel, and is subject to change.)

Proposed Work:

The applicant proposes to permanently fill 7.06 +/- acres of Wetland Waters of the U.S. to construct a multi-family residential development over the southern portion of the project area. The remaining 7.55 +/- acres of Wetland Waters of the U.S. in the northern portion of the project site will be re-graded and the ground surface lowered in order to allow sufficient inundation by the existing surface water management infrastructure in the surrounding area.

(Note: The jurisdictional line for Waters of the U.S. has not been verified by Corps personnel, and is subject to change.)

Avoidance and Minimization Information:

The project site is located in a highly urbanized area. While the project is proposed on a site that is predominantly a wetland area, this particular wetland is no longer in its natural state. The wetland has been impacted by decades of drainage first for agriculture and then for urban development. The current hydrologic regime of the surrounding surface water management system is not adequate to support the continued existence of the wetland.

The wetland could be avoided entirely if the proposed project was not authorized. As demonstrated over the last 20 years, despite re-planting and exotic vegetation control efforts, the vegetative community continues to degrade, soil subsidence continues to occur, and the habitat value for fish and wildlife continues to diminish over time. The proposed multi-family residential project will only impact a portion of the wetland and allow for the re-creation of a functioning wetland system in the remainder of the project area.

Given the large percentage of wetland with respect to the overall project area, complete avoidance of the wetland is not feasible. Proposed permanent impacts will be limited to the southern portion comprising less than 50% of the wetland.

Compensatory Mitigation:

The unavoidable impacts to Wetland Waters of the U.S. will be offset via the purchase of mitigation credits from a Federally approved offsite mitigation bank.

Cultural Resources:

The applicant is not aware of any known historic properties within the permit area. A Cultural Resource Assessment Survey (CRAS) will be conducted over the entire property.

Endangered Species:

Given the forested nature of this wetland and the lack of open water areas, it is reasonable to assume that wood storks do not regularly utilize the site for foraging. The absence of open water area surrounding the forested wetland renders the site likely unsuitable for nesting by this species. There are no documented nesting colonies within 0.47 miles of the project site and a survey of the site did not reveal the presence of any wood stork nests, or any water bird nests. By use of the U.S. Fish and Wildlife Service (USFWS) Wood Stork Key dated January 25, 2010 and the May 18, 2010 addendum, the following key sequence "A" would result in a "No effect" (NLAA). As indicated in the USFWS letter dated January 25, 2010 and the May 18, 2010 addendum, a determination of "No effect" by use of the key indicates FWS concurrence: "*With an outcome of "no effect" or "NLAA" as outlined in this key, and the project has less than 20.2 hectares (50*

acres) of wetland impacts, the requirements of section 7 of the Act are fulfilled for the wood stork and no further action is required."

The project site is a forested wetland, surrounded by a 25 foot wide forested upland buffer, located within a highly urbanized area. The onsite forested wetland and the offsite urbanized areas are land covers that are not suitable habitat for the Eastern indigo snake (*Drymarchon corais couperi*). The upland forested buffer is suitable habitat but is of a relatively small size (3.01 acres) and geographically isolated from other potential eastern indigo snake habitat. As there are fewer than 25 acres of potential eastern indigo snake habitat, based on the Eastern Indigo Snake Effect Determination Key (dated August 1, 2017), the Corps determination sequence is as follows: A > B > C > D "may affect, not likely to adversely affect". The permit instrument, if issued, would be conditioned such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work. As indicated in the USFWS letter dated August 1, 2017, a determination of NLLA by use of the key indicates that the "*SFESO concurs with this determination and no further consultation is necessary for the effects of the proposed action on the eastern indigo snake*".

Adjacent Property Owners:

According to public records information, the following are the adjacent property owners:

WELLINGTON GREEN MASTER PROPERTY
OWNERS ASSN INC
7900 GLADES RD STE 320
BOCA RATON FL 33434 4104

SCG ATLAS WELLINGTON HOLDINGS LLC
RYAN LLC C/O
500 E BROWARD BLVD STE 1130
FORT LAUDERDALE FL 33394 3016

SCG ATLAS WELLINGTON HOLDINGS LLC
STARWOOD CAPITAL GROUP GLOBAL LP C/O
100 PINE ST STE 3000
SAN FRANCISCO CA 94111 5216

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

DEVONSHIRE AT WELLINGTON GREEN LLC
1601 BELVEDERE RD STE 407S
WEST PALM BEACH FL 33406 1518

CAMDEN COURT LLC
7900 GLADES RD STE 320
BOCA RATON FL 33434 4104

1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

LEGEND

▨ - SITE (17.62+/-AC)

0 2,000 Feet

N

WELLINGTON GREEN APARTMENTS
LOCATION MAP

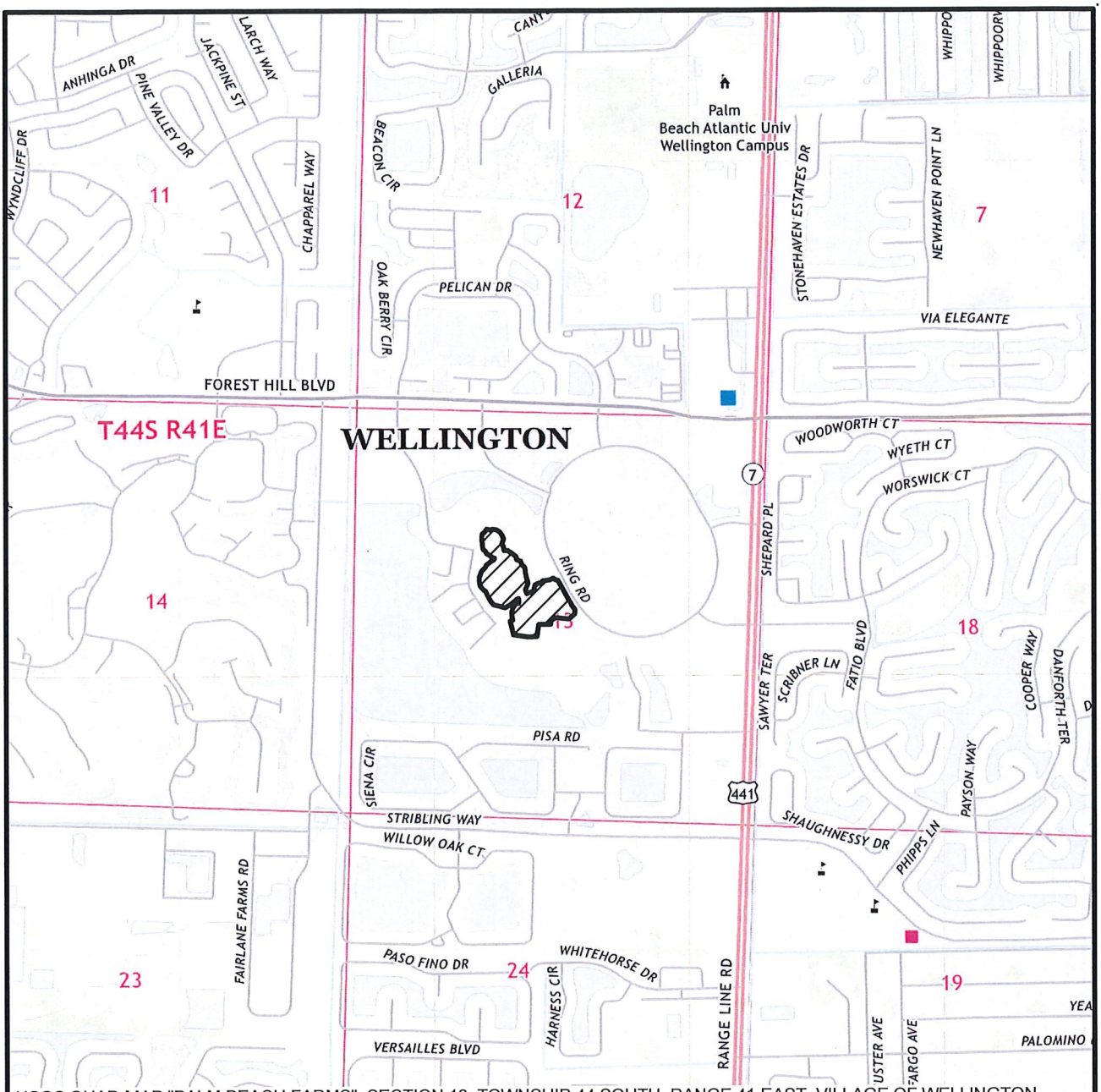
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BOULEVARD, SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

SEPT 2018

FIGURE

1



USGS QUAD MAP "PALM BEACH FARMS", SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°38'42" LONGITUDE -80°12'48"

LEGEND

▨ - SITE (17.62± AC)

0 2000

SCALE IN FEET

WELLINGTON GREEN APARTMENTS

QUAD

Wellington Green Apartments.dwg QUAD

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

SEPT 2018

FIGURE

2

PALM BEACH COUNTY AERIAL DATED 2017

0 400
SCALE IN FEET

WELLINGTON GREEN APARTMENTS

AERIAL

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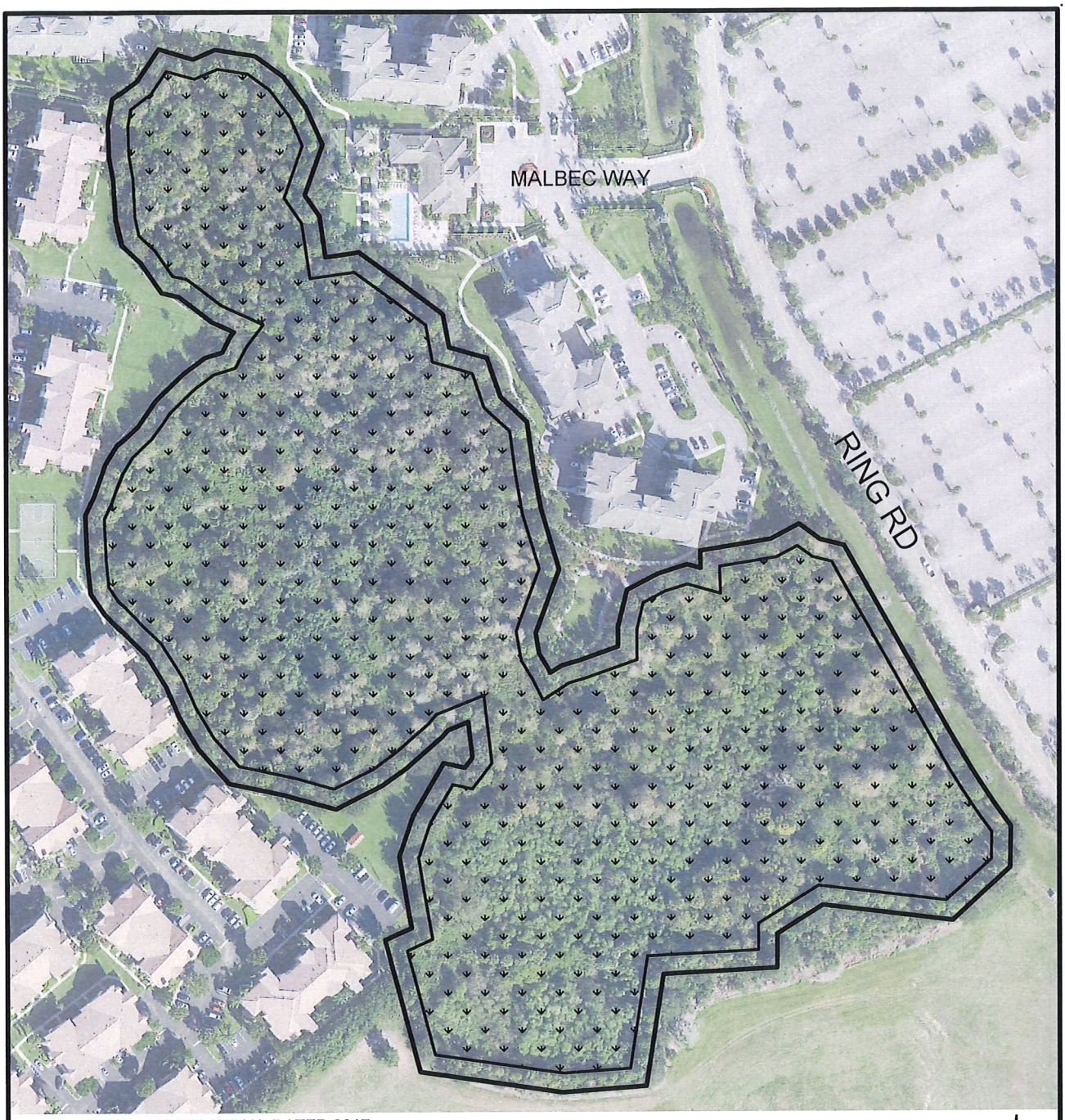
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

SEPT 2018

FIGURE
3

Wellington Green Apartments.dwg AERIAL



PALM BEACH COUNTY AERIAL DATED 2017

LEGEND

- WETLAND (14.61± AC)

0 200

SCALE IN FEET

WELLINGTON GREEN APARTMENTS

WETLAND

Wellington Green Apartments.dwg WETLAND

EW CONSULTANTS, INC.

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

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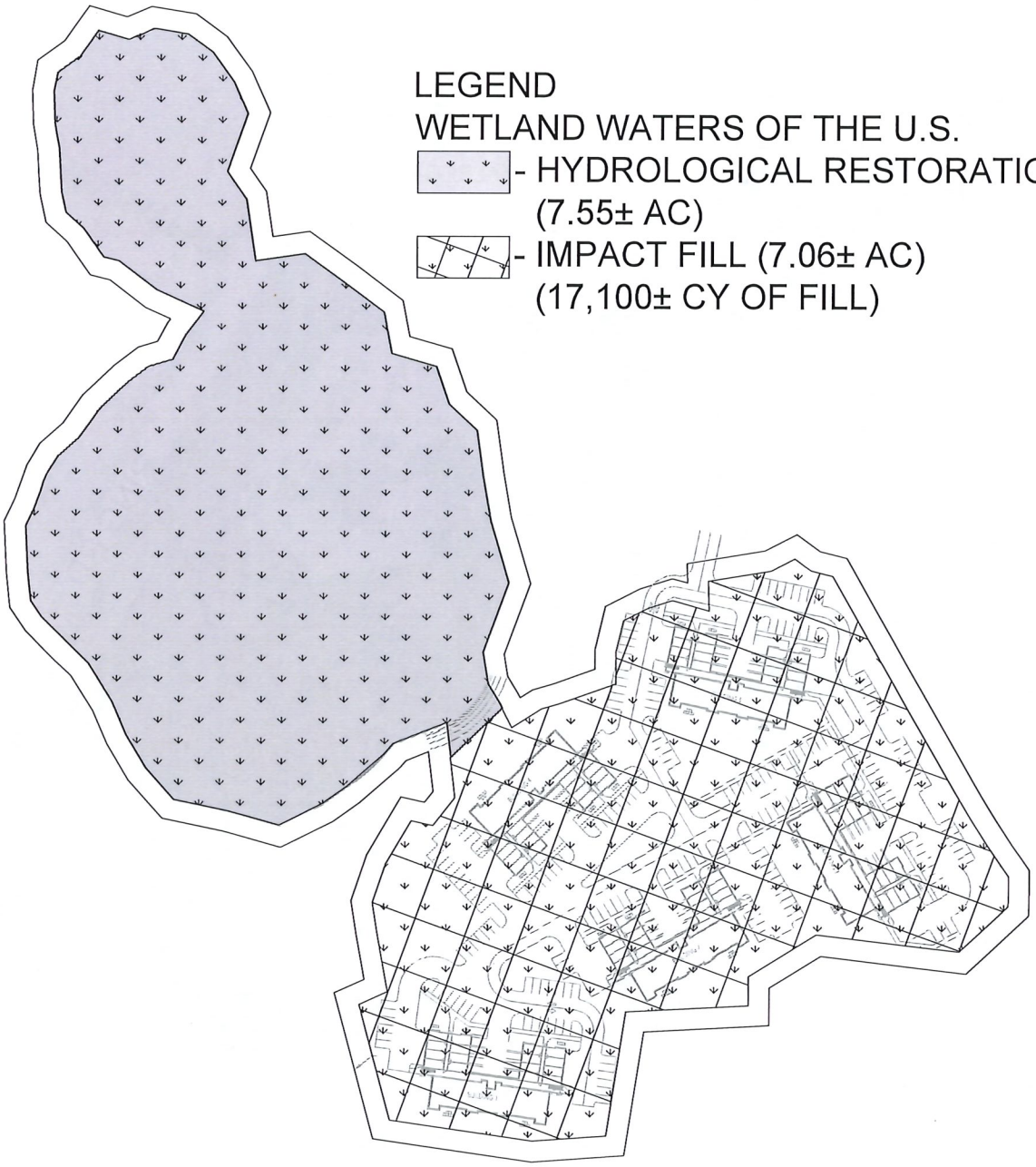
FIGURE

4



0 200
SCALE IN FEET

WELLINGTON GREEN APARTMENTS

PROPOSED ACTIVITY

CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

SEPT 2018

FIGURE
5

Wellington Green Apartments.dwg PRO ACTIVITY

SITE DEVELOPMENT DRAWINGS FOR:

AXIS II AT WELLINGTON GREEN

WELLINGTON, FL

SECTION 13, TOWNSHIP 44S, RANGE 41E

FOR

BREFRANK, INC

VICINITY \ AERIAL MAP

NTS

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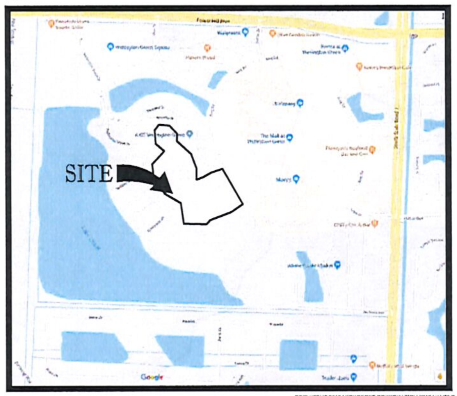
LOCATION MAP

NTS



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SHEET INDEX

PLANS BY THOMAS ENGINEERING:	
COVER SHEET	C-01
GENERAL NOTES	C-02
DEMOLITION PLAN	C-03
EROSION CONTROL PLAN	C-04
OVERALL PAVING, GRADING & DRAINAGE PLAN	C-05
PAVING, GRADING & DRAINAGE PLAN	C-06
PAVING, GRADING & DRAINAGE DETAILS	C-07 & C-08
CROSS SECTIONS	C-09
WATER, SEWER & UTILITIES PLAN	C-10
SEWER PROFILES	C-11
WATER, SEWER & UTILITIES DETAILS	C-12 & C-13
PAVEMENT MARKINGS & SIGNAGE PLAN	C-14
PLANS BY OTHERS	
LIFT STATION DETAIL SHEET	LS-1

PREPARED BY

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS

PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458

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FX: (561) 203-7721
www.ThomasEngineeringGroup.com

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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

REVISIONS:

REV.	DATE:	COMMENT:	BY:

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

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PROJECT No.: FJ180024
DRAWN BY: SGG
CHECKED BY: JMG
DATE: 11/13/2018
CAD I.D.: FJ180024-COVER SHEET

PROJECT:

AXIS II AT WELLINGTON GREEN

—FOR—

BREFRANK, INC

VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP

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JUPITER, FL 33458
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FX: (561) 203-7721
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JASON M. GUNTHER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-01

THOMAS ENGINEERING GROUP

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REVISIONS:

REV.	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ180024
DRAWN BY:	SOG
CHECKED BY:	JMG
DATE:	11/13/2018
CAD I.D.:	FJ180024-EROSION CONTROL

PROJECT:

AXISII AT WELLINGTON GREEN

FOR

BREFRANK, INC

VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP

PESWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
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FX: (561) 203-7721
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JASON M. GUNTHER

PROFESSIONAL ENGINEER
FLORIDA BUSINESS AUTH. No. 27528

SHEET TITLE:

OVERALL EROSION CONTROL PLAN

SHEET NUMBER:

C-04

Printed on Tuesday, November 13, 2018, 3:00 PM by Shirley Gomez

THOMAS ENGINEERING GROUP
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1500 CORPORATE DR. SUITE 259 FT. LAUDERDALE, FL 33334 P: 954-323-7000
4595 N. KENNEDY BLVD. SUITE 600 JUPITER, FL 33458 P: 561-370-4100
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

REVISIONS:

REV.	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ180074
DRAWN BY:	SOG
CHECKED BY:	JMG
DATE:	11/13/2018
CAD I.D.:	FJ180074-GD PLAN

PROJECT:

AXIS II AT WELLINGTON GREEN

FOR

BREFRANK, INC

VILLAGE OF WELLINGTON FLORIDA

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PGWORTH PROFESSIONAL PLAZA
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JUPITER, FL 33458
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FX: (561) 203-7721
www.ThomasEngineeringGroup.com

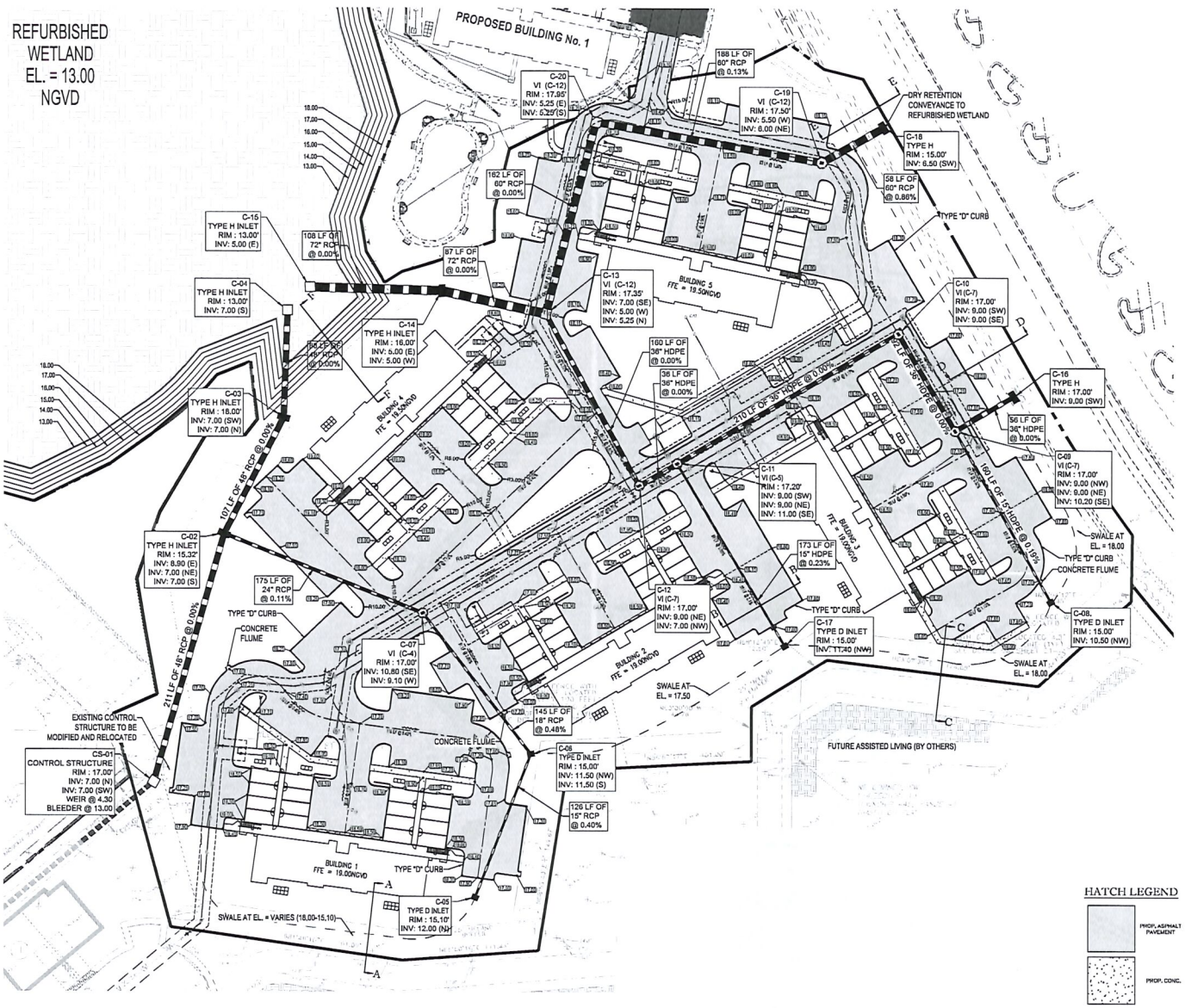
JASON M. GUNTHER
No. 18829
PROFESSIONAL ENGINEER
November 13, 2018
STATE OF FLORIDA
FLORIDA REGISTRATION No. 27528

SHEET TITLE:

OVERALL DRAINAGE PLAN

SHEET NUMBER:

C-05



CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. FEMA FLOOD ZONE: "AE" & 12099C0564F 10/05/2017
18. CONTRACTOR SHALL REMOVE ORGANICS WITHIN LIMITS OF PAVEMENT AREAS TO A DEPTH OF 6 FEET AND REPLACE WITH CLEAN FILL. AREAS OF EXFILTRATION TRENCH SHALL BE EXCAVATED TO A DEPTH OF 15' AND WIDTH OF 10' (CENTERED ON THE TRENCH) AND REPLACE WITH CLEAN FILL.
19. CONTRACTOR SHALL FOLLOW GEOTECH RECOMMENDATIONS FOR BUILDING PAD PREPARATION

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYPICAL NOTE TEXT)	PROPOSED
	UNDERGROUND WATER LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	SANITARY SEWER LATERAL	
	CATCH BASIN	
	MANHOLE	
	GRADE SPOT SHOT	
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	
	P/L TRANSFORMER	

THOMAS ENGINEERING GROUP
CIVIL STRUCTURAL TRANSPORTATION LANDSCAPE PLANNING
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4151 N. KENNEDY BLVD. STE 203 TAMPA, FL 33609 P: 813-373-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7903

REVISIONS:			
REV.	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ190024
DRAWN BY:	SDG
CHECKED BY:	JMG
DATE:	11/13/2019
CAD I.D.:	FJ190024-PROD PLAN

PROJECT:

AXIS II AT WELLINGTON GREEN

FOR

BREFRANK, INC

VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP
PEDWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
PH: (561) 203-7903
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www.ThomasEngineeringGroup.com

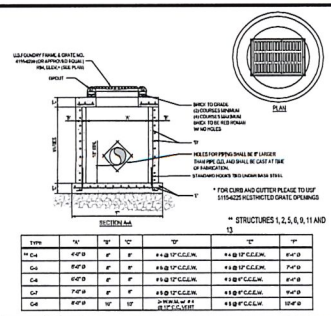
JASON M. GUNTHER
No. 58655
PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING & DRAINAGE PLAN

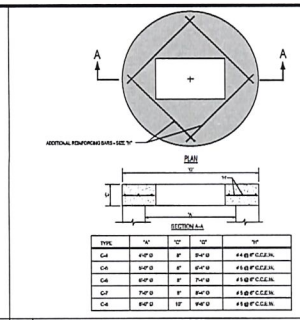
SHEET NUMBER:

C-06



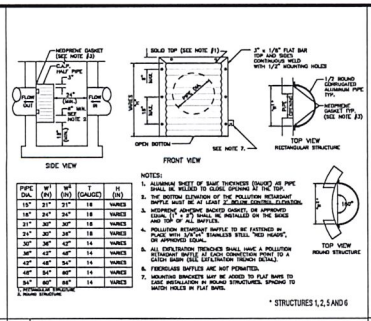
TYPE	'A'	'B'	'C'	'D'	'E'	'F'
** C-4	4'-0"	8"	8"	# 6 @ 12" C.C.E.W.	# 6 @ 12" C.C.E.W.	6'-0"
C-5	5'-0"	8"	8"	# 6 @ 12" C.C.E.W.	# 6 @ 12" C.C.E.W.	7'-0"
C-6	6'-0"	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 8" C.C.E.W.	8'-0"
C-7	7'-0"	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 8" C.C.E.W.	9'-0"
C-8	8'-0"	10"	10"	# 5 @ 8" C.C.E.W.	# 5 @ 8" C.C.E.W.	10'-0"

1 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE



TYPE	'A'	'B'	'C'	'D'	'E'	'F'
C-4	4'-0"	8"	8"	8"	# 6 @ 8" C.C.E.W.	
C-5	5'-0"	8"	8"	8"	# 6 @ 8" C.C.E.W.	
C-6	6'-0"	8"	8"	7'-0"	# 5 @ 8" C.C.E.W.	
C-7	7'-0"	8"	8"	8'-0"	# 5 @ 8" C.C.E.W.	
C-8	8'-0"	10"	10"	9'-0"	# 5 @ 8" C.C.E.W.	

2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



PIPE DIA.	'W' (in)	'H' (in)	T (GAUGE)	N (in)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	28"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

* RETANGULAR STRUCTURE
** ROUND STRUCTURE

NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2" BELOW CONTROL ELEVATION.
3. NEOPRENE GASKETED BACKED GASKET, OR APPROVED EQUAL, SHALL BE USED TO INSTALLED ON THE BACK AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/4"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A CATCH BASIN (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT SHEL

* STRUCTURES 1, 2, 5 AND 6

3 POLLUTION RETARDENT BAFFLE DETAIL
SCALE: NONE

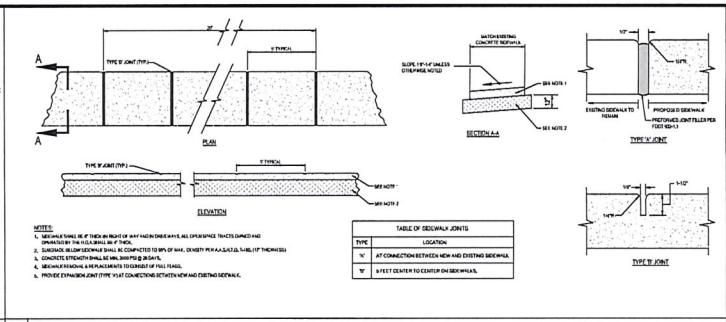
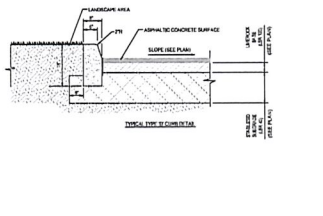


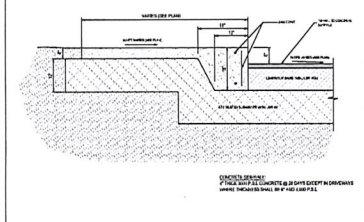
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	6 FEET CENTER TO CENTER ON SIDEWALKS.

NOTES:
1. SIDEWALK SHALL BE 4" THICK ON RIGHT OF WAY HAVEN DRIVEWAYS, ALL EXPOSED FACE TRACES DUMPED AND DIMINATION BY THE H.O.A. SHALL BE 4" THICK.
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180, (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

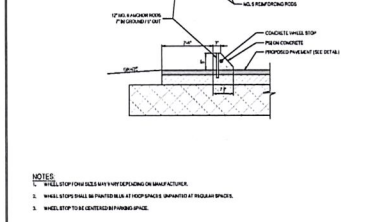
4 SIDEWALK DETAILS
SCALE: NONE



5 TYPE D CURB
SCALE: NONE

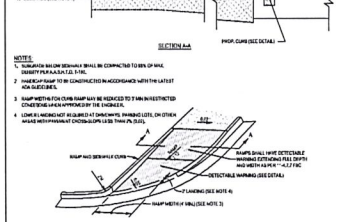


6 THICKENED EDGE SIDEWALK DETAIL
SCALE: NONE



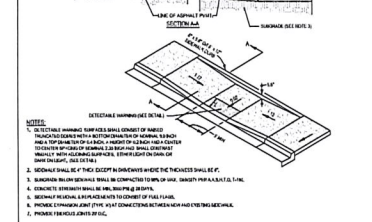
NOTES:
1. WHEEL STOP FOR 6" SIZE IS MAY VARY DEPENDING ON MAKE AT PLACE.
2. WHEEL STOPS SHALL BE PAINTED BLUE AT HCAP SPACES, UNPAINTED AT REGULAR SPACES.
3. WHEEL STOP TO BE CENTERED IN PARKING SPACE.

7 CONCRETE WHEEL STOP - NO CURB
SCALE: NONE



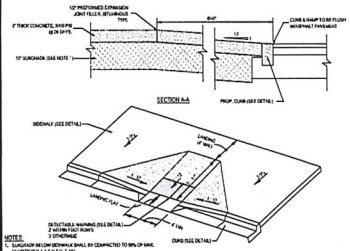
NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTH FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING MAY REQUIRED IF DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).

8 ADA CURB RAMP CR-20 DETAIL - FDOT
SCALE: NONE



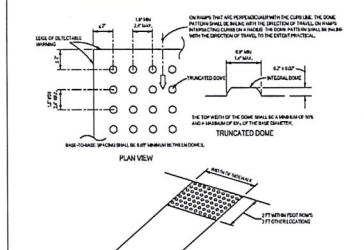
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIMATION OF NOMINAL 0.9 INCH AND A TOP DIMATION OF 0.4 INCH, A HEIGHT OF 0.2 INCH AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH AND SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT, (SEE DETAIL)
2. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
3. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
4. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
5. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
6. PROVIDE EXPANSION JOINT (TYP. 1/2"X4" CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
7. PROVIDE FOR HOLE JOINTS @ 10'-0".

9 ADA SIDEWALK RAMP DETAIL - FDOT
SCALE: NONE



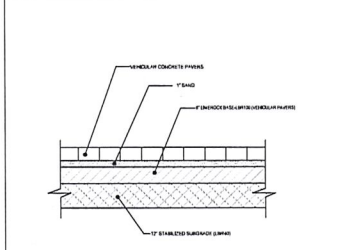
NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTH FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING MAY REQUIRED IF DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).

10 ADA CURB RAMP DETAIL - FDOT
SCALE: NONE



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND THE DEPTH OF TRAVEL 24 INCHES BEHIND THE BACK OF CURB WITH MINIMUM ROWS AND 36 INCHES (910 mm) FROM THE BACK OF CURB AT ALL OTHER LOCATIONS.

11 ADA RAMP DETECTABLE WARNING DETAIL
SCALE: NONE



NOTES:
FOR TREATMENTS SUBJECT TO VEHICULAR TRAFFIC, THE CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION FROM MANUFACTURER INDICATING THE PROPOSED PAVERS UNITS SHALL WITHSTAND TRAFFIC LOADING (MIN. HEIGHT AT A MINIMUM, THE AVERAGE COMPRESSIVE STRENGTH OF PAVER UNITS SHALL NOT BE LESS THAN 8000 PSI (55 MPa) IN ACCORDANCE WITH ASTM C140. TESTING SHALL BE PERFORMED ACCORDINGLY WITH TESTING PROCEDURES OF ASTM C140.

12 VEHICULAR CONCRETE PAVERS DETAIL
SCALE: NONE

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: F.218024
DRAWN BY: SOG
CHECKED BY: JMG
DATE: 11/13/2018
CAD LD.: F:\180024-PDS DETAILS

PROJECT:

AXIS II AT WELLINGTON GREEN

FOR

BREFRANK, INC

VILLAGE OF WELLINGTON
FLORIDA

THOMAS ENGINEERING GROUP
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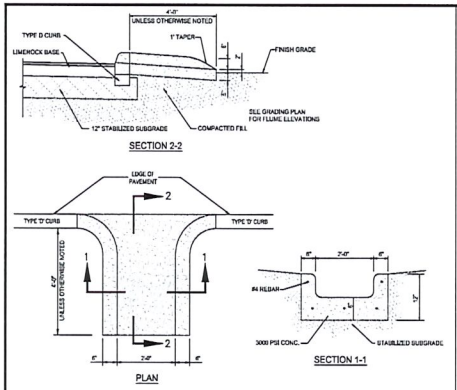
JASON M. GUNTHER
No. 68825
STATE OF FLORIDA
PROFESSIONAL ENGINEER
November 13, 2018
FLORIDA LICENSED
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

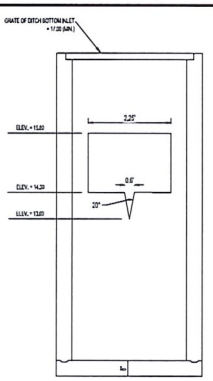
PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:

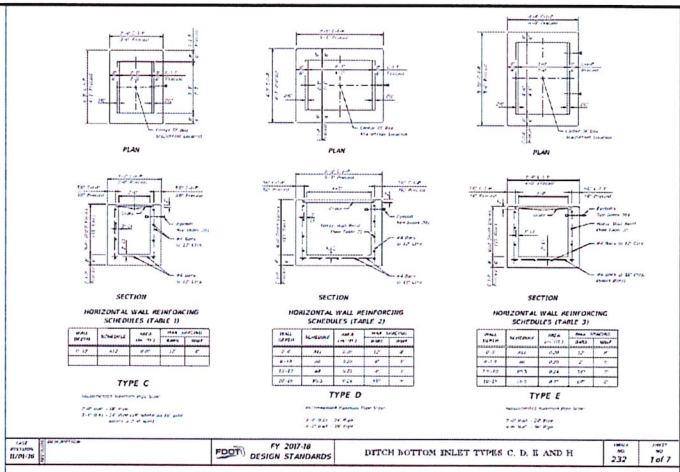
C-07



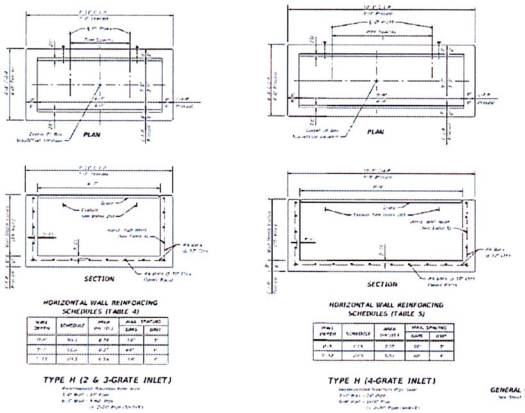
13 CONCRETE FLUME W/TYPE "D" CURB DETAIL
SCALE: NONE



14 CONTROL STRUCTURE DETAIL
SCALE: NONE



FDOT FY 2017-18 DESIGN STANDARDS — DITCH BOTTOM INLET TYPES C, D, E AND H — INDEX NO. 232 — SHEET NO. 1 of 7



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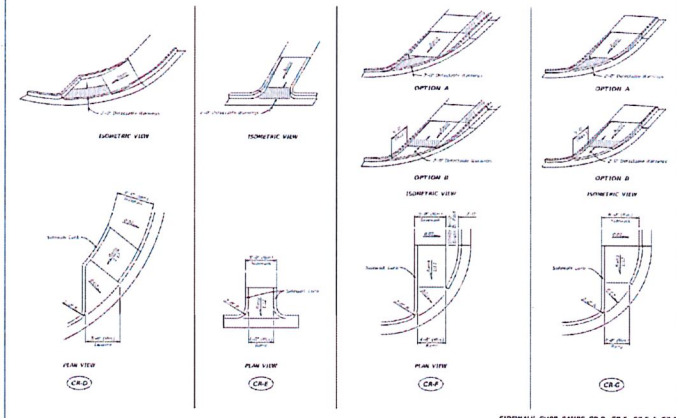

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

FDOT FY 2017-18 DESIGN STANDARDS — DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS — INDEX NO. 304 — SHEET NO. 4 of 8

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PROJECT No.: FJ180024
DRAWN BY: SGG
CHECKED BY: AJG
DATE: 11/13/2018
CAD I.D.: FJ180024-PDS DETAILS

PROJECT:
AXIS II AT WELLINGTON GREEN
FOR
BREFRANK, INC
VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP
PEDWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
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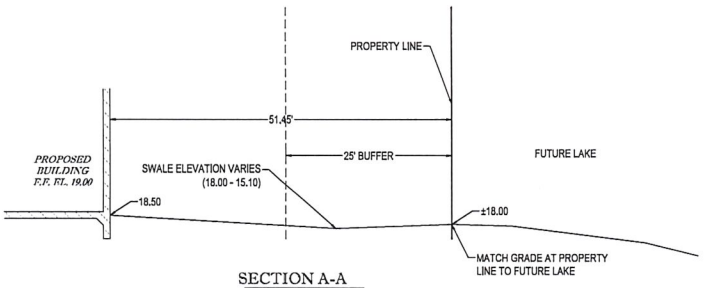
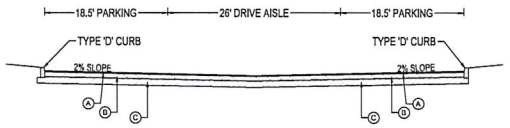
JASON M. GUNTHER
No. 68655
STATE OF FLORIDA
PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Jason M. Gunther, PE on November 13, 2018.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
FLORIDA CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:
PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:
C-08



SECTION A-A
NOT TO SCALE



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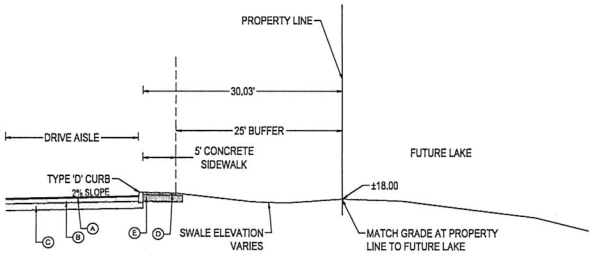

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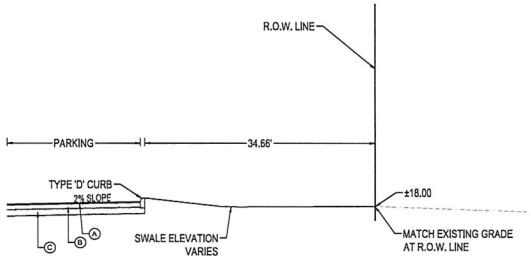

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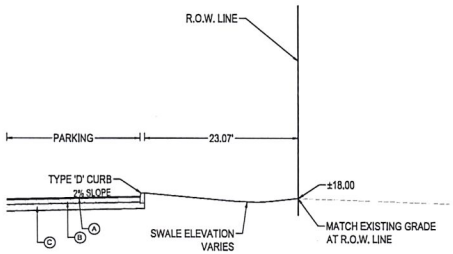

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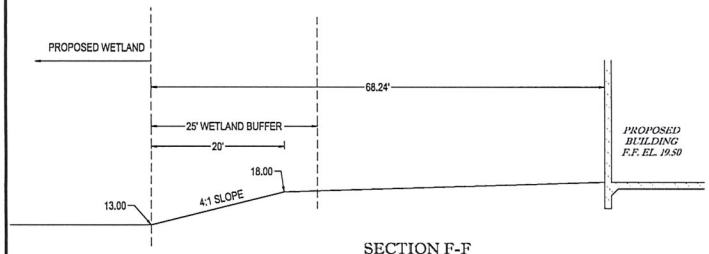

SECTION F-F
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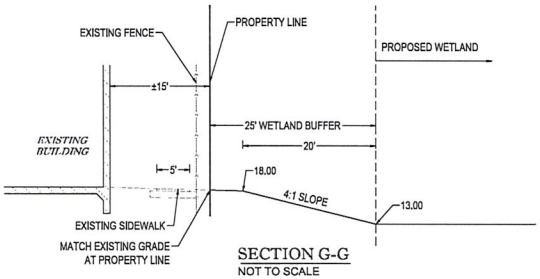

SECTION G-G
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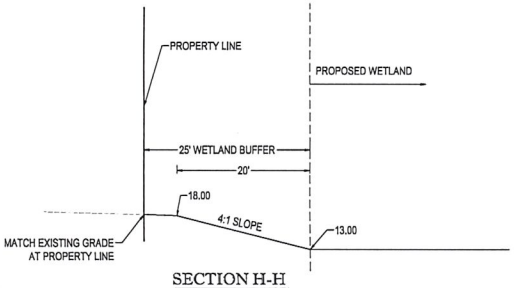

SECTION H-H
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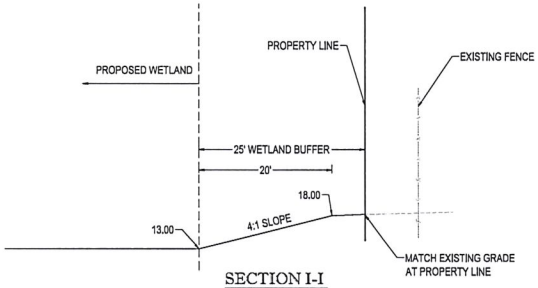

SECTION I-I
NOT TO SCALE

PAVEMENT LEGEND

(A) WEARING SURFACE
INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(B) 8" LIME ROCK BASE
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIMEROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS.

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
SUB-BASE SHALL EXTEND 12" BEYOND LIMEROCK / CONCRETE LIMITS.

(D) CONCRETE SIDEWALK:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

(E) COMPACTED SUB-BASE :
12" COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.

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1518 KOMATOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

REVISIONS:

REV.	DATE:	COMMENT:	BY:

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PROJECT No.: FJ180024
DRAWN BY: SCG
CHECKED BY: JMG
DATE: 11/13/2018
CAD I.D.: FJ180024-CROSS SECTIONS

PROJECT:
AXIS II AT WELLINGTON GREEN
FOR
BREFRANK, INC
VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP
PEDWORTH PROFESSIONAL PLAZA
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SHEET TITLE:
CROSS SECTIONS

SHEET NUMBER:
C-09

THOMAS ENGINEERING GROUP

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STORMWATER MANAGEMENT REPORT
Axis Phase 2 at WELLINGTON GREEN

(November 2018, Project# FJ180024)

Village of Wellington, Palm Beach County, Florida

PREPARED BY
THOMAS ENGINEERING GROUP
CA # 27528

All elevations for this project were based on NGVD

Jason Gunther, PE
FL PE # 58629
CA #27528

THOMAS
ENGINEERING GROUP

Executive Summary
(SFWMD Permit #50-03763-P)

This report details the stormwater management and design for the development of a second phase of the miulti-family residential community known as Axis (Formerly Known As Camden Court). The subject property is a permitted parcel of the greater Wellington Green Mall development in Palm Beach County, Florida (Section 13 Township 44S, Range 41E). This 17.352 acre site contains wetlands and is a component of Basin 4 of the Wellington Green Stormwater Management System. This wetland accepts runoff from the Southwest quadrant of the mall and parking lot. This runoff is conveyed to a dry retention area on the outside of the mall ring road. This retention area, together with exfiltration trench within the mall parking lot, provides dry pre-treatment. From this retention area, run-off continues to this wetland property via an overland weir. This retention area provides 8.2ac-ft of water quality for the upland portion of basin 4 (the southwest quadrant of the Mall). A control structure exists at the southeastern portion of this wetlands which conveys water via a 48 inch RCP to basin 7 of the Wellington Green master system prior to discharging off-site.

Existing Conditions

At the time of development of Wellington green, Basin 4 was designed with an elevated water table of 15.50NGVD. This water table was selected due to the existing wetlands (this site) hydrology and grading at the time of the permitting of the Wellington Green development. Please note, Basin 4 is surrounded by Basin 5 to the north, Basin 6 to the west, Basin 7 to the south, Basin 3 to the southeast and basin 2 to the east. Basins 3,5,6, and 7 are controlled at elevation 13.00NGVD and Basin 2 is controlled at elevation 14.00NGVD. These lower control elevations influences the condition of the existing wetlands. This is detailed further in the Section C application prepared by EW consultants.

Post-Development

It is proposed to remove the existing wetlands, develop approximately half the property with a second phase (5 buildings) of the multi-family residential development known as Axis. The remaining portion of the site will be regraded down to elevation 13.00NGVD and a new viable wetland will be installed. This wetland will be placed at the control elevation of the neighboring properties and should survive in a better state as a result. Stormwater conveyance will continue generally as currently exists, wherin the mall portion of Basin 4 will continue to convey to the newly constructed wetland after traversing through the dry retention area. a control structure at the existing 48 inch RCP will continue to discharge runoff to Basin 7. This control structure will be lowered consistent with the lowering of the control water elevation from elevation 15.50NGVD to 13.00NGVD. water quality for the mall will continue in this wetland and said water quality volume will be maintained at 8.2ac-ft. the proposed development will also require 1.45 ac-ft of water quality. The combination of these needed volumes occurs at elevation 14.28NGVD.

Stormwater Management Characteristics:

Below is a table detailing the storm characteristics of the permitted conditions of Basin 4 and the proposed conditions:

Control	10yr Stage	Min Road Elevation	25yr Stage	100yr Stage	Minimum Floor elevation
Permitted Basin 4	17.12	17.50	17.89	18.28	18.70
Proposed Basin 4	15.49	17.00	18.12	18.26	18.70

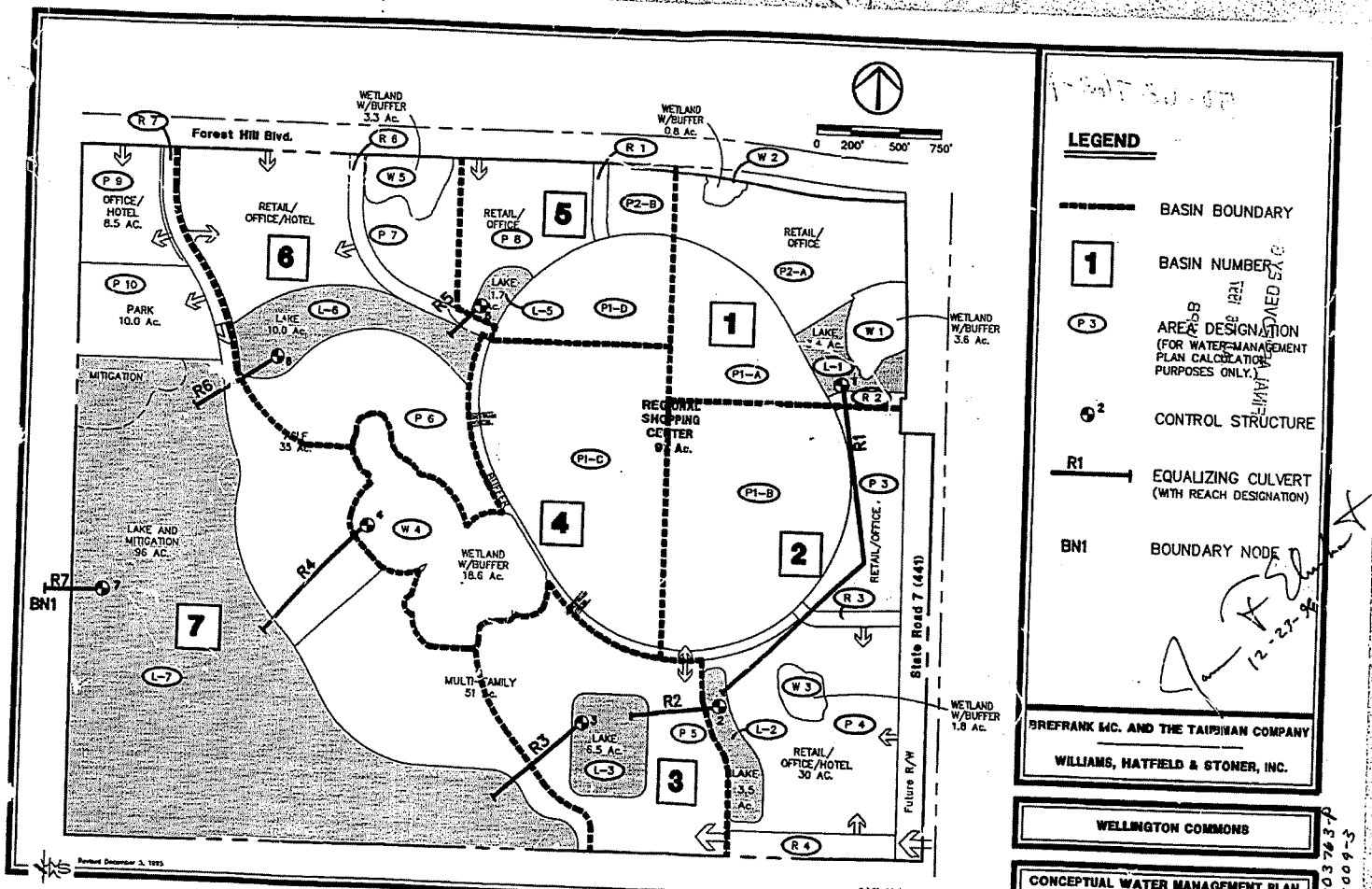
Storage Analysis

The Storage Available to the site in both the current and proposed condition is as follows:

Elevation(NGVD)	Permitted Storage(AF)	Proposed Storage(AF)
15	0.00	15.64
16	4.65	24.31
17	27.28	34.38
18	41.85	47.03
19	60.45	62.27

From the above table, the proposed site storage is increased in the proposed condition. Please note, the soil storage number for the proposed site of 2.50inches or 3.61ac-ft will contribute to further increase storage in the proposed condition. The soil storage in the existing wetland is negligible.

Therefore the proposed project provides greater storage to Basin 4, and as a result the overall Wellington Green property, thus not adversely impacting the existing mall or adjacent developments.



LEGEND

- BASIN BOUNDARY
- 1 — BASIN NUMBER
- P3 — AREA DESIGNATION (FOR WATER MANAGEMENT PLAN CALCULATION PURPOSES ONLY.)
- ² — CONTROL STRUCTURE
- R1 — EQUALIZING CULVERT (WITH REACH DESIGNATION)
- BN1 — BOUNDARY NODE

BREFRANK INC. AND THE TAUBMAN COMPANY

WILLIAMS, HATFIELD & STONER, INC.

WELLINGTON COMMONS

CONCEPTUAL WATER MANAGEMENT PLAN EXHIBIT III.I.

50-03783A
96100G-3

FOREST HILL/S.R. 7 DRI
(aka Wellington Commons)

Stage Summary						
Basin	Control El. (FT)	10 YR Stage (FT)	Minimum Rd. El. (FT)	25 YR Stage (FT)	100 YR Stage (FT)	Minimum Floor El. (FT)
1	15.5	18.96	19	19.88	20.23	20.5
2	14	18.75	19	19.68	20.09	20.5
3	13	15.98	17.0*	17.14	17.77	18.5
4	15.5	17.12	17.5	17.89	18.28	18.7
5	13	18.18	19	18.96	19.33	19.6
6	13	16.02	17.5	17.02	17.35	18.3
7	12	13.92	17.0*	15.53	16.4	18.3

*Note: Roadways within 200 feet of the large wetland located in the multi-family/ACLF parcel shall have a minimum road elevation of 18.0.

422600-T.008
November 21, 1996

12-23-96

50-03763-P
961009-3

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TAUBMAN [10-YEAR 1-DAY] RUN
DEC-15-1995

NODE NAME	NODE TYPE	INI STAGE (ft)	X-COOR (ft)	Y-COOR (ft)	LENGTH (ft)	STAGE (ft)	AR/TM/STR (ac/hr/af)
L1	STRG	15.000	.000	.000	.000	15.000	.000
						16.000	3.900
						17.000	11.700
						18.000	19.500
						19.000	27.300
						20.000	45.400
						21.000	81.590
L2	STRG	14.000	.000	.000	.000	14.000	.000
						15.000	3.500
						16.000	7.900
						17.000	13.200
						18.000	18.500
						19.000	23.800
						20.000	41.880
						21.000	82.500
L3	STRG	13.000	.000	.000	.000	13.000	.000
						14.000	6.500
						15.000	13.000
						16.000	19.500
						17.000	27.280
						18.000	43.980
						19.000	69.600
W4	STRG	15.000	.000	.000	.000	15.000	.000
						16.000	4.650
						17.000	23.250
						18.000	41.850
						19.000	60.450
						20.000	85.990
						21.000	123.690
L5	STRG	13.000	.000	.000	.000	13.000	.000
						14.000	1.700
						15.000	3.400
						16.000	5.100
						17.000	6.800
						18.000	9.150
						19.000	12.800
						20.000	22.230

THOMAS ENGINEERING GROUP

1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 8/24/2018
Project: Axis 2
Project No:

Calculated By: JG
Checked By: JG

PROPOSED DRAINAGE CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 13.00 NGVD

Proposed Acreages

Wetland Areas (A_L):	328,874 sf	7.550 ac
Roof Areas (A_R):	57,480 sf	1.320 ac
Paved Areas (A_P):	138,672 sf	3.183 ac
Green Areas (includes Buffer) (A_G):	230,824 sf	5.299 ac
Total (A_T):	755,850 sf	17.352 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 17.3519283746556 / 12
= 1.45 ac-ft or **17.40 ac-in**

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 17.3519283746556 - (7.54990817263545 + 1.31955922865014)
= 8.48 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 8.48246097337006 - 5.2989898989899
= 3.18 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 3.183 / 8.48246097337006 x 100%
= 37.5% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.375
= 0.94 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 0.94 x (17.3519283746556 - 7.54990817263545) x 1 foot / 12 inches)
= 0.77 ac-ft or 9.21 ac-in

Stage Reqiured to retain water quality = 0.00

3) Volume reserved by Basin 4 for water quality is 8.2ac-ft, therefore total volume needed = 8.2ac-ft + 1.45ac-ft = 9.65ac-ft
Elevation water quality is achieved = 14.28NGVD

4) Soil Storage
S= 8.18in X (1-%impervious)
S= 8.18in X (1-69.46%)
S = 8.18in X 0.3054
S = 2.498in

5) Curve Number
S = 1000/CN - 10
12.498 = 1000/CN
CN = 80

THOMAS
ENGINEERING GROUP

Date: 5/29/2018
Project: Axis 2 at Wellington Green
Project No:

STAGE/STORAGE AREA CALCULATION (POST-CONDITION)

Prop. Grades	21.00 / 13.00	18.50 / 16.50	19.00 / 15.00	19.00 / 13.00	0.00 / 18.70	18.50 / 16.00	18.00 / 16.00	15.50 / 14.50	17.355

Stage	Lake Area 7.556 7.556 (ac.-ft.)	Pavement Area Area 3.183 0.000 (ac.-ft.)	Green Area 3.726 0.000 (ac.-ft.)	Wetland Bank Area 1.570 0.000 (ac.-ft.)	Building Area (No Storage) Area 1.320 0.000 (ac.-ft.)	Area 0.000 (ac.-ft.)	Area 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.00 0.000 (ac.-ft.)	Total Site 17.355
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13.50	3.78	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	3.81
14.00	7.56	0.00	0.00	0.13	0.00	0.00	0.00	0.00	0.00	7.69
14.50	11.33	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	11.63
15.00	15.11	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	15.64
15.50	18.89	0.00	0.12	0.82	0.00	0.00	0.00	0.00	0.00	19.82
16.00	22.67	0.00	0.47	1.18	0.00	0.00	0.00	0.00	0.00	24.31
16.50	26.45	0.00	1.05	1.60	0.00	0.00	0.00	0.00	0.00	29.10
17.00	30.22	0.20	1.86	2.09	0.00	0.00	0.00	0.00	0.00	34.38
17.50	34.00	0.80	2.91	2.65	0.00	0.00	0.00	0.00	0.00	40.36
18.00	37.78	1.79	4.19	3.27	0.00	0.00	0.00	0.00	0.00	47.03
18.50	41.56	3.18	5.71	3.96	0.00	0.00	0.00	0.00	0.00	54.40
19.00	45.34	4.77	7.45	4.71	0.00	0.00	0.00	0.00	0.00	62.27
19.50	49.11	6.37	9.32	5.50	0.00	0.00	0.00	0.00	0.00	70.29

Basins

Name: Axis 2 | Node: Axis 2 | Status: Onsite
Group: BASE | Type: SCS Unit Hydrograph CN

Unit Hydrograph:	Uh256	Peaking Factor:	256.0
Rainfall File:	Sfwmd72	Storm Duration(hrs):	72.00
Rainfall Amount(in):	14.300	Time of Conc(min):	10.00
Area(ac):	9.802	Time Shift(hrs):	0.00
Curve Number:	69.34	Max Allowable Q(cfs):	999999.000
DCIA(%):	25.00		

Name: Basin 4 | Node: Basin 4 | Status: Onsite
Group: BASE | Type: SCS Unit Hydrograph CN

Unit Hydrograph:	Uh256	Peaking Factor:	256.0
Rainfall File:	Sfwmd72	Storm Duration(hrs):	72.00
Rainfall Amount(in):	14.300	Time of Conc(min):	10.00
Area(ac):	36.350	Time Shift(hrs):	0.00
Curve Number:	86.00	Max Allowable Q(cfs):	999999.000
DCIA(%):	75.00		

Name: Wetland | Node: Wetland | Status: Onsite
Group: BASE | Type: SCS Unit Hydrograph CN

Unit Hydrograph:	Uh256	Peaking Factor:	256.0
Rainfall File:	Sfwmd72	Storm Duration(hrs):	72.00
Rainfall Amount(in):	14.300	Time of Conc(min):	10.00
Area(ac):	7.550	Time Shift(hrs):	0.00
Curve Number:	98.00	Max Allowable Q(cfs):	999999.000
DCIA(%):	100.00		

Nodes

Name: Axis 2 | Base Flow(cfs): 0.000 | Init Stage(ft): 13.000
Group: BASE | Warn Stage(ft): 20.000
Type: Stage/Area

Stage(ft)	Area(ac)
13.000	0.0000
15.000	0.0010
18.500	6.9090
20.000	6.9090

Name: Basin 4 | Base Flow(cfs): 0.000 | Init Stage(ft): 13.000
Group: BASE | Warn Stage(ft): 20.000
Type: Stage/Area

Stage(ft)	Area(ac)
13.000	0.5000
16.000	0.6000
16.010	0.1000
16.500	1.4900
18.500	2.3600
30.000	36.3500

Name: Basin 7 | Base Flow(cfs): 0.000 | Init Stage(ft): 13.000
Group: BASE | Warn Stage(ft): 20.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	13.000
55.00	13.500
60.00	15.400

96.00	15.000
200.00	13.000

Name: Wetland Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 20.000
Type: Stage/Area

Stage(ft)	Area(ac)
13.000	7.5560
19.000	9.1260
20.000	9.1260

Pipes

Name: Axis 2 From Node: Axis 2 Length(ft): 750.00
Group: BASE To Node: Wetland Count: 1
Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.50
Exit Loss Coef: 1.00
Bend Loss Coef: 0.00
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Stabilizer Option: None

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	48.00	48.00
Rise(in):	48.00	48.00
Invert(ft):	10.000	8.000
Manning's N:	0.012000	0.012000
Top Clip(in):	0.000	0.000
Bot Clip(in):	0.000	0.000

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Drop Structures

Name: Basin 4 - Wet From Node: Basin 4 Length(ft): 450.00
Group: BASE To Node: Wetland Count: 1
Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.500
Exit Loss Coef: 1.000
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Solution Incs: 10

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	60.00	60.00
Rise(in):	60.00	60.00
Invert(ft):	6.000	6.000
Manning's N:	0.012000	0.012000
Top Clip(in):	0.000	0.000
Bot Clip(in):	0.000	0.000

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure Basin 4 - Wet ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 104.00 Invert(ft): 14.500
Rise(in): 36.00 Control Elev(ft): 14.500

Name: Basin4-Axis2 From Node: Basin 4 Length(ft): 500.00
Group: BASE To Node: Axis 2 Count: 1
Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.500
Exit Loss Coef: 1.000
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	36.00	36.00
Rise(in):	36.00	36.00
Invert(ft):	8.000	8.000
Manning's N:	0.012000	0.012000
Top Clip(in):	0.000	0.000

```
 Bot Clip(in): 0.000          0.000                          Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


*** Weir 1 of 1 for Drop Structure Basin4-Axis2 ***
                                                                          TABLE
                 Count: 1                       Bottom Clip(in): 0.000
                  Type: Horizontal                 Top Clip(in): 0.000
                  Flow: Both                     Weir Disc Coef: 3.200
              Geometry: Rectangular           Orifice Disc Coef: 0.600

              Span(in): 72.00                        Invert(ft): 17.000
              Rise(in): 36.00                  Control Elev(ft): 17.000


-------------------------------------------------------------------------------------------------
        Name: OUTFALL             From Node: Wetland            Length(ft): 1200.00
       Group: BASE                  To Node: Basin 7                 Count: 1

             UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
    Geometry: Circular       Circular                 Solution Algorithm: Most Restrictive
    Span(in): 48.00          48.00                                Flow: Positive
    Rise(in): 48.00          48.00                    Entrance Loss Coef: 0.500
   Invert(ft): 7.000         7.000                        Exit Loss Coef: 1.000
  Manning's N: 0.012000      0.012000                   Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000         0.000                       Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000         0.000                         Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


*** Weir 1 of 2 for Drop Structure OUTFALL ***
                                                                          TABLE
                 Count: 1                       Bottom Clip(ft): 0.000
                  Type: Vertical: Fread            Top Clip(ft): 0.000
                  Flow: Both                     Weir Disc Coef: 3.200
              Geometry: Trapezoidal           Orifice Disc Coef: 0.600

      Bottom Width(ft): 0.01                         Invert(ft): 13.000
       Left Sd Slp(h/v): 2.74                  Control Elev(ft): 13.000
      Right Sd Slp(h/v): 2.74            Struct Opening Dim(ft): 0.60

*** Weir 2 of 2 for Drop Structure OUTFALL ***
                                                                          TABLE
                 Count: 1                       Bottom Clip(in): 0.000
                  Type: Vertical: Fread            Top Clip(in): 0.000
                  Flow: Both                     Weir Disc Coef: 3.200
              Geometry: Rectangular           Orifice Disc Coef: 0.600

              Span(in): 27.00                        Invert(ft): 14.300
              Rise(in): 18.00                  Control Elev(ft): 14.300


=================================================================================================
==== Weirs ======================================================================================
=================================================================================================

        Name: Axis-wet            From Node: Axis 2
       Group: BASE                  To Node: Wetland
        Flow: Both                    Count: 1
        Type: Vertical: Paved      Geometry: Rectangular

                  Span(in): 600.00
                  Rise(in): 12.00
                Invert(ft): 17.500
      Control Elevation(ft): 17.500
                                       TABLE
           Bottom Clip(in): 0.000
              Top Clip(in): 0.000
        Weir Discharge Coef: 3.200
     Orifice Discharge Coef: 0.600


-------------------------------------------------------------------------------------------------
        Name: B4-Axis             From Node: Basin 4
       Group: BASE                  To Node: Axis 2
```

```
         Flow: Both                    Count: 1
         Type: Vertical: Paved      Geometry: Rectangular

                   Span(in): 5200.00
                   Rise(in): 12.00
                 Invert(ft): 18.050
       Control Elevation(ft): 18.050
                                         TABLE
              Bottom Clip(in): 0.000
                 Top Clip(in): 0.000
           Weir Discharge Coef: 3.200
       Orifice Discharge Coef: 0.600



================================================================================
==== Hydrology Simulations =====================================================
================================================================================

         Name: 10-yr-1day
     Filename: R:\Brefrank\Wellington Green - Axis2\Project Documents\Calculations\ICPR\Proposed\10-yr-1day.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Fdot-24
    Rainfall Amount(in): 8.50

Time(hrs)       Print Inc(min)
--------------- ---------------
24.000          5.00

--------------------------------------------------------------------------------
         Name: 100yr-3day
     Filename: R:\Brefrank\Wellington Green - Axis2\Project Documents\Calculations\ICPR\Proposed\100yr-3day.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Sfwmd72
    Rainfall Amount(in): 17.70

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          5.00

--------------------------------------------------------------------------------
         Name: 25yr-3day
     Filename: R:\Brefrank\Wellington Green - Axis2\Project Documents\Calculations\ICPR\Proposed\25yr-3day.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Sfwmd72
    Rainfall Amount(in): 14.30

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          5.00

================================================================================
==== Routing Simulations =======================================================
================================================================================

         Name: 100yr-3day          Hydrology Sim: 100yr-3day
     Filename: R:\Brefrank\Wellington Green - Axis2\Project Documents\Calculations\ICPR\Proposed\100yr-3day.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 96.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
96.000          15.000

Group           Run
--------------- -----
BASE            Yes


--------------------------------------------------------------------------------
         Name: 10yr-1day           Hydrology Sim: 10-yr-1day
     Filename: R:\Brefrank\Wellington Green - Axis2\Project Documents\Calculations\ICPR\Proposed\10yr-1day.I32
```

```
      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 36.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
36.000          15.000

Group           Run
--------------- -----
BASE            Yes
```

```
         Name: 25yr-3day          Hydrology Sim: 25yr-3day
     Filename: R:\Brefrank\Wellington Green - Axis2\Project Documents\Calculations\ICPR\Proposed\25yr-3day.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 96.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
96.000          15.000

Group           Run
--------------- -----
BASE            Yes
```

```
            Basin Name: Axis 2
            Group Name: BASE
            Simulation: 25yr-3day
             Node Name: Axis 2
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh256
         Peaking Fator: 256.0
  Spec Time Inc (min): 1.33
  Comp Time Inc (min): 1.33
        Rainfall File: Sfwmd72
 Rainfall Amount (in): 14.300
 Storm Duration (hrs): 72.00
               Status: Onsite
   Time of Conc (min): 10.00
     Time Shift (hrs): 0.00
            Area (ac): 9.802
 Vol of Unit Hyd (in): 1.000
         Curve Number: 69.340
             DCIA (%): 25.000

       Time Max (hrs): 60.02
       Flow Max (cfs): 56.63
  Runoff Volume (in): 11.114
 Runoff Volume (ft3): 395438
```

```
            Basin Name: Basin 4
            Group Name: BASE
            Simulation: 25yr-3day
             Node Name: Basin 4
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh256
         Peaking Fator: 256.0
  Spec Time Inc (min): 1.33
  Comp Time Inc (min): 1.33
        Rainfall File: Sfwmd72
 Rainfall Amount (in): 14.300
 Storm Duration (hrs): 72.00
               Status: Onsite
   Time of Conc (min): 10.00
     Time Shift (hrs): 0.00
            Area (ac): 36.350
 Vol of Unit Hyd (in): 1.000
         Curve Number: 86.000
             DCIA (%): 75.000

       Time Max (hrs): 60.02
       Flow Max (cfs): 229.46
  Runoff Volume (in): 13.774
 Runoff Volume (ft3): 1817527
```

```
            Basin Name: Wetland
            Group Name: BASE
            Simulation: 25yr-3day
             Node Name: Wetland
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh256
         Peaking Fator: 256.0
  Spec Time Inc (min): 1.33
  Comp Time Inc (min): 1.33
        Rainfall File: Sfwmd72
 Rainfall Amount (in): 14.300
 Storm Duration (hrs): 72.00
               Status: Onsite
   Time of Conc (min): 10.00
     Time Shift (hrs): 0.00
            Area (ac): 7.550
 Vol of Unit Hyd (in): 1.000
         Curve Number: 98.000
             DCIA (%): 100.000

       Time Max (hrs): 60.02
       Flow Max (cfs): 47.95
  Runoff Volume (in): 14.195
 Runoff Volume (ft3): 389037
```

Axis 2 at Wellington green

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs
Axis 2	BASE	100yr-3day	60.70	17.53	20.00	0.0063	217316	60.05	229.07	60.24
Basin 4	BASE	100yr-3day	60.06	18.26	20.00	0.0050	98184	60.00	283.85	60.05
Basin 7	BASE	100yr-3day	60.00	15.40	20.00	0.0046	0	62.55	26.83	0.00
Wetland	BASE	100yr-3day	62.36	17.47	20.00	0.0036	380165	60.03	198.27	62.55
Axis 2	BASE	10yr-1day	19.22	15.44	20.00	0.0056	38305	12.00	6.42	12.04
Basin 4	BASE	10yr-1day	19.04	15.49	20.00	-0.0049	25390	12.00	30.48	12.00
Basin 7	BASE	10yr-1day	36.00	13.33	20.00	0.0002	0	19.22	15.60	0.00
Wetland	BASE	10yr-1day	19.24	15.44	20.00	0.0023	357039	12.04	42.57	19.22
Axis 2	BASE	25yr-3day	62.29	16.95	20.00	0.0059	167647	60.15	99.35	60.23
Basin 4	BASE	25yr-3day	60.16	18.12	20.00	0.0059	95555	60.00	228.89	60.16
Basin 7	BASE	25yr-3day	60.00	15.40	20.00	0.0019	0	62.35	23.19	0.00
Wetland	BASE	25yr-3day	62.24	16.94	20.00	0.0030	374150	60.07	178.75	62.35

Axis 2 at Wellington green

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
Axis 2	BASE	100yr-3day	60.24	42.15	5.211	60.70	17.53	62.36	17.47
OUTFALL	BASE	100yr-3day	62.55	26.83	-0.034	62.36	17.47	60.00	15.40
Axis 2	BASE	10yr-1day	12.04	6.76	4.490	19.22	15.44	19.24	15.44
OUTFALL	BASE	10yr-1day	19.22	15.60	0.027	19.24	15.44	36.00	13.33
Axis 2	BASE	25yr-3day	60.23	29.16	4.974	62.29	16.95	62.24	16.94
OUTFALL	BASE	25yr-3day	62.35	23.19	0.080	62.24	16.94	60.00	15.40

Axis 2 at Wellington green

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	0.00	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.26	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.50	0.0	0.0	0.0	0.0	0.00
25yr-3day	0.77	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.02	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.27	0.0	0.0	0.0	0.0	0.00
25yr-3day	1.52	0.2	0.0	0.2	-0.0	-0.00
25yr-3day	1.75	334.7	0.0	334.7	-0.0	-0.00
25yr-3day	2.00	1792.7	0.0	1792.7	0.0	0.00
25yr-3day	2.25	3728.9	0.0	3728.9	0.0	0.00
25yr-3day	2.50	5854.3	0.0	5854.3	0.0	0.00
25yr-3day	2.75	8009.4	0.0	8009.4	0.0	0.00
25yr-3day	3.00	10175.1	0.0	10175.1	0.0	0.00
25yr-3day	3.25	12340.8	0.0	12340.8	0.0	0.00
25yr-3day	3.50	14504.0	0.0	14504.0	0.0	0.00
25yr-3day	3.75	16669.6	0.0	16669.6	0.0	0.00
25yr-3day	4.00	18835.3	0.0	18835.3	0.0	0.00
25yr-3day	4.25	20991.1	0.0	20991.1	0.0	0.00
25yr-3day	4.50	23156.7	0.0	23156.7	0.0	0.00
25yr-3day	4.75	25319.9	0.0	25319.9	0.0	0.00
25yr-3day	5.00	27485.6	0.0	27485.6	0.0	0.00
25yr-3day	5.25	29651.5	0.0	29651.5	0.0	0.00
25yr-3day	5.50	31811.3	0.0	31811.3	0.0	0.00
25yr-3day	5.75	33988.9	0.0	33988.9	0.0	0.00
25yr-3day	6.00	36175.8	0.0	36175.8	0.0	0.00
25yr-3day	6.25	38369.6	0.0	38369.6	0.0	0.00
25yr-3day	6.50	40575.4	0.0	40575.4	0.0	0.00
25yr-3day	6.75	42790.2	0.0	42790.2	0.0	0.00
25yr-3day	7.00	45003.7	0.0	45003.7	-0.0	-0.00
25yr-3day	7.25	47236.0	0.0	47236.0	0.0	0.00
25yr-3day	7.50	49474.1	0.0	49474.1	0.0	0.00
25yr-3day	7.75	51722.9	0.0	51722.9	0.0	0.00
25yr-3day	8.00	53979.6	0.0	53979.6	0.0	0.00
25yr-3day	8.25	56244.0	0.0	56244.0	0.0	0.00
25yr-3day	8.50	58505.6	0.0	58505.6	0.0	0.00
25yr-3day	8.75	60784.8	0.0	60784.8	0.0	0.00
25yr-3day	9.00	63068.6	0.0	63068.6	0.0	0.00
25yr-3day	9.25	65361.9	2.6	65359.3	0.0	0.00
25yr-3day	9.50	67662.0	12.8	67649.2	0.0	0.00
25yr-3day	9.75	69958.2	28.9	69929.2	0.0	0.00
25yr-3day	10.00	72271.3	50.2	72221.0	0.0	0.00
25yr-3day	10.25	74588.0	76.4	74511.6	0.0	0.00
25yr-3day	10.50	76913.5	107.4	76806.1	0.0	0.00
25yr-3day	10.75	79245.0	143.4	79101.7	0.0	0.00
25yr-3day	11.00	81582.4	184.6	81397.8	0.0	0.00
25yr-3day	11.25	83914.7	231.2	83683.5	0.0	0.00
25yr-3day	11.50	86263.2	283.9	85979.3	0.0	0.00
25yr-3day	11.75	88614.5	342.9	88271.6	0.0	0.00
25yr-3day	12.00	90973.8	408.7	90565.1	0.0	0.00
25yr-3day	12.25	93338.3	481.8	92856.4	0.0	0.00
25yr-3day	12.50	95702.4	562.4	95139.9	0.0	0.00
25yr-3day	12.75	98071.4	651.1	97420.3	0.0	0.00
25yr-3day	13.00	100456.1	748.8	99707.3	0.0	0.00
25yr-3day	13.25	102834.7	855.1	101979.6	0.0	0.00
25yr-3day	13.50	105217.8	970.9	104246.9	0.0	0.00
25yr-3day	13.75	107605.4	1096.6	106508.9	0.0	0.00
25yr-3day	14.00	110008.6	1233.3	108775.2	0.0	0.00
25yr-3day	14.25	112406.3	1380.4	111025.9	0.0	0.00
25yr-3day	14.50	114810.7	1538.8	113271.9	0.0	0.00
25yr-3day	14.75	117233.1	1709.8	115523.3	0.0	0.00
25yr-3day	15.00	119651.4	1892.4	117759.0	0.0	0.00
25yr-3day	15.25	122076.7	2087.8	119988.9	0.0	0.00
25yr-3day	15.50	124508.8	2296.5	122212.2	0.0	0.00
25yr-3day	15.75	126958.7	2520.1	124438.6	0.0	0.00
25yr-3day	16.00	129404.0	2756.9	126647.1	0.0	0.00
25yr-3day	16.25	131855.8	3008.5	128847.4	0.0	0.00
25yr-3day	16.50	134325.3	3276.5	131048.8	0.0	0.00
25yr-3day	16.75	136789.7	3559.0	133230.7	0.0	0.00
25yr-3day	17.00	139260.3	3857.7	135402.6	0.0	0.00
25yr-3day	17.25	141736.9	4172.9	137564.0	0.0	0.00
25yr-3day	17.50	144231.0	4506.8	139724.1	0.0	0.00
25yr-3day	17.75	146719.5	4856.7	141862.8	0.0	0.00
25yr-3day	18.00	149213.8	5224.6	143989.2	0.0	0.00
25yr-3day	18.25	151713.8	5610.8	146103.0	0.0	0.00
25yr-3day	18.50	154230.9	6017.7	148213.2	0.0	0.00
25yr-3day	18.75	156742.0	6442.0	150300.0	0.0	0.00
25yr-3day	19.00	159258.6	6885.8	152372.7	0.0	0.00
25yr-3day	19.25	161792.1	7351.9	154440.2	0.0	0.00
25yr-3day	19.50	164319.4	7836.2	156483.1	0.0	0.00
25yr-3day	19.75	166854.1	8341.7	158512.4	0.0	0.00
25yr-3day	20.00	169394.0	8868.4	160525.6	0.0	0.00
25yr-3day	20.25	171936.7	9416.0	162520.7	0.0	0.00
25yr-3day	20.50	174493.6	9987.5	164506.1	0.0	0.00
25yr-3day	20.75	177046.2	10579.0	166467.2	0.0	0.00
25yr-3day	21.00	179605.9	11193.4	168412.5	0.0	0.00

Axis 2 at Wellington green

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	21.25	182168.0	11830.0	170338.1	0.0	0.00
25yr-3day	21.50	184744.3	12491.9	172252.4	0.0	0.00
25yr-3day	21.75	187318.2	13175.3	174142.9	0.0	0.00
25yr-3day	22.00	189894.2	13881.4	176012.8	0.0	0.00
25yr-3day	22.25	192484.3	14614.0	177870.3	0.0	0.00
25yr-3day	22.50	195069.3	15367.8	179701.6	0.0	0.00
25yr-3day	22.75	197661.2	16146.4	181514.8	0.0	0.00
25yr-3day	23.00	200254.9	16948.5	183306.4	0.0	0.00
25yr-3day	23.25	202862.5	17778.1	185084.4	0.0	0.00
25yr-3day	23.50	205464.8	18629.3	186835.5	0.0	0.00
25yr-3day	23.75	208073.6	19506.0	188567.6	0.0	0.00
25yr-3day	24.00	210684.4	20406.8	190277.6	0.0	0.00
25yr-3day	24.25	213655.0	21336.6	192318.4	0.0	0.00
25yr-3day	24.50	217171.5	22295.1	194876.4	0.0	0.00
25yr-3day	24.75	220895.8	23290.5	197605.4	0.0	0.00
25yr-3day	25.00	224718.6	24331.3	200387.2	0.0	0.00
25yr-3day	25.25	228546.5	25412.2	203134.3	0.0	0.00
25yr-3day	25.50	232385.8	26538.7	205847.1	0.0	0.00
25yr-3day	25.75	236229.2	27709.4	208519.8	0.0	0.00
25yr-3day	26.00	240091.5	28929.4	211162.1	0.0	0.00
25yr-3day	26.25	243949.2	30191.6	213757.6	0.0	0.00
25yr-3day	26.50	247822.0	31502.8	216319.2	0.0	0.00
25yr-3day	26.75	251701.9	32860.8	218841.1	0.0	0.00
25yr-3day	27.00	255588.9	34265.7	221323.2	0.0	0.00
25yr-3day	27.25	259482.8	35717.8	223765.1	0.0	0.00
25yr-3day	27.50	263383.5	37217.1	226166.4	0.0	0.00
25yr-3day	27.75	267276.6	38758.0	228518.6	0.0	0.00
25yr-3day	28.00	271190.5	40351.9	230838.6	0.0	0.00
25yr-3day	28.25	275110.9	41993.2	233117.7	0.0	0.00
25yr-3day	28.50	279037.7	43681.8	235355.8	0.0	0.00
25yr-3day	28.75	282970.6	45417.8	237552.9	0.0	0.00
25yr-3day	29.00	286909.8	47195.4	239714.3	0.0	0.00
25yr-3day	29.25	290855.0	49008.9	241846.1	0.0	0.00
25yr-3day	29.50	294791.6	50850.8	243940.8	0.0	0.00
25yr-3day	29.75	298748.6	52734.2	246014.3	0.0	0.00
25yr-3day	30.00	302711.3	54651.9	248059.3	0.0	0.00
25yr-3day	30.25	306679.6	56603.5	250076.1	0.0	0.00
25yr-3day	30.50	310653.6	58588.4	252065.2	0.0	0.00
25yr-3day	30.75	314630.1	60604.8	254025.4	0.0	0.00
25yr-3day	31.00	318612.0	62653.5	255958.5	0.0	0.00
25yr-3day	31.25	322599.2	64734.2	257865.1	0.0	0.00
25yr-3day	31.50	326591.7	66846.3	259745.4	0.0	0.00
25yr-3day	31.75	330586.3	68987.9	261598.4	0.0	0.00
25yr-3day	32.00	334589.0	71161.8	263427.2	0.0	0.00
25yr-3day	32.25	338596.6	73365.8	265230.9	0.0	0.00
25yr-3day	32.50	342609.2	75599.5	267009.7	0.0	0.00
25yr-3day	32.75	346626.6	77862.7	268763.9	0.0	0.00
25yr-3day	33.00	350648.8	80154.8	270494.0	0.0	0.00
25yr-3day	33.25	354687.5	82482.3	272205.2	0.0	0.00
25yr-3day	33.50	358716.0	84829.4	273886.6	0.0	0.00
25yr-3day	33.75	362752.1	87206.0	275546.1	0.0	0.00
25yr-3day	34.00	366792.7	89610.0	277182.7	0.0	0.00
25yr-3day	34.25	370837.7	92040.2	278797.5	0.0	0.00
25yr-3day	34.50	374887.1	94489.8	280397.3	0.0	0.00
25yr-3day	34.75	378940.8	96957.0	281983.7	0.0	0.00
25yr-3day	35.00	382997.5	99441.0	283556.5	0.0	0.00
25yr-3day	35.25	387069.1	101948.7	285120.5	0.0	0.00
25yr-3day	35.50	391130.6	104464.4	286666.2	0.0	0.00
25yr-3day	35.75	395200.9	106999.7	288201.2	0.0	0.00
25yr-3day	36.00	399275.3	109551.4	289723.9	0.0	0.00
25yr-3day	36.25	403365.5	112119.3	291246.3	0.0	0.00
25yr-3day	36.50	407479.2	114703.2	292776.0	0.0	0.00
25yr-3day	36.75	411604.1	117303.1	294301.0	0.0	0.00
25yr-3day	37.00	415735.5	119918.8	295816.7	0.0	0.00
25yr-3day	37.25	419871.2	122550.2	297321.0	0.0	0.00
25yr-3day	37.50	424010.7	125197.1	298813.6	0.0	0.00
25yr-3day	37.75	428166.1	127867.1	300299.0	0.0	0.00
25yr-3day	38.00	432313.0	130544.3	301768.7	0.0	0.00
25yr-3day	38.25	436463.5	133236.3	303227.1	0.0	0.00
25yr-3day	38.50	440617.5	135943.0	304674.5	0.0	0.00
25yr-3day	38.75	444775.1	138664.2	306111.0	0.0	0.00
25yr-3day	39.00	448936.2	141399.6	307536.6	0.0	0.00
25yr-3day	39.25	453103.2	144148.8	308954.4	0.0	0.00
25yr-3day	39.50	457266.2	146904.1	310362.2	0.0	0.00
25yr-3day	39.75	461439.9	149675.0	311764.9	0.0	0.00
25yr-3day	40.00	465609.6	152451.7	313157.8	0.0	0.00
25yr-3day	40.25	469792.3	155245.6	314546.7	0.0	0.00
25yr-3day	40.50	473978.2	158049.9	315928.4	0.0	0.00
25yr-3day	40.75	478157.5	160857.9	317299.7	0.0	0.00
25yr-3day	41.00	482347.4	163681.0	318666.4	0.0	0.00
25yr-3day	41.25	486542.7	166515.9	320026.8	0.0	0.00
25yr-3day	41.50	490731.3	169354.1	321377.2	0.0	0.00
25yr-3day	41.75	494932.8	172208.8	322724.0	0.0	0.00
25yr-3day	42.00	499132.8	175070.3	324062.6	0.0	0.00
25yr-3day	42.25	503330.9	177938.0	325392.9	0.0	0.00

Mass Balance Report

Axis 2 at Wellington green

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	42.50	507543.7	180823.3	326720.4	0.0	0.00
25yr-3day	42.75	511751.9	183713.0	328039.0	0.0	0.00
25yr-3day	43.00	515960.6	186610.2	329350.4	0.0	0.00
25yr-3day	43.25	520172.0	189516.7	330655.3	0.0	0.00
25yr-3day	43.50	524396.1	192439.1	331957.0	0.0	0.00
25yr-3day	43.75	528613.1	195363.7	333249.4	0.0	0.00
25yr-3day	44.00	532832.8	198297.1	334535.7	0.0	0.00
25yr-3day	44.25	537065.0	201243.1	335822.0	-0.0	-0.00
25yr-3day	44.50	541290.0	204186.6	337103.4	-0.0	-0.00
25yr-3day	44.75	545517.6	207134.7	338382.9	-0.0	-0.00
25yr-3day	45.00	549753.8	210091.4	339662.3	-0.0	-0.00
25yr-3day	45.25	553988.5	213049.8	340938.7	-0.0	-0.00
25yr-3day	45.50	558227.7	216014.1	342213.7	-0.0	-0.00
25yr-3day	45.75	562467.5	218981.3	343486.2	0.0	0.00
25yr-3day	46.00	566711.7	221954.3	344757.4	0.0	0.00
25yr-3day	46.25	570956.3	224930.3	346026.1	0.0	0.00
25yr-3day	46.50	575205.4	227912.0	347293.4	0.0	0.00
25yr-3day	46.75	579458.8	230899.4	348559.4	0.0	0.00
25yr-3day	47.00	583708.6	233886.9	349821.7	0.0	0.00
25yr-3day	47.25	587964.7	236881.4	351083.3	0.0	0.00
25yr-3day	47.50	592223.2	239880.2	352343.0	0.0	0.00
25yr-3day	47.75	596483.9	242883.2	353600.7	0.0	0.00
25yr-3day	48.00	600746.9	245890.4	354856.5	0.0	0.00
25yr-3day	48.25	605144.8	248901.9	356242.9	0.0	0.00
25yr-3day	48.50	609761.8	251915.7	357846.1	0.0	0.00
25yr-3day	48.75	614473.1	254942.1	359531.0	0.0	0.00
25yr-3day	49.00	619208.5	257969.8	361238.7	0.0	0.00
25yr-3day	49.25	623986.2	261010.1	362976.1	0.0	0.00
25yr-3day	49.50	628813.8	264058.8	364755.0	0.0	0.00
25yr-3day	49.75	633658.5	267114.1	366544.4	0.0	0.00
25yr-3day	50.00	638511.3	270177.0	368334.3	0.0	0.00
25yr-3day	50.25	643630.7	273252.6	370378.1	0.0	0.00
25yr-3day	50.50	649152.0	276335.8	372816.1	0.0	0.00
25yr-3day	50.75	654829.6	279434.1	375395.6	0.0	0.00
25yr-3day	51.00	660572.1	282549.7	378022.4	0.0	0.00
25yr-3day	51.25	666473.3	285678.1	380795.2	0.0	0.00
25yr-3day	51.50	672618.5	288822.6	383795.9	0.0	0.00
25yr-3day	51.75	678862.5	291987.8	386874.8	0.0	0.00
25yr-3day	52.00	685142.6	295170.6	389971.9	0.0	0.00
25yr-3day	52.25	691979.1	298372.5	393606.7	0.0	0.00
25yr-3day	52.50	699704.1	301599.7	398104.4	0.0	0.00
25yr-3day	52.75	707770.2	304859.1	402911.0	0.0	0.00
25yr-3day	53.00	715956.7	308146.4	407810.2	0.0	0.00
25yr-3day	53.25	724708.8	311464.4	413244.4	0.0	0.00
25yr-3day	53.50	734362.9	314823.3	419539.6	0.0	0.00
25yr-3day	53.75	744353.5	318223.6	426130.0	0.0	0.00
25yr-3day	54.00	754494.9	321673.6	432821.3	0.0	0.00
25yr-3day	54.25	765197.8	325158.1	440039.7	0.0	0.00
25yr-3day	54.50	776859.7	328700.4	448159.3	0.0	0.00
25yr-3day	54.75	788846.9	332286.9	456560.0	0.0	0.00
25yr-3day	55.00	800999.8	335935.2	465064.6	0.0	0.00
25yr-3day	55.25	813729.0	339520.2	474208.9	0.0	0.00
25yr-3day	55.50	827410.6	342939.6	484471.0	0.0	0.00
25yr-3day	55.75	841443.1	346214.9	495228.2	0.0	0.00
25yr-3day	56.00	855620.4	349374.3	506246.1	0.0	0.00
25yr-3day	56.25	870511.4	352433.6	518077.9	0.0	0.00
25yr-3day	56.50	886527.0	355411.8	531115.2	0.0	0.00
25yr-3day	56.75	903002.3	358337.2	544665.1	0.0	0.00
25yr-3day	57.00	919619.6	361209.0	558410.6	0.0	0.00
25yr-3day	57.25	937153.2	364036.9	573116.3	0.0	0.00
25yr-3day	57.50	956135.3	366835.3	589300.0	0.0	0.00
25yr-3day	57.75	976199.0	369626.2	606572.7	0.0	0.00
25yr-3day	58.00	997263.1	372325.9	624937.3	0.0	0.00
25yr-3day	58.25	1019344.3	374443.9	644900.4	0.0	0.00
25yr-3day	58.50	1042602.7	375238.8	667363.9	0.0	0.00
25yr-3day	58.75	1068639.3	375238.8	693400.5	0.0	0.00
25yr-3day	59.00	1098415.2	375238.8	723176.4	0.0	0.00
25yr-3day	59.25	1135156.1	375238.8	759917.3	0.0	0.00
25yr-3day	59.50	1180574.4	375238.8	805335.6	0.0	0.00
25yr-3day	59.75	1309830.0	376579.8	933250.2	0.0	0.00
25yr-3day	60.00	1577152.8	385390.5	1191762.3	0.0	0.00
25yr-3day	60.25	1818531.2	399008.1	1419523.1	0.0	0.00
25yr-3day	60.50	1953738.6	414970.8	1538767.8	0.0	0.00
25yr-3day	60.75	2037068.0	433224.6	1603843.4	0.0	0.00
25yr-3day	61.00	2087396.8	453007.0	1634389.8	0.0	0.00
25yr-3day	61.26	2125983.3	473549.7	1652433.6	0.0	0.00
25yr-3day	61.51	2157580.5	494566.6	1663013.9	0.0	0.00
25yr-3day	61.75	2184203.5	514666.1	1669537.4	0.0	0.00
25yr-3day	62.00	2208849.7	535468.6	1673381.1	0.0	0.00
25yr-3day	62.25	2230710.0	556325.0	1674385.0	0.0	0.00
25yr-3day	62.50	2249356.6	577198.3	1672158.3	0.0	0.00
25yr-3day	62.75	2266352.8	598060.4	1668292.4	0.0	0.00
25yr-3day	63.00	2282097.1	618893.6	1663203.5	0.0	0.00
25yr-3day	63.25	2297455.5	639688.2	1657767.3	0.0	0.00
25yr-3day	63.50	2312677.5	660441.6	1652235.9	0.0	0.00

Mass Balance Report

Axis 2 at Wellington green

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	63.75	2327876.6	681153.2	1646723.5	0.0	0.00
25yr-3day	64.00	2343072.7	701823.1	1641249.6	0.0	0.00
25yr-3day	64.25	2356478.1	722447.7	1634030.4	0.0	0.00
25yr-3day	64.50	2367062.1	742998.7	1624063.5	0.0	0.00
25yr-3day	64.75	2376595.0	763452.1	1613142.9	0.0	0.00
25yr-3day	65.00	2385733.4	783799.7	1601933.7	0.0	0.00
25yr-3day	65.25	2394834.8	804039.3	1590795.5	0.0	0.00
25yr-3day	65.50	2403968.7	824171.4	1579797.2	0.0	0.00
25yr-3day	65.75	2413115.0	844196.6	1568918.4	0.0	0.00
25yr-3day	66.00	2422266.4	864115.1	1558151.2	0.0	0.00
25yr-3day	66.25	2431418.6	883927.2	1547491.3	0.0	0.00
25yr-3day	66.50	2440570.7	903633.2	1536937.5	0.0	0.00
25yr-3day	66.75	2449723.2	923233.3	1526489.9	0.0	0.00
25yr-3day	67.00	2458876.2	942727.7	1516148.4	0.0	0.00
25yr-3day	67.25	2468029.7	962116.8	1505912.9	0.0	0.00
25yr-3day	67.50	2477183.8	981400.7	1495783.2	0.0	0.00
25yr-3day	67.75	2486338.6	1000579.8	1485758.8	0.0	0.00
25yr-3day	68.00	2495492.1	1019654.3	1475837.8	0.0	0.00
25yr-3day	68.25	2503710.7	1038622.1	1465088.6	0.0	0.00
25yr-3day	68.50	2510518.2	1057466.0	1453052.2	0.0	0.00
25yr-3day	68.75	2516801.4	1076173.0	1440628.4	0.0	0.00
25yr-3day	69.00	2522889.1	1094738.3	1428150.7	0.0	0.00
25yr-3day	69.25	2528949.1	1113160.5	1415788.7	0.0	0.00
25yr-3day	69.50	2535009.4	1131439.4	1403570.0	0.0	0.00
25yr-3day	69.75	2541070.0	1149575.1	1391494.9	0.0	0.00
25yr-3day	70.00	2547130.8	1167567.2	1379563.6	0.0	0.00
25yr-3day	70.25	2553202.1	1185415.0	1367787.0	0.0	0.00
25yr-3day	70.50	2559289.4	1203118.3	1356171.0	0.0	0.00
25yr-3day	70.75	2565382.8	1220676.7	1344706.1	0.0	0.00
25yr-3day	71.00	2571478.7	1238089.6	1333389.1	0.0	0.00
25yr-3day	71.25	2577575.1	1255356.5	1322218.6	0.0	0.00
25yr-3day	71.50	2583671.7	1272476.9	1311194.8	0.0	0.00
25yr-3day	71.75	2589768.6	1289450.4	1300318.2	0.0	0.00
25yr-3day	72.00	2595661.6	1306276.4	1289385.2	0.0	0.00
25yr-3day	72.26	2595661.6	1323127.7	1272533.9	0.0	0.00
25yr-3day	72.51	2595661.6	1339505.9	1256155.7	0.0	0.00
25yr-3day	72.76	2595661.6	1355630.7	1240030.9	0.0	0.00
25yr-3day	73.01	2595661.6	1371498.4	1224163.2	0.0	0.00
25yr-3day	73.26	2595661.6	1387105.3	1208556.3	0.0	0.00
25yr-3day	73.51	2595661.6	1402478.3	1193183.3	0.0	0.00
25yr-3day	73.76	2595661.6	1417763.2	1177898.4	0.0	0.00
25yr-3day	74.01	2595661.6	1432975.3	1162686.3	0.0	0.00
25yr-3day	74.25	2595661.6	1447799.5	1147862.1	0.0	0.00
25yr-3day	74.50	2595661.6	1462951.2	1132710.4	0.0	0.00
25yr-3day	74.76	2595661.6	1478130.1	1117531.5	0.0	0.00
25yr-3day	75.01	2595661.6	1493023.5	1102638.0	0.0	0.00
25yr-3day	75.26	2595661.6	1507825.9	1087835.7	0.0	0.00
25yr-3day	75.51	2595661.6	1522530.3	1073131.3	0.0	0.00
25yr-3day	75.76	2595661.6	1537119.5	1058542.1	0.0	0.00
25yr-3day	76.01	2595661.6	1551352.4	1044309.1	0.0	0.00
25yr-3day	76.26	2595661.6	1565129.4	1030532.1	0.0	0.00
25yr-3day	76.51	2595661.6	1578457.9	1017203.7	0.0	0.00
25yr-3day	76.76	2595661.6	1591344.6	1004317.0	0.0	0.00
25yr-3day	77.01	2595661.6	1603795.6	991865.9	0.0	0.00
25yr-3day	77.26	2595661.6	1615816.8	979844.8	0.0	0.00
25yr-3day	77.51	2595661.6	1627413.3	968248.3	0.0	0.00
25yr-3day	77.76	2595661.6	1638589.8	957071.8	0.0	0.00
25yr-3day	78.01	2595661.6	1649350.9	946310.7	0.0	0.00
25yr-3day	78.26	2595661.6	1659700.9	935960.7	0.0	0.00
25yr-3day	78.51	2595661.6	1669644.0	926017.6	0.0	0.00
25yr-3day	78.76	2595661.6	1679184.3	916477.2	0.0	0.00
25yr-3day	79.01	2595661.6	1688326.3	907335.3	0.0	0.00
25yr-3day	79.26	2595661.6	1697074.4	898587.2	0.0	0.00
25yr-3day	79.51	2595661.6	1705433.4	890228.1	0.0	0.00
25yr-3day	79.76	2595661.6	1713408.6	882253.0	0.0	0.00
25yr-3day	80.01	2595661.6	1721005.6	874656.0	0.0	0.00
25yr-3day	80.26	2595661.6	1728230.6	867431.0	0.0	0.00
25yr-3day	80.51	2595661.6	1735090.5	860571.1	0.0	0.00
25yr-3day	80.76	2595661.6	1741592.5	854069.1	0.0	0.00
25yr-3day	81.01	2595661.6	1747744.9	847916.7	0.0	0.00
25yr-3day	81.26	2595661.6	1753557.1	842104.5	0.0	0.00
25yr-3day	81.51	2595661.6	1759035.8	836625.8	0.0	0.00
25yr-3day	81.76	2595661.6	1764188.3	831473.3	0.0	0.00
25yr-3day	82.01	2595661.6	1769027.0	826634.5	0.0	0.00
25yr-3day	82.26	2595661.6	1773565.1	822096.5	0.0	0.00
25yr-3day	82.51	2595661.6	1777816.0	817845.6	0.0	0.00
25yr-3day	82.76	2595661.6	1781794.0	813867.6	0.0	0.00
25yr-3day	83.01	2595661.6	1785513.7	810147.9	0.0	0.00
25yr-3day	83.26	2595661.6	1788989.8	806671.8	0.0	0.00
25yr-3day	83.51	2595661.6	1792237.5	803424.1	0.0	0.00
25yr-3day	83.76	2595661.6	1795271.7	800389.9	0.0	0.00
25yr-3day	84.01	2595661.6	1798107.5	797554.0	0.0	0.00
25yr-3day	84.26	2595661.6	1800759.7	794901.8	0.0	0.00
25yr-3day	84.51	2595661.6	1803242.8	792418.8	0.0	0.00
25yr-3day	84.75	2595661.6	1805540.5	790121.1	0.0	0.00

Mass Balance Report

Axis 2 at Wellington green

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25yr-3day	85.01	2595661.6	1807785.0	787876.6	0.0	0.00
25yr-3day	85.26	2595661.6	1809814.3	785847.2	0.0	0.00
25yr-3day	85.51	2595661.6	1811780.8	783880.8	0.0	0.00
25yr-3day	85.75	2595661.6	1813544.6	782117.0	0.0	0.00
25yr-3day	86.00	2595661.6	1815310.7	780350.8	0.0	0.00
25yr-3day	86.25	2595661.6	1816953.6	778708.0	0.0	0.00
25yr-3day	86.50	2595661.6	1818537.4	777124.1	0.0	0.00
25yr-3day	86.75	2595661.6	1820053.5	775608.0	0.0	0.00
25yr-3day	87.00	2595661.6	1821510.2	774151.4	0.0	0.00
25yr-3day	87.26	2595661.6	1822947.0	772714.6	0.0	0.00
25yr-3day	87.51	2595661.6	1824276.5	771385.1	0.0	0.00
25yr-3day	87.75	2595661.6	1825568.0	770093.5	0.0	0.00
25yr-3day	88.00	2595661.6	1826858.8	768802.7	0.0	0.00
25yr-3day	88.26	2595661.6	1828129.8	767531.8	0.0	0.00
25yr-3day	88.51	2595661.6	1829363.7	766297.9	0.0	0.00
25yr-3day	88.75	2595661.6	1830534.1	765127.5	0.0	0.00
25yr-3day	89.00	2595661.6	1831716.1	763945.4	0.0	0.00
25yr-3day	89.26	2595661.6	1832911.0	762750.6	0.0	0.00
25yr-3day	89.50	2595661.6	1834051.4	761610.2	0.0	0.00
25yr-3day	89.75	2595661.6	1835171.6	760490.0	0.0	0.00
25yr-3day	90.00	2595661.6	1836304.1	759357.4	0.0	0.00
25yr-3day	90.25	2595661.6	1837427.1	758234.5	0.0	0.00
25yr-3day	90.50	2595661.6	1838534.1	757127.5	0.0	0.00
25yr-3day	90.75	2595661.6	1839649.0	756012.6	0.0	0.00
25yr-3day	91.01	2595661.6	1840757.4	754904.1	0.0	0.00
25yr-3day	91.26	2595661.6	1841842.4	753819.2	0.0	0.00
25yr-3day	91.50	2595661.6	1842910.8	752750.8	0.0	0.00
25yr-3day	91.75	2595661.6	1843992.8	751668.8	0.0	0.00
25yr-3day	92.00	2595661.6	1845078.1	750583.5	0.0	0.00
25yr-3day	92.25	2595661.6	1846158.9	749502.7	0.0	0.00
25yr-3day	92.50	2595661.6	1847218.0	748443.6	0.0	0.00
25yr-3day	92.75	2595661.6	1848302.5	747359.1	0.0	0.00
25yr-3day	93.00	2595661.6	1849371.6	746290.0	0.0	0.00
25yr-3day	93.25	2595661.6	1850421.8	745239.8	0.0	0.00
25yr-3day	93.50	2595661.6	1851488.7	744172.9	0.0	0.00
25yr-3day	93.75	2595661.6	1852554.5	743107.0	0.0	0.00
25yr-3day	94.00	2595661.6	1853606.9	742054.6	0.0	0.00
25yr-3day	94.25	2595661.6	1854666.7	740994.9	0.0	0.00
25yr-3day	94.50	2595661.6	1855725.7	739935.9	0.0	0.00
25yr-3day	94.75	2595661.6	1856779.2	738882.4	0.0	0.00
25yr-3day	95.00	2595661.6	1857841.4	737820.2	0.0	0.00
25yr-3day	95.25	2595661.6	1858887.9	736773.7	0.0	0.00
25yr-3day	95.50	2595661.6	1859944.9	735716.6	0.0	0.00
25yr-3day	95.75	2595661.6	1860993.0	734668.6	0.0	0.00
25yr-3day	96.00	2595661.6	1862040.9	733620.7	0.0	0.00
25yr-3day	96.00	2595661.6	1862040.9	733620.7	0.0	0.00

ENVIRONMENTAL RESOURCE PERMIT SUBMITTAL REPORT

Application #	Submittal #	Submittal Date
	206745	11/12/2018

FOR AGENCY USE ONLY

ACOE Application #	____	DEP/WMD Application #	____
Date Application Received	____	Date Application Received	____
Proposed Project Lat.	____	Fee Received$	____
Proposed Project Long.	____	Fee Receipt#	____

SECTION A

A. Type of Environmental Resource Permit Requested (Select One):

- ○ General Permit
- ○ Mitigation Bank (construction)
- ○ Mitigation Bank (conceptual)
- ◉ Individual
- ○ Conceptual
- ○ Request for Exemption Verification
- ○ Extension of Permit Duration
- ○ Formal Wetland Determination
- ○ Infomal Wetland Determination
- ○ Minor Modification
- ○ Minor Modification w/Transfer

B. Type of authorization being requested (Select One):

- ○ Construction or operation of new works, activities and/or a stormwater management system; or a new Conceptual Approval
- ◉ alteration, maintenance, or repair of previously permitted works, activities or Stormwater Management System
- ○ Abandonment or removal of works, activities and/or stormwater management system
- ○ Alteration or operation of an existing stormwater management system which was not previously permitted by the DEP or WMD
- ○ Operation only permit
- ○ Construction of additional phases of a permitted work, activity and/or stormwater management system
- ○ Request for exemption
- ○ Extension of permit duration
- ○ New Wetland Determination
- ○ Reissuance of Formal Wetland Determination

Provide previous permit number: 50-03763-P

C. How many components are being affected? : 0

Components include service area,credit assessment; success or release criteria; hydrologic structures or alterations; construction or mitigation design that does not increase the project area; elimination of lands; or monitoring or management plans.

D. Type of Activity you are applying(Check all that apply):

- ☑ For Activities in, on or over wetlands or other surface waters, or within 25 feet of a wetland or surface water. Wetlands and Surface waters are defined in Chapter=62-340.Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline, stabilization, mitigation, reclamation, restoration/enhancement (Section C)
- ☐ Activities within navigable or flowing surface waters such as multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures (Section D)

☑ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP) (Section E)

☐ Activities that are (or may be) located within, on or over state-owned submerged lands (See Chapter 18-21). (Section F)

☐ Creation or Modification of Mitigation Bank (refer to Chapter=62-342). (Section G)

E. For activities in, on or over wetlands or other surface waters, check type of federal dredge and fill permit requested

◉ Individual ○ Programmatic General ○ Letter of Permission

○ General ○ Nationwide ○ Not Applicable

F. Is this project part of a larger plan of development or sale?

◉ Yes ○ No

G. Impervious or semi-impervious area excluding wetlands or other surface waters (if applicable):4.5 acres

H. Volume of water the system is capable of impounding (if applicable):9.65 acres

OWNER(S) OF LAND:	**ENTITY TO RECEIVE PERMIT (IF OTHER THAN OWNER):**
NAME:	NAME: Koolik, Gary
ADDRESS:	ADDRESS: 7900 Glades Road Suite 320
CITY,STATE,ZIP:	CITY,STATE,ZIP: Boca Raton, FL 33434
COMPANY AND TITLE	COMPANY AND TITLE: Brefrank Inc
TELEPHONE: FAX:	TELEPHONE: 561-883-5959 FAX:
AGENT AUTHORIZED TO SECURE PERMIT (IF AN AGENT IS USED):	**CONSULTANT (IF DIFFERENT FROM AGENT):**
NAME:	NAME: Gunther, Jason
COMPANY AND TITLE:	COMPANY AND TITLE: Thomas Engineering Group, LLC
ADDRESS:	ADDRESS: 125 W. Indiantown Road Suite 206
CITY,STATE,ZIP:	CITY,STATE,ZIP: Jupiter, FL 33458
TELEPHONE: FAX:	TELEPHONE: 561-203-7503 FAX: 954-319-7616

Project Location Details

Project Name: Axis 2 at Wellington Green
Project Acreage: 17.352
Irrigated Acreage:
Number of new or modified boat slips:
Total acres of work in, on or over wetlands or surface waters: 17.352
Project Address:
City, Town or Village: Wellington FL
Zip: 33414
Latitude: 26 38 38.91
Longitude: 80 12 43.39
Directions to site from nearest major intersection: Southeast Quadrant of Wellington Green Ring Road

County: PALM BEACH			
Sections	Township	Range	Land Grant
13	44	41	
Tax Parcel Id No			
73414413010230020			

Applicant Signature/Owner Authorization

Jason Gunther
CONSULTANT

11/13/2018
Date

Statement Of Agreement

By signing this application form, I am applying for, or I am applying on behalf of the applicant, for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree, or I agree on behalf of my corporation, to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a responsible operation entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001. I either own the property described in this application or I have legal authority to allow access to the property, and I consent, after receiving prior notification, to any site visit on the property by agents or personnel from the Department of Environmental Protection, the Water Management District and the U.S. Army Corps of Engineers necessary for the review and inspection of the proposed project specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review and inspection. Further, I agree to provide entry to the project site for such agents or personnel to monitor permitted work if a permit is granted.

Prepared by:

Name:	jason gunther
Agency of Employment:	Thomas Engineering Group, LLC
Position:	Branch Manager
Email Address:	jgunther@thomaseg.com
Phone Number:	561-203-7503
Signature Date:	11/13/2018

Pre-Application Meeting Details
If there have been any pre-application meetings, including at the project site, with regulatory staff, please list the date(s), location(s), and names of key staff and project representatives.
09-21-2018 Carlos De Rojas Jason Gunther, Thomas Eng. Ed Weinberg, EW Consultants

Existing or Proposed Permits

Describe in general terms the proposed project, system, or activity.
Removal of 17+ acres of existing wetland and replacing with a 7.5+ acre wetland lowed to adjacent control water elevations and approximately 8.3 acre multi-family development which will be a second phase to the existing Axis community (FKA Camden Court). Stormwater will continue to be conveyed to the wetlands from Basin 4 of the mall and ultimately south to basin 7 prior to discharging off-site.

Please identify by number any MSSW/Wetland resource/ERP/ACOE Permits pending, issued or denied for projects at the location, and any related enforcement actions.

Agency	Date	No.Type of Application	Action Taken

Note:The following information is required **only** for projects proposed to occur in,on or over wetlands that need a federal dredge and fill permit and/or authorization to use state owned submerged lands and is not necessary when

applying solely for an Environmental Resource Permit. Please provide the names, addresses and zip codes of property owners whose property directly adjoins the project (excluding applicant). Please attach a plan view showing the owner's names and adjoining property lines. Attach additional sheets if necessary.

1.	2.
3.	4.

Additional Existing Permit Information

Landuse
NATURAL/UNDEVELOPED

Supporting Documentation

File Name	File Size
ownership1.pdf	353 KB
ownership2.pdf	12 KB
civil plan.pdf	9 MB
signature document.pdf	55 KB

SECTION C

Activities in, on or over wetlands or surface waters.

(Describe, in general terms, the type of activity.Use less than 1500 Characters.)

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Supporting Documentation

File Name	File Size
sfwmd erp package - wellington green pud tract w-5_10-30-18.pdf	6 MB
compiled drainage report.pdf	1 MB

SECTION E

Construction or alteration of an engineered stormwater management system.

(Describe, in general terms, the type of activity.Use less than 1500 Characters.)

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Supporting Documentation

File Name	File Size

ENVIRONMENTAL RESOURCE PERMIT APPLICATION REPORT

Application #	Submittal #	Submittal Date
181113-24	206745	11/13/2018

FOR AGENCY USE ONLY

ACOE Application #	____	DEP/WMD Application #	____
Date Application Received	____	Date Application Received	____
Proposed Project Lat.	____	Fee Received$	____
Proposed Project Long.	____	Fee Receipt#	____

SECTION A

A. Type of Environmental Resource Permit Requested (Select One):

- ○ General Permit
- ○ Mitigation Bank (construction)
- ○ Mitigation Bank (conceptual)
- ◉ Individual
- ○ Conceptual
- ○ Request for Exemption Verification
- ○ Extension of Permit Duration
- ○ Formal Wetland Determination
- ○ Infomal Wetland Determination
- ○ Minor Modification
- ○ Minor Modification w/Transfer

B. Type of authorization being requested (Select One):

- ○ Construction or operation of new works, activities and/or a stormwater management system; or a new Conceptual Approval
- ◉ alteration, maintenance, or repair of previously permitted works, activities or Stormwater Management System
- ○ Abandonment or removal of works, activities and/or stormwater management system
- ○ Alteration or operation of an existing stormwater management system which was not previously permitted by the DEP or WMD
- ○ Operation only permit
- ○ Construction of additional phases of a permitted work, activity and/or stormwater management system
- ○ Request for exemption
- ○ Extension of permit duration
- ○ New Wetland Determination
- ○ Reissuance of Formal Wetland Determination

Provide previous permit number: 50-03763-P

C. How many components are being affected? : 0
Components include service area,credit assessment; success or release criteria; hydrologic structures or alterations; construction or mitigation design that does not increase the project area; elimination of lands; or monitoring or management plans.

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COMPANY AND TITLE	COMPANY AND TITLE: Brefrank Inc
TELEPHONE: FAX:	TELEPHONE: 561-883-5959 FAX:
AGENT AUTHORIZED TO SECURE PERMIT (IF AN AGENT IS USED):	**CONSULTANT (IF DIFFERENT FROM AGENT):**
NAME:	NAME: Gunther, Jason
COMPANY AND TITLE:	COMPANY AND TITLE: Thomas Engineering Group L L C
ADDRESS:	ADDRESS: 125 W Indiantown Road Suite 206
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CONSULTANT

11/13/2018
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Prepared by:

Name:	jason gunther
Agency of Employment:	Thomas Engineering Group, LLC
Position:	Branch Manager
Email Address:	jgunther@thomaseg.com
Phone Number:	561-203-7503
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NATURAL/UNDEVELOPED	
Supporting Documentation	
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Supporting Documentation	
File Name	**File Size**

SFWMD ePermitting System
Registered Professional Signature Document

This document is signed and sealed to secure the data in the permit application and any attached files that were submitted electronically as described in Florida Administrative Code (Procedures for Signing and Sealing Electronically Transmitted Plans, Specifications, Reports or Other Documents) for the applicable registered professional regulatory board.

SFWMD Submittal No: 206745
Applicant/Owner Name: Brefrank Inc
Project Name: Axis 2 at Wellington Green
Permit Type: ERP
County: PALM BEACH

Signature Document Created: Tue Nov 13 15:27:21 EST 2018

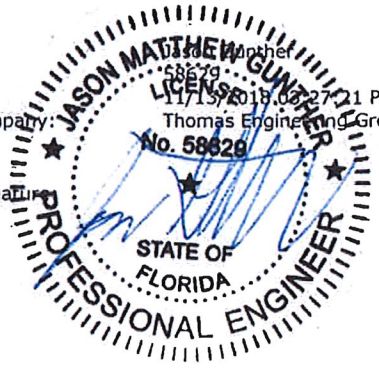
The following files are attached and sealed:

File Name	Authentication Code (SHA-1)	Authentication Date
civil plan.pdf	5A7877CE1E540815E5E7ED3065E8CF28C9ED2404	11/13/2018 03:27:21 PM
compiled drainage report.pdf **Description:** Drainage Calculations	AF867C7A045E73C150879AABF312B73D78EBD2EC	11/13/2018 03:27:21 PM

The seal appearing on this document is authorized by:

Registered Professional: Jason Matthew Gunther
License: 58629
Date: 11/13/2018 03:27:21 PM
Registered Professional Company: Thomas Engineering Group, LLC

Registered Professional Signature:



Seal:

Vincent Ubiera

From:	Marion, Veronica
Sent:	Tuesday, November 13, 2018 3:56 PM
To:	'DCPPERMITS@DEO.MYFLORIDA.COM'; 'COMPLIANCEPERMITS@DOS.STATE.FL.US'; 'FWCCONSERVATIONPLANNINGSERVICES@MYFWC.COM'; 'ConservationPlanningServices@myfwc.com'; 'TLANAHAN@TCRPC.ORG'; 'ADMIN@TCRPC.ORG'
Subject:	SFWMD New Application / WPB Application 181113-24 Palm Beach County
Attachments:	181113-24.pdf

Good Afternoon,

The South Florida Water Management District has received a permit application for the project listed below. A Notice Letter, the application and supporting documents can be viewed by clicking on the Application Details link below.

APPLICATION: # 181113-24
PERMIT: # 50-03763-P
APPLICANT: BREFRANK INC
PROJECT: AXIS 2 AT WELLINGTON GREEN
LOCATION: Palm Beach County, S 13 \ T 44 \ R 41
CITY:
DESCRIPTION:
ACREAGE: 17.352

If you have any questions, please feel free to contact our office.
Note: The application documents may not currently be available but will be scanned and posted to ePermitting by the close of business today.

Responses should be submitted through ePermitting or may be emailed to epermits@sfwmd.gov.

Application Details

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

NOTICE:

11/13/2018

Application Type:	Environmental Resource Permit Application
Application Number:	181113-24
Project Name:	AXIS 2 AT WELLINGTON GREEN
County:	Palm Beach
Sec Twp Rge:	S 13 \ T 44 \ R 41

Populate Form

The South Florida Water Management District is currently processing an application for the above referenced project. If you have comments or objections concerning the project, please submit them to this office within 30 days of receipt of this notice. Refer to the application number referenced above in all correspondence to help facilitate processing. Comments may be submitted electronically at www.sfwmd.gov/ePermitting. Select the Additional Submittals link, enter the application number and attach your comments.

This is also an opportunity for applicable State agencies to concur with or object to the proposed project under the federal consistency provisions of the Coastal Zone Management Act. Findings of inconsistency must describe how the project conflicts with your agency's statutory authorities in the Florida Coastal Management Program and provide alternative measures, if any, which would make the project consistent. Commenting agencies must provide a copy of any letters of inconsistency to the Florida Coastal Management Administrator, Department of Environmental Protection, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, Florida 32399-3000.

Application documents are available online and can be accessed through the District's e-Permitting website at www.sfwmd.gov/ePermitting . Forwarded via e-mail:

DEPARTMENT OF ECONOMIC OPPORTUNITY	DCPPERMITS@DEO.MYFLORIDA.COM
DEPARTMENT OF STATE - HISTORICAL RESOURCES	COMPLIANCEPERMITS@DOS.STATE.FL.US
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION	FWCCONSERVATIONPLANNINGSERVICES@MYFWC.
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION - CPS	ConservationPlanningServices@myfwc.com
REGIONAL PLANNING COUNCIL - T. LANAHAN	TLANAHAN@TCRPC.ORG
REGIONAL PLANNING COUNCIL - TREASURE COAST	ADMIN@TCRPC.ORG

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No. 123089-1

RECEIPT

BREFRANK INC
7900 GLADES ROAD SUITE 320
BOCA RATON, FL 33434

Project	Application
AXIS 2 AT WELLINGTON GREEN	**181113-24**

Revenue Account	Application Type	Fee
462500	ERP INDIVIDUAL CONSTRUCT/OPERATE - MOD	$ 7,875.00

Transaction Details

Date	Transaction	Reference	Amount
27-NOV-18	PAYMENT MADE BY BREFRANK INC	Check# 4014	$ 7,875.00

Processed by : BMCCORD
Date : 27 NOV 2018
Branch Office : WPB

THOMAS
ENGINEERING GROUP

THOMAS ENGINEERING GROUP
125 W INDIANTOWN RD STE 206
JUPITER FL 33458
P 561 203 7503
F 561 203-7531

LETTER OF TRANSMITTAL

PROFESSIONAL ENGINEERING SERVICES

TO: South Florida Water Management District
3301 Gun Club Rd
West Palm Beach FL 33406

DATE: November 16, 2018
RE: **Wellington Green**

ATTENTION: **Christina Winslow**

JOB NO: FJ170001

We are sending you the following items via: **Overnight Delivery**

☐ Attached ☐ Shop drawings ☐ Prints ☐ Plans ☐ Specifications ☐ Copy of letter ☒ Other

# of copies	Description
1	$7,875.00 Check

These are transmitted: ☐ For approval ☐ For your file ☐ As requested ☒ For review

☐

Remarks:

RECEIVED
NOV 27 2018
SFWMD REGULATION

COPY TO:

SIGNED: Jason Gunther, P.E

If enclosures are not as noted, kindly notify us at once.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

via e-mail

November 28, 2018

Gary Koolik
7900 Glades Road
Suite 320
Boca Raton, FL 33434

Subject: **Axis 2 at Wellington Green**
Environmental Resource Permit Application No. 181113-24
Permit No. 50-03763-P
Palm Beach County

Dear Mr. Koolik:

District staff have reviewed the above-referenced application. As discussed with Arnaud Roux on November 28, 2018, and in a voice message left with Mr. Jason Gunther on November 27, 2018, the District is requesting the following information, in accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (Vol. I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.), to complete the application and provide reasonable assurances for permit issuance:

1. Per the submitted Stormwater Management Report and Plans, it is not clear if water quality treatment for the proposed development area will be provided prior to discharging into the onsite wetland. Existing areas not affected by the proposed development may continue as originally permitted, however runoff from the proposed development area must be treated prior to discharging into the wetland. Please provide plans and calculations demonstrating the water quality treatment will be provided. [Section 4.1, Vol. II]

2. The Executive Summary (third paragraph) contains conflicting information regarding the treatment of stormwater that will be routed to the remaining wetland. It is unclear from the description whether the wetland will be for treatment, or conveyance or storage after treatment. Please clarify this discrepancy and provide information to demonstrate that discharges from the stormwater system will not cause water quality standards to be violated. [Section 10.2.4.2(c), Vol. I]

3. The stormwater table in the report comparing proposed and permitted design stages shows that the 10-year and 100-year stages are reduced from the permitted condition. However, the 25-year stage is increased. Please explain why the 25-year stage would increase if both the 10-year and 100-year show decreases. [Section 3.3, Vol II]

4. Please provide a letter from the potable water supply and wastewater collection and treatment service entity, confirming adequate capacity is available for potable water supply and waste water services [Section 2.3(a), AH Vol. II, ERP Information Manual].

5. Did the applicant consider site plan alternatives that eliminate and/or reduce impacts to wetland functions? Please submit supporting documentation to demonstrate that the applicant has implemented practicable design modifications to reduce or eliminate adverse impacts. [Section 10.2.1, Volume I]

6. Please provide an analysis of gradient criteria evaluating the compatibility of the proposed control elevations with the preserved offsite wetlands 3/4, 1, and 7 in the vicinity of the project site. According to Section 3.12 of the Applicant's Handbook Volume II, Lake-Wetland Separation, lakes, ditches, canals and borrow pits shall be separated from wetland preservation, creation or restoration areas by a distance sufficient to protect the wetland hydroperiod. A gradient of 0.005 ft/ft (vertical distance in elevation/horizontal distance) or less, using the elevation of the wetland boundary and the proposed control elevation, is assumed to not result in adverse impacts to wetlands. In order for Staff to assess whether the proposed change in control elevation will cause significant drawdown impacts to preserved wetlands in the vicinity, please provide calculations of the gradients resulting from the separation distance and driving head between the proposed control elevations and wetlands in the vicinity. [Section 10.2.2.4, Vol. I]

7. As proposed, the project will result in direct impacts to 7.06 of forested wetlands. However, insufficient information has been provided to demonstrate that adequate mitigation is proposed to offset the adverse impacts. Please address the following and provide details of a mitigation proposal that will offset adverse impacts and achieve mitigation success by providing viable and sustainable ecological and hydrological functions [Section 10.3.3, Vol. I]:

    a. The submitted scoring values for the onsite mitigation project using the Mitigation Assessment Method (UMAM) are not supported by the information provided. Please coordinate with Caroline Hanes, contact information provided at the closing of this letter, to discuss the proposed project design and control elevation in relation to the submitted scores. Please submit revised UMAM sheets reflecting scores and a site plan approved by staff;

    b. Please submit an onsite mitigation plan that meets the requirements of Sections 10.3.3.2, 10.3.7, Volume I]

        The plan shall include the following information, as appropriate for the type of mitigation proposed:

        i. A topographic map of the mitigation area and adjacent hydrologic contributing and receiving areas;

ii. A hydrologic features map of the mitigation area and adjacent hydrologic contributing and receiving areas;

iii. A description of current hydrologic conditions affecting the mitigation area;

iv. A map of vegetation communities in and around the mitigation area;

v. Construction drawings detailing proposed topographic alterations and all structural components associated with proposed activities;

vi. Proposed construction activities, including a detailed schedule for implementation;

vii. A vegetation planting scheme if planting is proposed, and schedule for implementation;

viii. Sources of plants and soils used in wetland creation or restoration;

ix. Measures to be implemented during and after construction to avoid adverse impacts related to proposed activities;

x. A management plan comprising all aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access;

xi. A proposed monitoring plan to demonstrate mitigation success;

xii. A description of activities proposed to control exotic and nuisance species should these become established in the mitigation area. The mitigation proposal must include reasonable measures to assure that these species do not invade the mitigation area in such numbers as to affect the likelihood of success of the project;

xiii. A description of anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented;

xiv. A comparison of current fish and wildlife habitat to expected habitat after the mitigation is successfully implemented;

xv. For onsite mitigation plans with projected implementation costs in excess of $25,000, an itemized estimate of the cost of implementing mitigation as set forth in Section 10.3.7.7, Volume I;

xvi. If the estimated cost of the onsite mitigation project exceeds $25,000.00, please provide proof of financial responsibility to conduct the mitigation

activities. Please submit a draft of the required financial responsibility mechanism in accordance with subsection 10.3.7.4, Volume I (General Terms for Financial Responsibility Mechanisms) and subsection 10.3.7.6, Volume I (Financial Responsibility Mechanisms). The executed or finalized documentation must be submitted within the timeframes that will be specified in the permit.

xvii. Please provide documentation of financial responsibility in an amount equal to 110 percent of the cost estimate for each phase of the onsite mitigation plan; and

xviii. Evidence that the applicant has legal access to the mitigation area and authority to perform the mitigation, and documentation granting the Agency a right of legal access to the mitigation area and the authority to conduct the mitigation should the applicant fail to do so.

c. The application indicates a portion of mitigation will be achieved by purchase of mitigation bank credits, but the bank is undetermined. Please provide the following to address the use of mitigation bank credits:

i. Identify the mitigation bank proposed for purchase of credits;

ii. Scoring sheets, based on scores approved by staff, using the functional assessment method associated with the permit for the mitigation bank;

iii. A summary of calculations for the onsite and offsite mitigation components, based on scores approved by staff, to demonstrate that the mitigation offsets the adverse impacts;

iv. Once the required number of bank credits has been determined by staff, please submit a letter of reservation from the banker confirming that the approved number of credits needed for this project have been reserved for purchase. [Subsection 10.3.1.3, Vol. I]

8. Please submit information to demonstrate that the proposed activities will not result in unacceptable cumulative impacts within the Eastern Palm Beach County cumulative impact basin. [Subsection 10.2.8, Vol. I]

9. The proposed changes to the area under the conservation easement on the site will require a partial release of the conservation easement. Once the final site plan has been approved, please submit two originals of an executed partial release of conservation easement form (District Form 1271, attached), along with the sketch and legal description and area (acres) to be released, and an aerial depicting the portion of the easement to be released. Please provide a digital representation of the release parcel. The data can be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file

format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet, on a disk.

10. There appears to be some discrepancy between the actual area of wetlands identified in the permit (14.61 acres) and the area of wetlands within the conservation easement which also includes the buffer (wetlands plus buffer = 14.61 acres). Please provide information to reconcile the areas (acreage) of existing wetland area, proposed impacts and mitigation in accordance with the 14.61 acre figure in the permit. [Subsection 4.2.3, Vol. I]

11. Please identify the entity responsible for operation and maintenance of the stormwater management system in perpetuity. Please submit all necessary documents, including, but not limited to, Articles of Incorporation, Declaration of Protective Covenants, Declaration of Condominium, Deed Restrictions or Articles of Incorporation which relate to the proposed project. Attached is an affidavit outlining information that must be contained in these documents. Although the use of the affidavit is not required, it provides a list of all required information. If you choose to use the affidavit, please complete the entire affidavit form, including the application number and page numbers associated with each item on the list, and submit it with the associated documents in response to this request for additional information (RAI). You may choose to submit the form as a fully executed affidavit, which must be signed and notarized, or you may choose to use the form as a checklist and simply list the application number and page number associated with each item on the list.

    Generally, the property owner's association documents should contain the following:

    a. Language which notifies prospective property owners that their lots may contain or be adjacent to wetland preservation or mitigation areas and upland buffers which are protected under conservation easements;

    b. Language by which the homeowner's association accepts the responsibility for perpetual maintenance of the conservation easement (preserved/restored/created wetlands areas and upland buffer zones) and agrees to take action against lot owners as necessary to enforce the conditions of the conservation easement(s) and of this permit;

    c. Language which informs the prospective property owners that the wetlands and upland buffers may not be altered from their natural/permitted condition as indicated in District Permit No. 50-03763-P with the exception of: exotic or nuisance vegetation removal, or restoration in accordance with the restoration plan included in the conservation easement. Exotic vegetation may include, but is not limited to, melaleuca, Brazilian pepper, Australian pine, and Japanese climbing fern or any other species currently listed by the Florida Exotic Pest Plant Council. Nuisance vegetation may include cattails, primrose willow, grape vine and torpedo grass;

    d. Notification of property owners of any mitigation/monitoring and/or financial assurances for which the association is responsible;

e. Language which informs prospective property owners that the association is responsible for the perpetual maintenance of any signage required by the permit;

f. Language which identifies what type of financial arrangements have been made to ensure that the property owner's association will be able to accomplish the required perpetual maintenance of the conservation areas; and

g. A maintenance and monitoring plan for the conservation areas should be included as an exhibit to the declarations of covenants and restrictions and referenced in the documents. [Form 62-330.060(1), F.A.C., and Section 12.3, Volume I]

12. The application indicates that surface water or ground water will be used for irrigation and that a consumptive use permit will be required. Will temporary dewatering be required as part of the construction activities? Please contact Nick Vitani at (561) 682-2133, or nvitani@sfwmd.gov, for information regarding Water Use Permit(s) required for irrigation and/or dewatering. Please submit the application for Water Use permits as necessary. Because of the inseparable nature of water use and surface water management, and in accordance with Subsection 2.3(b), Environmental Resource Permit Applicant's Handbook Volume II, District staff will review these applications concurrently and final agency action will be taken once both applications are deemed complete.

Advisory Comment: The following comment is advisory in nature and does not require a response to the District.

A1. As of October 1, 2017, the U.S. Army Corps of Engineers (Corps) no longer accepts applications forwarded by the District. If this project requires a federal permit, please apply separately to the Corps using the appropriate federal application form. Please see the Corps' Jacksonville District Regulatory Sourcebook or contact the local Corps office for more information about federal permitting.

A2. Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (FDEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities.

As the brochure indicates, the U.S. Environmental Protection Agency authorized the FDEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting FDEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which ultimately disturbs an acre or more and

contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system.

The permit required under FDEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES Stormwater program, call 866-336-6312 or email FDEP at NPDES-stormwater@dep.state.fl.us. For additional information on the NPDES Stormwater Program including all regulations and forms cited in the brochure visit: www.dep.state.fl.us/water/stormwater/npdes/ .

Prior to responding to this letter, please contact the assigned staff members to discuss solutions to the above questions and/or set a meeting to resolve the remaining issues. Huy Tran, Engineering Specialist 3, at 561-682-2656, or via email at htran@sfwmd.gov, and Caroline Hanes, Environmental Analyst Lead, at 561-682-6856, or via email at chanes@sfwmd.gov are available to assist with questions.

Please submit the complete response to this letter electronically on the District's ePermitting website (www.sfwmd.gov/epermitting) using the 'Additional Submittals' link. Information on the District's ePermitting program is enclosed. Alternatively, please provide one (1) original hard copy of the requested information, clearly labeled with the application number, to District Headquarters, 3301 Gun Club Road, West Palm Beach, Florida, 33406.

If a complete response is not provided within 90 days of this letter, this application will be processed for denial, in accordance with Section 5.5.3.5 of Vol. I. If additional time is necessary, please submit a written request for an extension via the ePermitting website before the 90-day period ends, including a description of the circumstances requiring the extension of time.

For projects where more than 90 days will be needed to develop a complete application, it is recommended that the applicant withdraw the current application and resubmit a complete application at a later date. The processing fee, if paid, can be applied to a new application that is submitted within 365 days, pursuant to Rule 62-330.071(3), F.A.C. If the application is denied by the Agency, fees will not be returned or credited.

Sincerely,

Carlos de Rojas, P.E.
Section Leader
South Florida Water Management District

CdR/ht

cc: Jason Gunther, P.E., Thomas Engineering Group, LLC
Arnaud Roux, EW Consultants

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

December 11, 2018

Re: Projects Reviewed by the Florida State Historic Preservation Office
No Historic Properties Likely Affected – **See Page 2**

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

It is the opinion of this office that the proposed project is unlikely to affect historic properties. However, unexpected finds may occur during ground disturbing activities, and we request that the permit, if issued, should include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Rachel Thompson, Historic Preservationist, by email at *Rachel.Thompson@dos.myflorida.com*, or by telephone at 850.245.6453 or 800.847.7278.

Sincerely,

Jason Aldridge
For

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

DHR No.	App. No.	Project Name	County
2018-6117	181116-983	McArthur Dairy	Palm Beach
2018-6111	181114-7	PALM BEACH COUNTY FIRE STATION 22	Palm Beach
2018-6110	181113-24	AXIS 2 AT WELLINGTON GREEN	Palm Beach
2016-4549-C	181113-14	Harbourside Dredging	Palm Beach
2018-6094	181111-973	Jupiter Police Department	Palm Beach
2018-6093	181109-972	South Florida Sod Farm	Palm Beach

THOMAS
ENGINEERING GROUP

THOMAS ENGINEERING GROUP
125 W. INDIANTOWN RD., STE. 206
JUPITER, FL 33458
P: 561-203-7503
F: 561-203-7721

February 19, 2019

Carlos de Rojas, P.E.

Section Leader

Environmental Resource Bureau

South Florida Water Management District

561-682-6505

RE: Request to Extend Environmental Resource Permit Application No. 181113-24

Dear Mr. De Rojas,

Please let this letter serve as formal request for approval to extend our response timeframe for this application an additional 90 days while the mitigation bank credit sources are determined. Prior discussions with staff recommended we request an extension rather than resubmitting partially addressing staff's comments.

Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Thomas Engineering Group, LLC

Jason M. Gunther, P.E.

Branch Manager

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Delivered Via Email

Application 181113-24
Permit 50-03763-P

February 20, 2019

Jason Gunther
Thomas Engineering Group L L C
125 W Indiantown Road Suite 206
Jupiter, FL 33458

Dear Mr. Gunther:

Subject: **Wellington Green Pud Tract W-5**
Request for Extension of Time to Respond to RAI
Palm Beach County

The South Florida Water Management District (District) has received your request for an extension to the deadline for submitting additional information for the above referenced application. The District hereby approves your request and grants an extension until March 28, 2019, at which time the additional information required to complete the application must be submitted. This decision is made pursuant to Section 5.5.3.5, Applicant's Handbook Volume I, incorporated by reference in subsection 62-330.010(4), F.A.C.

This time extension approval letter was generated and signed electronically; no hard copies will follow. Please contact the assigned staff member(s) to resolve any questions and concerns prior to submitting a response. Huy Tran is available at 561-682-2656 or via email at htran@sfwmd.gov to assist with surface water management questions; and Caroline Hanes is available at 561-682-6856 or via email at chanes@sfwmd.gov to assist with wetlands and other natural resource questions. This document is filed in the District's ePermitting system under Application No. 181113-24 via the Application/Permit Section on the Records Search home page www.sfwmd.gov/ePermitting.

Sincerely,

Mary L. Skinner

Mary Skinner
Regulation Division
South Florida Water Management District

/m

c: Gary Koolik, Brefank, Inc.
Arnaud Roux, EW Consultants, Inc.

LOEWS
SAPPHIRE FALLS RESORT
UNIVERSAL ORLANDO

Mr. David Flinchum
12300 Forest Hill Blvd
Wellington FL 33414
United States

Room Number:	3754
Arrival Date:	07-10-19
Departure Date:	07-13-19
Confirmation Number:	22752959
Merchant Ref #:	
Page No:	1 of 1

INFORMATION INVOICE

Folio No: 415382 07-29-19

Date	Description			Charges	Credits
07-10-19	Deposit Transfer at Check In				230.63
07-10-19	Deposit Transfer at Check In	Refund as we rxd Tax Exempt form for guests stay			-25.63
07-10-19	Parking - Self	Room# 3754 :		25.00	
07-10-19	Room Accommodation			205.00	
07-11-19	Parking - Self	Room# 3754 :		25.00	
07-11-19	Room Accommodation			205.00	
07-12-19	Parking - Self	Room# 3754 :		25.00	
07-12-19	Room Accommodation			205.00	
07-29-19	Visa	XXXXXXXXXXXX8310	XX/XX		485.00
		Total		690.00	690.00
		Balance		0.00	

THOMAS
ENGINEERING GROUP

THOMAS ENGINEERING GROUP
125 W. INDIANTOWN RD., STE. 206
JUPITER, FL 33458
P: 561-203-7503
F: 561-203-7721

March 27, 2019

Carlos de Rojas, P.E.

Section Leader

Environmental Resource Bureau

South Florida Water Management District

561-682-6505

RE: Request to Extend Environmental Resource Permit Application No. 181113-24

Dear Mr. De Rojas:

This letter is written on behalf of the applicant for the above referenced project. Please consider this a formal request for an Extension of Time to Respond to RAI.

As you are aware, recently, mitigation bank credits have been limited in availability and difficult to procure. The applicant and his team of consultants have been seeking a wetland compensatory mitigation solution for the project that fits with the projected permitting timelines. Following the recommendation from staff, the applicant is respectfully requesting an additional 90-day Extension of Time to Respond to RAI in order to avoid re-submitting a partially complete response to the RAI dated November 28, 2018.

Sincerely,

Thomas Engineering Group, LLC

Jason M. Gunther, P.E.

Branch Manager

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Delivered via email

March 28, 2019

Jason Gunther
Thomas Engineering Group LLC
125 W. Indiantown Road, Suite 206
Jupiter, FL 33458

Subject: **Wellington Green PUD Tract W-5**
Notice of 90-Day Extension Granted
Environmental Resource Permit (ERP) Application No. 181113-24
Palm Beach County

Dear Jason Gunther:

You have requested an extension of time to respond to the November 28, 2018, letter requesting additional information necessary for the South Florida Water Management District ("District") to timely complete the processing of the above-referenced ERP application. You have provided good cause to demonstrate that a 90-day extension of time to respond is appropriate. Therefore, the District hereby approves your request and grants an extension until June 26, 2019. Future extensions of time to respond will not be granted without a demonstration of good cause for the extension.

If, in the future, you find that you are not able to timely complete the processing of your application, you may voluntarily withdraw the application. If you elect to withdraw the application, Section 5.5.3.7, Environmental Resource Permit Applicant's Handbook, Volume I (AH I), provides a process for you to refile the application within 365 days without the necessity to pay a new processing fee.

Should you fail to fully submit the requested information or withdraw the application within the timeframe of this extension, the application will be considered incomplete and District staff will process the application for denial, without prejudice to your right to reapply at a later time. See Section 5.5.3.5, AH I.

If you have questions concerning this matter, please contact Caroline Hanes, Environmental Analyst Lead at 561-682-6856, or via email at chanes@sfwmd.gov; or Huy Tran, Engineering Specialist 3, at 561-682-2656, or via email at htran@sfwmd.gov.

Sincerely,

Ricardo A. Valera, P.E.
Bureau Chief, Environmental Resource Bureau
South Florida Water Management District

cc: Gary Koolik, Brefrank, Inc.
Arnaud Roux, EW Consultants, Inc.

This document is filed in the ePermitting system under Application Number **181113-24** *via the Application/Permit Section on the Records Search home page.*

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 6969043 Revised

Reference: Wellington Green

Provided for: **Broad and Cassel LLP**
Attention: Elaine Carlson
7777 Glades Road
Suite 300
Boca Raton, Florida 33434

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Palm Beach County, Florida through and including the date of April 5, 2018 at 6:00 a.m. on the land described:

Tracts W-3 and W-5, of WELLINGTON GREEN, A MUPD/PUD, according to the Plat thereof, recorded in Plat Book 87, Page 81, of the Public Records of Palm Beach County, Florida.

Address: 2650 Ring Road, Wellington, Florida
Folio No: 73-41-44-13-01-023-0020

That record title to the land as described and shown on the above description is as follows:

Quit Claim Deed filed January 10, 1991, recorded in Official Records book 6696, Page 1713, from Hamyra Realty Corp. to Brefrank, Inc., a Florida corporation.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

NONE

Name Search on the Fee Simple Title Owner only:

BREFRANK, INC.

And found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT
FILE NUMBER: 6969043 Revised

CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Palm Beach State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Palm Beach, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Palm Beach County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statues (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Palm Beach County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Palm Beach County, Florida and/or Office of the Clerk of Circuit Court of Palm Beach County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

(1) Municipal and County Zoning Ordinances.
(2) Incorporation papers of municipalities.
(3) Decrees and Ordinances creating taxing and Drainage Districts.
(4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
(5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
(6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
(7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
(8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida filed subsequent to January 1, 1972.
(9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.
(10) Except on special request and unless otherwise noted, the period covered by this certificate in limited to the thirty (30) years proceeding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 4TH day of May, 2018.

CHICAGO TITLE INSURANCE COMPANY

By Carol Lutte

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

121990

This Instrument was Prepared
by and Should be Returned to:
MARIA T. DI PASQUALE, ESQ.
Mettler & Gilson
140 Royal Palm Way, Suite 206
Palm Beach, FL 33480

JAN-10-1991 10:03am 91-008139
ORB 6696 Pg 1713
Con 10.00 Doc .55
JOHN B DUNKLE, CLERK - PB COUNTY, FL

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 20 day of December, 1990, by HAMYRA REALTY CORP., a Florida corporation (hereinafter called "Grantor") to BREFRANK INC., a Florida corporation, whose Taxpayer Identification number is 98-0089690 and whose mailing address is c/o Peter Matwiczyk, Esq., Mettler & Gilson, 140 Royal Palm Way, Suite 206, Palm Beach, Florida 33480, (hereinafter called "Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby remise, release and quitclaim unto the Grantee, all right, title, interest, claim and demand that the Grantor has in and to that certain land situate and being in Palm Beach County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

Property Appraiser's Identification No. 00-41-44-1300-0003010 and 00-41-44-1300-0001010

TO HAVE AND TO HOLD, the Property, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity.

This Quitclaim Deed is made without warranty of any nature whatsoever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

HAMYRA REALTY CORP., a Florida corporation ("GRANTOR")

By: _____
Harold B. Jacobsohn, President

(CORPORATE SEAL)

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

Before me, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgements, personally appeared HAROLD B. JACOBSOHN, known to me and known by me to be the person who executed the foregoing and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed, as President of HAMYRA REALTY CORP., a Florida corporation, on behalf of the corporation.

WITNESS my hand and official seal this 20th day of December, 1990 at Palm Beach County, Florida.

NOTARY PUBLIC

My commission expires:

(NOTARIAL SEAL)

Notary Public, State of Florida
My Commission Expires April 16, 1994
Bonded Thru Troy Fain - Interance Inc.

EXHIBIT A

A parcel of land lying in Section 13, Township 44 South, Range 41 East, Palm Beach County, Florida being more particularly described as follows:

Beginning at the N.W. corner of said Section 13; thence S87°44'41" E along the North line of said Section 13, a distance of 2643.75 feet to the North ¼ corner of Section 13; thence continue S87°44'41" E, a distance of 883.06 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 5616.58 feet and a central angle of 6°53'57" for a distance of 676.31 feet to the point of tangency; thence S80°50'44" E a distance of 249.96 feet to a point of curvature; thence along a curve to the left having a radius of 5842.58 feet through a central angle of 5°32'46" for a distance of 565.55 feet to the West Right-of-way line of S.R. No. 7; thence S00°21'56" E a distance of 848.56 feet; thence S01°58'01" W along a line parallel with and 240.00 feet Westerly of, as measured at right angles to, the East line of said Section 13, a distance of 363.28 feet; thence N88°19'38" W a distance of 28.46 feet; thence S1°57'22" W a distance of 208.71 feet; thence S88°18'59" E a distance of 199.16 feet to the West Right-of-way line of State Road No. 7; thence S02°04'34" W along said West Right-of-way line, a distance of 2520.50 feet; thence N88°05'25" W along the South line of the North ½ of the South ½ of said Section 13, a distance of 5208.20 feet to the West line of said Section 13; thence N01°52'58" E a distance of 1360.79 feet to the West ¼ corner of said Section 13; thence N01°54'00" E, a distance of 2720.57 feet to the POINT OF BEGINNING. -Less R/W for Lakeworth Drainage District (2.149 acres) in the Northeast corner of said premises.

Said lands contain 476.195 acres more or less.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

Florida Department of State

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
BREFRANK INC.

Filing Information

Document Number	S14831
FEI/EIN Number	98-0089690
Date Filed	11/28/1990
State	FL
Status	ACTIVE
Last Event	EVENT CONVERTED TO NOTES
Event Date Filed	11/28/1990
Event Effective Date	03/14/1969

Principal Address

7900 GLADES RD
SUITE 320
BOCA RATON, FL 33434-4104

Changed: 04/13/2001

Mailing Address

7900 GLADES RD
SUITE 320
BOCA RATON, FL 33434-4104

Changed: 04/13/2001

Registered Agent Name & Address

Suprema Inc.
7900 GLADES ROAD
SUITE 320
BOCA RATON, FL 33434-4104

Name Changed: 04/16/2018

Address Changed: 04/16/2018

Officer/Director Detail

Name & Address

Title President, Director

JACOBSOHN, HAROLD B

7900 GLADES ROAD SUITE 320
BOCA RATON, FL 33434-4104

Title VP, Director

Koolik, Gary
7900 GLADES ROAD SUITE 320
BOCA RATON, FL 33434-4104

Title Treasurer, Director

WEinstein, DAvid C
7900 GLADES ROAD SUITE 320
BOCA RATON, FL 33434-4104

Title Secretary, Director

Jacobsohn, Ilan
7900 GLADES RD
SUITE 320
BOCA RATON, FL 33434-4104

Annual Reports

Report Year	Filed Date
2016	04/18/2016
2017	03/10/2017
2018	04/16/2018

Document Images

04/16/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/17/2007 -- ANNUAL REPORT	View image in PDF format
03/02/2006 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 6969043 Revised

Reference: Wellington Green

Provided for: **Broad and Cassel LLP**
Attention: Elaine Carlson
7777 Glades Road
Suite 300
Boca Raton, Florida 33434

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Palm Beach County, Florida through and including the date of April 5, 2018 at 6:00 a.m. on the land described:

Tracts W-3 and W-5, of WELLINGTON GREEN, A MUPD/PUD, according to the Plat thereof, recorded in Plat Book 87, Page 81, of the Public Records of Palm Beach County, Florida.

Address: 2650 Ring Road, Wellington, Florida
Folio No: 73-41-44-13-01-023-0020

That record title to the land as described and shown on the above description is as follows:

Quit Claim Deed filed January 10, 1991, recorded in Official Records book 6696, Page 1713, from Hamyra Realty Corp. to Brefrank, Inc., a Florida corporation.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

NONE

Name Search on the Fee Simple Title Owner only:

BREFRANK, INC.

And found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT
FILE NUMBER: 6969043 Revised

CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Palm Beach State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Palm Beach, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Palm Beach County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statues (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Palm Beach County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Palm Beach County, Florida and/or Office of the Clerk of Circuit Court of Palm Beach County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

(1) Municipal and County Zoning Ordinances.
(2) Incorporation papers of municipalities.
(3) Decrees and Ordinances creating taxing and Drainage Districts.
(4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
(5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
(6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
(7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
(8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida filed subsequent to January 1, 1972.
(9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.
(10) Except on special request and unless otherwise noted, the period covered by this certificate in limited to the thirty (30) years proceeding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 4TH day of May, 2018.

CHICAGO TITLE INSURANCE COMPANY

By _____

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Section C: Supplemental Information for Works or Other Activities In, On, or Over Wetlands and/or Other Surface Waters

Instructions: **This section is for applications that do not involve activities associated with an individual single-family residence, duplex, triplex, or quadruplex. For those activities, please use Section B.** This form is to be completed if the proposed work or activity will occur in, on, over, or within 25 feet of a wetland or other surface water. The supplemental information required by this section is in addition to the information required by Section A of the application.

Part 1: Wetland or Other Surface Water Impact Summary

1. Describe the basic purpose of the project or activity: **Construct an infill multi-family development within an existing Planned Unit Development.**

2. Total area of work (dredging, filling, construction, alteration, or removal) in, on, or over wetlands or other surface waters: sq. ft.; 14.61 ac.

3. Total volume of material to be dredged or filled in wetlands or other surface waters:
   a. to be dredged: 23,500 cubic yards,
   b. to be filled: 17,100 cubic yards.

4. Identify the seasonal high water level (SHWL) and wetland normal pool elevations for each wetland or surface water within the project site. For tidal wetlands and/or surface waters provide the elevation of mean high and mean low water. Include an aerial photograph showing the location of each sampling location, dates, datum, and methods used to determine these elevations. **This wetland is currently located within a master-planned residential and commercial development. SFWMD Wetland 4 (wetland 5 on the plat and Conservation Easement) is located in basin 4 and is connected to the surface water management system (lake) via a control structure located along its southwest boundary. The current seasonal high water level (SHWL) is limited by the Control Structure elevation (15.5 feet NGVD). The field observations indicate that the SHWL for this wetland is consistent with this elevation.**

5. Name of waterbody(ies) (if applicable & if known) in which work will occur? **Unnamed water body**.

6. Is the activity proposed in an Outstanding Florida Water or Aquatic Preserve?
   ☐ yes, name: ☒ no ☐ I don't know

7. Has there ever been a formal or informal wetland determination for the project site? If yes, provide the identifying number and/or a copy of the jurisdictional map. **The site has received an Environmental Resource Permit (50-03763-P) in 1997 that conceptually authorized the construction of the master planned community. The permit identified all wetlands on site and resulted in some on site preservation and impacts to several wetlands. This permit has been modified several times during the different phases of development that have occurred since the issuance of the conceptual permit. The wetland limits reflect all authorized**

activities and correspond to the wetlands designated to be avoided and that remain onsite to date, as depicted on the recorded Conservation Easement (See copy attached).

8. Provide a map(s) of the project area and vicinity delineating USDA/NRCS soil types. **Please see the attached U.S. Department Of Agriculture National Soil Conservancy Service soils report and associated map**.

9. Provide recent aerials, legible for photointerpretation (no photocopies) with a scale of 1" = 400 ft, or more detailed, with project boundaries and wetland boundaries delineated on the aerial. **Please see the attached aerial map(s).**

10. Provide maps accurately portraying the existing and proposed natural vegetative community types and land cover classifications using recognized classification schemes. Suggested sources include: the Florida Natural Areas Inventory Guide to the Natural Communities of Florida (2010) available at_http://www.fnai.org/naturalcommguide.cfm, or the Florida Land Use and Cover Classification System (FLUCCS) (FDOT 1999, available at http://www.dot.state.fl.us/surveyingandmapping/documentsandpubs/fluccmanual1999.pdf). For vegetated areas dominated by exotic vegetation, use the descriptors representative of the native community type that was present prior to exotic infestation. **A FLUCFCS Map is enclosed**

11. Impact Summary Tables (located at the end of this section):
    a. For all projects, complete Table 1, 2 and 3 as applicable.
    b. For shoreline stabilization projects, provide the information requested in Table 4.

12. If the activity is located on state owned submerged lands and requires a lease or easement, provide a list of names and addresses from the latest county tax assessment roll of all property owners located within a 500 ft. radius of the proposed lease or easement boundary in mailing label format, or you may elect to send notice to those persons by certified mail, with the return-receipt card addressed to the DEP or water management district, as applicable, in accordance with subsection 18-21.005(3), F.A.C., and Section 253.115, F.S. Attach additional sheets if necessary.
    1. Name:
       Mailing Address:
       City, State, Zip Code:

    2. Name:
       Mailing Address:
       City, State, Zip Code:

    3. Name:
       Mailing Address:
       City, State, Zip Code:

    4. Name:
       Mailing Address:
       City, State, Zip Code:

    5. Name:
       Mailing Address:
       City, State, Zip Code:

    6. Name:
       Mailing Address:

City, State, Zip Code:

Part 2: Environmental Considerations

Note: for many questions, a state statute/Applicant's Handbook Volume I (AH I) section is cited to assist the applicant in addressing these questions. However, additional federal criteria may apply.

1. Elimination or Reduction of Impacts (Avoidance and Minimization). Describe measures taken to eliminate or reduce impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.1*). **The project site is located within the northeastern portion of the Village of Wellington, within the ACME Improvement District. The site and areas surrounding the site have been subjected to drainage improvements since the early 1900's with drainage infrastructure established with the goal of "draining and reclaiming" land for agricultural purposes. Over time, the regional drainage system aimed at improving water control for flood protection and irrigation. The implementation of this drainage infrastructure over the last century has resulted in a lowered the water table on and around the property.**

   The SFWMD Permit application review process for the authorization of the development of the mixed-use planned development (Wellington Green Mall and surrounding residential and commercial parcels) resulted in the preservation of some wetlands on-site. The SFWMD ePermitting database documents extensive field review of the site that indicate that the wetlands that existed on site prior to development, including the wetlands that ultimately were preserved in place, were of poor to fair ecological conditions due to the prior drainage of the property and surrounding landscape. The documentation indicates that clear signs of soil subsidence were observed in the mid-1990's in the cypress wetlands. Those signs of soil subsidence remain visible to date on older naturally occurring cypress and pond apple trees with exposed roots underneath the tree trunks and cypress knees. The soil subsidence was attributed to lowered ground water table of the site, due the surrounding drainage infrastructure.

   While there was preservation of wetlands on site and enhancement of these systems via re-planting of wetland trees, the hydrologic conditions that led to the poor ecological conditions of the wetlands were not corrected by the water management system. As the site is located within a permitted surface water management system, the control elevations are already established.

   While impacts to wetlands in the form of direct fill were avoided, long term impacts in terms of altered hydrology remain. As the control elevations for the surrounding drainage canals have been set to maintain drainage and control flooding in the surrounding landscape, those drainage canals have and continue to depress the local groundwater table. As a result, the historic natural hydrologic regime of the wetlands that remain has been severely altered.

   The onsite wetland was recently assessed for quality and functions. At the near peak of the wet season (August/September 2018) the wetland was only partially inundated. While this is an anecdotal observation, it is consistent with other long-term hydrologic indicators or lack thereof. The center areas exhibit few remaining older naturally occurring cypress trees. There are several large dead or decaying cypress trees that may indicate that environmental conditions are not conducive to the survival of the large mature, naturally occurring cypress trees. The contemporary hydrologic indicators observed (moss trim-lines and lichen lines) on

those large trees are close to the ground and do not correlate with the relict hydrologic indicators (buttress inflection points) located approximately 2 feet higher. Older naturally occurring pond apple trees offer the same discrepancies in hydrologic indicators. The moss trim-lines and lichen lines are located along the exposed root system, where organic soil has subsided. Trees planted in the wetlands were installed in the early 2000's, have survived and show signs of growth. These planted trees also exhibit early signs of soil subsidence with exposed root systems. This indicates that the hydrologic regime imposed by the surface water management system contributes to recent soil subsidence, beyond the level of soil subsidence observed in the late 1990's during the original permitting of the property. The wetland hydrologic regime that is regulated by the surface water management system and control structure is not adequate to maintain ecological conditions observed in the 1990's that themselves were altered and reduced from historic conditions as a result of drainage activities. The wetland fringe areas are dominated by wetland trees species that were planted exhibit no signs of regular inundation and naturally recruiting vegetation tends to be comprised of facultative and upland species such as Caesar weed and napier grass.

The review of the ePermitting file history reveals that, at the time of the original permitting of the project site, the wetland was considered over-drained, evidence of soil subsidence was clear, and that SFWMD staff expressed concern about to viability of the remaining wetland. In an RAI letter dated October 29, 1996 for the original permit application, SFWMD staff indicated concerns over the proposal to provide onsite mitigation due to the depressed water table and the potential impacts due to wellfield withdrawals. As a result, no mitigation value was provided by the preservation in place and enhancement of the wetland.

Despite the effort to avoid the wetland, remove exotic vegetation, enhance the vegetative community with tree planting, and provide as much water as possible from contributing areas, the wetland appears to suffer from an inadequate hydrologic regime as evidenced by the persistent return of facultative and upland exotic species, signs of contemporary soil subsidence, and hydrologic indicators that are inconsistent with this type of wetland system. While the area does meet the definition of a wetland, it is exhibiting significantly reduced wetland functions. Therefore, avoiding the wetland over 20 years ago, as required by the original permit, did not adequately prevent further degradation of the preserved wetland. The proposed project will offer an opportunity to vertically relocate and re-create a wetland onsite, accounting for the current water table gradient and contributing upland areas.

2. Fish, Wildlife, Listed Species, and their Habitats. Provide results of any wildlife assessments that have been conducted on the project site and provide any comments, biological opinions, formal or informal consultation decisions, or recommended actions you have received pertaining to the project from the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, and the National Marine Fisheries Service. (*Refer to AH I Section 10.2.2*). **No listed species (fauna or flora) have been observed during the site reconnaissance. While direct observations of wildlife have been limited to several bird species (Red shouldered hawk and tri-colored heron), tracks were observed in upland areas of the site for raccoon and other wading birds. It is anticipated that wading birds (listed and non-listed species), small mammals, fish and amphibians comprise the wildlife utilization of the site. The site contains a wetland area and disturbed uplands that are located in a highly urbanized area. Consequently, the potential occurrence of listed species is evaluated based on these existing conditions, with particular attention paid to the species that can occur in disturbed habitats, primarily avian species which may feed or forage in associated water bodies.**

Gopher tortoises are listed as a Threatened species by the State of Florida. No gopher tortoises or indicators of their presence (burrows, scat, etc.) were observed on the site. However, there remains some potential for the occurrence of this species, although should they occur, the population would be expected to be low.

Other listed species potentially present on site are avian species due to the foraging opportunities offered by the existing wetland. This activity would be transient in nature and no nesting or roosting areas were observed within the site. The forested nature of the wetland and the lack of open water habitat limits the foraging opportunities for wading birds, particularly larger species.

3. Water quantity impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.2.4 and AH II*).

   a. Does the activity include a proposed surface water management system with a control elevation different than the wetland normal pool elevation(s) of existing or proposed created wetlands or other surface waters? **No. The site is part of an existing development that has an existing surface water management system, the control elevation of the surface water management system is already established and provides a normal pool that is too low for the existing wetland. Instead, the remaining wetland area will be vertically relocated (excavated) to provide a hydrologic regime that will match the surface water management system and support hydrophytic vegetation. The normal pool for the re-graded wetland will be set below the existing control elevation to ensure a long hydroperiod for the wetland system and support a wetland vegetative composition dominated by forested species.**

   b. If yes to (a), provide documentation (e.g. drawdown assessment or other methods) that shows the proposed surface water management system will not change the hydroperiod of the existing or created wetland or other surface water. **N/A**

4. Public Interest Test. Please describe how the proposed activity will ***not be contrary*** to the public interest, OR if such an activity significantly degrades or is located within an Outstanding Florida Water (OFW), that the regulated activity will be ***clearly in*** the public interest (*Refer to AH I Section 10.2.3*).

   a. Please describe how the project will be designed to avoid adverse effects to public health, safety, or the welfare or the property of others. **The project will be designed to operate within the existing master planned surface water management system of the Mall at Wellington Green. The project will provide floodplain compensation within the re-graded wetland to compensate for the loss of surface water storage capacity due to the development of the property. The restoration of the northern portion of the wetland will provide positive benefits to the surrounding residents. The proposed multi-family residential development is similar to adjacent existing developments and therefore will not have any adverse effect to public health, safety, or the welfare or the property of others.**

   b. Please describe how the project will be designed to avoid adverse effects to the conservation of fish and wildlife, including endangered or threatened species, or their habitats. **The ecological functions and benefits offered by the existing wetland area to fish and wildlife are of fair value due to the recurring encroachment by invasive exotic vegetation, overall isolation, and the reduced hydrologic regime. While the proposed project will eliminate a portion of**

the wetland from the project site, these impacts will be fully mitigated, and the creation of the surface water management system will provide additional replacement for foraging habitat to birds and small mammals. As such, the activity will not be contrary to the public interest.

c. Please describe how the project will be designed to avoid adverse effects to navigation or the flow of water or cause harmful erosion or shoaling. **The project will have no effect on navigation, erosion, or shoaling.**

d. Please describe how the project will be designed to avoid adverse effects to the fishing or recreational values or marine productivity in the vicinity of the activity. **The proposed project will provide for treatment and attenuation of stormwater prior to discharging into the ACME Improvement District canal system, thus benefitting downstream waters and their fishing or recreational values**

e. Will the project be of a temporary or permanent nature? **Permanent**

f. Please describe how the project will be designed to avoid adverse impacts to significant historical and archaeological resources, under the provisions of section 267.061, F.S. **A cultural resource assessment study (CRAS) was prepared at the time of the initial development of the overall property in the late 1990s. While there was a prior-reported archeological site within the boundary of the 466 +/- acre Mall at Wellington Green project site, that archeological site was not located during the 1990s search and presumed previously destroyed by the construction of US441, so the DRI was presumed to have no impacts to any historical or archeological resources. The proposed project, within the Mall at Wellington Green area is therefore presumed to have no adverse impacts to historic or archaeological resources.**

g. Please describe how the project will be designed to avoid adverse effects to the current condition and relative value of functions being performed by areas affected by the proposed regulated activity. **The ecological functions and benefits offered by the existing wetland and lost due to the project will be replaced by the purchase of offsite mitigation bank credits. The restoration of the northern portion of the wetland will provide additional functional value for fish and wildlife.**

5. Water Quality.
Provide a description of how water quality will be maintained in wetlands and other surface waters that will be preserved or will remain undisturbed, both on and offsite. Please address both short-term (such as during construction) and long-term water quality considerations (*Refer to AH I Section 10.2.4*). **The preserved wetland will continue to receive treated storm water runoff from the existing surrounding development. As the portion of the wetland that will be remaining will be excavated during the construction phase of the project, its water quality will be temporarily negatively impacted.**

6. Class II Waters; Waters approved for shellfish harvesting *(Refer to AH I Section 10.2.5).*

a. Will the project occur in Class II that are NOT approved for shellfish harvesting? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(a).* **No**

b. Is the project located adjacent to or in close proximity to Class II waters? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(b)*. **No**

c. Is the project located in Class II or Class III waters that are classified as "approved", "restricted", "conditionally approved", or "conditionally restricted"? If yes, demonstrate that the project meets the requirements of *AH I Section 10.2.5(c)*. **No**

7. Vertical seawalls. Are vertical seawalls proposed in an estuary or lagoon as part of the project? If yes, please describe how the project meets the requirements of *AH I Section 10.2.6*. **No**

8. Secondary Impacts (*AH I Section 10.2.7*).

a. Will an upland buffer, with a minimum width of 15' and an average width of 25', be provided between the proposed activities and existing wetlands or wetlands to be preserved, enhanced, restored, or created? Provide the location and dimension of all buffers on the plans. **Yes** If not, demonstrate that secondary impacts will not occur or describe how they will be offset.

b. If listed species are present or may be present, then coordination with wildlife agencies is needed. Have you coordinated with the FFWCC and/or USFWS? If so, please provide correspondence from the wildlife agencies indicating concurrence with the species management plan(s). **No correspondence with wildlife agencies has been established at this time as the results of the field assessment did not reveal the presence of any listed wildlife species nor did it indicate any significant potential for utilization by listed species.**

c. What measures will be taken to avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning? **Upland areas on the project site are limited to the 25 foot wide upland buffers. A general wildlife survey will be completed throughout the upland areas that are proposed to be impacted prior to clearing to locate and avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning.**

d. Describe whether there are any other relevant activities that are very closely linked and causally related to any proposed dredging or filling in wetlands or other surface waters that have the potential to cause impacts to significant historical and archaeological resources. **None**

e. Are there additional future phases or extensions of the proposed activities that are not shown? If yes, please describe. **No**

9. Cumulative Impacts. Is the proposed mitigation located within the same drainage basin (*Refer to AH I Figures 10.2.8.1 – 10.2.8.5)* as the proposed wetland impacts? **The proposed mitigation bank has not been determined at this time thus a determination cannot be made as to whether it falls in the same drainage basin.** If not, please submit a Cumulative Impact Evaluation in accordance with *AH I Section 10.2.8*. A **Cumulative Impact Evaluation will be prepared in the event that the mitigation bank falls outside the drainage basin of the project site.**

10. Mitigation Plan (*Refer to AH I Section 10.3*).

a. If a mitigation bank is proposed to offset wetland/other surface water impacts, provide:

i. the name of the bank: **To be determined**. A letter of reservation from the banker will be required once the application has been evaluated.

ii. If the mitigation bank was assessed using UMAM, provide UMAM worksheets for impact area(s). If the bank was assessed using a method other than UMAM, then prepare the impact assessment using the same method. **UMAM score sheets have been used to assess the number of mitigation credits required to offset the proposed impacts to wetlands.**

b. If mitigation is proposed to offset wetland/other surface water impacts, please provide a mitigation plan that includes, at a minimum, the following: **Not applicable**

i. ☐ Proposed mitigation narrative:
   (1) ☐ Describe the current and proposed condition for each type of mitigation component (restoration, enhancement, creation, preservation), including:
      (a) ☐ Describe current and proposed vegetation
      (b) ☐ Describe current and proposed hydrologic conditions for the proposed mitigation.
      (c) ☐ Describe the soil types from NRCS maps and confirm if actual soil conditions appear to match.
   (2) ☐ Provide details of the proposed construction/mitigation activities including phasing and timing, as appropriate.
   (3) ☐ Identify measures that will be implemented during and after construction to avoid adverse impacts related to the proposed activities.
   (4) ☐ A mitigation implementation and monitoring schedule with dates.
   (5) ☐ Identify the success criteria.
   (6) ☐ Describe the anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented.
   (7) ☐ Provide a comparison of current fish and wildlife habitat to expected habitat after the mitigation plan is successfully implemented.

ii. ☐ Provide a Management Plan that includes, as appropriate, aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access.

iii. ☐ Maps:
   (1) ☐ Soil map (include soil names/codes, hydrologic soil groups and hydric soil types).
   (2) ☐ Topographic map of the mitigation area and adjacent contributing and receiving areas.
   (3) ☐ Hydrologic features map of the mitigation area and adjacent contributing and receiving areas.
   (4) ☐ Vegetative communities map (using FLUCCS or other appropriate classification system).
   (5) ☐ For all maps, identify source.

iv. Provide the necessary supporting information for the application of sections 62-345.400 - .600 (Uniform Mitigation Assessment Method (UMAM)). To meet this requirement, submittal of UMAM worksheets is acceptable for impact and mitigation areas.

v. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a draft Conservation Easement document or other form of restrictive covenant that provides for

protection of the mitigation area in perpetuity. Standard forms, as described in subsection 62-330.301(6), F.A.C., are available from the Agency or on its website.

vi. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a cost estimate for completing the mitigation, including monitoring and maintenance.

vii. If onsite and/or offsite applicant-responsible mitigation is proposed and the proposed mitigation exceeds $25,000, please provide a draft financial assurance document. Standard forms, as described in subsection 62-330.301(5), F.A.C., are available from the agency or on its website.

viii. Identify the entity responsible for monitoring, maintenance, and long-term stewardship of the mitigation area (i.e. the landowner or homeowner association, not the consultant or contractor that will do the work).

Note: It is highly recommended that you coordinate the design of any mitigation plan that also may be required for the Corps permit to meet the requirements of both permits. Pre-application meetings with both the applicable Agency and the Corps can help you to choose a mitigation option that is acceptable to both the applicable Agency and the Corps.

Part 3: Plans

Plans: The information listed in the checklist below represents the typical information required on the submitted project plans. The Plans checklists in each application section are cumulative unless otherwise noted. Separate plans for each application section are not required.

1. ☐ Include the following on the construction plans and cross sections:

   a. ☒ An Existing Conditions sheet showing the entire project and wetland/other surface water boundaries. Include the following: Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water. **Please refer to the Wetland and Other Surface Water map, attached.**
   b. ☒ A Proposed Conditions sheet showing the entire project and wetland/other surface water boundaries with construction plan overlay. **Please refer to the Wetland and Other Surface Water map with a proposed site plan overlay.**
   c. ☒ A Proposed Wetland Impact sheet that includes the following:
      i. ☒ Acreage and type (herbaceous, forested, or other surface water) of each wetland/other surface water to be impacted. **Please refer to the proposed impact map.**
      ii. ☒ Proposed upland buffers with dimensions.
      iii. ☐ Identify the seasonal high water and wetland normal pool elevations on the plans. **The seasonal high water and wetland normal pool elevations on the plans are dictated by the previously established storm water control structure elevation.**
   d. ☒ Include wetland boundaries on all construction plan sheets.

2. ☐ If onsite and/or offsite applicant-responsible mitigation is proposed, submit mitigation ~~permit~~ plans and cross sections including, at a minimum:

   a. ☐ existing conditions plan sheet identifying upland and wetland communities and acreage of each, topography, drainage patterns, and location of cross-section detail.

b. ☐ proposed conditions plan sheet identifying proposed improvements by type (restoration, enhancement, creation, preservation), acreage of each, topography, drainage patterns, and location of cross-section detail.
c. ☐ monitoring plan sheet including proposed improvements, monitoring transects, photostations, and mitigation signage (if applicable).
d. ☐ cross-section and/or profile detail(s) sheet(s) including representative section of each type of mitigation component. Include existing and proposed conditions and representative elevations.
e. ☐ planting schedule, plant species including common and scientific names divided into three sections (canopy, shrub, herbaceous) by mitigation component, quantity, spacing, size, and elevation range.

Table 1 - Project Wetland (WI) And Other Surface Water (SW) And Impact Summary

WL & SW ID	UMAM ASSESSMENT AREA NAME(S)	WL & SW TYPE	WL & SW SIZE (acres)	WL & SW NOT IMPACTED (acres)	TEMPORARY WL &SW IMPACT SIZE (acres)	TEMPORARY WL & SW IMPACT TYPE	PERMANENT WL &SW IMPACT SIZE (acres)	PERMANENT WL & SW IMPACT TYPE	MITIGATION ID
W5	W5I	621	7.06	0	0	-	7.06	Fill	
W5	W5R	621	7.55	0	7.55	excavation	-	-	
PROJECT TOTALS:			14.61	0	7.55		7.06		

Comments:

Codes (multiple entries per cell not allowed):

- Wetland & Surface Water ID: Include ID on submitted wetland and surface water impact maps
- Wetland Type: from an established wetland classification system
- Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Table 2 - Project On-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 3 - Project Off-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 4 - Shoreline Stabilization

Stabilization	Linear Ft. New	Linear Ft. Replaced	Linear Ft. Repaired	Linear Ft. Removed	Slope H: V:	Toe Width (Ft.)
Natural Vegetation (living shoreline)					**N/A**	**N/A**
Rip Rap + Vegetation						
Rip Rap						
Seawall + Rip Rap						
Vertical Seawall						
Other Shoreline Stabilization Type						

Size of Rip Rap

Type of Rip Rap

Jan-18-2000 04:10pm 00-019367
ORB 11564 Pg 1539

PREPARED BY AND RETURN TO:
Steven R. Parson, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
222 Lakeview Avenue, Suite 800
West Palm Beach, FL 33401
(561) 838-4500

GRANT OF CONSERVATION EASEMENT

THIS GRANT OF CONSERVATION EASEMENT (this "Conservation Easement") is given by Brefrank Inc., a Florida corporation ("Brefrank"), and TJ Palm Beach Associates Limited Partnership, a Delaware limited partnership ("TJ") (collectively, the "Grantor"), to the South Florida Water Management District (the "Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of each Grantor, and all subsequent owners of the "Conservation Parcel" (as hereinafter defined).

RECITALS:

A. Brefrank is the owner of certain lands situated in Palm Beach County, Florida, legally described in Exhibit "A" attached hereto, and TJ is the owner of certain lands situated in Palm Beach County, Florida, legally described in Exhibit "B" attached hereto (collectively, the "Property"); and

B. The Grantor desires to construct The Wellington Green Development of Regional Impact (f/k/a the Forest Hill/SR 7 Development of Regional Impact) (the "Project") on the Property, which Project is subject to the regulatory jurisdiction of South Florida Water Management District (the "District"); and

C. District Environmental Resource Permit No. 50-03763-P (the "Permit") authorizes and requires certain activities on the Property which will affect surface waters in or of the State of Florida (the "Activities"); and

D. The Activities are authorized by the Permit to be conducted, in part, on certain wetlands and associated uplands on the Property, which wetlands and uplands are legally described in Exhibit "C" attached hereto (collectively the "Conservation Parcel"); and

E. The Grantor, in consideration of the Permit, desires to convey a Conservation Easement to the Grantee over the Conservation Parcel and the Grantee desires to accept a Conservation Easement over the Conservation Parcel.

NOW, THEREFORE, in consideration of the issuance of the Permit by Grantor and other good and valuable considerations, the adequacy and receipt of which are hereby acknowledged, Grantor hereby grants, remises, and relinquishes to Grantee, and Grantee accepts from Grantor, a perpetual conservation easement over the Conservation Parcel for and in favor of Grantee which shall run with the land, be binding upon the Grantor and its successors in title, and shall remain in full force and effect forever.

1. The above Recitals are true and correct.

2. The purpose of this Conservation Easement is to ensure that the Conservation Parcel remains in its natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants and wildlife, as required by the Permit.

3. To carry out the purpose of this Conservation Easement, the following rights are hereby granted to Grantee:

a. To enter upon the Conservation Parcel at all reasonable times, following reasonable notice to Grantor, to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property and the Conservation Parcel; and

b. To enjoin any activity on, or use of, the Conservation Parcel that is prohibited by or inconsistent with this Conservation Easement and to enforce the restoration of the Conservation Parcel if damaged by any inconsistent activity or use.

WPB:34900:4

4. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, or other activities which are permitted or required by the Permit, including, but not limited to, placement of dry pretreatment and associated water control structures within the upland buffers, the following activities are prohibited in or upon the Conservation Parcel:

a. Construction or placing of building(s), roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic vegetation in accordance with the Permit;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance;

e. Surface use except for purposes that permit the land or water area to be in the condition required and authorized by the Permit;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat for fish or wildlife to the extent required by the Permit;

g. Acts or uses detrimental to such aforementioned retention of land or water areas to the extent required by the Permit; and

h. Acts or uses by Grantor, within Grantee's regulatory jurisdiction, which are detrimental to the preservation of any features or aspects of the Conservation Parcel having historical or archaeological significance.

5. Grantor reserves all rights as owner of the Conservation Parcel and the Property, including the right to engage in uses thereof that are not prohibited by the Permit or by this Conservation Easement. Passive recreational activities which are not contrary to the purpose of this conservation easement may be permitted upon written approval by the District. The Grantor may conduct limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks, or mulched walking trails. Grantor shall submit plans for the construction of proposed facilities to the District for approval prior to construction. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Conservation Easement Area. Any such work shall be subject to all applicable federal, state or local permitting requirements.

6. No right of access by the general public to any portion of the Conservation Parcel is conveyed by this Conservation Easement, and no rights hereunder are intended to benefit or shall be enforceable by any third parties.

7. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Conservation Parcel.

8. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Conservation Parcel.

9. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights

WPB:34900:4

hereunder in the event of any breach hereof by Grantor or its successors in title, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

10. Grantee will hold this Conservation Easement exclusively for the purposes as described herein, and Grantee shall not assign this Conservation Easement except to another governmental organization authorized by law to enforce the provisions of the Permit, without the prior written consent of Grantor.

11. If any provision of this Conservation Easement or the application hereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the essential purpose of the Conservation Easement is preserved.

12. This Conservation Easement may be amended, altered, released or revoked only following written agreement between the Grantor and Grantee, which writing shall be filed in the Public Records in Palm Beach County, Florida.

13. All notices required or permitted hereunder shall be in writing and shall be served on the parties at the following addresses:

If to Grantor: Brefrank Inc.
7900 Glades Road, Suite 510
Boca Raton, FL 33434-4105
Attention: Harold B. Jacobsohn
Facsimile: 561-883-3138

with a copy to: William R. Boose, Esq.
Boose Casey Ciklin Lubitz, et al
Northbridge Tower I, 19th Floor
515 North Flagler Drive
West Palm Beach, FL 33401
Facsimile: 561-833-4209

And to: TJ Palm Beach Associates
Limited Partnership
200 E. Long Lake Road
Bloomfield Hills, MI 48303
Attention: Michael O'Connell
Facsimile: 248-258-7690

with a copy to: E. Lee Worsham, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
222 Lakeview Avenue, Suite 800
West Palm Beach, FL 33401
Facsimile: 561-832-3036

If to Grantee: South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
Attention: Natural Resource Management Division
Facsimile: 561-682-6276

Any such notices shall be either (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid, in the U.S. Mail, or (b) sent by a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after being deposited during business hours with such courier, or (c) sent on a business day by telecopy followed by a copy sent first class mail, postage prepaid, deposited in the U.S. Mail on the same day that the telecopy is sent, in which case notice shall be deemed delivered on the day the telecopy is sent. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until actual receipt of such notice.

14. This Conservation Easement shall be governed in its enforcement, construction, and interpretation by the laws of the State of Florida.

WPB:34900:4

15. No prior or present agreements or representations shall be binding upon any of the parties hereto unless incorporated into this Conservation Easement, which alone fully expresses the understanding of the parties. No modifications or changes in this Conservation Easement shall be valid or binding upon the parties unless in writing, executed by the parties to be bound thereby.

16. The parties agree that the proper venue for any litigation arising under this Conservation Easement shall be Palm Beach County, Florida.

17. In connection with any litigation, including appellate proceedings, arising out of this Conservation Easement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running with the Conservation Parcel.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Conservation Parcel in fee simple: that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set ~~his~~ its hand ~~and seal~~ as authorized ~~this~~ of the 30th day of June, 1994.

Signed, sealed and delivered
in the presence of:

Witness
Print Name: Gary Koolik

Witness
Print Name: B. LEE WORSHAM

GRANTOR:

Brefrank, Inc., a Florida corporation

By: _____
Name: Harold B. Jacobson
Title: President

(SEAL)

[SIGNATURES CONTINUED ON NEXT PAGE]

STATE OF Florida)
) ss:
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 30th day of June, 1999, by Harold B. Jacobsohn, President of Brefrank Inc., a Florida corporation, on behalf of the corporation.

Personally known ✓ or produced identification _____

Type of identification produced _____

Joan Seitter
NOTARY PUBLIC

State of Florida at Large
Name: Joan Seitter

Commission No.:

JOAN SEITTER
MY COMMISSION # CC 639887
EXPIRES: April 17, 2001
Bonded Thru Notary Public Underwriters

South Florida Water Management District
Legal Form Approved: Susan Mast
Date: 12/22/99
(c

TJ PALM BEACH ASSOCIATES LIMITED PARTNERSHIP,
a Delaware limited partnership

By: THE TAUBMAN REALTY GROUP LIMITED PARTNERSHIP, a Delaware limited partnership, its general partner

By: _____
Name: Dennis J. Hecht
Title: Authorized Signatory

Cathryn Brown
Name: Cathryn Brown

Deborah A. Hardy
Name: Deborah A. Hardy

STATE OF MICHIGAN)
) ss:
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 10th day of January, 2000, by Dennis J. Hecht, as the authorized signatory of The Taubman Realty Group Limited Partnership, a Delaware limited partnership, as General Partner of TJ Palm Beach Associates Limited Partnership, a Delaware limited partnership, on behalf of said limited partnership.

Personally known: ✓
Or Produced ID: _____

Type of ID Produced: _____

Diane Tarvis
NOTARY PUBLIC
State of Michigan
Name: _____
Commission Number: _____
My Commission Expires: _____

DIANE TARVIS
Notary Public, Macomb County, MI
My Commission Expires Nov. 8, 2000
Acting in Oakland County, MI

WPB:34900:4

LEGAL DESCRIPTION FOR MUPD A

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 504.84 FEET;

THENCE S 02°15'00" W A DISTANCE OF 235.67 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°11'06" AND A RADIUS OF 660.00 FEET FOR AN ARC DISTANCE OF 428.34 FEET TO A POINT OF TANGENCY;

THENCE S 34°56'06" E A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°12'10" AND A RADIUS OF 1260.00 FEET FOR AN ARC DISTANCE OF 26.45 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 88°05'59" W A DISTANCE OF 680.75 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;

THENCE N 01°54'01" E ALONG SAID WEST LINE A DISTANCE OF 699.84 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 8.67 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION FOR MUPD B

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 584.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 87°44'43" E ALONG THE SAID NORTH LINE A DISTANCE OF 1008.39 FEET;

THENCE S 02°15'17" W A DISTANCE OF 297.36 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 67°13'55" AND A RADIUS OF 590.00 FEET FOR AN ARC DISTANCE OF 692.32 FEET TO A POINT OF TANGENCY;

THENCE S 64°58'38" E A DISTANCE OF 594.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 68°18'08" W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°03'55" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 350.20 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 41°51'32" W A DISTANCE OF 288.19 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 95°46'26" AND A RADIUS OF 607.70 FEET FOR AN ARC DISTANCE OF 1015.81 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 71°21'30" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 373.63 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 06°53'14" W A DISTANCE OF 103.78 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°02'52" AND A RADIUS OF 1340.00 FEET FOR AN ARC DISTANCE OF 655.97 FEET TO A POINT OF TANGENCY;

THENCE N 34°56'06" W A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°11'06" AND A RADIUS OF 580.00 FEET FOR AN ARC DISTANCE OF 376.42 FEET TO A POINT OF TANGENCY;

THENCE N 02°15'00" E A DISTANCE OF 235.66 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 29.78 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION FOR MUPD C

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 1683.23 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 87°44'43" E ALONG SAID NORTH LINE A DISTANCE OF 1409.84 FEET;

THENCE S 02°15'17" W A DISTANCE OF 226.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°15'43" AND A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 111.88 FEET TO A POINT OF TANGENCY;

THENCE S 13°00'26" E A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 15°35'11" W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°33'25" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 830.03 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 64°58'38" W A DISTANCE OF 593.11 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 67°13'55" AND A RADIUS OF 500.00 FEET FOR AN ARC DISTANCE OF 586.71 FEET TO A POINT OF TANGENCY;

THENCE N 02°15'17" E A DISTANCE OF 297.36 FEET TO A POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 23.92 ACRES, MORE OR LESS.

LESS AND EXCEPT MUPD C-1 LEGALLY DESCRIBED AS:

LEGAL DESCRIPTION FOR MUPD C-1

A parcel of land lying in the Northeast One-Quarter of Section 13, Township 44 South, Range 41 East being more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast One-Quarter of said Section 13;

THENCE N 87° 44' 43" W along the North line of the said Northeast One-Quarter of Section 13 a distance of 2194.45 feet to the POINT OF BEGINNING;

THENCE S 02° 15' 17" W a distance of 226.00 feet to a point of curvature of a tangent curve concave to the East;

THENCE Southerly along the arc of said curve to the left, having a central angle of 15° 15' 43" and a radius of 420.00 feet for an arc distance of 111.88 feet to a point of tangency;

THENCE S 13° 00" 26" E a distance of 120.01 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point bearing a bearing of N 15° 35'11" W;

THENCE Southwesterly along the arc of said curve to the left, having a central angle of 11° 16" 04" and a radius of 1000.00 feet for an arc distance of 196.66 feet to a point on a non-tangent line;

THENCE N 26° 51' 15" W a distance of 311.03 feet;

THENCE N 02° 15' 17" E a distance of 258.80 feet to a point on the North line of the said Northeast One-Quarter of Section 13;

THENCE S 87° 44' 43" E along the said North line a distance of 285.00 feet to the POINT OF BEGINNING;

Said land situate in Palm Beach County, Florida containing 3.00 acres, more or less;

TOGETHER WITH:

LEGAL DESCRIPTION FOR MUPD F

A PARCEL OF LAND LYING SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 3328.49 FEET;

THENCE S 02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 02°15'17" E;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°33'35" AND A RADIUS OF 4443.66 FEET FOR AN ARC DISTANCE OF 741.42 FEET TO A POINT OF TANGENCY;

THENCE S 78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°14'28" AND A RADIUS OF 2687.05 FEET FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT OF TANGENCY;

THENCE S 86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N 89°02'07" E A DISTANCE OF 70.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.R. 7/U.S. 441;

THENCE S 00°22'03" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 503.00 FEET;

THENCE S 01°58'00" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1246.38 FEET;

THENCE S 88°02'00" E A DISTANCE OF 11.66 FEET;

THENCE S 01°53'55" W A DISTANCE OF 763.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 01°53'55" W A DISTANCE OF 548.85 FEET;

THENCE S 01°53'57" W A DISTANCE OF 732.17 FEET;

THENCE N 88°05'25" W A DISTANCE OF 1160.31 FEET;

THENCE N 01°54'35" E A DISTANCE OF 379.18 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°51'53" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 172.08 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°10'00" AND A RADIUS OF 765.76 FEET FOR AN ARC DISTANCE OF 443.27 FEET TO A POINT OF TANGENCY;

THENCE N 02°12'42" E A DISTANCE OF 138.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 02°12'42" W;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°51'05" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 852.62 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S 49°13'07" E A DISTANCE OF 101.35 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°52'55" AND A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 285.02 FEET TO A POINT OF TANGENCY;

THENCE S 88°06'03" E A DISTANCE OF 232.54 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 35.74 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION FOR PUD

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 504.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 87°44'43" E ALONG SAID NORTH LINE A DISTANCE OF 80.00 FEET;

THENCE S 02°15'00" W A DISTANCE OF 235.66 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°11'06" AND A RADIUS OF 580.00 FEET FOR AN ARC DISTANCE OF 376.42 FEET TO A POINT OF TANGENCY;

THENCE S 34°56'06" E A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°02'52" AND A RADIUS OF 1340.00 FEET FOR AN ARC DISTANCE OF 655.97 FEET TO A POINT OF TANGENCY;

THENCE S 06°53'14" E A DISTANCE OF 103.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 23°43'32" W;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 71°21'30" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 373.63 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 95°46'26" AND A RADIUS OF 607.70 FEET FOR AN ARC DISTANCE OF 1015.81 FEET TO A POINT OF TANGENCY;

THENCE S 41°51'32" E A DISTANCE OF 288.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 88°22'02" W;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31°15'28" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 545.55 FEET TO A POINT OF TANGENCY;

THENCE S 29°37'30" E A DISTANCE OF 541.80 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 58°09'47" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 1015.14 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S 02°12'42" W A DISTANCE OF 138.03 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL OF 33°10'00" AND A RADIUS OF 765.76 FEET FOR AN ARC DISTANCE OF 443.27 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°51'53" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 172.08 FEET TO A POINT OF TANGENCY;

THENCE S 01°54'35" W A DISTANCE OF 379.18 FEET;

THENCE S 88°05'25" E A DISTANCE OF 1160.31 FEET;

THENCE S 01°53'57" W A DISTANCE OF 95.00 FEET;

THENCE N 88°05'25" W A DISTANCE OF 5044.51 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13;

THENCE N 01°52'59" E ALONG SAID WEST LINE A DISTANCE OF 1360.77 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 13;

THENCE N 01°54'01" E ALONG THE WEST LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2020.71 FEET;

THENCE S 88°05'59" E A DISTANCE OF 680.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 56°16'04" E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°12'10" AND A RADIUS OF 1260.00 FEET FOR AN ARC DISTANCE OF 26.45 FEET TO A POINT OF TANGENCY;

THENCE N 34°56'06" W A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°11'06" AND A RADIUS OF 660.00 FEET FOR AN ARC DISTANCE OF 428.34 FEET TO A POINT OF TANGENCY;

THENCE N 02°15'00" E A DISTANCE OF 235.67 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 224.85 ACRES, MORE OR LESS.

COMPOSITE EXHIBIT "B"

TJ PALM BEACH ASSOCIATES LIMITED PARTNERSHIP PROPERTY

LEGAL DESCRIPTION FOR MUPD C-1

A parcel of land lying in the Northeast One-Quarter of Section 13, Township 44 South, Range 41 East being more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast One-Quarter of said Section 13;

THENCE N 87° 44' 43" W along the North line of the said Northeast One-Quarter of Section 13 a distance of 2194.45 feet to the POINT OF BEGINNING;

THENCE S 02° 15' 17" W a distance of 226.00 feet to a point of curvature of a tangent curve concave to the East;

THENCE Southerly along the arc of said curve to the left, having a central angle of 15° 15' 43" and a radius of 420.00 feet for an arc distance of 111.88 feet to a point of tangency;

THENCE S 13° 00" 26" E a distance of 120.01 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of N 15° 35'11" W;

THENCE Southwesterly along the arc of said curve to the left, having a central angle of 11° 16" 04" and a radius of 1000.00 feet for an arc distance of 196.66 feet to a point on a non-tangent line;

THENCE N 26° 51' 15" W a distance of 311.03 feet;

THENCE N 02° 15' 17" E a distance of 258.80 feet to a point on the North line of the said Northeast One-Quarter of Section 13;

THENCE S 87° 44' 43" E along the said North line a distance of 285.00 feet to the POINT OF BEGINNING;

Said land situate in Palm Beach County, Florida containing 3.00 acres, more or less;

TOGETHER WITH:

LEGAL DESCRIPTION FOR MUPD D

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 3183.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 87°44'43" E ALONG SAID NORTH LINE A DISTANCE OF 145.42 FEET;

THENCE S 02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 02°15'17" E;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°33'35" AND A RADIUS OF 4443.66 FEET FOR AN ARC DISTANCE OF 741.42 FEET TO A POINT OF TANGENCY;

THENCE S 78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°14'28" AND A RADIUS OF 2687.05 FEET FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT OF TANGENCY;

THENCE S 86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N 89°02'07" E A DISTANCE OF 70.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.R. 7/U.S. 441;

THENCE S 00°22'03" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 474.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 07°29'20" E;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°25'23" AND A RADIUS OF 518.19 FEET FOR AN ARC DISTANCE OF 356.55 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S 31°56'04" E A DISTANCE OF 24.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 33°09'56" E;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°56'48" AND A RADIUS OF 6168.57 FEET FOR AN ARC DISTANCE OF 424.90 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 29°37'30" W A DISTANCE OF 120.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 70°48'10" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 1235.74 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 13°00'26" W A DISTANCE OF 120.01 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°15'43" AND A RADIUS OF 330.00 FEET FOR AN ARC DISTANCE OF 87.90 FEET TO A POINT OF TANGENCY;

THENCE N 02°15'17" E A DISTANCE OF 226.00 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, CONTAINING 22.13 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION FOR MUPD E

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 3328.49 FEET;

THENCE S 02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 02°15'17" E;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°33'35" AND A RADIUS OF 4443.66 FEET FOR AN ARC DISTANCE OF 741.42 FEET TO A POINT OF TANGENCY;

THENCE S 78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°14'28" AND A RADIUS OF 2687.05 FEET FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT OF TANGENCY;

THENCE S 86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N 89°02'07" E A DISTANCE OF 70.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.R. 7/U.S. 441;

THENCE S 00°22'03" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 503.00 FEET;

THENCE S 01°58'00" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 712.52 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 01°58'00" W A DISTANCE OF 533.86 FEET;

THENCE S 88°02'00" E A DISTANCE OF 11.66 FEET;

THENCE S 01°53'55" W A DISTANCE OF 673.76 FEET;

THENCE N 88°06'03" W A DISTANCE OF 232.54 FEET TO A POINT OF CURVATURE OF A ANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°52'55" AND A RADIUS OF 330.00 FEET FOR AN ARC DISTANCE OF 223.94 FEET TO A POINT OF TANGENCY;

THENCE N 49°13'07" W A DISTANCE OF 101.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 51°47'52" E;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 59°54'56" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 1045.72 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 65°42'27" E A DISTANCE OF 101.04 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26°15'33" AND A RADIUS OF 330.00 FEET FOR AN ARC DISTANCE OF 151.24 FEET TO A POINT OF TANGENCY;

THENCE S 88°02'00" E A DISTANCE OF 160.46 FEET TO A POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.26 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION FOR MUPD G

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 1593.23 FEET TO THE POINT OF BEGINNING;

THENCE S 02°15'17" W A DISTANCE OF 297.36 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 67°13'55" AND A RADIUS OF 590.00 FEET FOR AN ARC DISTANCE OF 692.32 FEET TO A POINT OF TANGENCY;

THENCE S 64°58'38" E A DISTANCE OF 594.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 68°18'08" W;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 51°19'23" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 895.75 FEET TO A POINT OF TANGENCY;

THENCE S 29°37'30" E A DISTANCE OF 541.80 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 107°00'52" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 1867.76 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S 49°13'07" E A DISTANCE OF 101.35 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°52'55" AND A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 285.02 FEET TO A POINT OF TANGENCY;

THENCE S 88°06'03" E A DISTANCE OF 232.54 FEET;

THENCE N 01°53'55" E A DISTANCE OF 90.00 FEET;

THENCE N 88°06'03" W A DISTANCE OF 232.54 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°52'55" AND A RADIUS OF 330.00 FEET FOR AN ARC DISTANCE OF 223.94 FEET TO A POINT OF TANGENCY;

THENCE N 49°13'07" W A DISTANCE OF 101.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 51°47'52" E;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 59°54'56" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 1045.72 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 65°42'27" E A DISTANCE OF 101.04 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26°15'33" AND A RADIUS OF 330.00 FEET FOR AN ARC DISTANCE OF 151.24 FEET TO A POINT OF TANGENCY;

THENCE S 88°02'00" E A DISTANCE OF 160.46 FEET TO THE POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.R. 7/U.S. 441;

THENCE N 01°58'00" E A DISTANCE OF 712.52 FEET;

THENCE N 00°22'03" W A DISTANCE OF 28.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 07°29'20" E;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°25'23" AND A RADIUS OF 518.19 FEET FOR AN ARC DISTANCE OF 356.55 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S 31°56'04" E A DISTANCE OF 24.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 33°09'56" E;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°56'48" AND A RADIUS OF 6168.57 FEET FOR AN ARC DISTANCE OF 424.90 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 29°37'30" W A DISTANCE OF 120.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 70°48'10" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 1235.74 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 13°00'26" W A DISTANCE OF 120.01 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°15'43" AND A RADIUS OF 330.00 FEET FOR AN ARC DISTANCE OF 87.90 FEET;

THENCE N 02°15'17" E A DISTANCE OF 226.00 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 13;

THENCE N 87°44'43" W ALONG SAID NORTH LINE A DISTANCE OF 90.00 FEET;

THENCE S 02°15'17" W A DISTANCE OF 226.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°15'43" AND A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 111.88 FEET TO A POINT OF TANGENCY;

THENCE S 13°00'26" E A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N 15°35'11"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°33'25" AND A RADIUS OF 1000.00 FEET FOR AN ARC DISTANCE OF 830.03 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 64°58'38" W A DISTANCE OF 593.11 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 67°13'55" AND A RADIUS OF 500.00 FEET FOR AN ARC DISTANCE OF 586.71 FEET TO A POINT OF TANGENCY;

THENCE N 02°15'17" E A DISTANCE OF 297.36 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 13;

THENCE N 87°44'43" W ALONG SAID NORTH LINE A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 110.96 ACRES, MORE OR LESS.

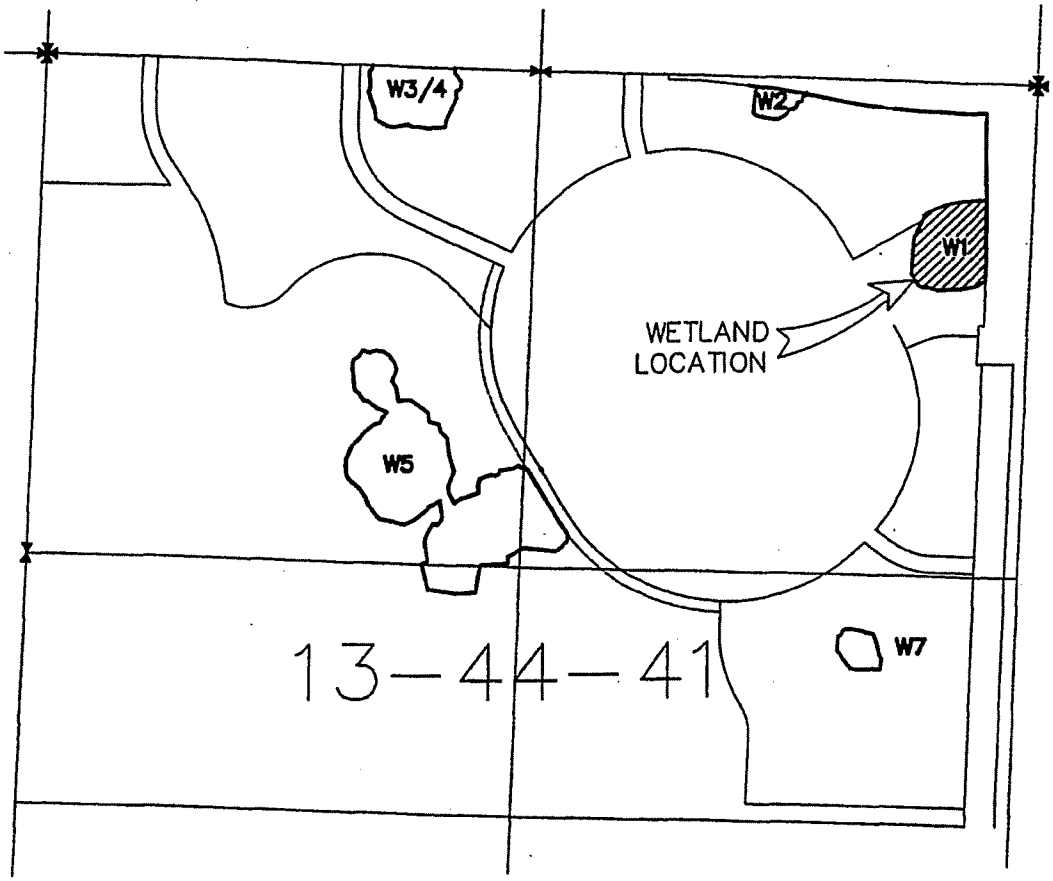
WILLIAMS, HATFIELD AND STONER, INC.

1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W1

SCALE: 1"=1000'



SEAL

NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

1. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING S01°58'00"W.

SHEET 1 OF 3

THIS IS NOT A SURVEY

CERTIFICATE

HIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON AND THE ATTACHED DESCRIPTION IS ACCURATE AND CORRECT TO THE EST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND ESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-6 F.A.C. ADOPTED BY THE FLORIDA OARD OF LAND SURVEYORS, SEPTEMBER 1, 1981.

RE IS	DATE	BY
REVISE SHEET 1	1/13/00	JEP
REVISE BOUNDARY	3/12/97	JEP

JAMES E. PARK

PROFESSIONAL LAND SURVEYOR NO. 3915 –STATE OF FLORIDA

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

SKETCH NO. 4226-00

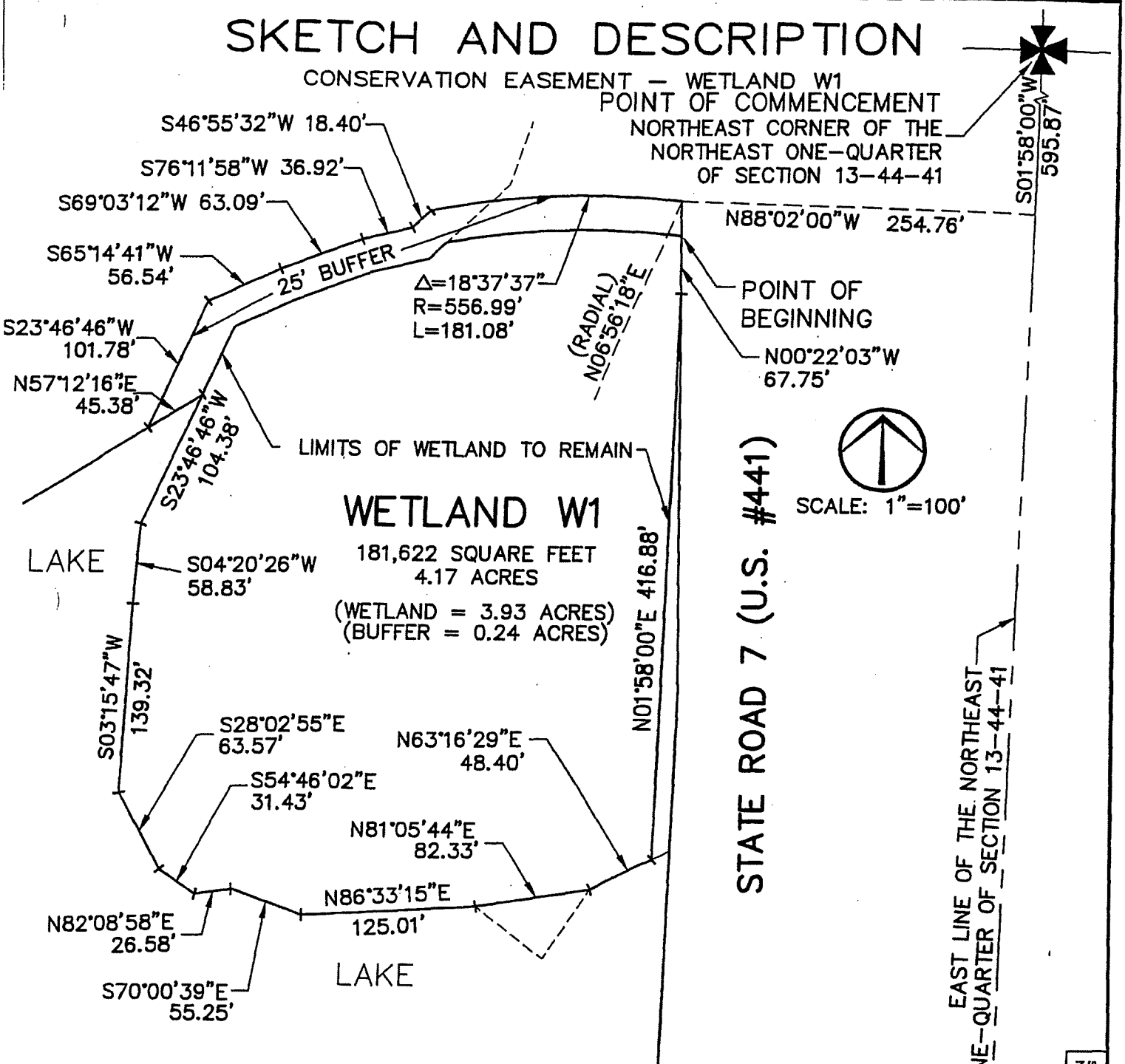
WY 26– C:\F\4226F\SND\WT-LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.

1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT — WETLAND W1



REVISIONS	DATE	BY
REVISE BOUNDARY	3/12/97	JEP

DATE 11/15/96 | DRAWN BY JLB | CHECKED BY JEP | FIELD BOOK

SHEET 2 OF 3

THIS IS NOT A SURVEY

SKETCH NO. 4226-00

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W1

A parcel of land lying in Section 13, Township 44 South, Range 41 East being more particularly described as follows;

COMMENCE at the Northeast corner of the Northeast one–quarter (1/4) of said Section 13;

THENCE on a grid bearing of S01°58'00"W along the East line of the said Northeast one–quarter (1/4) of Section 13 a distance of 595.87 feet;

THENCE N88°02'00"W a distance of 254.76 feet to a point on the arc of a non–tangent curve concave to the South, a radial line of said curve through said point having a bearing of N06°56'18"E, said point also being the POINT OF BEGINNING;

THENCE Westerly along the arc of said curve, to the left, having a central angle of 18°37'37" and a radius of 556.99 feet for an arc distance of 181.08 feet to a point on a non–tangent line;

THENCE S46°55'32"W a distance of 18.40 feet;

THENCE S76°11'58"W a distance of 36.92 feet;

THENCE S69°03'12"W a distance of 63.09 feet;

THENCE S65°14'41"W a distance of 56.54 feet;

THENCE S23°46'46"W a distance of 101.78 feet;

THENCE N57°12'16"E a distance of 45.38 feet;

THENCE S23°46'46"W a distance of 104.38 feet;

THENCE S04°20'26"W a distance of 58.83 feet;

THENCE S03°15'47"W a distance of 139.32 feet;

THENCE S28°02'55"E a distance of 63.57 feet;

THENCE S54°46'02"E a distance of 31.43 feet;

THENCE N82°08'58"E a distance of 26.58 feet;

THENCE S70°00'39"E a distance of 55.25 feet;

THENCE N86°33'15"E a distance of 125.01 feet;

THENCE N81°05'44"E a distance of 82.33 feet;

THENCE N63°16'29"E a distance of 48.40 feet;

THENCE N01°58'00"E a distance of 416.88 feet;

THENCE N00°22'03"W a distance of 67.75 feet to the POINT OF BEGINNING.
Said land situate in Palm Beach County, Florida containing 4.17 acres, more or less.

SHEET 3 OF 3
THIS IS NOT A SURVEY

SKETCH NO. 4226–00

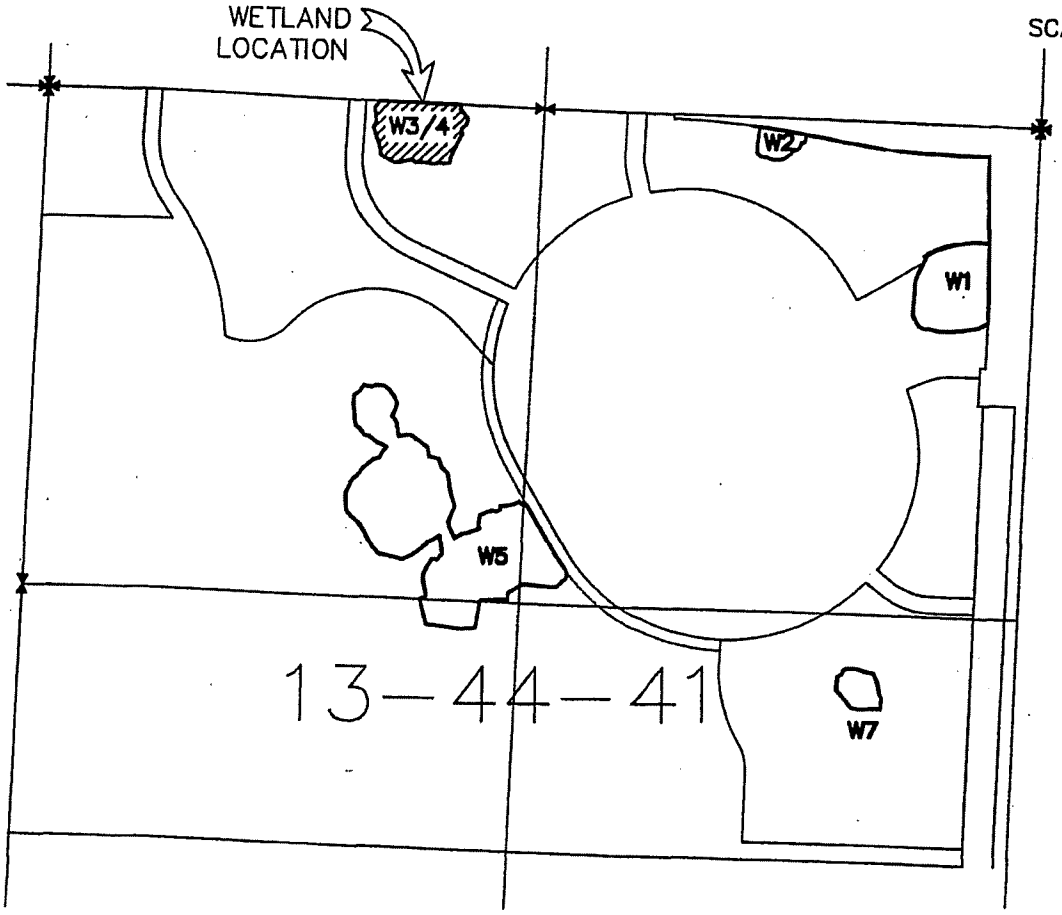
REVISIONS	DATE	BY	DATE	DRAWN BY	CHECKED BY	FIELD BOOK
Revise boundary	3/12/97	JEP	11/15/96	JLB	JEP	

STWY 26 – C:\F\4226F\SND\WT–LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W3/4



SEAL

NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING S87°44'43"E.

SHEET 1 OF 4

THIS IS NOT A SURVEY

CERTIFICATE

THIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON AND THE ATTACHED DESCRIPTION IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-6 F.A.C. ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, SEPTEMBER 1, 1981.

REVISIONS	DATE	BY
REVISE SHEET 1	1/13/00	JEP
REVISE BOUNDARY	3/12/97	JEP

JAMES E. PARK
PROFESSIONAL LAND SURVEYOR NO. 3915 –STATE OF FLORIDA

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

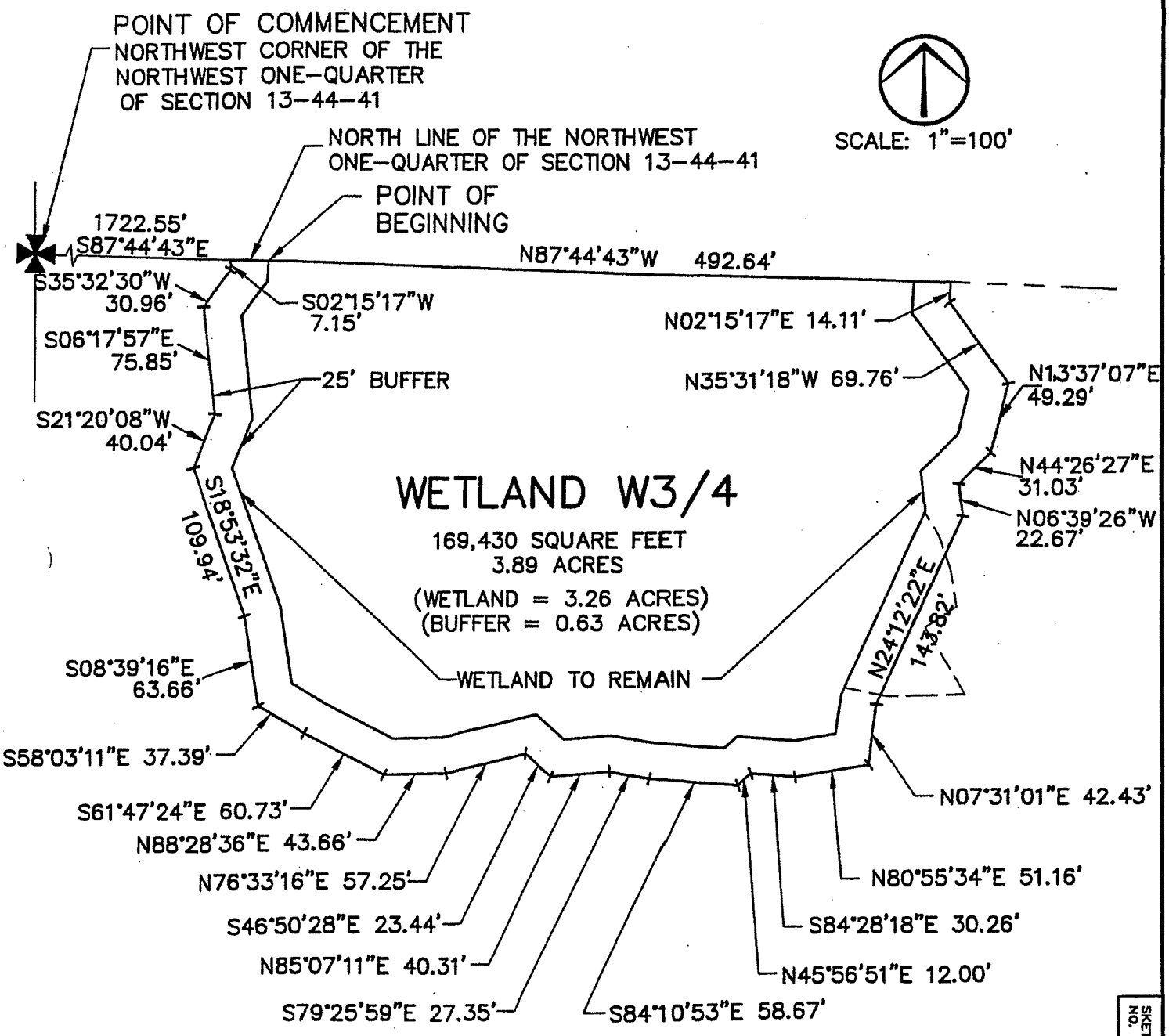
SKETCH NO. 4226-00

TWY 26– C:\F\4226F\SND\WT-LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

COSERVATION EASEMENT – WETLAND W3/4



REVISIONS	DATE	BY
REVISE BOUNDARY	3/12/97	JEP

SHEET 2 OF 4
THIS IS NOT A SURVEY

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

SKETCH NO. 4226-00

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WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W3/4

A parcel of land lying in Section 13, Township 44 South, Range 41 East being more particularly described as follows;

COMMENCE at the Northwest corner of the Northwest one–quarter (1/4) of said Section 13;

THENCE on a grid bearing of S87°44'43"E along the North line of the said Northwest one–quarter (1/4) of Section 13 a distance of 1722.55 feet to the POINT OF BEGINNING.

THENCE S02°15'17"W a distance of 7.15 feet;

THENCE S35°32'30"W a distance of 30.96 feet;

THENCE S06°17'57"E a distance of 75.85 feet;

THENCE S21°20'08"W a distance of 40.04 feet;

THENCE S18°53'32"E a distance of 109.94 feet;

THENCE S08°39'16"E a distance of 63.66 feet;

THENCE S58°03'11"E a distance of 37.39 feet;

THENCE S61°47'24"E a distance of 60.73 feet;

THENCE N88°28'36"E a distance of 43.66 feet;

THENCE N76°33'16"E a distance of 57.25 feet;

THENCE S46°50'28"E a distance of 23.44 feet;

THENCE N85°07'11"E a distance of 40.31 feet;

THENCE S79°25'59"E a distance of 27.35 feet;

THENCE S84°10'53"E a distance of 58.67 feet;

THENCE N45°56'51"E a distance of 12.00 feet;

THENCE S84°28'18"E a distance of 30.26 feet;

THENCE N80°55'34"E a distance of 51.16 feet;

THENCE N07°31'01"E a distance of 42.43 feet;

THENCE N24°12'22"E a distance of 143.82 feet;

THENCE N06°39'26"W a distance of 22.67 feet;

THENCE N44°26'27"E a distance of 31.03 feet;

REVISIONS	DATE	BY
REVISE BOUNDARY	3/12/97	JEP

SHEET 3 OF 4
THIS IS NOT A SURVEY

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

SKETCH NO. 4226–00

TWY 26 – C:\F\4226F\SND\WT–LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W3/4

THENCE N13°37'07"E a distance of 49.29 feet;

THENCE N35°31'18"W a distance of 69.76 feet;

THENCE N02°15'17"E a distance of 14.11 feet to the North line of the said Northwest One-Quarter (NW 1/4);

THENCE N87°44'43"W along said North line a distance of 492.64 feet to the POINT OF BEGINNING.

Said land situate in Palm Beach County, Florida containing 3.89 acres, more or less.

REVISIONS	DATE	BY
–		
REVISE BOUNDARY	3/12/97	JEP

SHEET 4 OF 4
THIS IS NOT A SURVEY

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

SKETCH NO. 4226-00

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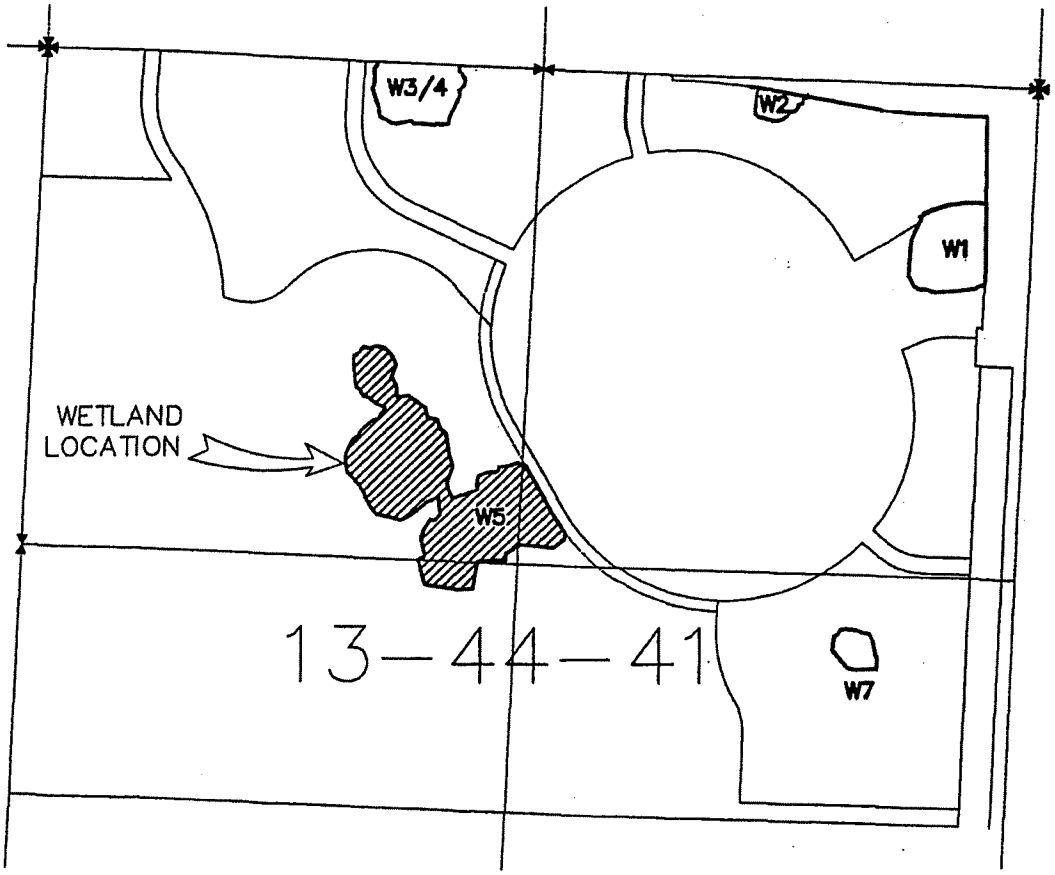
WILLIAMS, HATFIELD AND STONER, INC.
1? S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W5

SCALE: 1"=1000'



SEAL

NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

1. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING N01°54'31"E.

THIS IS NOT A SURVEY

CERTIFICATE

THIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON AND THE ATTACHED DESCRIPTION IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-6 F.A.C. ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, SEPTEMBER 1, 1981.

JAMES E. PARK
PROFESSIONAL LAND SURVEYOR NO. 3915 –STATE OF FLORIDA

	DNS	DATE	BY
REVISE SHEET 1		1/13/00	JEP
REVISE BOUNDARY		3/13/97	JEP

DATE 11/15/96 | DRAWN BY JLB | CHECKED BY JEP | FIELD BOOK ——

SKETCH NO. 4226-00

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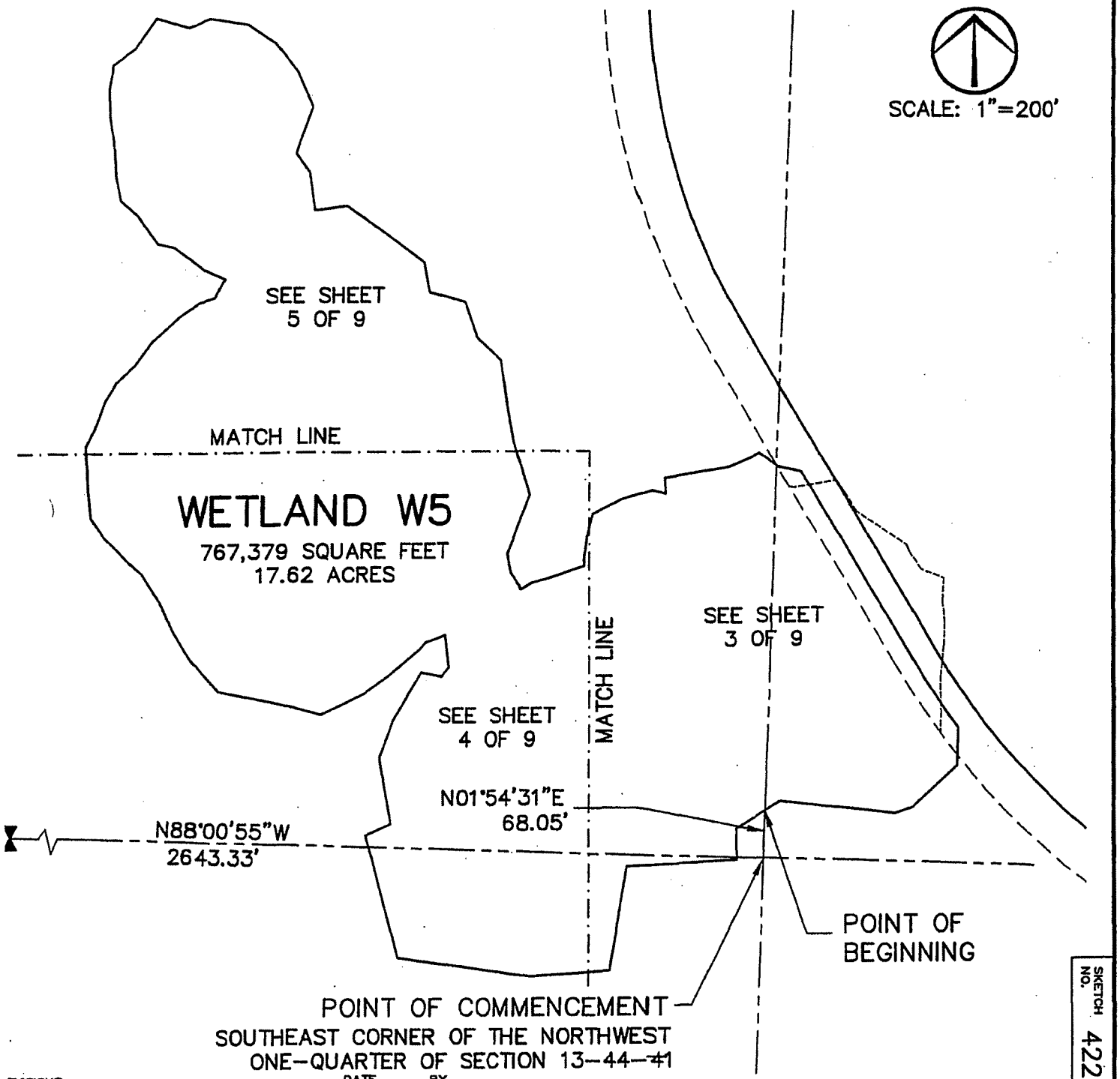
WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT — WETLAND W5



REVISIONS	DATE	BY
REVISE BOUNDARY	3/13/97	JEP

DATE 11/15/96 | DRAWN BY JLB | CHECKED BY JEP | FIELD BOOK ———

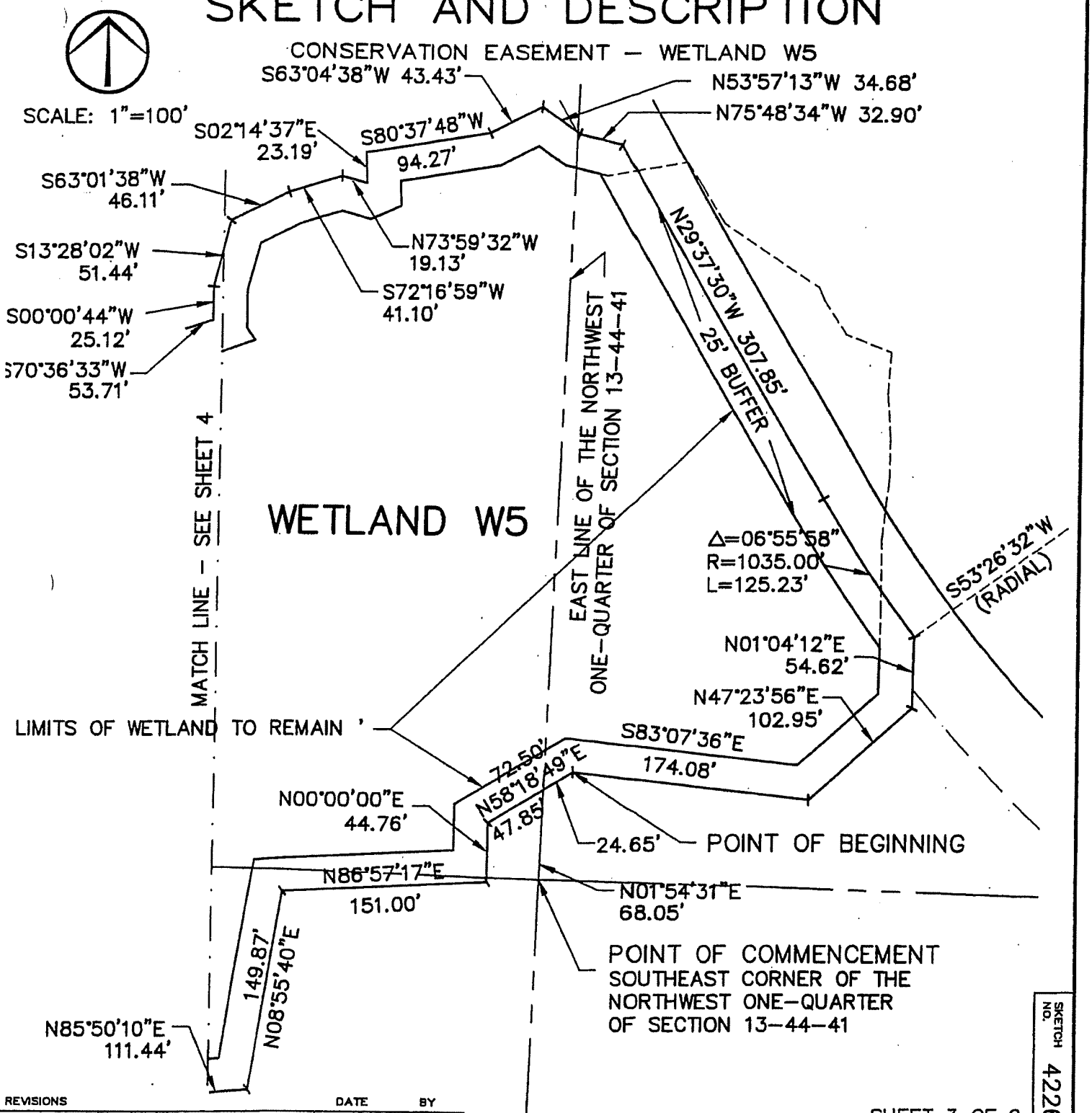
SHEET 2 OF 9

THIS IS NOT A SURVEY

SKETCH NO. 4226-00

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION



REVISIONS	DATE	BY
REVISE BOUNDARY	3/13/97	JEP

DATE 11/15/96 | DRAWN BY JLB | CHECKED BY JEP | FIELD BOOK

SHEET 3 OF 9
THIS IS NOT A SURVEY

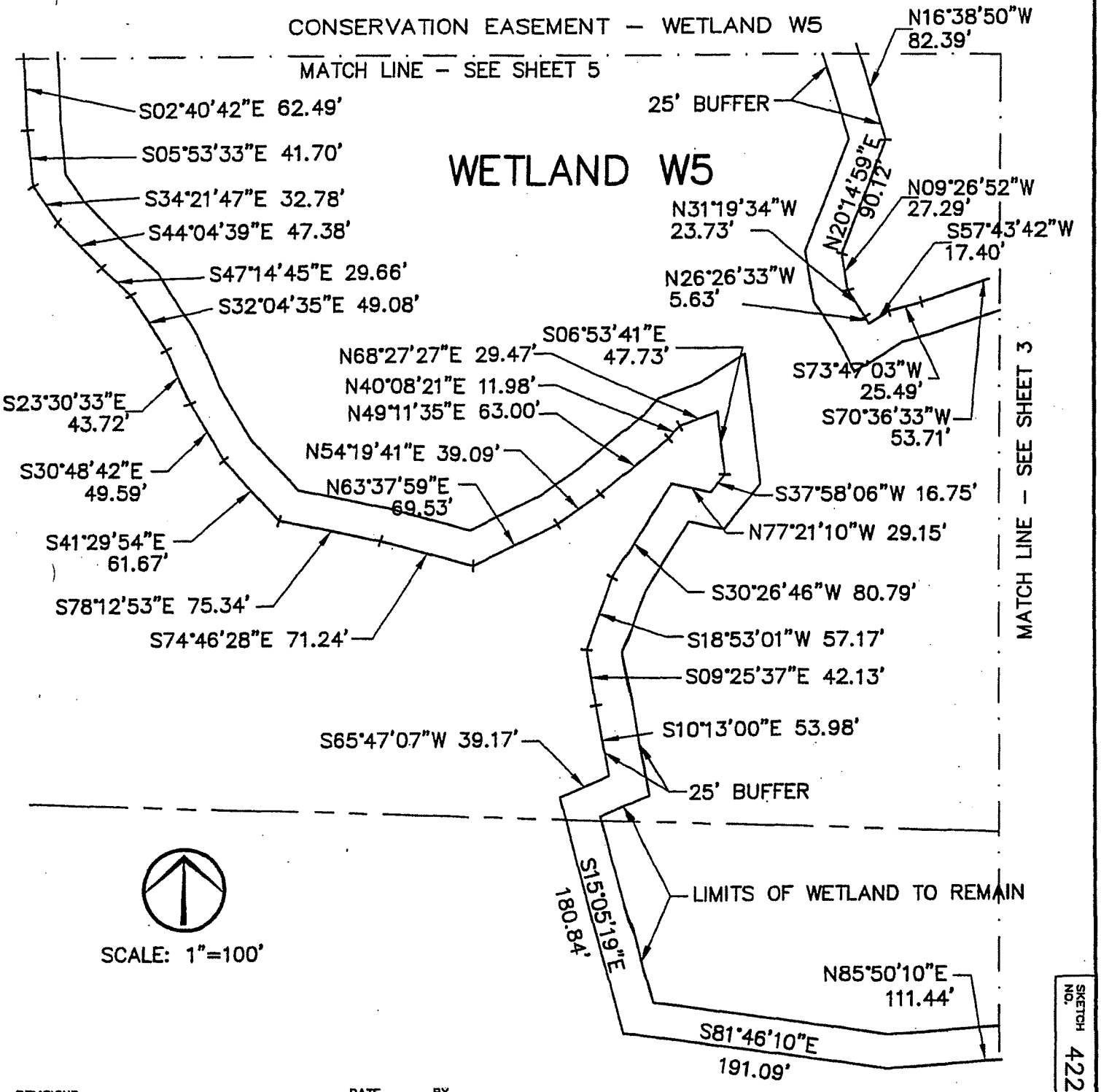
SKETCH NO. 4226-00

TWY 26 – C:\F\4226F\SND\WT-LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W5



SCALE: 1"=100'

REVISIONS	DATE	BY
REVISE BOUNDARY	3/13/97	JEP

DATE 11/15/96 | DRAWN BY JLB | CHECKED BY JEP | FIELD BOOK

SHEET 4 OF 9

THIS IS NOT A SURVEY

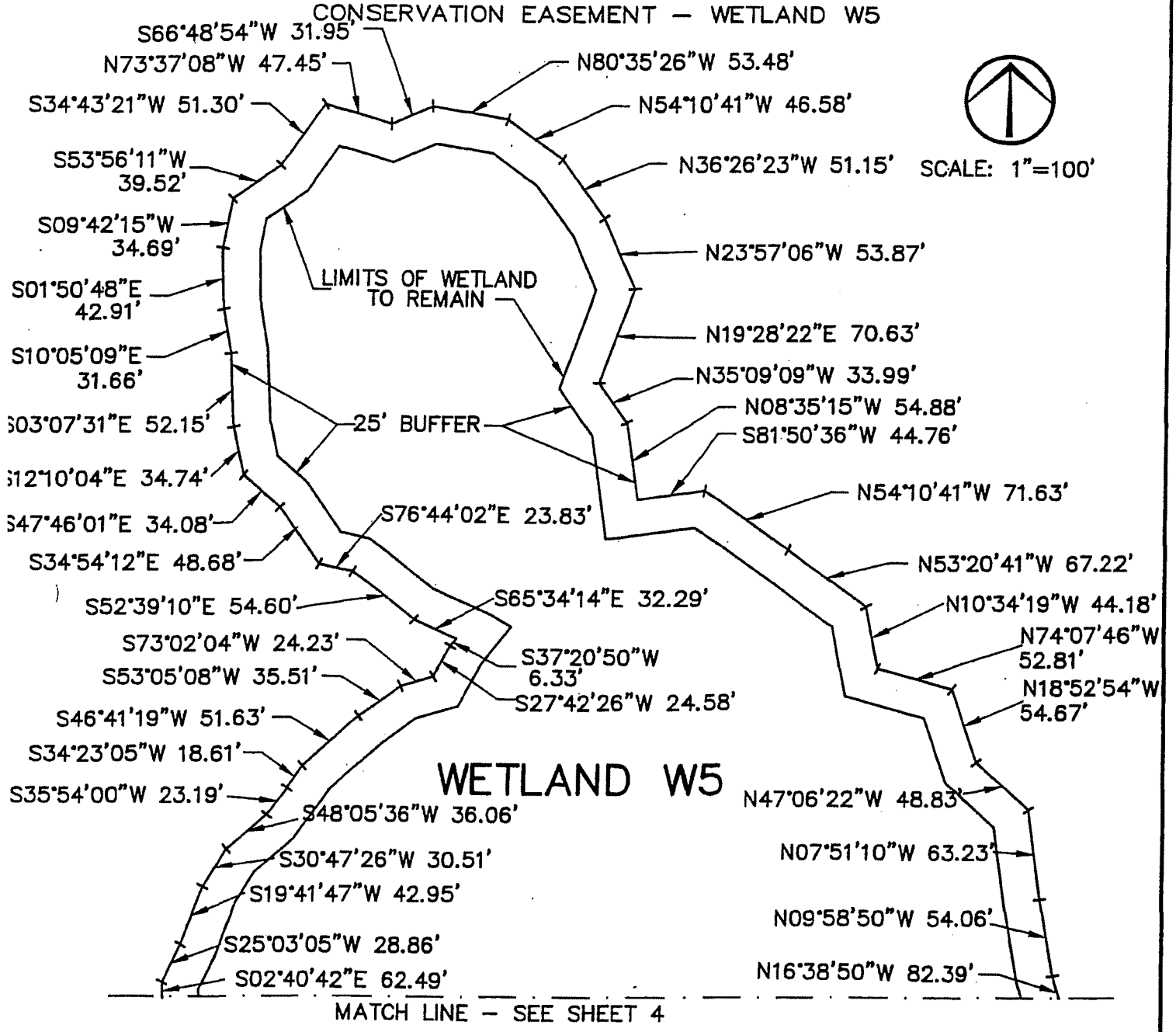
SKETCH NO. 4226-00

TWY 26 – C:\F\4226F\SND\WT-LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT — WETLAND W5



MATCH LINE — SEE SHEET 4

REVISIONS	DATE	BY
REVISE BOUNDARY	3/13/97	JEP

SHEET 5 OF 9
THIS IS NOT A SURVEY

SKETCH NO. 4226-00

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

DWY 26 — C:\F\4226F\SND\WT-LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W5

A parcel of land lying in Section 13, Township 44 South, Range 41 East being more particularly described as follows;

COMMENCE at the Southeast corner of the Northwest one–quarter (1/4) of said Section 13;

THENCE on a grid bearing of N01°54'31"E along the East line of the said Northwest one–quarter (1/4) of Section 13 a distance of 68.05 feet;

THENCE N58°18'49"E a distance of 24.65 feet to the POINT OF BEGINNING;

THENCE S83°07'36"E a distance of 174.08 feet;

THENCE N47°23'56"E a distance of 102.95 feet;

THENCE N01°04'12"E a distance of 54.62 feet to a point on the arc of a non–tangent curve concave to the Northeast, a radial line of said curve through said point having a bearing of S53°26'32"W;

THENCE Northwesterly along the arc of said curve, to the right, having a central angle of 06°55'58" and a radius of 1035.00 feet for an arc distance of 125.23 feet to a point of tangency;

THENCE N29°37'30"W a distance of 307.85 feet;

THENCE N75°48'34"W a distance of 32.90 feet;

THENCE N53°57'13"W a distance of 34.68 feet;

THENCE S63°04'38"W a distance of 43.43 feet;

THENCE S80°37'48"W a distance of 94.27 feet;

THENCE S02°14'37"E a distance of 23.19 feet;

THENCE N73°59'32"W a distance of 19.13 feet;

THENCE S72°16'59"W a distance of 41.10 feet;

THENCE S63°01'38"W a distance of 46.11 feet;

THENCE S13°28'02"W a distance of 51.44 feet;

THENCE S00°00'44"W a distance of 25.12 feet;

THENCE S70°36'33"W a distance of 53.71 feet;

THENCE S73°47'03"W a distance of 25.49 feet;

THENCE S57°43'42"W a distance of 17.40 feet;

THENCE N26°26'33"W a distance of 5.63 feet;

REVISIONS	DATE	BY
REVISE BOUNDARY	3/13/97	JEP

SHEET 6 OF 9
THIS IS NOT A SURVEY

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

SKETCH NO. 4226–00

TWY 26 – C:\F\4226F\SND\WT–LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W5

THENCE S37°20'50"W a distance of 6.33 feet;
THENCE S27°42'26"W a distance of 24.58 feet;
THENCE S73°02'04"W a distance of 24.23 feet;
THENCE S53°05'08"W a distance of 35.51 feet;
THENCE S46°41'19"W a distance of 51.63 feet;
THENCE S34°23'05"W a distance of 18.61 feet;
THENCE S35°54'00"W a distance of 23.19 feet;
THENCE S48°05'36"W a distance of 36.06 feet;
THENCE S30°47'26"W a distance of 30.51 feet;
THENCE S19°41'47"W a distance of 42.95 feet;
THENCE S25°03'05"W a distance of 28.86 feet;
THENCE S02°40'42"E a distance of 62.49 feet;
THENCE S05°53'33"E a distance of 41.70 feet;
THENCE S34°21'47"E a distance of 32.78 feet;
THENCE S44°04'39"E a distance of 47.38 feet;
THENCE S47°14'45"E a distance of 29.66 feet;
THENCE S32°04'35"E a distance of 49.08 feet;
THENCE S23°30'33"E a distance of 43.72 feet;
THENCE S30°48'42"E a distance of 49.59 feet;
THENCE S41°29'54"E a distance of 61.67 feet;
THENCE S78°12'53"E a distance of 75.34 feet;
THENCE S74°46'28"E a distance of 71.24 feet;
THENCE N63°37'59"E a distance of 69.53 feet;
THENCE N54°19'41"E a distance of 39.09 feet;
THENCE N49°11'35"E a distance of 63.00 feet;
THENCE N40°08'21"E a distance of 11.98 feet;
THENCE N68°27'27"E a distance of 29.47 feet;
THENCE S06°53'41"E a distance of 47.73 feet;
THENCE S37°58'06"W a distance of 16.75 feet;
THENCE N77°21'10"W a distance of 29.15 feet;

REVISIONS	DATE	BY
REVISE BOUNDARY	3/13/97	JEP

SHEET 8 OF 9
THIS IS NOT A SURVEY

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11/15/96	JLB	JEP	

SKETCH NO. 4226-00

TWY 26 – C:\F\4226F\SND\WT-LIMIT.DWG

WILLIAMS, HATFIELD AND STONER, INC.
1901 S. CONGRESS AVE. ENGINEERS • PLANNERS • SURVEYORS BOYNTON BEACH, FLORIDA

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT – WETLAND W5

THENCE S30°26'46"W a distance of 80.79 feet;
THENCE S18°53'01"W a distance of 57.17 feet;
THENCE S09°25'37"E a distance of 42.13 feet;
THENCE S10°13'00"E a distance of 53.98 feet;
THENCE S65°47'07"W a distance of 39.17 feet;
THENCE S15°05'19"E a distance of 180.84 feet;
THENCE S81°46'10"E a distance of 191.09 feet;
THENCE N85°50'10"E a distance of 111.44 feet;
THENCE N08°55'40"E a distance of 149.87 feet;
THENCE N86°57'17"E a distance of 151.00 feet;
THENCE N00°00'00"E a distance of 44.76 feet;
THENCE N58°18'49"E a distance of 72.50 feet to the POINT OF BEGINNING.

Said land situate in Palm Beach County, Florida containing 14.61 acres more or less.

REVISIONS	DATE	BY
REVISE BOUNDARY	3/13/97	JEP

SHEET 9 OF 9
THIS IS NOT A SURVEY

DATE	DRAWN BY	CHECKED BY	FIELD BOOK
11-15-96	JLB	JEP	

SKETCH NO. 4226-00

TWY 26 – C:\F\4226F\SND\WT-LIMIT.DWG

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Palm Beach County Area, Florida

WELLINGTON GREEN PUD TRACT W-5

October 24, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


80° 12' 53" W
80° 12' 37" W
578160
578230
578300
578370
578440
578510
578580
26° 38' 51" N
26° 38' 32" N
2947640
2947570
2947500
2947430
2947360
2947290
2947220
2947150
2947080
36
12
36
36
37
36
36
36
36
10
36
Ring Rd
Map Scale: 1:2,900 if printed on A portrait (8.5" x 11") sheet.
Meters
0 40 80 160 240
Feet
0 100 200 400 600
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

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

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 14, Sep 17, 2018

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

Date(s) aerial images were photographed: Nov 13, 2014—Dec 11, 2014

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
10	Boca fine sand, 0 to 2 percent slopes	0.0	0.2%
12	Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes	2.7	15.6%
36	Riviera fine sand, 0 to 2 percent slopes	2.0	11.1%
37	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	12.9	73.1%
Totals for Area of Interest		**17.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Palm Beach County Area, Florida

10—Boca fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm5h
Elevation: 0 to 30 feet
Mean annual precipitation: 47 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Farmland of local importance

Map Unit Composition

Boca and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Boca

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits over limestone

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 29 inches: fine sand
Btg - 29 to 36 inches: sandy clay loam
2R - 36 to 46 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 33 to 40 inches to lithic bedrock
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Minor Components

Hallandale

Percent of map unit: 8 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pineda

Percent of map unit: 7 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Slough (R155XY011FL)
Hydric soil rating: Yes

12—Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzvw
Elevation: 10 to 70 feet
Mean annual precipitation: 45 to 55 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Chobee and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy marine deposits

Typical profile

A - 0 to 9 inches: fine sandy loam
Btg1 - 9 to 13 inches: fine sandy loam
Btg2 - 13 to 68 inches: sandy clay loam
Cg - 68 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 14 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: Freshwater Marshes and Ponds (R155XY010FL)
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Minor Components

Winder

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

36—Riviera fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw2
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 59 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 32 inches: fine sandy loam
Btg - 32 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Wabasso

Percent of map unit: 8 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Hallandale

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pinellas

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: No

Oldsmar

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Floridana

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave

Across-slope shape: Linear, concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

37—Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwl
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of local importance

Map Unit Composition

Riviera and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 36 inches: fine sand
Bt/E - 36 to 42 inches: fine sandy loam
Cg1 - 42 to 56 inches: fine sand
Cg2 - 56 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

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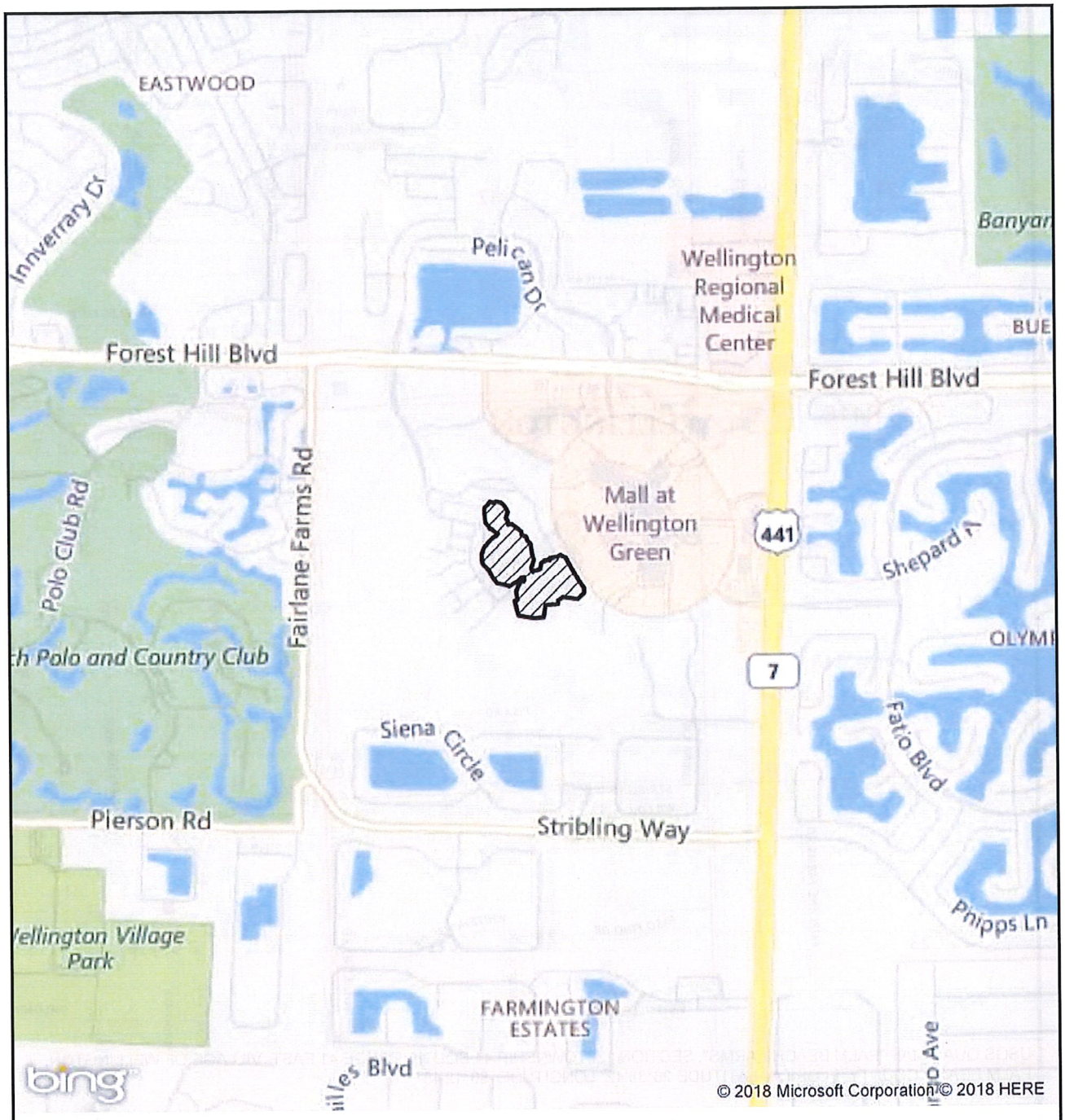


LEGEND

▨ - SITE (17.62+/-AC)

0 2,000 Feet

N

WELLINGTON GREEN PUD TRACT W-5

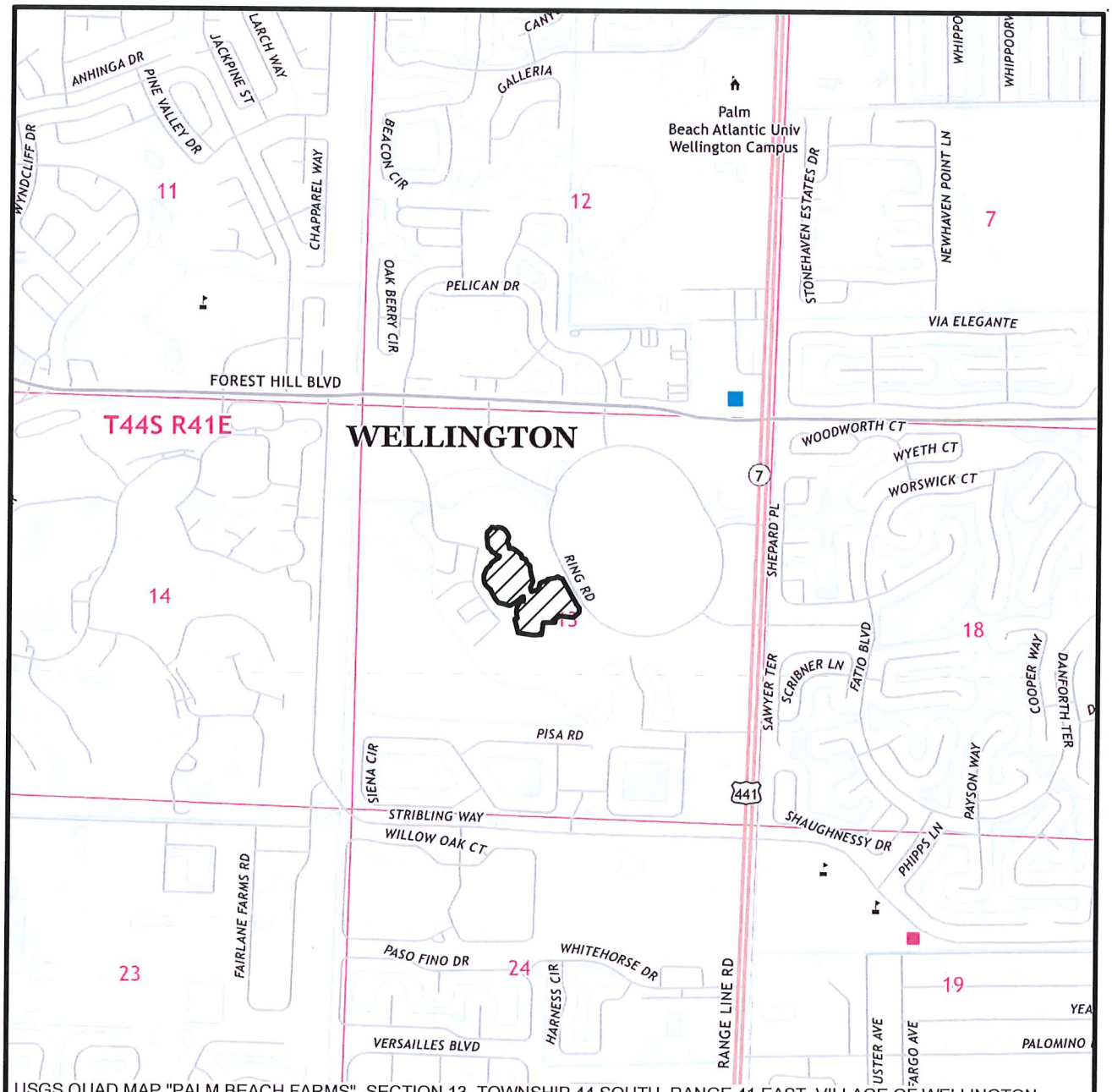
LOCATION MAP

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BOULEVARD, SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

SEPT 2018

FIGURE 1



USGS QUAD MAP "PALM BEACH FARMS", SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°38'42" LONGITUDE -80°12'48"

LEGEND

▨ - SITE (17.62± AC)

0 2000

SCALE IN FEET

WELLINGTON GREEN PUD TRACT W-5 QUAD

WELLINGTON GREEN PUD TRACT W-5.dwg QUAD

CONSULTANTS, INC.

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2018

FIGURE

2

PALM BEACH COUNTY AERIAL DATED 2017

0 400
SCALE IN FEET

WELLINGTON GREEN PUD TRACT W-5

AERIAL

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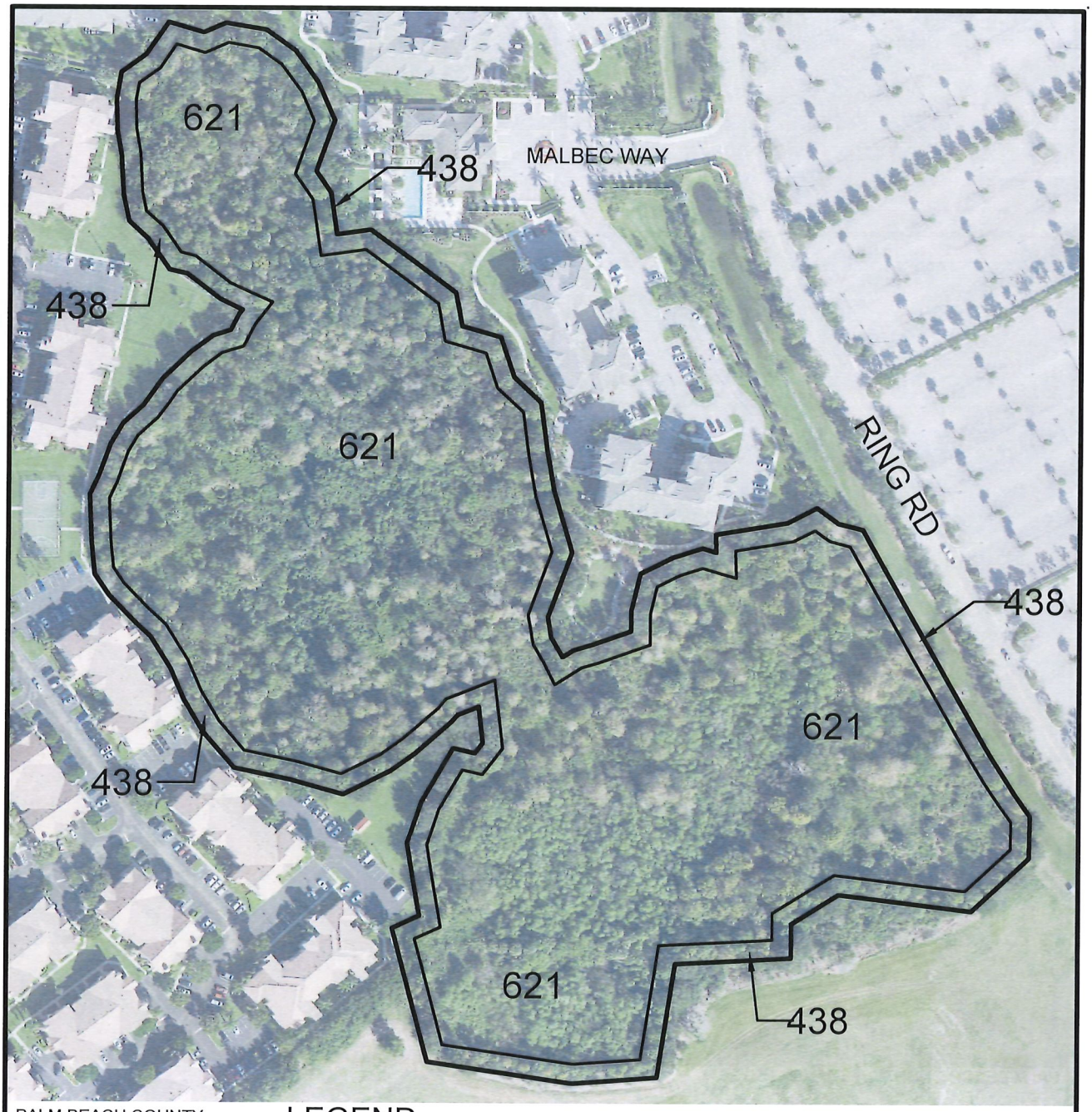
FIGURE
3

WELLINGTON GREEN PUD TRACT W-5.dwg AERIAL



PALM BEACH COUNTY
AERIAL DATED 2017

LEGEND

438 - MIXED HARDWOODS (3.01± AC)

621 - CYPRESS (14.61± AC)

TOTAL SITE 17.62± AC

0 200
SCALE IN FEET

WELLINGTON GREEN PUD TRACT W-5

FLUCFCS

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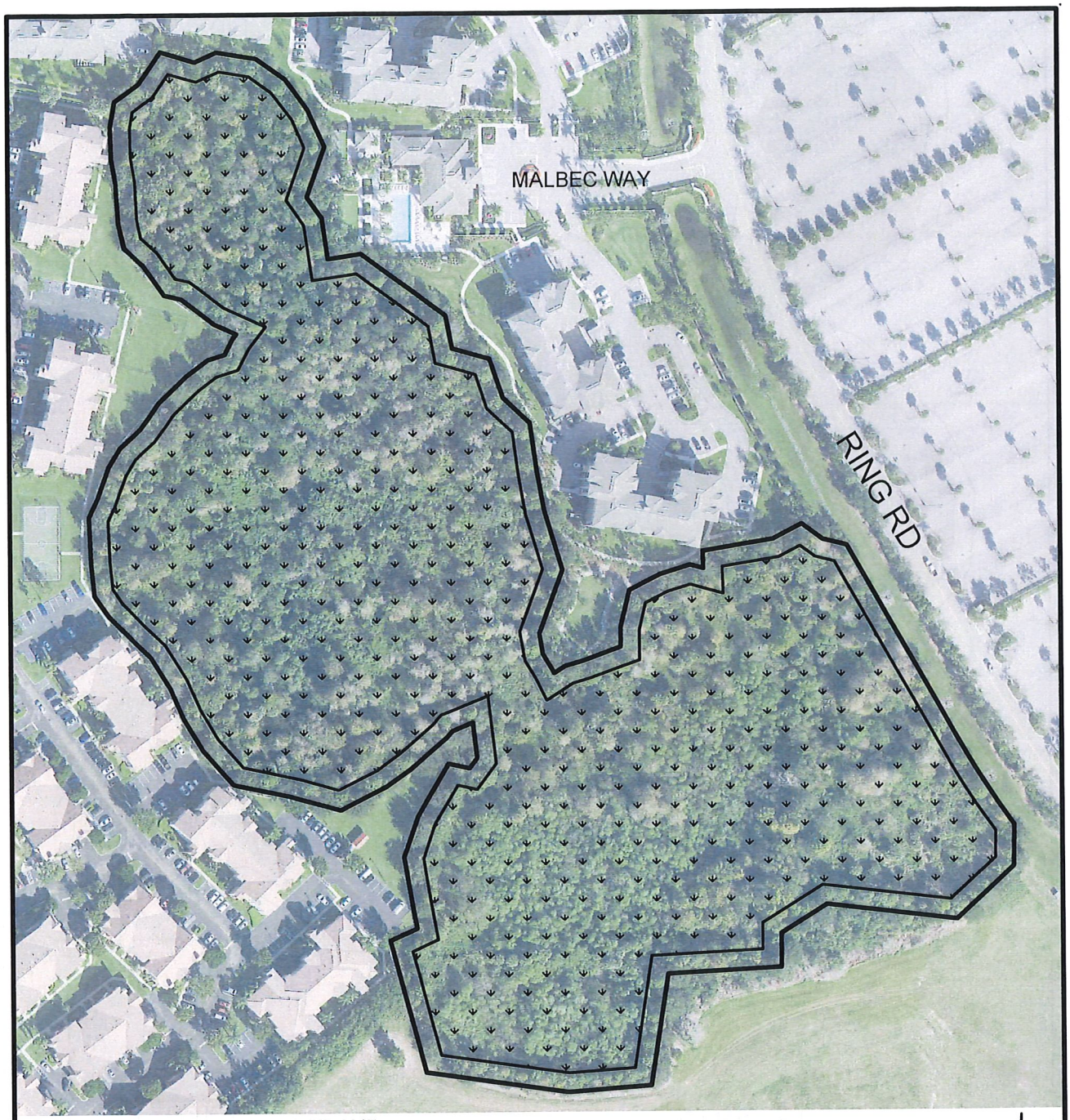
FIGURE
4

WELLINGTON GREEN PUD TRACT W-5.dwg FLUCFCS



PALM BEACH COUNTY AERIAL DATED 2017

LEGEND

- WETLAND (14.61± AC)

0 200

SCALE IN FEET

WELLINGTON GREEN PUD TRACT W-5

WETLAND

WELLINGTON GREEN PUD TRACT W-5.dwg WETLAND

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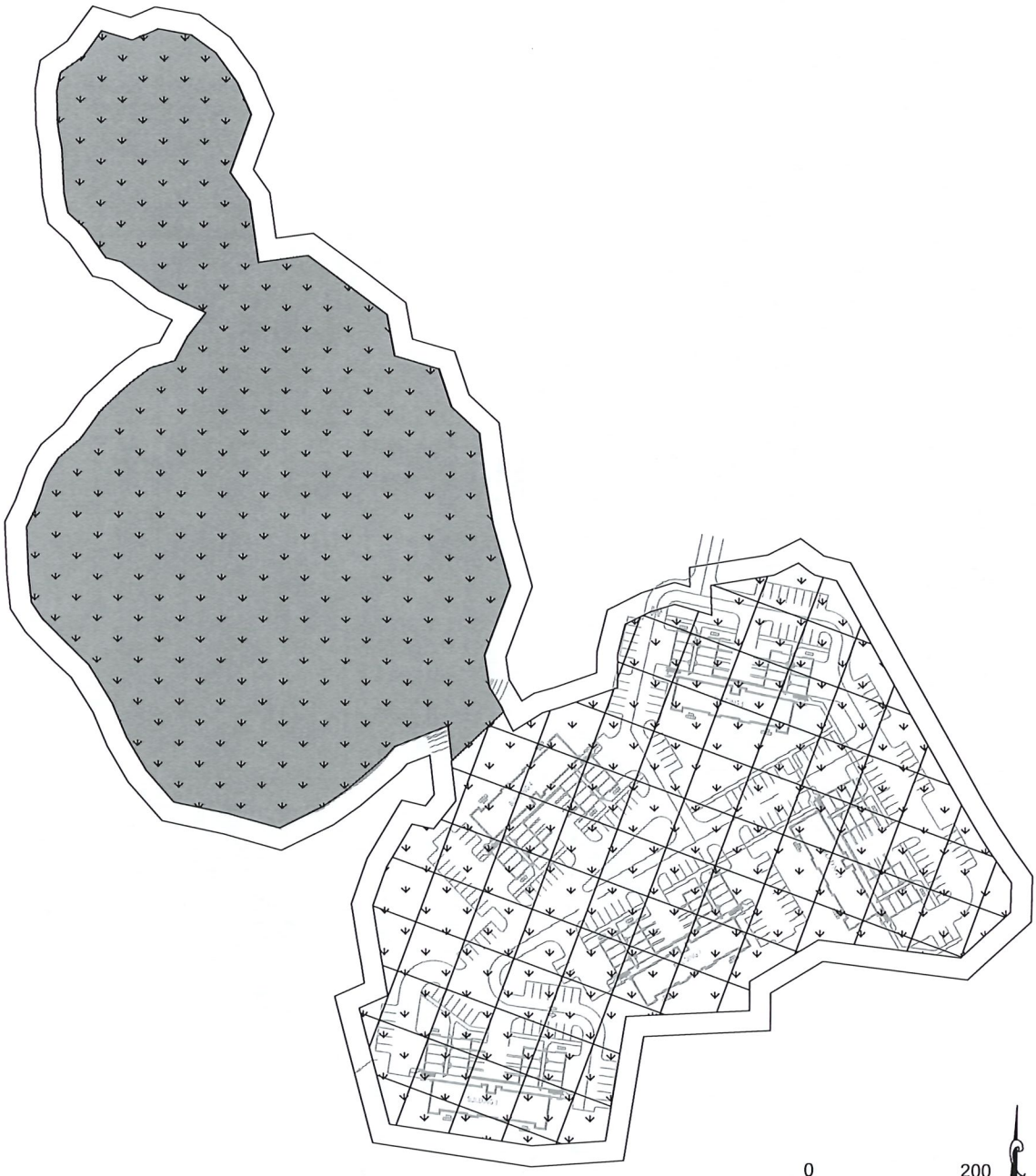
OCT 2018

FIGURE

5



LEGEND

- RESTORED WETLAND (7.55± AC)
- IMPACTED WETLAND (7.06± AC)

WELLINGTON GREEN PUD TRACT W-5

PROPOSED ACTIVITY

EW CONSULTANTS, INC.

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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OCT 2018

FIGURE

6

WELLINGTON GREEN PUD TRACT W-5.dwg PRO ACTIVITY SFWMD

PALM BEACH
RPC

PB1

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Director's Office
(904 488-1480

Telecopier Number (FAX)
(904) 488-3353

June 16, 1995

Mr. Michael J. Busha
Treasure Coast Regional Planning Council
P.O. Box 1529
Palm City, Florida 34990

In Reply Refer To:
Frank J. Keel
Historic Sites Specialist
(904) 487-2333
Project File No. 951958

RE: Cultural Resource Assessment Request
Forest Hill Development of Regional Impact
Palm Beach County, Florida

Dear Mr. Busha:

In accordance with this agency's responsibilities under Section 380.06, *Florida Statutes*, we have reviewed the information in the Florida Site File to determine whether any historic properties are recorded in the referenced project area, and also to determine the potential for such properties which are presently unrecorded to be located within it.

According to our records, Janus Research conducted preliminary investigations of the project area. The investigation did not locate any historic properties. In addition, an unsuccessful attempt was made to a previously recorded archaeological site, the Rangeline site (8PB1). As noted in the report, the site was probably destroyed during road construction. Therefore, it is the determination of this office that project will have no effect on significant historic properties.

If you have any questions concerning our comments, please do not hesitate to contact us. Your interest in protecting Florida's historic properties is appreciated.

Sincerely,

Laura A. Kammerer

for George W. Percy, Director
Division of Historical Resources
and
State Historic Preservation Officer

GWP/Kfk

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Wellington Green Apartments	18____-___ / ERP 50-03763-P	W5

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
621	Forested hardwood	Impact	7.06 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designati
C-51	Class III -Fish and Wildlife Habitat, Recreation	N/A

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject wetland is located in an urbanized area (Mall at Wellington Green) in Wellington, Palm Beach County.

Assessment area description

The assessment area is a remnant cypress / pond apple forested wetland, located in an area that has been subjected to drainage and flood control efforts by the Acme Improvement District (AID) that were initiated prior to the 1950's. The area was replanted in the 2000's at the time of the development of the Mall at Wellington Green. The vegetative composition of the wetland was enhanced via exotic vegetation removal and native vegetation replanting, however, due to surrounding drainage infrastructure the hydrology could not be restored to pre-drainage conditions. The area is a designated preserve, not a mitigation area.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Located within a master-planned commercial and residential community, associated with the mall at Wellington Green. Ignificant nearby features include the Mall at Wellington Green, US441/SR7, and Forest Hill Boulevard.	This type of remnant cypress wetland is common in this highly urbanized area of Palm Beach County
Functions	**Mitigation for previous permit/other historic use**
Significantly reduced as a result of the historical drainage and flood control efforts for agricultural purposes around this wetland and a hydrologic regime that cannot not be restored to natural/pre-drainage conditions.	No
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	**Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)**
Small sized mammals including marsh rabbits, raccoons, etc. as well as wading bird species and raptors.	Heron guild species (SSC) common and known to occur in similar wetland systems in the region

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Heron guild wading birds (Direct observation); Raccoon (Tracks and direct observation).

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Arnaud Roux	8/29/2018

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Wellington Green Apartments	18____-__ / ERP 50-03763-P	W5
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Impact	Arnaud Roux	8/29/2018

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	W/o pres or current Limited landscape support. A 25ft upland buffer exists around the wetland. Over 75% of surrounding adjacent area is comprised of multi-family residential buildings. Existing barriers to wildlife movements currently in place with a development site with a chain link fence to the northeast, a shopping mall to the east, and open area to the south that provide limited forage and no cover for roosting or nesting. With project Area filled for residential development	2	0
.500(6)(b)Water Environment (n/a for uplands)	W/o pres or current The hydrologic regime is significantly altered from its natural condition and cannot be restored due to the constraint from surrounding areas requiring flood control. With project Area filled for residential development	4	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	W/o pres or current The AA not a mitigation area but has been preserved from development. Area subject to an exotic vegetation control requirement but invasive exotic vegetation encroachment is recurring despite control treatments. No replanting requirement by the SFWMD. AA replanted with wetland trees in the early 2000's. Planted and existing native wetland vegetation is showing signs of growth but overall, this community is not self-sustaining. With project Area filled for residential development	6	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.40	0.00

If preservation as mitigation,	
Preservation adjustment factor =	Select
Adjusted mitigation delta =	N/A

For impact assessment areas	
FL = delta x acres =	-2.82

Delta = [with-current]
-0.40

If mitigation	
How many years?:	
Time lag (t-factor) =	N/A
Risk factor =	-

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	N/A
FG = RFG x Acreage=	N/A

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Wellington Green Apartments	18____-__ / ERP 50-03763-P	W5

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
621	Forested hardwood	Mitigation	7.55 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designati
C-51	Class III -Fish and Wildlife Habitat, Recreation	N/A

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The subject wetland is located in an urbanized area (Mall at Wellington Green) in Wellington, Palm Beach County.

Assessment area description

The assessment area is a remnant cypress / pond apple forested wetland, located in an area that has been subjected to drainage and flood control efforts by the Acme Improvement District (AID) that were initiated prior to the 1950's. The area was replanted in the 2000's at the time of the development of the Mall at Wellington Green. The vegetative composition of the wetland was enhanced via exotic vegetation removal and native vegetation replanting, however, due to surrounding drainage infrastructure the hydrology could not be restored to pre-drainage conditions. The area is a designated preserve, not a mitigation area.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Located within a master-planned commercial and residential community, associated with the mall at Wellington Green. Ignificant nearby features include the Mall at Wellington Green, US441/SR7, and Forest Hill Boulevard.	This type of wetland system is ubiquitous in the regional landscape.
Functions	**Mitigation for previous permit/other historic use**
Significantly reduced as a result of the historical drainage and flood control efforts for agricultural purposes around this wetland and a hydrologic regime that cannot not be restored to natural/pre-drainage conditions.	No
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	**Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)**
Small and medium sized mammals including white tailed deer, raccoons, etc. as well as a full suite of wading bird species and raptors.	Wood storks (E) likely, Sandhill Cranes (T) likely, heron guild species (SSC) common, snail kite (E) known to occur in similar wetland systems in the region

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Wild hogs(Rooting, tracks, scat); Heron guild wading birds (Direct observation); White tailed deer (Tracks and direct observation); Raccoon (Tracks).

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Arnaud Roux	3/28/2017

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Wellington Green Apartments	18____-__ / ERP 50-03763-P	W5
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation	Arnaud Roux	3/28/2017

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current	with	W/o pres or current Limited landscape support. A 25ft upland buffer exists around the wetland. Over 75% of surrounding adjacent area is comprised of multi-family residential buildings. Existing barriers to wildlife movements currently in place with a development site with a chain link fence to the northeast, a shopping mall to the east, and open area to the south that provide limited forage and no cover for roosting or nesting. With project
	2	2	
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current	with	W/o pres or current The hydrologic regime is significantly altered from its natural condition and cannot be restored as-is due to the constraint from surrounding areas requiring flood control. With project The proposed excavation of the area will allow the vertical relocation of the wetland to establish a new surface layer below the control elevation of the drainage system.
	4	8	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current	with	W/o pres or current The AA not a mitigation area but has been preserved from development. Area subject to an exotic vegetation control requirement but invasive exotic vegetation encroachment is recurring despite control treatments. No replanting was required by the SFWMD permit. AA replanted with wetland trees in the early 2000's. Planted and existing native wetland vegetation is showing signs of growth but overall, this community is not self-sustaining. With project AA to be cleared, the organic topsoil will be scraped off and temporarily stockpiled, the wetland will be excavated approximately 3 feet and the topsoil will be spread back over the wetland to establish a soil surface elevation close to the water table control elevation of the area, as imposed by the ACME Improvement District canal system.
	6	8	

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.40	0.60

If preservation as mitigation,	
Preservation adjustment factor =	N/A
Adjusted mitigation delta =	N/A

For impact assessment areas	
FL = delta x acres =	N/A

Delta = [with-current]
0.20

If mitigation	
How many years?:	5
Time lag (t-factor) =	1.14
Risk factor =	1.50

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	0.12
FG = RFG x Acreage=	0.88

U.S. Army Corps of Engineers (USACE)

APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT

33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved - OMB No. 0710-0003 Expires: 01-08-2018

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - Gary Middle - Last - Koolik	First - Middle - Last -
Company - Brefrank	Company -
E-mail Address - koolikg@brefrank.com	E-mail Address -
6. APPLICANT'S ADDRESS:	**9. AGENT'S ADDRESS:**
Address- 7900 Glades Road, Suite 320	Address-
City - Boca Raton State - FL Zip - 33434 Country -	City - State - Zip - Country -
7. APPLICANT'S PHONE NOs. w/AREA CODE	**10. AGENTS PHONE NOs. w/AREA CODE**
a. Residence b. Business 561-883-5959 c. Fax 561-883-3138	a. Residence b. Business c. Fax

STATEMENT OF AUTHORIZATION

11. I hereby authorize, _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

_____ SIGNATURE OF APPLICANT _____ DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)
Wellington Green Apartments

13. NAME OF WATERBODY, IF KNOWN (if applicable)	14. PROJECT STREET ADDRESS (if applicable)
Lower West Palm Beach Canal (030902060900)	Address Ring Road
15. LOCATION OF PROJECT	City - Wellington State- FL Zip- 33414
Latitude: °N 26.644500° Longitude: °W -80.212800°	

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)

State Tax Parcel ID 73414413010230020 Municipality Wellington

Section - 13 Township - 44S Range - 41E

17. DIRECTIONS TO THE SITE

From the USACE PBG office, proceed west on PGA Boulevard, to the Florida's Turnpike. Proceed south on the Florida's Turnpike for approximately 12 miles and take exit 97 (Southern Boulevard). Proceed west on Southern Boulevard for two miles and turn south on US441/ SR7 for 2.5 miles. Enter the Wellington Green Mall property and turn left on Ring Road. Proceed 0.5 miles around the mall parking lot and the project area will be on the left hand side.

18. Nature of Activity (Description of project, include all features)

The applicant proposes construction of a multi-family apartment complex on approximately 17.62 acres with associated parking and amenities, and the restoration of a portion of the wetland. The project entails impacts to 7.06 +/- acres of Wetland Waters of the U.S. for construction of apartments, associated parking, and amenities. The remaining 7.55 +/- acres of wetlands will be regraded and the ground surface lowered for hydrologic restoration. The area will be fully replanted with wetland vegetation to re-create a cypress/pond apple wetland.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The basic project purpose is to construct a multi-family residential apartment complex.

The overall project is to construct a multi-family residential apartment complex through infill within an area surrounded by urban development in the Wellington market area of Palm Beach County.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

The proposed multi-family residential apartment development requires the construction of buildings, parking, roadways and surface water management infrastructure. The minimal uplands within the project area requires the fill of wetland Waters of the U.S. to provide sufficient buildable land for the proposed project.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Fill - 17,200 c.y.		

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres

or

Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The lack of uplands within the project area requires the fill of wetland Waters of the U.S. to provide sufficient buildable land for the proposed project. The wetland has been impacted by decades of drainage first for agriculture and then for urban development. The current hydrologic regime of the surrounding surface water management system is not adequate to support the continued existence of the wetland. The proposed multi-family residential project will only impact a portion of the wetland and allow for the re-creation of a functioning wetland system in the remainder of the project area. Compensation will be provided off-site via the purchase of credits at a federally approved mitigation bank.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address-

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT DATE SIGNATURE OF AGENT DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

To:jgunther@thomaseg.com
From:epermits@sfwmd.gov

Subject:SFWMD Application Submittal 206745 Received
Thank you for using ePermitting. The South Florida Water Management District has received your Permit Application Submittal 206745. We are committed to ongoing customer service improvements. Please take a moment to reply to this email and complete the survey below to let us know how we are doing.

If you have any questions, please contact us at epermits@sfwmd.gov.

Thank you,
SFWMD ePermitting Online Services

Is this your first time using ePermitting? (yes/no)

Would you use ePermitting again? (yes/no)

Would you be interested in receiving information/training on other ePermitting features? (yes/no)

Please share your comments or suggestions on how we might improve ePermitting:

Exhibit "E"
Tract W-3 Environmental Report / Permit Amendment

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

WELLINGTON GREEN MUPD C
TRACT W-3

Corps of Engineers Permit Application

Public Notice Supporting Information

Prepared for:

Brefrank, Inc.

Prepared by:

EW Consultants, Inc.

October 2018

1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

Project Need:

The project is needed to meet current and projected future market demand for a commercial development in the Village of Wellington, Florida, and the surrounding market area.

PUBLIC NOTICE DATA:

Applicant: Gary Koolik
Brefrank, Inc.
7900 Glades Road
Suite 320
Boca Raton, FL 33434

Waterway & Location:

The project would affect waters of the United States associated with the Lower West Palm Beach Canal sub-watershed (HUC 030902060900), in the C-51 basin. The site is located within Township 44S, Range 41E, Section 13. More precisely, the project site is located west of US441/SR7, south of Forest Hill Boulevard, north, and east of Stribling Way in the Village of Wellington, Florida.

Directions to the site:

From the USACE PBG office, proceed west on PGA Boulevard, to the Florida's Turnpike. Proceed south on the Florida's Turnpike for approximately 12 miles and take exit 97 (Southern Boulevard). Proceed west on Southern Boulevard for two miles and turn south on US441/SR7 for 2.5 miles. Turn right (west) and proceed 0.5 miles onto Forest Hill Boulevard. Turn left (south) on Olive Drive and the project area will be on the left-hand side.

Approximate central coordinates:

Latitude: N 26.650600°
Longitude: W -80.213400°

Project Purpose:

Basic: The basic project purpose is to construct a commercial development.

Overall: The overall project is to construct a commercial development through infill within an area surrounded by urban development in the Village of Wellington market area of Palm Beach County.

Existing Conditions:

The 4.5 +/- acre project site is comprised of a wetland area and surrounding upland buffers. The improvements present within the project area are the control structure and perimeter berm constructed in the late 1990s during construction of the Mall at Wellington Green project. The 4.5 +/- acre project site contains 3.26 +/- acres of Wetland Waters of the U.S. and 1.24 acres of uplands. The wetland lines are based on the previous permit for the Wellington Green project.

The project site is located in an area that has been subjected to drainage and flood control efforts by the Acme Improvement District (AID) that were initiated prior to the 1950s. As a result, the project area was progressively drained and the land cover converted from its natural condition to agriculture. Until the mid-1990s, this wetland was surrounded by row crop agricultural operations until it was incorporated into the surface water management system of the present-day Mall at Wellington Green. The vegetative composition of the wetland was enhanced via exotic vegetation removal and native vegetation replanting, however, due to surrounding drainage infrastructure the hydrology could not be enhanced to pre-drainage conditions. The current hydrologic regime of the wetland is controlled by a surface water management system that drains from east to west. The ground water levels surrounding the site are controlled by the Lake Worth Drainage District and AID canal system at levels much lower than natural water elevations in order to provide drainage and flood protection. Surrounding control elevations range from 15.8' NGVD (LWDD E-1 Canal) to the east and 11'-12' NGVD (AID C-8 Canal) to the west. As a result, the hydrology of the wetland has not been restored to natural/pre-drainage conditions.

Currently, the vegetation composition of the wetland is dominated by native vegetation, however, it exhibits some cover by invasive nuisance and exotic species and significant signs of altered hydrology. The native vegetation planted during the initial enhancement has survived and shows signs of growth. Despite exotic vegetation control efforts, the persistent re-growth of invasive nuisance and exotic species is a clear indication that the wetland hydrology is not adequate for this system.

A longer term indicator of inadequate hydrology is soil subsidence. Signs of soil subsidence were observed throughout the wetland on older naturally occurring wetland trees and more recently planted trees. The soil subsidence was evident and extensive on older naturally occurring wetland trees, exposing 12 inches or more of root system in most cases for cypress and pond apple trees. This subsidence is directly attributable to the lack of inundation within the wetland over an extended period of time. The soil subsidence observed on younger trees (planted or naturally

recruited) clearly indicates that the hydrologic regime established by the surface water management system permitted in the early 2000s remains inadequate to support the continued existence of this wetland at this ground elevation.

Hydrologic indicators are not consistent with those expected in a cypress-pond apple wetland. Older naturally occurring cypress trees exhibit a buttressed trunk, however, the elevations of the buttress inflection points were not consistent with trimmed moss collars. The buttress inflection points were consistently two feet higher than the trimmed moss collars, thus indicating that historic hydroperiod that contributed to the buttressing of the older cypress trees were several feet higher and of longer duration than the current hydroperiod that demonstrated by the trimmed moss collars.

The replanted wetland fringe areas exhibit a mixture of replanted trees including cabbage palms, laurel oaks, and cypress. Those areas are devoid of a significant subcanopy or ground cover. The upland buffer exhibits scattered pine trees and laurel oaks with encroachment by invasive exotic vegetation including Brazilian pepper and napier grass.

The surrounding areas are comprised of urban land, a major thoroughfare, and a commercial shopping mall (Mall at Wellington Green).

(Note: The jurisdictional line for Waters of the U.S. has not been verified by Corps personnel, and is subject to change.)

Proposed Work:

The applicant proposes to permanently fill 1.68 +/- acres of Wetland Waters of the U.S. to construct a commercial development over the eastern portion of the project area. The remaining 1.58 +/- acres of Wetland Waters of the U.S. in the western portion of the project site will be excavated to create a lake to serve as the surface water management system for the proposed development.

(Note: The jurisdictional line for Waters of the U.S. has not been verified by Corps personnel, and is subject to change.)

Avoidance and Minimization Information:

The project site is currently located in a highly urbanized area. The wetland itself was historically enhanced by the eradication of invasive exotic trees (melaleuca) and the replanting of native wetland trees (pond apple and cypress trees). The current hydrologic regime does not appear to be sufficient to maintain the current wetland community as indicated by the lower than expected hydrologic indicators and signs of contemporary soil subsidence. The surrounding surface water management system was designed to provide surface water inflow for the wetland with a control

structure as an outfall. Despite these enhancements, the hydrologic regime is not adequate to support the continued existence of the wetland. The water inflows from the surrounding drainage basin are not sufficient to provide a normal pool elevation near the control elevation of the outfall structure and to counteract the effect of the local drainage infrastructure. As the hydrologic regime of the wetland is controlled by the depressed local water table, raising the control elevation of the outfall structure and/or increasing inflows are unlikely to overcome the effect flood control canal system.

While the project is proposed on a site that is predominantly a wetland area, this particular wetland is no longer in its natural state. As demonstrated over the last 20 years, despite exotic vegetation control efforts and re-planting of native vegetation, the vegetative community continues to degrade, soil subsidence continues to occur, and the habitat value for fish and wildlife continues to diminish over time. The wetland will continue to degrade over time. There are no practicable modifications to the wetland system that would successfully enhance its hydrologic regime while allowing for the proposed project to be completed.

Given the large percentage of wetland with respect to the overall project area, complete avoidance of the wetland is not feasible. The proposed commercial project will impact the eastern portion of the wetland and the western portion of the wetland will be replaced by a lake. While the wetland will be completely eliminated by the proposed impacts, some functions will remain on site for wildlife, provided by the lake.

Compensatory Mitigation:

The unavoidable impacts to Wetland Waters of the U.S. will be offset via the purchase of mitigation credits from a Federally approved offsite mitigation bank.

Cultural Resources:

A preliminary report on a Cultural Resource Assessment Survey was completed for the Forest Hill Mall DRI property in 1990. There was a prior-reported archeological site within the overall (466 acres) DRI but it was not located during the 1990's search and presumed previously destroyed by the construction of US441. The State Historic Preservation Officer, in a letter dated May 25, 1995, concurred with the conclusion and recommendations in the Preliminary Report that the proposed project would have no effect on historic properties listed, or eligible for listing in the National Register of Historic Places. The letter concluded that no further cultural resource testing was necessary for this project area. As the project area is mostly a wetland area, this area would have been regularly or near-permanently inundated in the past.

The permit area has been extensively modified by previous work and there is little likelihood a historic property may be affected. The applicant is not aware of any known historic properties within the permit area.

Endangered Species:

Given the forested nature of this wetland and the lack of open water areas, it is reasonable to assume that wood storks do not regularly utilize the site for foraging. The absence of open water area surrounding the forested wetland renders the site likely unsuitable for nesting by this species. There are no documented nesting colonies within 0.47 miles of the project site and a survey of the site did not reveal the presence of any wood stork nests, or any water bird nests. By use of the U.S. Fish and Wildlife Service (USFWS) Wood Stork Key dated January 25, 2010, and the May 18, 2010 addendum, the following key sequence "A" would result in a "No effect" (NLAA). As indicated in the USFWS letter dated January 25, 2010 and the May 18, 2010 addendum, a determination of "No effect" by use of the key indicates FWS concurrence: "*With an outcome of "no effect" or "NLAA" as outlined in this key, and the project has less than 20.2 hectares (50 acres) of wetland impacts, the requirements of section 7 of the Act are fulfilled for the wood stork and no further action is required.*"

The project site is a forested wetland, surrounded by a 25 foot wide forested upland buffer, located within a highly urbanized area. The onsite forested wetland and the offsite urbanized areas are land covers that are not suitable habitat for the Eastern indigo snake (*Drymarchon corais couperi*). The upland forested buffer is suitable habitat but is of a relatively small size (0.52+/- acres) and geographically isolated from other potential eastern indigo snake habitat. As there are fewer than 25 acres of potential eastern indigo snake habitat, based on the Eastern Indigo Snake Effect Determination Key (dated August 1, 2017), the Corps determination sequence is as follows: A > B > C > D "may affect, not likely to adversely affect". The permit instrument, if issued, would be conditioned such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work. As indicated in the USFWS letter dated August 1, 2017, a determination of NLLA by use of the key indicates that the "*SFESO concurs with this determination and no further consultation is necessary for the effects of the proposed action on the eastern indigo snake*".

The project site is located within the consultation area for the Everglades snail kite. No snail kites have been observed on the site. The wetland found within the project area is not suitable foraging habitat as it is a forested wetland with no areas of herbaceous areas and/or open water areas. The wetland does have an appropriate substrate (cypress trees) however snail kite nesting substrate is typically located over open water at a distance of approximately 150 meters from the edge of the water to provide protection to the nest. As a result, wetlands with suitable nesting substrate would have to be on the order of 300 meters (or more) wide. There are no areas within the site that meet this general dimension. Given the criteria used to evaluate the adequacy of the habitat for snail kites (USFWS Snail Kite Survey Protocol), the existing characteristics of the property provide no

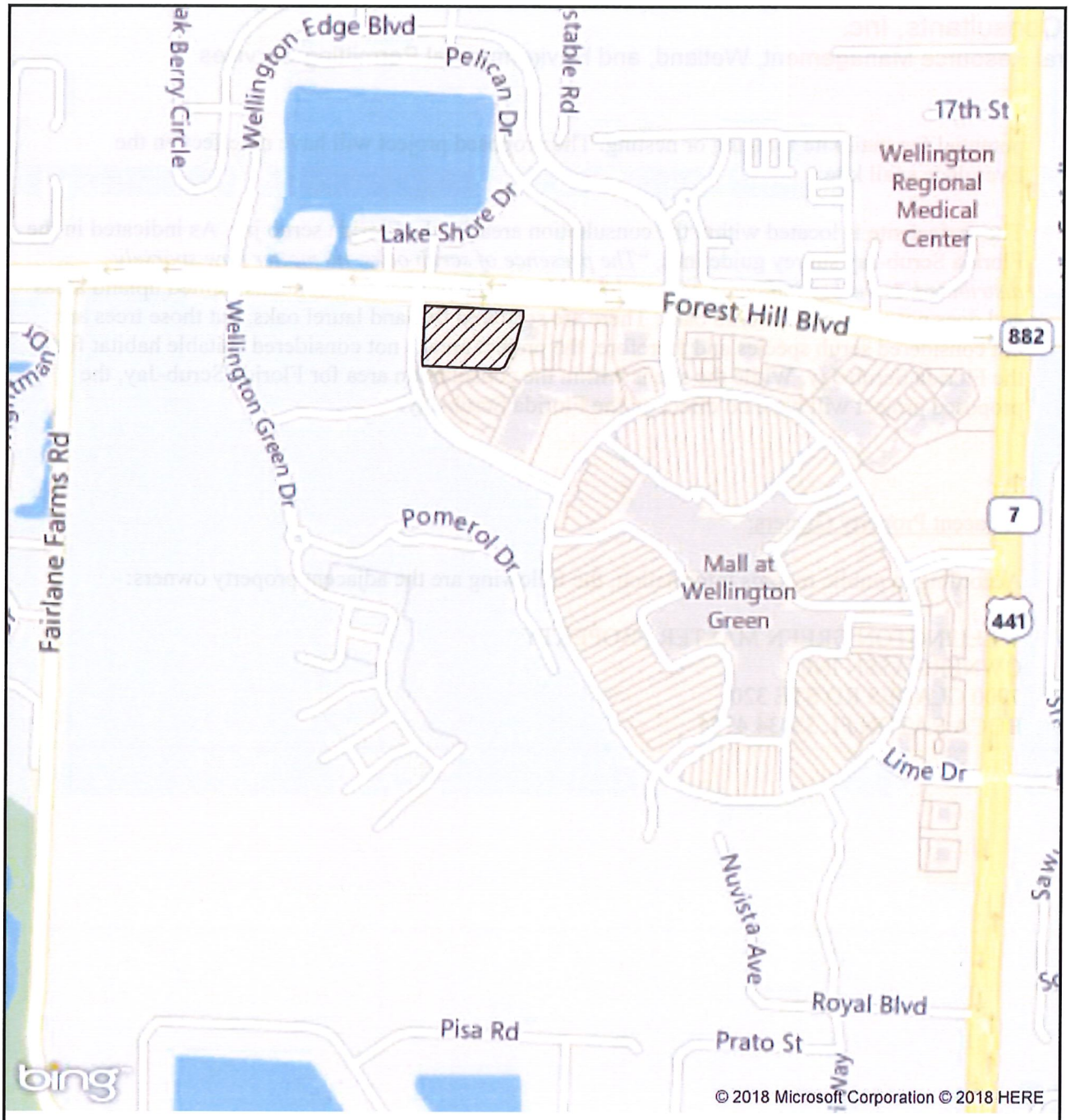
potential for snail kite foraging or nesting. The proposed project will have no effect on the Everglade snail kite.

The project site is located within the consultation area for the Florida scrub jay. As indicated in the Florida Scrub-Jay survey guidelines, "*The presence of scrub oaks, no matter how sparsely distributed, is the key indicator of "scrub" habitat.*" The project area contains limited upland areas and does not contain any scrub oaks. There are scattered live and laurel oaks, but those trees are not considered scrub species and therefore, the project area is not considered suitable habitat for the Florida Scrub-Jay. While the site is within the consultation area for Florida Scrub-Jay, the proposed project will have no effect on the Florida Scrub-Jay.

Adjacent Property Owners:

According to public records information, the following are the adjacent property owners:

WELLINGTON GREEN MASTER PROPERTY
OWNERS ASSN INC
7900 GLADES RD STE 320
BOCA RATON FL 33434 4104



LEGEND

▨ - SITE (4.5+/- AC)

0 1,000 Feet

N

WELLINGTON GREEN MUPD C TRACT W-3

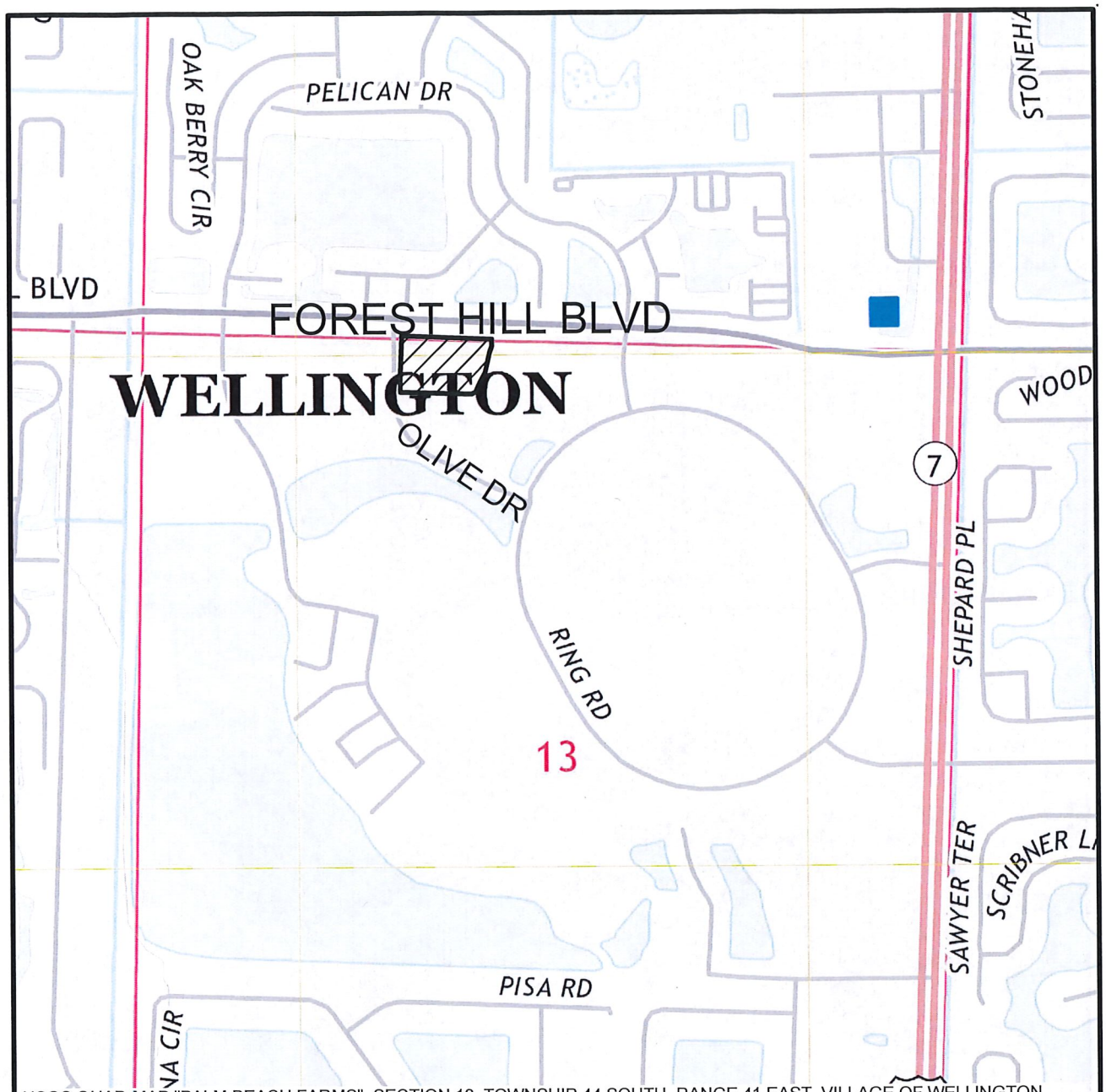
LOCATION MAP

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BOULEVARD, SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2018

FIGURE 1



USGS QUAD MAP "PALM BEACH FARMS", SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°39'02.15" LONGITUDE -80°12'48.22"

LEGEND

- SITE (4.5± AC)

0 1000

SCALE IN FEET

WELLINGTON GREEN MUPD C TRACT W-3

QUAD

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2018

FIGURE 2

Wellington Green MUPD C Tract W-3.dwg QUAD

PALM BEACH COUNTY AERIALS DATED 201□

0 300
SCALE IN FEET

WELLINGTON GREEN MUPD C TRACT W-3

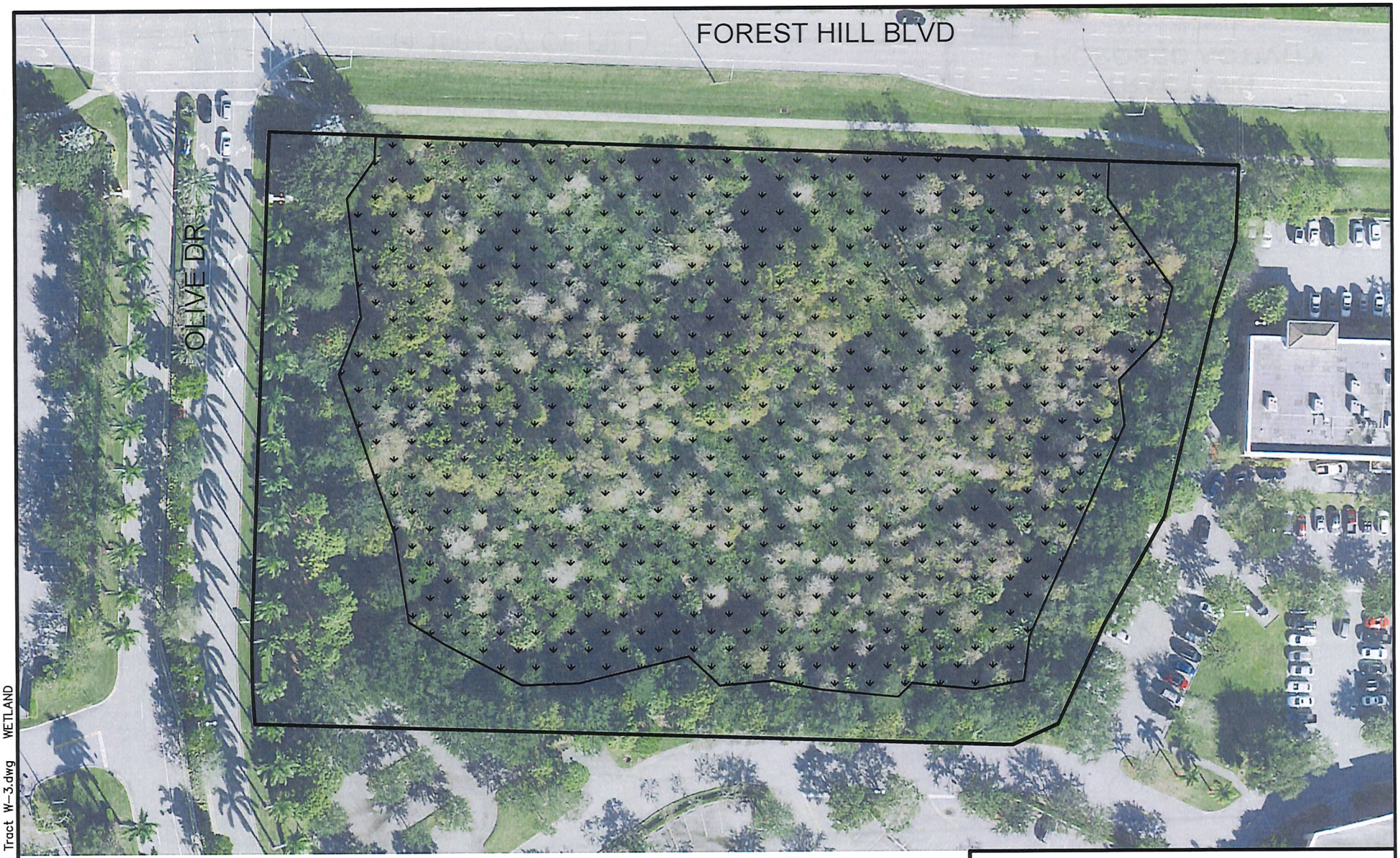
AERIAL

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2018

FIGURE 3

Wellington Green MUPD C Tract W-3.dwg AERIAL



PALM BEACH COUNTY AERIALS DATED 201□

LEGEND

- WETLAND (3.26± AC)

0 80

SCALE IN FEET

WELLINGTON GREEN MUPD C
TRACT W-3
WETLAND

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 205
STUART, FL 34996
772-287-8771 FAX 772-287-2965
WWW.EWCONSULTANTS.COM

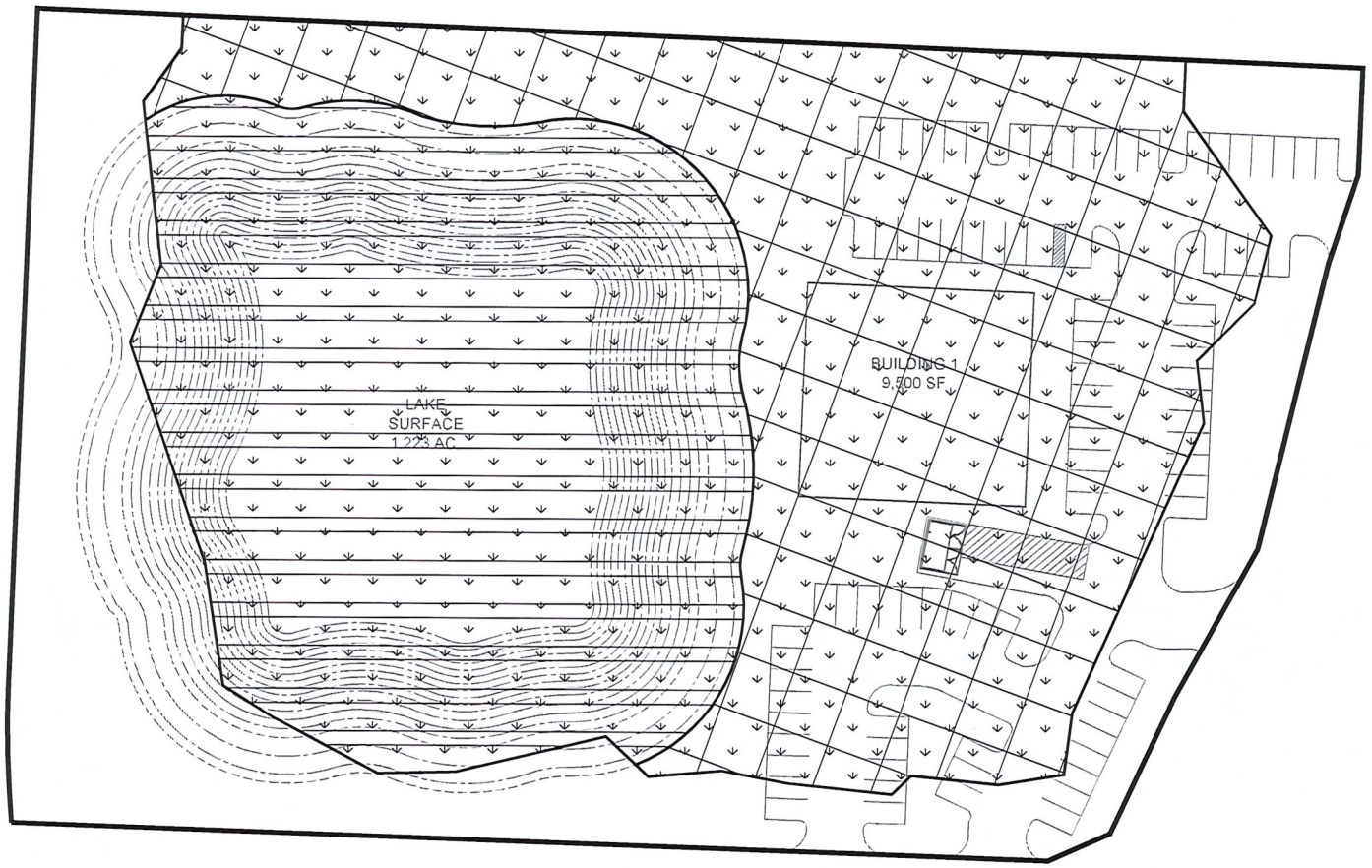
OCT 2018

FIGURE 4

Wellington Green MUPD C Tract W-3.dwg WETLAND

FOREST HILL BLVD

OLIVE DR



LEGEND

WETLAND WATERS OF THE U.S.

- IMPACT EXCAVATION (1.58± AC)
- IMPACT FILL (1.68± AC)
  (4,100± CY OF FILL)

0 80

SCALE IN FEET

WELLINGTON GREEN MUPD C
TRACT W-3
PROPOSED ACTIVITY

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-4771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2018

FIGURE 5

Wellington Green MUPD C Tract W-3.dwg PRO ACTIVITY

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Palm Beach County Area, Florida

WELLINGTON GREEN MUPD C TRACT W-3

October 25, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

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 14, Sep 17, 2018

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

Date(s) aerial images were photographed: Nov 13, 2014—Dec 11, 2014

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
12	Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes	3.1	70.1%
36	Riviera fine sand, 0 to 2 percent slopes	1.3	29.9%
Totals for Area of Interest		**4.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Palm Beach County Area, Florida

12—Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzvw
Elevation: 10 to 70 feet
Mean annual precipitation: 45 to 55 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Chobee and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy marine deposits

Typical profile

A - 0 to 9 inches: fine sandy loam
Btg1 - 9 to 13 inches: fine sandy loam
Btg2 - 13 to 68 inches: sandy clay loam
Cg - 68 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 14 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: Freshwater Marshes and Ponds (R155XY010FL)
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)

Hydric soil rating: Yes

Minor Components

Winder

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

36—Riviera fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw2
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 59 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 32 inches: fine sandy loam
Btg - 32 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Wabasso

Percent of map unit: 8 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Hallandale

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pinellas

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: No

Oldsmar

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Floridana

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

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Section C: Supplemental Information for Works or Other Activities In, On, or Over Wetlands and/or Other Surface Waters

Instructions: **This section is for applications that do not involve activities associated with an individual single-family residence, duplex, triplex, or quadruplex. For those activities, please use Section B.** This form is to be completed if the proposed work or activity will occur in, on, over, or within 25 feet of a wetland or other surface water. The supplemental information required by this section is in addition to the information required by Section A of the application.

Part 1: Wetland or Other Surface Water Impact Summary

1. Describe the basic purpose of the project or activity: **Construct infill commercial development within an existing Planned Unit Development.**

2. Total area of work (dredging, filling, construction, alteration, or removal) in, on, or over wetlands or other surface waters: sq. ft.; 3.26 ac in total (1.58 acres excavated and 1.68 acres filled).

3. Total volume of material to be dredged or filled in wetlands or other surface waters:
   a. to be dredged: cubic yards,
   b. to be filled: 4,100 cubic yards.

4. Identify the seasonal high water level (SHWL) and wetland normal pool elevations for each wetland or surface water within the project site. For tidal wetlands and/or surface waters provide the elevation of mean high and mean low water. Include an aerial photograph showing the location of each sampling location, dates, datum, and methods used to determine these elevations. **This wetland is currently located within a master-planned residential and commercial development. It is located in basin 4 and is connected to the surface water management system via a control structure. The current seasonal high water level (SHWL) is limited by the Control Structure elevation (15.5 feet NGVD). The field assessment indicates that the SHWL for this wetland is consistent with this elevation.**

5. Name of waterbody(ies) (if applicable & if known) in which work will occur? **Unnamed water body**.

6. Is the activity proposed in an Outstanding Florida Water or Aquatic Preserve?
   ☐ yes, name: ☒ no ☐ I don't know

7. Has there ever been a formal or informal wetland determination for the project site? If yes, provide the identifying number and/or a copy of the jurisdictional map. **The overall 466 +/- acre site received an Environmental Resource Permit (50-03763-P) in 1997 that conceptually authorized the construction of the master planned community. The permit identified all wetlands on site and resulted in some on site preservation and impacts to several wetlands. This permit has been modified several times of the years during the different phases of development that have occurred since the issuance of the conceptual permit. The wetland**

limits reflect the results of all authorized activities and the wetlands designated to be avoided and that remain onsite to date.

8. Provide a map(s) of the project area and vicinity delineating USDA/NRCS soil types. **Please see the attached U.S. Department Of Agriculture National Soil Conservancy Service soils report and associated map**.

9. Provide recent aerials, legible for photointerpretation (no photocopies) with a scale of 1" = 400 ft, or more detailed, with project boundaries and wetland boundaries delineated on the aerial. **Please see the attached aerial map(s).**

10. Provide maps accurately portraying the existing and proposed natural vegetative community types and land cover classifications using recognized classification schemes. Suggested sources include: the Florida Natural Areas Inventory Guide to the Natural Communities of Florida (2010) available at http://www.fnai.org/naturalcommguide.cfm, or the Florida Land Use and Cover Classification System (FLUCCS) (FDOT 1999, available at http://www.dot.state.fl.us/surveyingandmapping/documentsandpubs/fluccmanual1999.pdf). For vegetated areas dominated by exotic vegetation, use the descriptors representative of the native community type that was present prior to exotic infestation. A **FLUCCS map is enclosed.**

11. Impact Summary Tables (located at the end of this section):
    a. For all projects, complete Table 1, 2 and 3 as applicable. **See Table 1. Tables 2 and 3 are not applicable.**
    b. For shoreline stabilization projects, provide the information requested in Table 4. **Not applicable.**

12. If the activity is located on state owned submerged lands and requires a lease or easement, provide a list of names and addresses from the latest county tax assessment roll of all property owners located within a 500 ft. radius of the proposed lease or easement boundary in mailing label format, or you may elect to send notice to those persons by certified mail, with the return-receipt card addressed to the DEP or water management district, as applicable, in accordance with subsection 18-21.005(3), F.A.C., and Section 253.115, F.S. Attach additional sheets if necessary.

    See attached document.

    1. Name:
       Mailing Address:
       City, State, Zip Code:

    2. Name:
       Mailing Address:
       City, State, Zip Code:

    3. Name:
       Mailing Address:
       City, State, Zip Code:

    4. Name:
       Mailing Address:
       City, State, Zip Code:

5. Name:
   Mailing Address:
   City, State, Zip Code:

6. Name:
   Mailing Address:
   City, State, Zip Code:

Part 2: Environmental Considerations

Note: for many questions, a state statute/Applicant's Handbook Volume I (AH I) section is cited to assist the applicant in addressing these questions. However, additional federal criteria may apply.

1. Elimination or Reduction of Impacts (Avoidance and Minimization). Describe measures taken to eliminate or reduce impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.1*). **The project site is located within the northeastern portion of the Village of Wellington and within the ACME Improvement District. The site and areas surrounding the site have been subjected to drainage improvements since the early 1900's with drainage infrastructure established for agricultural purposes. Over time, the regional drainage system has been improved for flood protection and irrigation supply. The implementation of this drainage infrastructure over the last century has resulted in a lower water table on and around the property.**

   The SFWMD Permit application review process for the authorization of the development of the mixed-use planned development (Wellington Green Mall and surrounding residential and commercial parcels) resulted in the preservation of some wetlands on-site. The SFWMD ePermitting database documents extensive field review of the site which indicates that the wetlands that existed on site prior to development, including the wetlands that ultimately were preserved in place, were in poor to fair ecological condition due to the prior drainage of the property and surrounding landscape. The documentation indicates that clear signs of soil subsidence were observed in the mid-1990's in the cypress wetlands. Those signs of soil subsidence remain visible to date on older naturally occurring cypress and pond apple trees with exposed roots underneath the tree trunks and cypress knees. The soil subsidence was attributed to lowered ground water table of the site, due the surrounding drainage infrastructure.

   While there was preservation of wetlands on site and enhancement of these systems via exotic vegetation eradication, the hydrologic conditions that led to the poor ecological conditions of the wetlands were not corrected by the water management system. As the site is located within a permitted surface water management system, the control elevations are already established.

   While impacts to wetlands in the form of direct fill were avoided, long term impacts in terms of altered hydrology remain. As the control elevations for the surrounding drainage canals have been set to maintain drainage and control flooding in the surrounding landscape, those drainage canals have and continue to depress the local groundwater table. As a result, the historic natural hydrologic regime of the wetlands that remain has been severely altered.

   The on-site wetland was recently assessed for quality and functions. At the near peak of the wet season (August/September 2018) the wetland was only partially inundated. While this is an anecdotal observation, it is consistent with other long-term hydrologic indicators or lack thereof. The center areas exhibit few remaining older naturally occurring cypress trees. The

contemporary hydrologic indicators observed (moss trim-lines and lichen lines) on those large trees are close to the ground and do not correlate with the relic hydrologic indicators (buttress inflection points) located approximately 2 feet higher. Older naturally occurring pond apple trees indicate the same discrepancies in hydrologic indicators. The moss trim-lines and lichen lines are located along the exposed root system, where organic soil has subsided. Trees planted in the wetlands were installed in the early 2000s, have survived and show signs of growth. These planted trees also exhibit early signs of soil subsidence with exposed root systems. This indicates that the hydrologic regime imposed by the surface water management system contributes to recent soil subsidence beyond the level of soil subsidence observed in the late 1990's during the original permitting of the property. The wetland hydrologic regime that is regulated by the surface water management system and control structure is not adequate to maintain ecological conditions observed in the 1990's that themselves were altered and reduced from historic conditions as a result of drainage activities. The wetland fringe areas are dominated by wetland trees species that were planted exhibit no signs of regular inundation.

The review of the ePermitting file history reveals that, at the time of the original permitting of the project site, the wetland was considered over-drained, evidence of soil subsidence was clear, and that SFWMD staff expressed concern about to viability of the remaining wetlands. In an RAI letter dated October 29, 1996 for the original permit application, SFWMD staff indicated concerns over the proposal to provide onsite mitigation due to the depressed water table and the potential impacts due to wellfield withdrawals. As a result, no mitigation value was provided by the preservation in place and enhancement of the wetland.

Despite the effort to avoid the wetland, remove exotic vegetation, enhance the vegetative community with tree planting, and provide as much water as possible from contributing areas, the wetland appears to suffer from an inadequate hydrologic regime as evidenced by the persistent return of facultative and upland exotic species, signs of contemporary soil subsidence, and hydrologic indicators that are inconsistent with this type of wetland system. While the area does meet the definition of a wetland, it is exhibiting significantly reduced wetland functions. Therefore, avoiding the wetland over 20 years ago, as required by the original permit, did not adequately prevent further degradation of the preserved wetland.

2. Fish, Wildlife, Listed Species, and their Habitats. Provide results of any wildlife assessments that have been conducted on the project site and provide any comments, biological opinions, formal or informal consultation decisions, or recommended actions you have received pertaining to the project from the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, and the National Marine Fisheries Service. (*Refer to AH I Section 10.2.2*). **No listed species (fauna or flora) have been observed during the site reconnaissance conducted in August and October 2018. This result is consistent with the expected utilization for this system as the project site has become isolated due to the surrounding development and roadway infrastructure. Direct observations of common wildlife have been limited to several bird species (Red shouldered hawk and snowy egret) and raccoon. It is anticipated that wading birds (listed and non-listed species), small mammals, fish and amphibians comprise the wildlife utilization of the site. Given the size and type of the wetland and the surrounding development, the potential occurrence of listed species is evaluated based on these existing conditions, with particular attention paid to the species that can occur in disturbed habitats, primarily avian species which may feed or forage in associated water bodies.**

Gopher tortoises are listed as a Threatened species by the State of Florida. This species inhabits upland areas. The upland buffer areas were surveyed for their potential presence. No gopher tortoises or indicators of their presence (burrows, scat, etc.) were observed on the site and given the site conditions (mostly wetland and isolated), the potential for the occurrence of this species is low.

Other listed species potentially present on site are avian species due to the foraging opportunities offered by the existing wetland. This activity would be transient in nature and no nesting or roosting areas were observed within the site. The forested nature of the wetland and the lack of open water habitat limits the foraging opportunities for wading birds, particularly larger species.

3. Water quantity impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.2.4 and AH II*).

   a. Does the activity include a proposed surface water management system with a control elevation different than the wetland normal pool elevation(s) of existing or proposed created wetlands or other surface waters? **No - All wetlands are proposed for impact and the site is part of an existing development that has an existing surface water management system, the control elevation of the surface water management system is already established.**

   b. If yes to (a), provide documentation (e.g. drawdown assessment or other methods) that shows the proposed surface water management system will not change the hydroperiod of the existing or created wetland or other surface water. **Not applicable.**

4. Public Interest Test. Please describe how the proposed activity will ***not be contrary*** to the public interest, OR if such an activity significantly degrades or is located within an Outstanding Florida Water (OFW), that the regulated activity will be ***clearly in*** the public interest (*Refer to AH I Section 10.2.3*).

   a. Please describe how the project will be designed to avoid adverse effects to public health, safety, or the welfare or the property of others. **The property surrounding the wetland and project site is an existing commercial site that was constructed under ERP 50-03763-P. As such, the surrounding existing surface water management system provides treatment and attenuation of stormwater runoff from the development to downstream waters. The project will be designed to operate within the existing master planned surface water management system of the Mall at Wellington Green. The proposed commercial development is similar to adjacent existing developments and therefore will not have any adverse effect to public health, safety, or the welfare or the property of others.**

   b. Please describe how the project will be designed to avoid adverse effects to the conservation of fish and wildlife, including endangered or threatened species, or their habitats. **The ecological functions and benefits offered by the existing wetland to fish and wildlife are of reduced value due to the isolation and relatively small size of this systems and the reduced hydrologic regime. While the proposed project will eliminate the wetland from the project site, these impacts will be fully mitigated and the creation of the surface water management system will provide foraging habitat to birds and small mammals. As such, the activity will not be contrary to the public interest.**

c. Please describe how the project will be designed to avoid adverse effects to navigation or the flow of water or cause harmful erosion or shoaling. **The project will have no effect on navigation, erosion, or shoaling.**

d. Please describe how the project will be designed to avoid adverse effects to the fishing or recreational values or marine productivity in the vicinity of the activity. **The proposed project will provide for treatment and attenuation of stormwater prior to discharging into the Acme Improvement District canal system, thus benefitting downstream waters and their fishing or recreational values.**

e. Will the project be of a temporary or permanent nature? **Permanent**

f. Please describe how the project will be designed to avoid adverse impacts to significant historical and archaeological resources, under the provisions of section 267.061, F.S. **A cultural resource assessment study (CRAS) was prepared at the time of the initial development of the overall property in the late 1990s. While there was a prior-reported archeological site within the boundary of the 466 +/- acre Mall at Wellington Green project site, that archeological site was not located during the 1990s search and presumed previously destroyed by the construction of US441, so the DRI was presumed to have no impacts to any historical or archeological resources. The proposed project, within the Mall at Wellington Green area is therefore presumed to have no adverse impacts to historic or archaeological resources.**

g. Please describe how the project will be designed to avoid adverse effects to the current condition and relative value of functions being performed by areas affected by the proposed regulated activity. **The ecological functions and benefits offered by the existing wetland and lost due to the project will be replaced by the purchase of offsite mitigation bank credits.**

5. Water Quality.
Provide a description of how water quality will be maintained in wetlands and other surface waters that will be preserved or will remain undisturbed, both on and offsite. Please address both short-term (such as during construction) and long-term water quality considerations (*Refer to AH I Section 10.2.4*). **There are no proposed preserved wetlands onsite and offsite wetlands are already preserved and integrated in the Mall at Wellington Green overall surface water management system. No changes in pre-treatment and control are proposed for any offsite wetland as a result of this permit application.**

6. Class II Waters; Waters approved for shellfish harvesting *(Refer to AH I Section 10.2.5)*.

a. Will the project occur in Class II that are NOT approved for shellfish harvesting? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(a)*. **No**

b. Is the project located adjacent to or in close proximity to Class II waters? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(b)*. **No**

c. Is the project located in Class II or Class III waters that are classified as "approved", "restricted", "conditionally approved", or "conditionally restricted"? If yes, demonstrate that the project meets the requirements of *AH I Section 10.2.5(c)*. **No**

7. Vertical seawalls. Are vertical seawalls proposed in an estuary or lagoon as part of the project? If yes, please describe how the project meets the requirements of *AH I Section 10.2.6.* **No.**

8. Secondary Impacts (*AH I Section 10.2.7*).

   a. Will an upland buffer, with a minimum width of 15' and an average width of 25', be provided between the proposed activities and existing wetlands or wetlands to be preserved, enhanced, restored, or created? Provide the location and dimension of all buffers on the plans. **Not applicable. No wetlands proposed to remain on site**. If not, demonstrate that secondary impacts will not occur or describe how they will be offset. **Not applicable.**

   b. If listed species are present or may be present, then coordination with wildlife agencies is needed. Have you coordinated with the FFWCC and/or USFWS? If so, please provide correspondence from the wildlife agencies indicating concurrence with the species management plan(s).). **No correspondence with wildlife agencies has been established at this time as the results of the field assessment did not reveal the presence of any listed wildlife species nor did it indicate any significant potential for utilization by listed species.**

   c. What measures will be taken to avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning? **Upland areas on the project site are limited to the 25 foot wide upland buffers and landscaped areas. A general wildlife survey will be completed throughout the upland areas that are proposed to be impacted prior to clearing to locate and avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning.**

   d. Describe whether there are any other relevant activities that are very closely linked and causally related to any proposed dredging or filling in wetlands or other surface waters that have the potential to cause impacts to significant historical and archaeological resources. **None.**

   e. Are there additional future phases or extensions of the proposed activities that are not shown? If yes, please describe. **No.**

9. Cumulative Impacts. Is the proposed mitigation located within the same drainage basin (*Refer to AH I Figures 10.2.8.1 – 10.2.8.5)* as the proposed wetland impacts? **The proposed mitigation bank has not been determined at this time thus a determination cannot be made as to whether it falls in the same drainage basin.** If not, please submit a Cumulative Impact Evaluation in accordance with *AH I Section 10.2.8.* A **Cumulative Impact Evaluation will be prepared in the event that the mitigation bank falls outside the drainage basin of the project site.**

10. Mitigation Plan (*Refer to AH I Section 10.3*).

    a. If a mitigation bank is proposed to offset wetland/other surface water impacts, provide:

       i. the name of the bank: **To be determined**. A letter of reservation from the banker will be required once the application has been evaluated. **Acknowledged.**
       ii. If the mitigation bank was assessed using UMAM, provide UMAM worksheets for impact area(s). If the bank was assessed using a method other than UMAM, then prepare the impact assessment using the same method. **UMAM score sheets have been used to**

assess the number of mitigation credits required to offset the proposed impacts to wetlands.

b. If mitigation is proposed to offset wetland/other surface water impacts, please provide a mitigation plan that includes, at a minimum, the following: **Not applicable.**

i. ☐ Proposed mitigation narrative:
   (1) ☐ Describe the current and proposed condition for each type of mitigation component (restoration, enhancement, creation, preservation), including:
      (a) ☐ Describe current and proposed vegetation
      (b) ☐ Describe current and proposed hydrologic conditions for the proposed mitigation.
      (c) ☐ Describe the soil types from NRCS maps and confirm if actual soil conditions appear to match.
   (2) ☐ Provide details of the proposed construction/mitigation activities including phasing and timing, as appropriate.
   (3) ☐ Identify measures that will be implemented during and after construction to avoid adverse impacts related to the proposed activities.
   (4) ☐ A mitigation implementation and monitoring schedule with dates.
   (5) ☐ Identify the success criteria.
   (6) ☐ Describe the anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented.
   (7) ☐ Provide a comparison of current fish and wildlife habitat to expected habitat after the mitigation plan is successfully implemented.

ii. ☐ Provide a Management Plan that includes, as appropriate, aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access.

iii. ☐ Maps:
   (1) ☐ Soil map (include soil names/codes, hydrologic soil groups and hydric soil types).
   (2) ☐ Topographic map of the mitigation area and adjacent contributing and receiving areas.
   (3) ☐ Hydrologic features map of the mitigation area and adjacent contributing and receiving areas.
   (4) ☐ Vegetative communities map (using FLUCCS or other appropriate classification system).
   (5) ☐ For all maps, identify source.

iv. Provide the necessary supporting information for the application of sections 62-345.400 - .600 (Uniform Mitigation Assessment Method (UMAM)). To meet this requirement, submittal of UMAM worksheets is acceptable for impact and mitigation areas.

v. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a draft Conservation Easement document or other form of restrictive covenant that provides for protection of the mitigation area in perpetuity. Standard forms, as described in subsection 62-330.301(6), F.A.C., are available from the Agency or on its website.

vi. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a cost estimate for completing the mitigation, including monitoring and maintenance.

vii. If onsite and/or offsite applicant-responsible mitigation is proposed and the proposed mitigation exceeds $25,000, please provide a draft financial assurance document. Standard forms, as described in subsection 62-330.301(5), F.A.C., are available from the agency or on its website.

viii. Identify the entity responsible for monitoring, maintenance, and long-term stewardship of the mitigation area (i.e. the landowner or homeowner association, not the consultant or contractor that will do the work).

Note: It is highly recommended that you coordinate the design of any mitigation plan that also may be required for the Corps permit to meet the requirements of both permits. Pre-application meetings with both the applicable Agency and the Corps can help you to choose a mitigation option that is acceptable to both the applicable Agency and the Corps.

Part 3: Plans

Plans: The information listed in the checklist below represents the typical information required on the submitted project plans. The Plans checklists in each application section are cumulative unless otherwise noted. Separate plans for each application section are not required.

1. ☐ Include the following on the construction plans and cross sections:

   a. ☒ An Existing Conditions sheet showing the entire project and wetland/other surface water boundaries. Include the following: Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water. **Please refer to the Wetland and Other Surface Water map, attached**.
   b. ☒ A Proposed Conditions sheet showing the entire project and wetland/other surface water boundaries with construction plan overlay. **Please refer to the Wetland and Other Surface Water map with a proposed site plan overlay.**
   c. ☒ A Proposed Wetland Impact sheet that includes the following:
      i. ☒ Acreage and type (herbaceous, forested, or other surface water) of each wetland/other surface water to be impacted. **Please refer to the proposed impact map.**
      ii. ☒ Proposed upland buffers with dimensions. **None. Wetland to be impacted.**
      iii. ☐ Identify the seasonal high water and wetland normal pool elevations on the plans. **No wetlands are proposed to be preserved on site therefore no seasonal high water and wetland normal pool elevations need to be established.**
   d. ☒ Include wetland boundaries on all construction plan sheets.

2. ☐ If onsite and/or offsite applicant-responsible mitigation is proposed, submit mitigation ~~permit~~ plans and cross sections including, at a minimum:

   a. ☐ existing conditions plan sheet identifying upland and wetland communities and acreage of each, topography, drainage patterns, and location of cross-section detail.
   b. ☐ proposed conditions plan sheet identifying proposed improvements by type (restoration, enhancement, creation, preservation), acreage of each, topography, drainage patterns, and location of cross-section detail.
   c. ☐ monitoring plan sheet including proposed improvements, monitoring transects, photostations, and mitigation signage (if applicable).
   d. ☐ cross-section and/or profile detail(s) sheet(s) including representative section of each type of mitigation component. Include existing and proposed conditions and representative elevations.

e. ☐ planting schedule, plant species including common and scientific names divided into three sections (canopy, shrub, herbaceous) by mitigation component, quantity, spacing, size, and elevation range.

Table 1 - Project Wetland (WI) And Other Surface Water (SW) And Impact Summary

WL & SW ID	UMAM ASSESSMENT AREA NAME(S)	WL & SW TYPE	WL & SW SIZE (acres)	WL & SW NOT IMPACTED (acres)	TEMPORARY WL &SW IMPACT SIZE (acres)	TEMPORARY WL & SW IMPACT TYPE	PERMANENT WL &SW IMPACT SIZE (acres)	PERMANENT WL & SW IMPACT TYPE	MITIGATION ID
W3/4	W3/4	621	3.26	0			3.26	F	TBD
PROJECT TOTALS:			3.26				3.26		

Comments:

Codes (multiple entries per cell not allowed):

- Wetland & Surface Water ID: Include ID on submitted wetland and surface water impact maps
- Wetland Type: from an established wetland classification system
- Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Table 2 - Project On-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 3 - Project Off-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 4 - Shoreline Stabilization

Stabilization	Linear Ft. New	Linear Ft. Replaced	Linear Ft. Repaired	Linear Ft. Removed	Slope H: V:	Toe Width (Ft.)
Natural Vegetation (living shoreline)					**N/A**	**N/A**
Rip Rap + Vegetation						
Rip Rap						
Seawall + Rip Rap						
Vertical Seawall						
Other Shoreline Stabilization Type						

Size of Rip Rap

Type of Rip Rap

LEGEND

▨ - SITE (4.5+/- AC)

0 1,000 Feet

N

WELLINGTON GREEN MUPD C TRACT W-3

LOCATION MAP

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BOULEVARD, SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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NOV 2018

FIGURE 1

USGS QUAD MAP "PALM BEACH FARMS", SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°39'02.15" LONGITUDE -80°12'48.22"

LEGEND

- SITE (4.5± AC)

0 1000

SCALE IN FEET

WELLINGTON GREEN MUPD C TRACT W-3

QUAD

CONSULTANTS, INC.

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

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FIGURE

2

Wellington Green MUPD C Tract W-3.dwg QUAD

PALM BEACH COUNT□ AERIALS DATED 201□

0 300
SCALE IN FEET

WELLINGTON GREEN MUPD C TRACT W-3

AERIAL

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STUART, FL 34996
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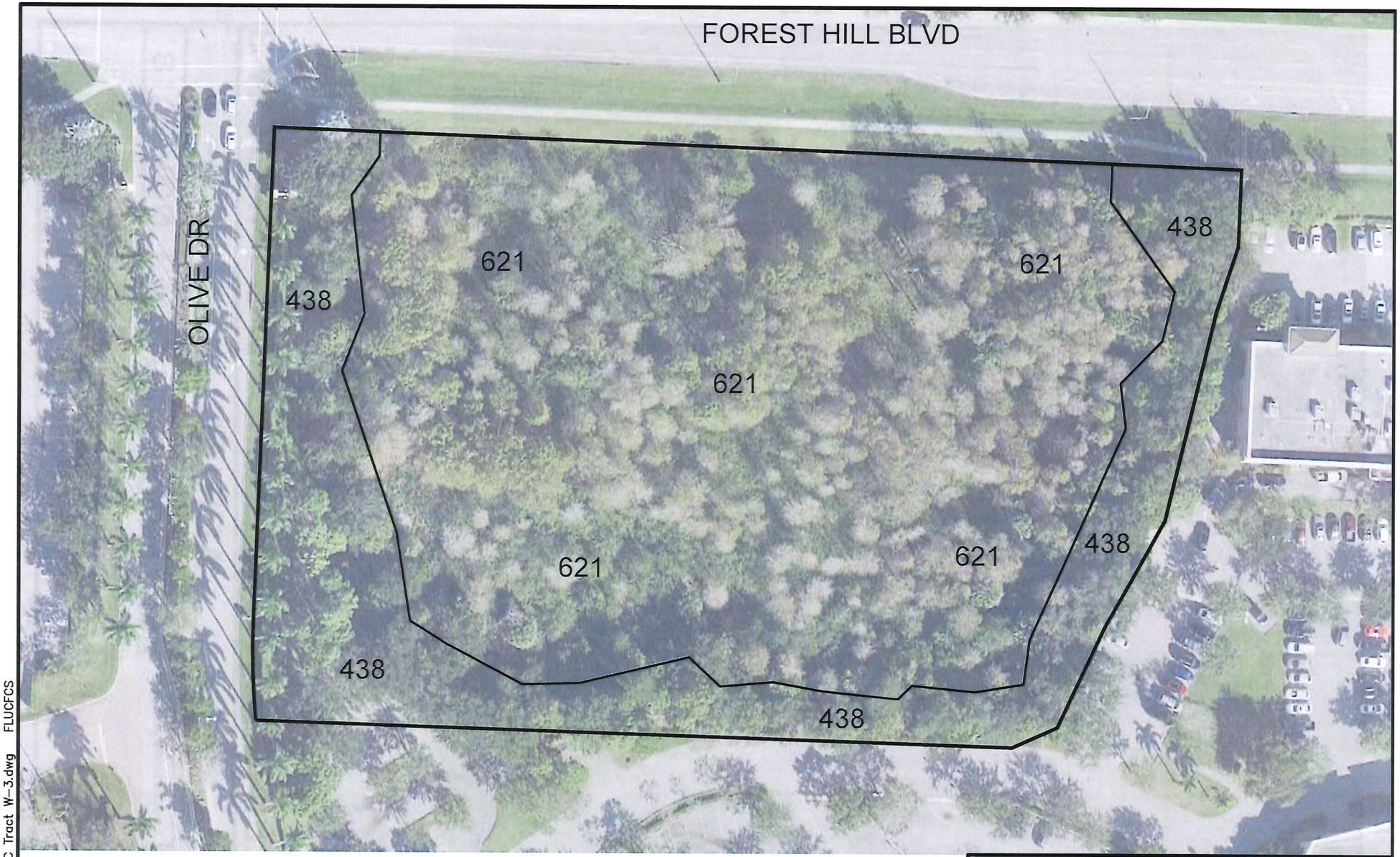
WWW.EWCONSULTANTS.COM

NOV 2018

FIGURE 3

Wellington Graen MUPD C Tract W-3.dwg AERIAL



PALM BEACH COUNTY AERIALS DATED 2017

LEGEND
438 - MIXED HARDWOODS (1.24± AC)
621 - CYPRESS (3.26± AC)
TOTAL SITE (4.5± AC)

0 80
SCALE IN FEET

WELLINGTON GREEN MUPD C
TRACT W-3
FLUCFCS

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FIGURE
4

Wellington Green MUPD C Tract W-3.dwg FLUCFCS

PALM BEACH COUNTY AERIALS DATED 2017

LEGEND

- WETLAND (3.26± AC)

0 80

SCALE IN FEET

WELLINGTON GREEN MUPD C
TRACT W-3
WETLAND

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 205
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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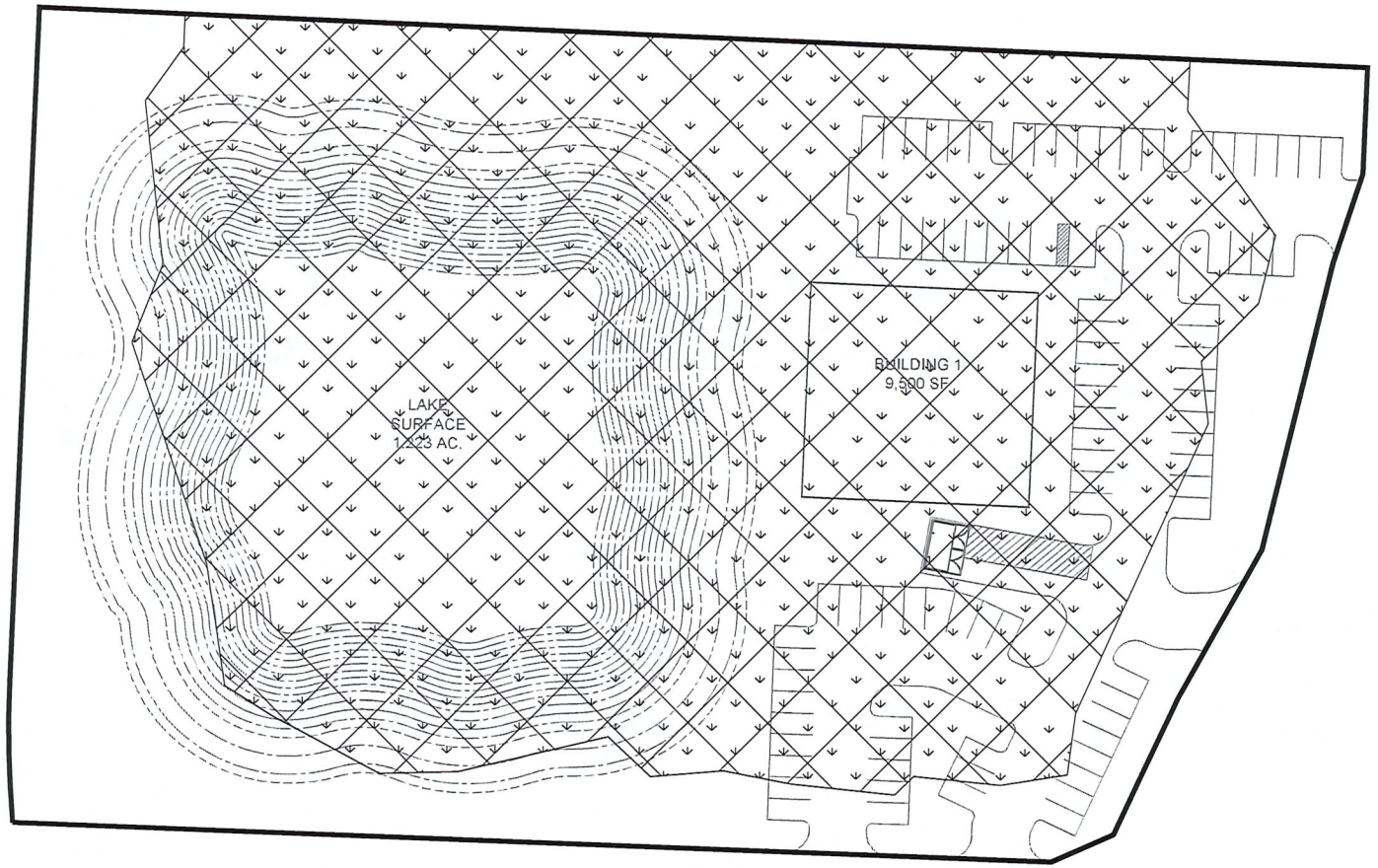
FIGURE 5

Wellington Green MUPD C Tract W-3.dwg WETLAND SFWMD

FOREST HILL BLVD

OLIVE DR



LEGEND

- IMPACTED WETLAND (3.26± AC)

0 80

SCALE IN FEET

WELLINGTON GREEN MUPD C
TRACT W-3
PROPOSED ACTIVITY

EW CONSULTANTS, INC.
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NOV 2018

FIGURE 6

Wellington Green MUPD C Tract W-3.dwg PRO ACTIVITY SFWMD

Soil Map—Palm Beach County Area, Florida
(WELLINGTON GREEN MUPD C TRACT W-3)

Map Scale: 1:1,000 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

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 14, Sep 17, 2018

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

Date(s) aerial images were photographed: Nov 13, 2014—Dec 11, 2014

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
12	Chobee fine sandy loam, frequently ponded, 0 to 1 percent slopes	3.1	70.1%
36	Riviera fine sand, 0 to 2 percent slopes	1.3	29.9%
Totals for Area of Interest		**4.5**	**100.0%**

Section E: Supplemental Information Required for Works or Other Activities Involving a Stormwater Management System
(Other Than a Single-Family Project)

Instructions: The information listed in the checklists below represents the level of information that is usually required to evaluate an application. Information can be provided within reports, plans, and documents. The level of information required for a specific project will vary depending on the nature and location of the site and the activity proposed. Conceptual approvals generally do not require the same level of detail as a construction permit. However, providing a greater level of detail will reduce the need to submit additional information at a later date. If an item does not apply to your project, proceed to the next item. The supplemental information required by this section is in addition to the information required by Section A of the application.

Part 1: Stormwater Management System Summary

Provide drainage calculations, signed and sealed by an appropriate registered professional, and supporting documentation demonstrating that the proposed project meets the conditions for issuance under 62-330.301(1)(a),(b),(c),(e), F.A.C. The drainage calculations should include, but not necessarily be limited to, the following:

1. General Site Information:

   a. ☑ Provide pre-development and post-development drainage map(s), as appropriate, that include drainage patterns and basin boundaries with acreage served by each hydraulically separate system, showing the direction of flows, including any off-site runoff being routed through or around the system; topographic information; and connections between wetlands and other surface waters.

   b. ☑ Provide the results of any percolation tests, where appropriate, and soil borings that are representative of the actual site conditions. Identify the wet season high water table elevations, soil profiles, and hydraulic conductivity. Include dates, datum, and methods used to determine these soil parameters. 1.31×10^{-4}

   c. ☑ Identify the onsite hydrologic soil classification (e.g. Type A, B/D, D). Reference the source, such as the USDA/NRCS Soil Survey, used in estimating the onsite hydrologic soil classification. Provide maps, as appropriate, with the project limits delineated.

   d. ☑ Identify the seasonal high water or mean high tide elevation for receiving waters/wetlands into which runoff will be discharged. Include dates, datum, and methods used to determine these elevations. 13.00 NGVD

   e. ☑ Identify the name of each receiving waterbody to which the proposed stormwater management system will discharge: ACME C-8

   f. ☑ Indicate the existing land use and land cover. Natural

   g. ☑ Provide the acreage and percentages of the total project, of the following:
      1. Impervious surfaces (excluding buildings, wetlands, and other surface waters);

2. Buildings;
3. Pervious surfaces (green areas not including wetlands);
4. Lakes, canals, retention areas, other open water areas; and
5. Wetlands (Please compare to Section C to ensure consistency in wetland acreages).

h. ☐ Provide the location and description of any nearby existing offsite features (such as wetlands and other surface waters, stormwater management ponds, and buildings or other structures) which might be affected by or affect the proposed construction or development. N/A

2. Water Quality Analysis:

a. ☑ Provide a description of the proposed stormwater treatment methodology that addresses the type of treatment, pollution abatement volumes, and recovery analysis. Exfiltration Trench

b. ☑ Is the receiving waterbody known to be impaired and/or have an established Total Maximum Daily Load (TMDL) or Basin Management Action Plan (BMAP)? If so, please provide specific descriptions of all water quality parameters for which the waterbody is known to be impaired. For more information about water quality, impaired waters, and to determine whether a TMDL has been adopted in your project area, refer to: https://floridadep.gov/dear/water-quality-evaluation-tmdl/content/final-tmdl-reports. To determine whether a BMAP exists, or is being developed in your project area, refer to: https://floridadep.gov/dear/water-quality-restoration/content/basin-management-action-plans-bmaps.

☐ yes ☑ no ☐ don't know

If yes, provide calculations demonstrating that the proposed project will not contribute to violations of state water quality standards in accordance with the applicable Applicant's Handbook, Vol. II.

c. ☑ Does the project have a direct discharge to ~~a~~ Class I or II waters; Outstanding Florida Waters (OFW); or Class III waters, which are approved, conditionally approved, restricted, or conditionally restricted for shellfish harvesting? *To determine whether your project is within or will discharge to an OFW, or for more information about OFWs in general, refer to: https://floridadep.gov/dear/water-quality-standards/content/outstanding-florida-waters.*

☐ yes ☑ no ☐ don't know

If yes, additional treatment in accordance with the applicable Applicant's Handbook, Vol. II, may be required.

d. ☑ Provide construction plans and calculations that address the required treatment volume and recovery, as well as stage-storage and design elevations, which demonstrate compliance with the appropriate water quality treatment criteria in the applicable Applicant's Handbook, Vol. II.

e. ☑ Provide a description of the engineering methodology, assumptions, and references for the parameters listed above and a copy of all ~~such~~ computations, engineering plans, and specifications used to analyze the system. If a computer program is used for the analysis, provide the name of the program, a description of the program, input and output data, and justification for model selection. Volume provided exceeds existing volume

3. Water Quantity Analysis:

Provide calculations and documentations demonstrating that the project, as proposed, meets the applicable design criteria as indicated in the applicable Applicant's Handbook, Vol. II. Typically, the information would include, at a minimum, but ~~is~~ not necessarily limited to, the following:

a. ☐ For projects requiring pre-development analysis, provide an analysis of the pre-development peak rate of discharge and~~/~~-/or volume of ~~runoff,~~ runoff, for all design storm events. Volume of storage is increased

Account for all onsite depressional storage and offsite contributing area. Please refer to the applicable Applicant's Handbook, Vol. II for the design storm event(s) that apply to your project.

b. ☐ Provide an analysis of the post-development peak rate of discharge and/or volume of runoff for all applicable design storm events. Account for all onsite storage and offsite contributing area. Please refer to the applicable Applicant's Handbook, Vol. II for the design storm event(s) and criteria that apply to your project. Volume is increased by project

These analyses should include:

1. ☐ Runoff characteristics, including area, runoff curve number or runoff coefficient, and time of concentration for each drainage basin in the pre-development and post-development condition;
2. ☐ Design storms used including rainfall depth, duration, frequency, and distribution;
3. ☐ Runoff hydrograph(s) for each drainage basin, for all required design storm event(s);
4. ☐ Stage-storage computations for any area, such as a reservoir, closed basin, detention area, or channel, used in storage routing;
5. ☐ Stage-discharge computations for any storage areas at a selected control point, such as control structure or natural restriction;
6. ☐ Flood routings through on-site conveyance and storage areas;
7. ☐ Water surface profiles in the primary drainage system for each required design storm event(s);
8. ☐ Runoff peak rates and volumes discharged from the site for each required design storm event(s);
9. ☐ Design tailwater elevation(s) for each storm event at all points of discharge (include source or method of estimate); and
10. ☐ Pump specifications and operating curves for range of possible operating conditions (if used in system).

c. ☐ Provide a description of the engineering methodology, assumptions, and references for the parameters listed above, and a copy of all such computations, engineering plans, and specifications used to analyze the system. If a computer program is used for the analysis, provide the name of the program, input and output data, justification for model selection, and, if necessary, a description of the program.

4. Floodplain Analysis (where applicable).

a. ☐ If the project is in a known floodplain of a stream or other water course, identify the appropriate floodplain boundary and approximate flooding elevations of any lake, stream, or other watercourse located on or adjacent to the site.

b. ☐ For traversing works, in accordance with the applicable Applicant's Handbook, Vol. II, provide:
   1. ☐ Hydraulic calculations for all proposed traversing works; and
   2. ☐ Water surface profiles showing upstream impact of traversing works.

c. ☐ For impacts to regulated floodplains, in accordance with the applicable Applicant's Handbook, Vol. II, provide:
   1. ☐ Location and volume of encroachment within regulated floodplain(s); and
   2. ☐ Plans and calculations for compensating floodplain storage, if necessary, and calculations required for determining minimum building and road flood elevations.

Part 2: Construction Plans

1. Provide clear, construction level detailed plans for the system. The plans must be signed and sealed by an appropriate registered professional as required by law. These plans should include cumulative information from all applicable sections, as well as the following:
   a. ☑ Project area boundary and total land area (as defined in A.H. Vol. I, subsection 2.0(a)(107), including distances and orientation from roads or other landmarks.

   b. ☑ Existing topography extending at least 100 feet off the project area. All topography shall include location and description of benchmarks, reference to NGVD 1929 or NAVD 1988 along with the conversion factor.

   c. ☑ Proposed site plan with acreage, including the following:
      1. ☐ plan view of proposed development, including impervious surfaces and water management areas;
      2. ☐ land cover and natural communities*;
      3. ☐ wetlands and other surface waters*;
      4. ☐ undisturbed uplands*;
      5. ☐ aquatic communities*;
      6. ☐ proposed buffers*;
      7. ☐ proposed impacts to wetlands and other surface waters, and any proposed connections/outfalls to other surface waters or wetlands, (if applicable); and
      8. ☐ onsite wetland mitigation areas*.
      9. ☐ For phased projects, provide a master development plan clearly delineating the limits of each phase of construction.

      *Information should reflect that provided in Section C.

   d. ☑ Paving, Grading, and Drainage Information, which includes, but is not necessarily limited to, the following:
      1. ☑ Existing topography;
      2. ☑ Boundaries of wetlands and other surface waters and upland buffers (see Section C);
      3. ☑ Plan view of proposed development;
      4. ☑ Proposed elevations and/or profiles, including:
         a) ☑ roadway, parking, and pavement grades;
         b) ☑ floor slabs, walkways, and other paved surfaces;
         c) ☑ earthwork grades for pervious landscaped areas; and
         d) ☑ perimeter site grading, tying back into existing grades.
      5. ☑ Location of all water management areas, including elevations, dimensions, side slopes, and design water depths;
      6. ☑ Location, size, and invert elevations of existing and proposed stormwater conveyance systems;
      7. ☑ Vegetative cover plan for all on-site and off-site earth surfaces disturbed by construction; and
      8. ☑ Rights-of-way and easements for the system, including all on-site and off-site areas to be reserved for water management purposes (including access), and rights-of-way and easements for the existing drainage system, if any.

   e. ☑ Stormwater detail information, including but not necessarily limited to, the following:
      1. ☑ Cross section of all stormwater management areas, including elevations, dimensions, side slopes, and proposed stabilization measures (with location of the cross section(s) shown on the corresponding plan view);
      2. ☑ Detail of all proposed control structures, including elevations, dimensions, and skimmer, where applicable; and

3. ☑ Details of proposed stormwater management systems, such as underdrains, exfiltration trenches, vaults, and other proposed Best Management Practices (BMPs).

f. ☑ Location and description of any nearby existing offsite features (such as wetland and other surface waters, stormwater management ponds, and building or other structures) which might be affected by or affect the proposed construction or development.

Part 3: Construction Schedule and Techniques

Provide a construction schedule, and a description of construction techniques, sequencing, and equipment. This information should include, as applicable, the following.

a. ☐ Access and staging of equipment;

b. ☐ Location and details of the erosion, sediment, and turbidity control measures to be implemented during each phase of construction and all permanent control measures to be implemented in post-development conditions.

c. ☐ The location of disposal site(s) for any excavated material, including temporary and permanent disposal sites.

d. ☐ A demolition plan for any existing structures to be removed.

e. ☐ Dewatering plan details. If dewatering is required, detail the dewatering proposal including the methods that are proposed to contain the discharge, methods of isolating dewatering areas, and indicate the period dewatering structures will be in place. **Note: A Consumptive Use or Water Use permit may be required for dewatering.**

f. ☐ Methods for transporting equipment and materials to and from the work site. If barges are required for access, provide the low water depths and draft of the fully loaded barge;

Part 4: Operation and Maintenance and Legal Documentation:

a. ☑ Describe the overall maintenance and operation schedule for the proposed system. Maintained by owner / Lake maintained by POA

b. ☑ Identify the entity (or entities) that will be responsible for operating and maintaining the system (or parts of the system) to demonstrate that the entity (or entities) meet(s) the requirements of section 12.3 of the Applicant's Handbook, Vol. I. Permittee

1. ☐ If different from the permittee, provide a draft document enumerating the enforceable affirmative obligations on the entity to properly operate and maintain the system for its expected life and documentation of the entity's financial responsibility for long-term maintenance.
2. ☐ If the proposed operation and maintenance entity is not a property owner's association, provide proof of the existence of an entity or the future acceptance of the system by an entity which will operate and maintain the system.

c. ☐ Provide drafts of all proposed conservation easements, stormwater management system easements, draft property owner's association documents, and plats for the property containing the proposed system. N/A

d. ☐ Provide legal reservations for access to the treatment system for maintenance and operation by future maintenance entities for subdivided projects. N/A

e. ☐ Provide indication of how water and wastewater service will be supplied.
Village of Wellington

f. ☐ Provide a copy of the boundary survey and/or legal description and acreage of the total land area of contiguous property owned/controlled by the applicant.

g. ☐ If any associated land agreements are required to implement the proposed activities, such as flowage easements across lands not owned by the applicant, include such documentation. If negotiations are underway, but not yet concluded, regarding such land use agreements, please indicate that and provide an anticipated date for providing that documentation. A permit cannot be issued for an activity to use lands that are not owned by the applicant or for which the applicant does not hold a sufficient real property interest to use those lands.

Part 5: Water Use

a. ☐ Describe how irrigation will be provided to the project. Will the surface water system be used for water supply, including landscape irrigation, or recreation? from Lake

b. ☐ If a Consumptive Use or Water Use permit has been issued for the project, state the permit number:

c. ☐ If a Consumptive Use or Water Use permit has not been issued for the project, indicate if such a permit will be required. ☐ yes ☐ no ☐ don't know
If yes, please indicate when the application for a permit will be submitted:

d. ☐ Indicate how any existing wells located within the project site will be utilized or abandoned. N/A

Part 6: Special Basin Information

a. Is your project within a special basin as described in the applicable Applicant's Handbook, Vol. II?

☐ yes ☑ no ☐ don't know

b. If yes, please demonstrate that the project will meet the applicable special basin criteria.

THOMAS ENGINEERING GROUP

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SURFACE WATER MANAGEMENT REPORT
Wellington Green MUPDC TRACT W-3

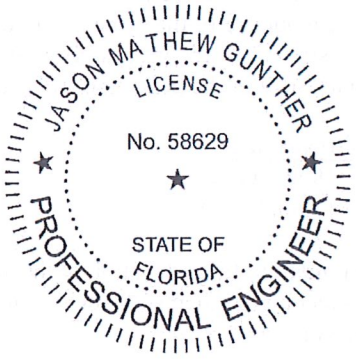
(January 2019, Project# FJ180024)

Village of Wellington,
Palm Beach County Fl.

PREPARED BY
THOMAS ENGINEERING GROUP
CA # 27528

All elevations for this project were based on NGVD

Jason Gunther, PE
FL PE # 58629
CA #27528



Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 01/17/2019 using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason Gunther

Digitally signed by Jason Gunther
DN: cn=Jason Gunther, o=Thomase Engineering Group, LLC, ou, email=jgunther@thomaseg.com, c=US
Date: 2019.01.21 10:33:47 -05'00'

Table of Contents (Page#)

THOMAS
ENGINEERING GROUP

Executive Summary

The subject property is a permitted parcel of the greater Wellington Green Mall development in Palm Beach County, Florida (Section 13 Township 44S, Range 41E). The project site is located on the southwest intersection of State Road (US 441) and Forest Hill Boulevard This approximately 4-acre wetland site area corresponds to Basin 5 of the modified master permit #50-03763-P. The project is located within the SFWMD C-51 West Basin.
The proposed work consists of the removal of the existing wetlands and the construction of a commercial development known as Wellington Green MUPDC TRACT W-3 to include 9500 square feet retail building with access roads, parking and landscape areas to occupy approximately half of the site. The remaining portion of the site will be excavated to provide a conventional 1.8 acre lake area. The site is located within FEMA flood zone AE 15.4 (17.00NGVD). A FEMA map amendment (LOMA) will be requested for the proposed project to place the developed lands in zone X (consistent with surrounding areas) and the new lake in zone AE.

Existing Conditions

The site consists wetland and buffer area 3.26 and 0.63 acres respectively as part of Basin 5 of the Wellington Green Stormwater Management System. As part of the master permit, the existing lakes provide the required water quality. Each commercial property, including the proposed outparcel, discharging into these lakes must provide dry pre-treatment prior to discharging into the lakes. Please note, aside from dry-pretreatment, water quality in Basin 5 is achieved within the lakes of Basin 6 and 7. There are two storm water connections to this wetland via bubble up structures at elevation 18.00 from adjacent commercial properties, these connections are to be maintained and will discharge to the proposed lake replacing the wetlands, however these connection will be made as conventional outfall pipes. Currently, the wetland area provides vertical storage starting from elevation 15ft. (NGVD) and the buffer has linear storage from elevation 15.00 to 16.00.

Proposed Conditions

The removal and mitigation of the existent 3.26 wetlands are to be compensated for storage loss with a 1.33 acre lake. The remaining area (2.56 acres) is a retail outparcel along Forest Hill Blvd. The attached calculations illustrate proposed volume provided exceeds volume available (existing conditions) and therefore no adverse drainage impacts will result from this project. Existing wetland mitigation will take place outside of the project boundaries. Stormwater conveyance will continue generally as it currently exists, from Basin 5 run-off conveys via controlled discharge to Basin 7 via Basin 6. The table below describes the storm characteristics of the permitted and proposed conditions for Basin 5.

	Permitted	Proposed
Minimum Finished Floor	19.60 NGVD	19.60NGVD
Minimum Parking Lot Elevation	19.00NGVD	17.00NGVD*

*Please note, as part of this modification we are proposing to reduce the minimum parking elevation as the 10 year stage is 16.26. Therefore the proposed lowest elevation of 17.00 is still 0.74 feet higher than a 10 year storm event. As additional storage is provided with this project, this 10 year stage will not be impacted.

Water Quality

Attenuation for Basin 5 will be provided in the lake. 700 linear feet of exfiltration trench is proposed and this trench will provide the water quality requirement for this site. Water quality calculations are provided on along with this report.

Required= 0.32 ac-ft (Pre-Treatment 1" over entire site criteria controls over 2.5" over impervious, non-lake area)
Provided= 0.33 ac-ft

Pre vs. Post development

Proposed design meets the storage criteria per Pre-development conditions. See table below.

	Stage	Storage
Pre-Development	19.00 NGVD	13.74 ac-ft.
Post-Development	**19.00NGVD**	**13.79 ac-ft.** (100-year stage is 18.60ft)

NGVD
Wellington Green MUPD C TRACT W-3 (Retail)
PRE-DEVELOPMENT STORMWATER MANAGEMENT CALCULATIONS

LAND USE BREAKDOWN			GRADING PARAMETERS	
LAND USE	AREA	PERCENT	FROM	TO
Wetlands	3.26	83.8%	15	15
Wetlands Buffer	0.63	16.2%	15	16
TOTAL	3.89	100%		

STAGE-STORAGE CALCULATIONS
Assume Linear Progression for all Areas

Stage	Area (acres)								Volume of	Soil
(ft-NGVD)	Building	Pavement/C	Wetlands	Other	Wetlands Bu	Other	OTHER	Total	Storage (ac-ft)	Storage (ac-ft)
13.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	0.00
14.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	0.00
15.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	0.00
16.00	0.00	0.00	3.26	0.00	0.63	0.000	0.00	3.89	1.95	2.07
17.00	0.00	0.00	3.26	0.00	0.63	0.000	0.00	3.89	5.84	5.96
18.00	0.00	0.00	3.26	0.00	0.63	0.000	0.00	3.89	9.73	9.85
19.00	0.00	0.00	3.26	0.00	0.63	0.000	0.00	3.89	13.62	13.74

Soil Storage Calculation

A. Total Pervious Area = 0.63 acres = 16.2%

B. Depth to Water Table = 2.3 feet

C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Flatwoods', the Cumulative Available Soil Storage is:

Sp = 2.42 inches

D. Site Soil Storage = Sp x (Pervious Area)
= 0.13 Ac-ft

Basin 5
Wellington Green MUPD C TRACT W-3 (Retail)
POST DEVELOPMENT STORMWATER MANAGEMENT CALCULATIONS

LAND USE BREAKDOWN			GRADING PARAMETERS	
LAND USE	AREA	PERCENT	FROM	TO
Building	0.22	5.6%	19.6	19.6
Lake Surface	1.33	34.2%	13	13.01
LME & Lake Slope	0.67	17.2%	13	15.5
Pavement & Conc	0.85	21.8%	17	19.6
Green	0.82	21.1%	15.5	19.0
TOTAL	3.89	100%		

Exfiltration Trench

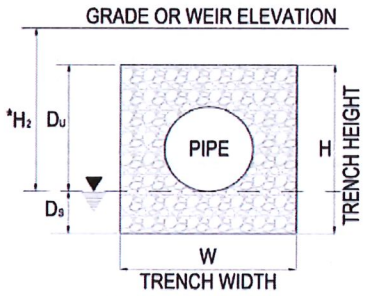
$V(ac\text{-}in) = L \times [K \times (H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u]$

= 7.60 = **0.633** ac-ft

Trench Characteristics

L= 700
W= 10
K= 1.31E-04 (SF # 50-03763-P)
H_2= 3.00
D_u= 3
D_s= 2

Trench Stage-Storage Calcs. Assuming Linear Progression	
Stage (ft)	Storage (ac-ft)
13	0.000
13.5	0.105
14.5	0.316
15.0	0.422
16.00	0.633



* DEPTH OF EFFECTIVE HEAD

STAGE-STORAGE CALCULATIONS Assume Linear Progression for all Areas except Lake										
Stage	Area (acres)								Volume of	Soil
(ft-NGVD)	Building	Lake Surface	ME & Lake Slo	avement & Cor	Green	Other	Other	Total	Storage (ac-ft)	Storage (ac-ft)
13.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.0000	0.57
14.00	0.00	1.33	0.27	0.00	0.00	0.000	0.00	1.60	0.9045	1.47
14.50	0.00	1.33	0.40	0.00	0.00	0.000	0.00	1.73	1.9480	2.52
15.00	0.00	1.33	0.54	0.00	0.00	0.000	0.00	1.87	2.9530	3.52
15.50	0.00	1.33	0.67	0.00	0.00	0.000	0.00	2.00	4.1305	4.70
16.00	0.00	1.33	0.67	0.00	0.12	0.000	0.00	2.12	5.1598	5.73
16.50	0.00	1.33	0.67	0.00	0.23	0.000	0.00	2.23	6.2476	6.82
17.00	0.00	1.33	0.67	0.00	0.35	0.000	0.00	2.35	7.3940	7.96
18.00	0.00	1.33	0.67	0.33	0.59	0.000	0.00	2.91	10.0255	10.60
19.00	0.00	1.33	0.67	0.65	0.82	0.000	0.00	3.47	13.2170	13.79

Soil Storage Calculation

A. Total Pervious Area = 1.49 acres = 38.4%

B. Depth to Water Table = 2.3 feet

C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Flatwoods', the Cumulative Available Soil Storage is:

Sp = 4.59 inches 4.59

D. Site Soil Storage = Sp x (Pervious Area)
= 0.57 Ac-ft

Water Quality Calculations

A. Compute the first inch of runoff from the entire site.

= 1 inch x Total Area x (1 ft / 12 in)
= 0.32 ac-ft **(CONTROLS)**

B. Compute 2.5 inches times the percentage of imperviousness.

a. Site Area (SA), for water quality pervious/impervious calculations only
SA= Total Area - (roof + lake)
= 2.33700 Acres

b. Impervious Area (IA), for water quality pervious/impervious calculations only
IA= Site Area(SA) - Pervious Area
= 0.84700 Acres

c. Percentage of imperviousness for water quality
%imp= (IA / SA) x 100%
= 36.24 %

d. For 2.5 inches times percentage of imperviousness
= 2.5 inches x %imp
= 0.91 inches

e. Compute volume required for quality detention
= inches to be treated x (total - lake) x (1 ft / 12 in)
= 0.19 ac-ft

Water Quality provided = 0.633 ac-ft in Exfiltration Trench
(2.0 in < 3.2 in Max Trench Volume Storage)

DE&T DUNKELBERGER ENGINEERING & TESTING, INC.

Project Name / Number: Parcels A, B, C and F, Wellington Green, Wellington, Florida — 99-21-1786

ADDUREVISED SUBMITTAL

TEST NUMBER: BHP-4
TEST LOCATION: 400 feet west and 300 feet south of northeast corner of Parcel C

MAR 17 2000

Depth (feet)	Soil Description
0.0 - 0.5	Gray fine SAND, trace silt with roots (SP) (Topsoil)
0.5 - 2.5	Light brown fine SAND, trace silt (SP)
2.5 - 3.5	Brown clayey fine SAND (SC)
3.5 - 5.0	Gray fine SAND, trace silt with limestone and shell fragments (SP)
5.0 - 6.0	Light gray fine SAND, trace silt (SP)

Water Table Depth: 4.0 feet below existing ground on March 13, 2000
Constant Head Maintained at: Ground Level

Uncased (U) or Cased (C): C 4-inch ϕ
Casing Depth (ft): 6.0
Casing Stick-up (ft): 0.0
Perforated length (ft): 6.0

Constant Head			Falling Head		
Start	Stop	Volume Used (gallons)	Start	Stop	Drop (Ft)
0 sec.	2,992 sec.	50	--	--	--

*K, Hydraulic Conductivity (CFS/Ft^2 - Ft Head)

= 1.31×10^{-4}

*(Reference: Equations in SFWMD Permit Information Manual, Volume IV)

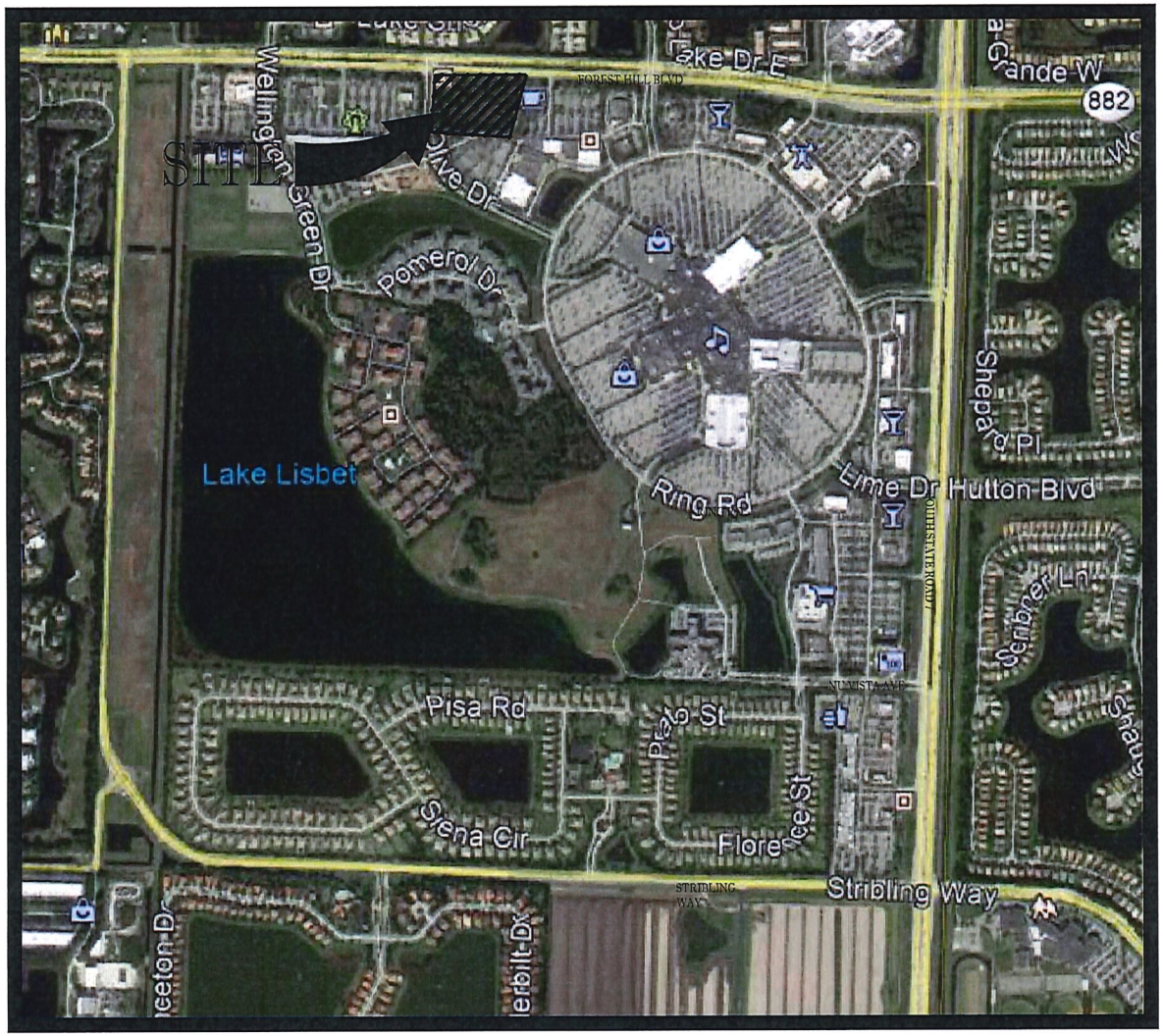
3/13/00-1 *16perm2.bas

BEG. PERMIT NUMBER 50-03763-P

APPLICATION NO. 991203-3

VICINITY \ AERIAL MAP

NTS



SITE DEVELOPMENT DRAWINGS FOR:
WELLINGTON GREEN MUPD C TRACT W-3

WELLINGTON, FL

SECTION 13, TOWNSHIP 44S, RANGE 41E

FOR
BREFRANK, INC

VICINITY \ AERIAL MAP
NTS

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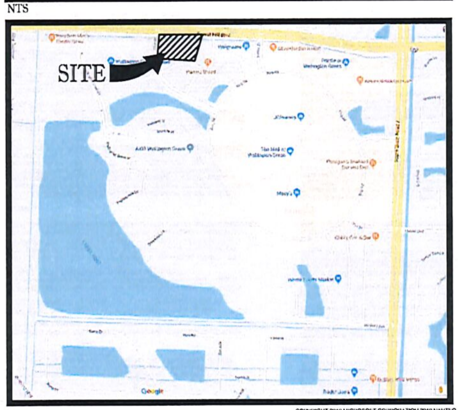
LOCATION MAP
NTS



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SHEET INDEX

PLANS BY THOMAS ENGINEERING:	
COVER SHEET	C-01
GENERAL NOTES	C-02
EROSION CONTROL PLAN	C-03
PAVING, GRADING & DRAINAGE PLAN	C-04
PAVING, GRADING & DRAINAGE DETAILS	C-05
CROSS SECTIONS	C-06
~~WATER, SEWER & UTILITIES PLAN~~	C-07
~~SEWER PROFILES~~	C-08
~~WATER, SEWER & UTILITIES DETAILS~~	C-09
~~PAVEMENT MARKINGS & SIGNAGE PLAN~~	C-10
~~PLANS BY OTHERS~~	C-11
~~LIFT STATION DETAIL SHEET~~	C-12
	LS-1

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/21/2019 using a SHA-1 authentication code.
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PREPARED BY

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ180024
DRAWN BY: BOG
CHECKED BY: JMG
DATE: 1/21/2019
CAD I.D.: FJ180024-COVER SHEET

PROJECT:
WELLINGTON GREEN MUPD C TRACT W-3
FOR
BREFRANK, INC
VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP
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Jason Gunther
JASON M. GUNTHER
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-01

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS PLANS AND SHALL BE CONSIDERED PART OF THESE PLANS:

- RECORD SURVEY PREPARED BY XXXXXX SURVEYING, INC., DATED XX/XX/XX

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

24. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY, THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE MUNICIPALITY / JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY THE CITY / COUNTY AS APPLICABLE COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

31. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE CITY / COUNTY AS APPLICABLE.

33. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

34. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS.

SANITARY SEWER NOTES:

A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE DR-25)
2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLY LINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING. MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION. MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF CITY / COUNTY AS APPLICABLE. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED, NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE APPLICABLE UTILITY AND HEALTH DEPARTMENTS.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
3. USE "DETECTO" TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).
5. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.

B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.
c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER UTILITY DEPARTMENT.
6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER UTILITY DEPARTMENT.
7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
9. FIRE HYDRANTS SHALL HAVE A 5 1/4" MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.
10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.

C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
1. GENERAL:
CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
a. METHOD A PER APPLICABLE UTILITY AND HEALTH DEPARTMENT STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
b. METHOD B PER APPLICABLE UTILITY AND HEALTH DEPARTMENT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
c. METHOD C APPROVED BY THE APPLICABLE UTILITY AND HEALTH DEPARTMENT STANDARD, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.

2.BEDDING.
BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR All PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE CITY OF APPLICABLE UTILITY DEPARTMENT. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. PVC PIPE:
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER
c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.

4. DUCTILE PIPE:
a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-89 OR LATEST REVISION.
b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP

5. VALVES:
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. d.THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

6.SERVICE:
a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT.
b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER OR POLYETHYLENE AS DETERMINED BY APPLICABLE UTILITY DEPARTMENT.
c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE, PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING
1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED.HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I. DURING THE TEST.
2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE UTILITY DEPARTMENT AND THE ENGINEER OF RECORD.
3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05; 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES APPROVED BY THE HEALTH DEPARTMENT.
4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS.IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1000' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH.PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY THE HEALTH DEPARTMENT.
5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S D P^{0.5}}{148{,}000}$$

IN WHICH:
L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S EQUALS LENGTH OF PIPE (LINEAR FEET).
D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND
P EQUALS THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH).

SEPARATION OF WATER AND SEWER MAINS

A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE WASTEWATER MAIN WHENEVER POSSIBLE.
WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
A MINIMUM 6-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL OBSTRUCTIONS INCLUDING TREES.

C. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE ENGINEER.

STORM DRAINAGE:

A. GENERAL:
1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE GRADING ADJACENT TO BUILDINGS COMPLY WITH FBC SECTION 1804.3 AND PROVIDE POSITIVE DRAINAGE FLOW TO THE SITE DRAINAGE SYSTEM. CONTRACTOR SHALL INSTRUCT SUB-CONTRACTORS (SITE, LANDSCAPE, ETC.) OF THE SAME. SHALLOW SWALES MAY BE NEEDED IN CERTAIN INSTANCES.

B. MATERIALS:
1. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
2. ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.
3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 64T UNLESS OTHERWISE NOTED IN THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF f'c=3750 PSI AT 28 DAYS.

C. INSTALLATION
1. PIPE SHALL BE PLACED ON A MINIMUM OF 6" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONS ENGINEERING DEPARTMENT/ FDOT (AS APPLICABLE) AND THE ENGINEER OF RECORD AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

PAVING:

A. GENERAL:
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.

B. MATERIALS:
1. LIMEROCK BASE: (ASPHALT,VEHICULAR PAVERS AREAS) LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100). MIAMI LIMEROCK TO HAVE MINIMUM OF 70% CARBONATES AND LIQUID LIMIT 35 PLASTICITY OR ACCEPTABLE FDOT PRODUCT APPROVAL.
2. WEARING SURFACE (ASPHALT SURFACE ONLY) INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE
COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR SP 9.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH 2
LIFTS OF 1" ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS. (VIRGIN ASPHALT TO BE USED FOR FINAL LIFT.)
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:
1. SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE SP 9.5 AND/OR SP 12.5 ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND THE APPLICABLE JURISDICTIONS, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO ENGINEER OF RECORD AND THE APPLICABLE JURISDICTIONS, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

PAVEMENT MARKING & SIGNAGE:

ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND THE APPLICABLE JURISDICTIONS ENGINEERING STANDARDS.

POLLUTION PREVENTION:

1. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

PROJECT RECORD DOCUMENTS:

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS SHOWING THE LOCATIONS AND APPLICABLE GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN OR INVERT AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

C. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS IN A FORMAT APPROVED BY THE APPLICABLE UTILITIES / ENGINEERING DEPARTMENT.

D. "AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS, STATIONING OF BOTH THE WYE, CLEAN-OUTS, AND THE SERVICE END MUST ALSO BE INCLUDED.

E. "AS-BUILT" INFORMATION OF WATER DISTRIBUTION SYSTEMS MUST CONTAIN LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES AND APPURTENANCES. TOP OF PIPE ELEVATIONS ALONG THE WATER MAIN ARE REQUIRED AT INTERVALS OF 100 FEET (MAXIMUM).

F. ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

G. "AS-BUILTS" OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. TOP OF PIPE ELEVATIONS EVERY 100 LF.
2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
3. ALL TIE INS TO EXISTING LINES SHALL BE "AS-BUILT".
4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE "AS-BUILT" OR WHERE THE WATER SERVICE TERMINATES.

H. "AS-BUILTS" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
2. THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED, AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS, THEN THE INVERT ELEVATION OF THESE CLEANOUTS NEED TO BE OBTAINED.
3. LIFT STATION "AS-BUILTS" SHALL CONSIST OF:
A. TOP OF WET WELL ELEVATION
B. INVERT ELEVATION OF THE INCOMING LINE
C. BOTTOM OF THE WET WELL
C. "AS-BUILTS" OF THE COMPOUND AREA.

I. FORCE MAIN "AS-BUILTS" SHALL BE PREPARED THE SAME AS THE WATER LINE "AS-BUILTS".

J. "AS-BUILTS" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF "AS-BUILT".
3. DRAINAGE WELL STRUCTURE "AS-BUILTS" SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.

K. ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
2. ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILTS" WILL BE REQUIRED AS INDICTED ABOVE, AS WELL AS "AS-BUILTS" ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
6. "AS-BUILTS" SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

L. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" X 36" REPRODUCIBLE MATERIAL WHERE WATER AND SEWER INFORMATION ARE ON THE SAME PAGE THE WATER LINE SHALL BE "AS-BUILT" BY STATION AND OFFSET UTILIZING THE SANITARY SEWER SYSTEM AS THE BASE LINE. IF IT IS NOT PRACTICAL TO UTILIZE THE SEWER SYSTEM AS A BASE LINE THEN THE SURVEYOR SHALL CONTACT THE ENGINEER OF RECORD SO THAT A SUBSTITUTE BASELINE MAY BE CHOSEN. ALL RECORD DRAWING "AS-BUILT" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED ALONG WITH EIGHT (8) SETS OF BLACKLINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2010.

PROJECT CLOSEOUT:

A. CLEANING UP:
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.

C. ALL PAVED & UNPAVED SURFACES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

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REVISIONS:

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PROJECT No.: FJ180024
DRAWN BY: SOG
CHECKED BY: JAG
DATE: 1/21/2019
CAD I.D.: FJ180024-GENERAL NOTES

PROJECT:
WELLINGTON GREEN MUPD C TRACT W-3
FOR
BREFRANK, INC
VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
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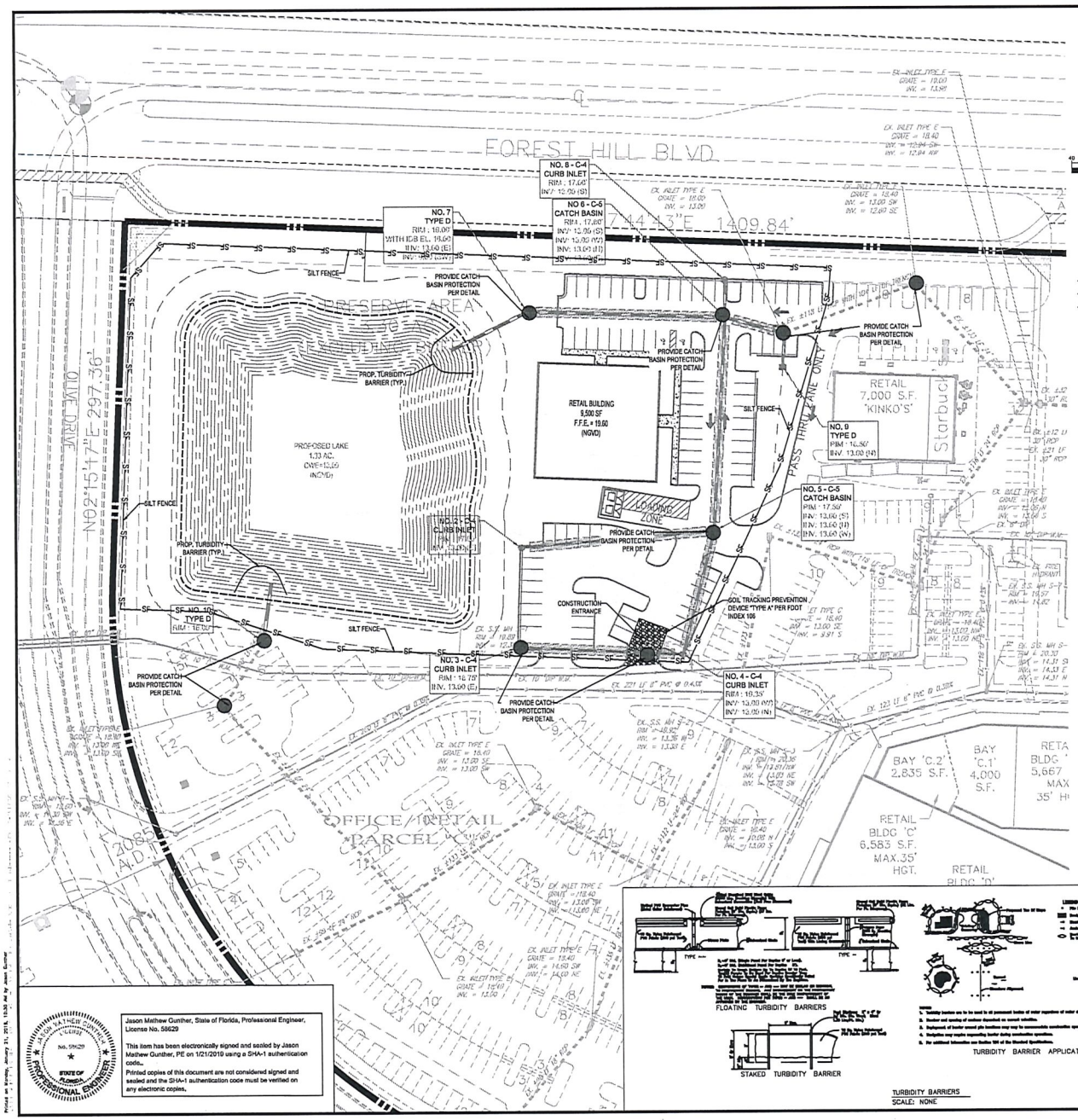
Jason M Gunther
JASON M. GUNTHER
PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. No. 27528

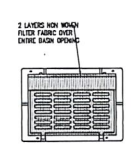
SHEET TITLE: GENERAL NOTES

SHEET NUMBER: C-02

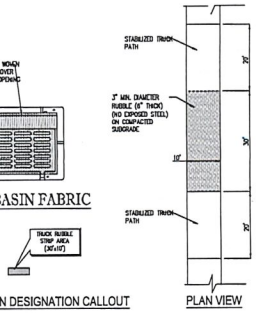


LEGEND

- EXISTING TREE TO REMAIN WITH DESIGNATION
- BF — BARRIER FENCE
- SF — SILT FENCE
- PROPERTY LINE

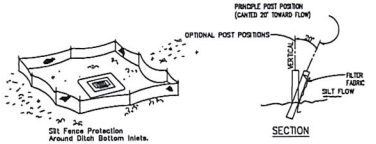


CATCH BASIN FABRIC

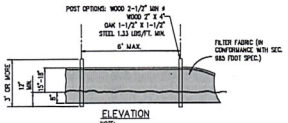


PLAN DESIGNATION CALLOUT PLAN VIEW

TRUCK RUBBLE STRIP AREA



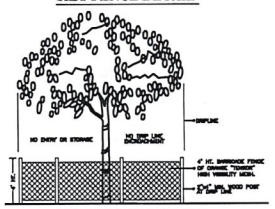
Silt Fence Protection Around Ditch Bottom Inlets. SECTION



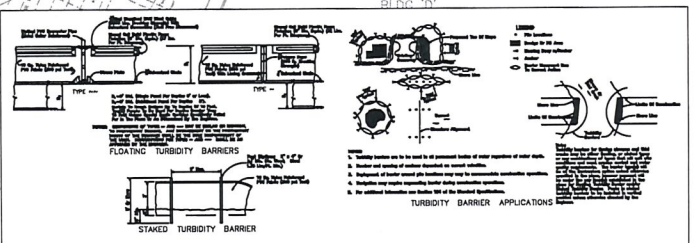
ELEVATION

NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

SILT FENCE DETAIL



TREE PRESERVATION BARRICADE FENCING DETAIL



TURBIDITY BARRIERS
SCALE: NONE

TREE PROTECTION NOTES:
CONTRACTOR SHALL PROVIDE TREE BARRICADE FENCING ON ALL TREES ADJACENT TO THE SITE THAT ARE TO REMAIN AS SHOWN ON THIS PLAN. ALL TREES WITHIN THE PRESERVE AREA ARE TO REMAIN AND THE ENTIRE PRESERVE AREA SHALL BE FENCE WITH THE ABOVE BARRICADE FENCE DETAIL. NO WORK WITHIN THE PRESERVE AREA, CLEARING OF EXOTICS WITHIN THE PRESERVE SHALL BE BASED ON THE LANDSCAPE PLANS.

NOTES:

1.) SILT FENCE TO BE CONSTRUCTED WHEREVER OFFSITE AREAS ARE LOWER THAN ADJACENT ONSITE ELEVATIONS.

2.) CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.

3.) ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, TURBITY BARRIERS, SILT FENCE AND OTHER BMPS SHALL BE INSTALLED PRIOR TO DEMOLITION & CONSTRUCTION.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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STATE OF FLORIDA PROFESSIONAL ENGINEER No. 58629

Printed on Monday, January 21, 2019, 10:53 AM by Jason Gunther

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501 E. KENNEDY BLVD. SUITE 1700 TAMPA, FL 33602
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PROJECT No.: FJ180024
DRAWN BY: SCG
CHTCKED BY: JMG
DATE: 1/21/2019
CAD I.D.: FJ180024-EROSION CONTROL

PROJECT:

WELLINGTON GREEN MUPD C TRACT W-3

FOR

BREFRANK, INC

VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP
PEDWORTH PROFESSIONAL PLAZA
126 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
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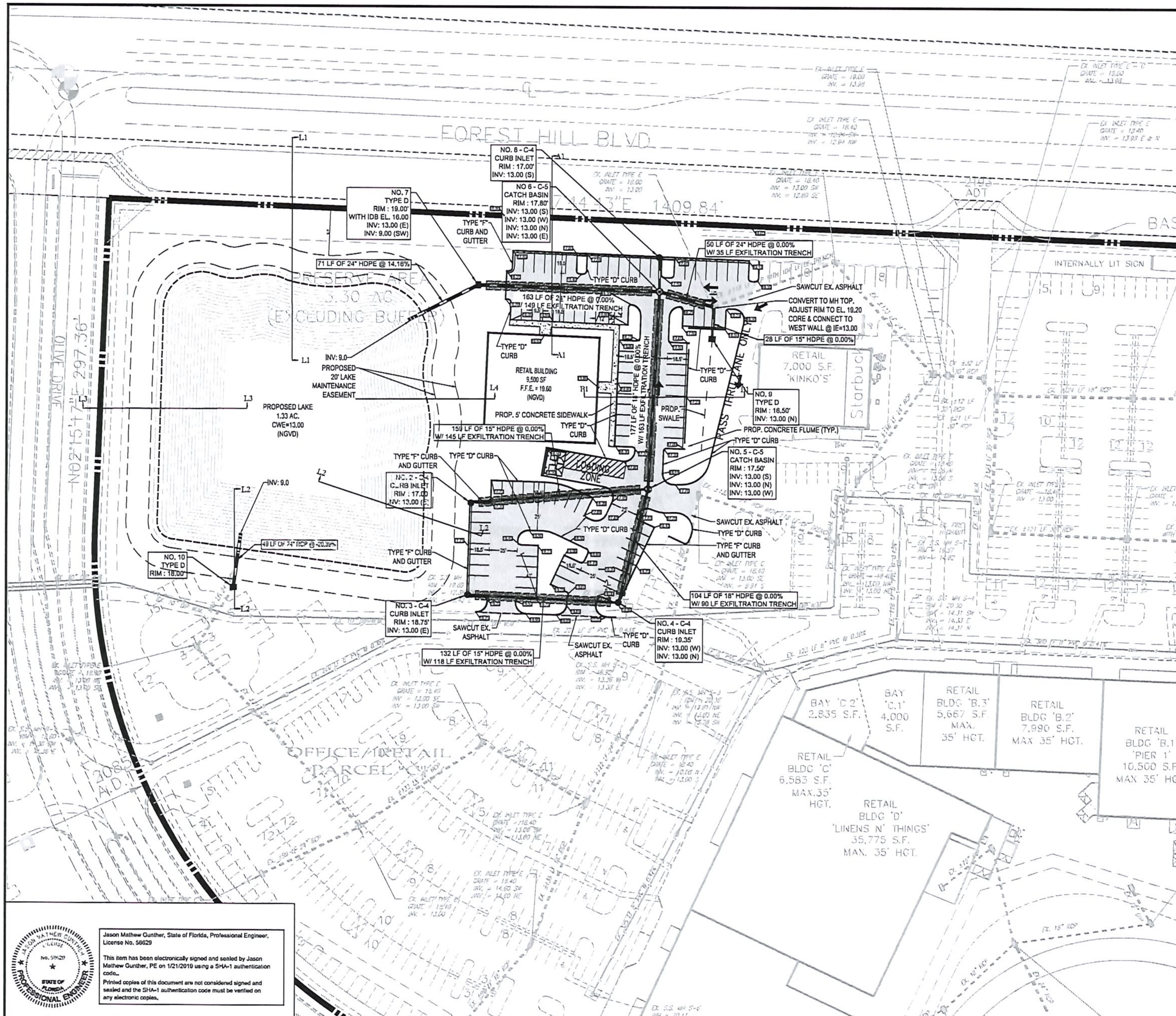
JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
January 21, 2019
Jason Mathew Gunther
Date: 2019.01.21 10:52:43 -05'00'
FLORIDA CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NUMBER:

C-03



CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. FEMA FLOOD ZONE: "AE" & 12099C0564F 10/05/2017
18. CONTRACTOR SHALL REMOVE ORGANICS WITHIN LIMITS OF PAVEMENT AREAS TO A DEPTH OF 6 FEET AND REPLACE WITH CLEAN FILL. AREAS OF EXFILTRATION TRENCH SHALL BE EXCAVATED TO A DEPTH OF 15' AND WIDTH OF 10' (CENTERED ON THE TRENCH) AND REPLACE WITH CLEAN FILL.
19. CONTRACTOR SHALL FOLLOW GEOTECH RECOMMENDATIONS FOR BUILDING PAD PREPARATION

HATCH LEGEND

PROP. ASPHALT PAVEMENT

PROP. CONC.

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYPICAL NOTE TEXT)	PROPOSED
	UNDERGROUND WATER LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	SANITARY SEWER LATERAL	
	CATCH BASIN	
	MANHOLE	
	GRADE SPOT SHOT	
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	
	FPL TRANSFORMER	

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PROJECT No.:	FJ180024
DRAWN BY:	SOG
CHECKED BY:	JMG
DATE:	1/21/2019
CAD I.D.:	FJ180024-PGD PLAN

PROJECT:

WELLINGTON GREEN MUPD C TRACT W-3

FOR

BREFRANK, INC

VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP

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JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 58629

SHEET TITLE:

PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-04

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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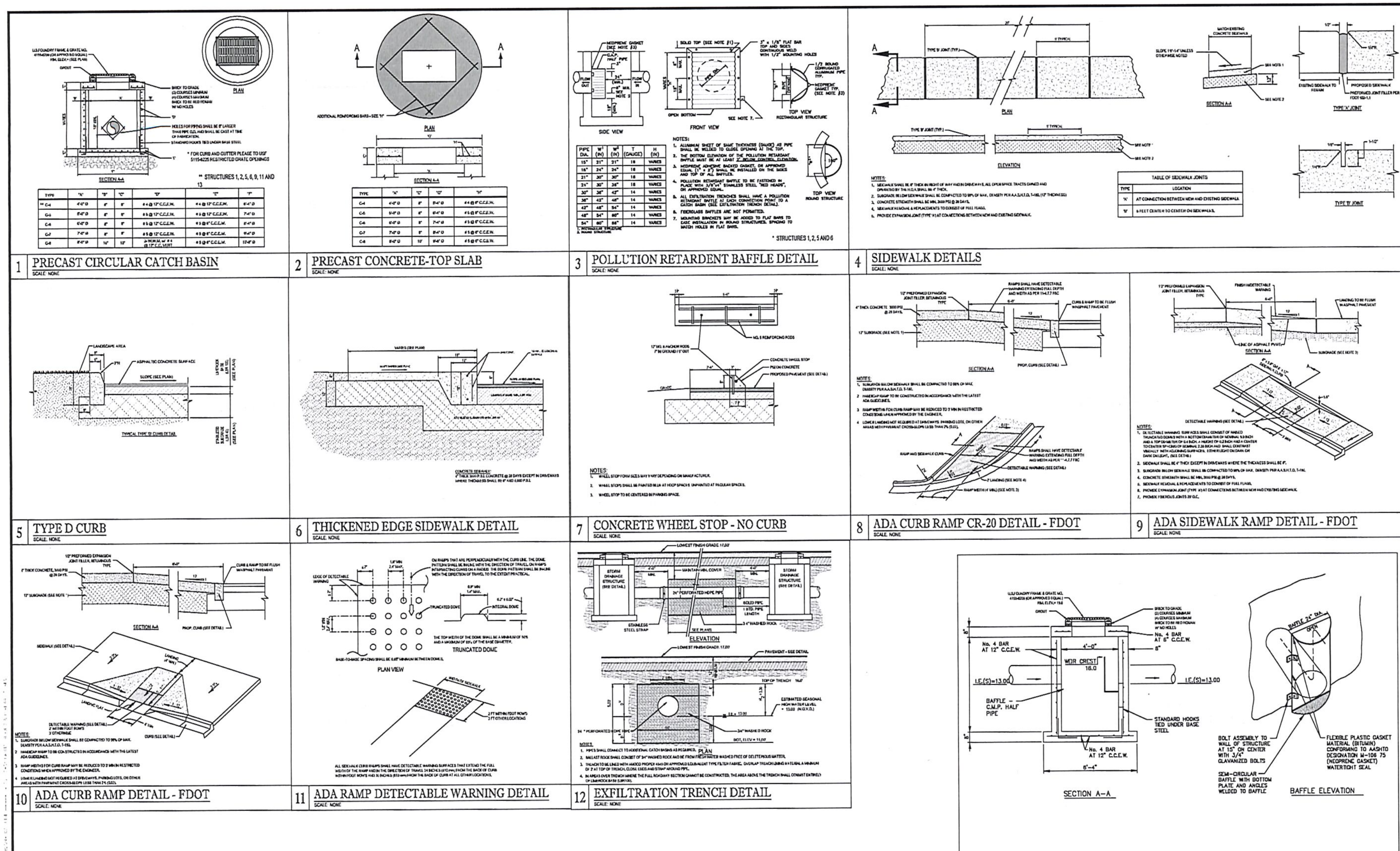

1 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE
2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE
3 POLLUTION RETARDENT BAFFLE DETAIL
SCALE: NONE
* STRUCTURES 1, 2, 5 AND 6
4 SIDEWALK DETAILS
SCALE: NONE
5 TYPE D CURB
SCALE: NONE
6 THICKENED EDGE SIDEWALK DETAIL
SCALE: NONE
7 CONCRETE WHEEL STOP - NO CURB
SCALE: NONE
8 ADA CURB RAMP CR-20 DETAIL - FDOT
SCALE: NONE
9 ADA SIDEWALK RAMP DETAIL - FDOT
SCALE: NONE
10 ADA CURB RAMP DETAIL - FDOT
SCALE: NONE
11 ADA RAMP DETECTABLE WARNING DETAIL
SCALE: NONE
12 EXFILTRATION TRENCH DETAIL
SCALE: NONE
13 INVERTED DEBRIS BAFFLE
SCALE: NONE
No. 4 BAR AT 12" C.C.E.W.
No. 4 BAR AT 8" C.C.E.W.
WEIR CREST 16.0
I.E.(S)=13.00
BAFFLE - C.M.P. HALF PIPE
STANDARD HOOKS TIED UNDER BASE STEEL
No. 4 BAR AT 12" C.C.E.W.
6'-4"
SECTION A-A
BOLT ASSEMBLY TO WALL OF STRUCTURE AT 15" ON CENTER WITH 3/4" GLAVANIZED BOLTS
SEMI-CIRCULAR BAFFLE WITH BOTTOM PLATE AND ANGLES WELDED TO BAFFLE
FLEXIBLE PLASTIC GASKET MATERIAL (BITUMIN) CONFORMING TO AASHTO DESIGNATION M-198 75 (NEOPRENE GASKET) WATERTIGHT SEAL
BAFFLE ELEVATION

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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PROJECT No.:	FJ180024
DRAWN BY:	SOG
CHECKED BY:	JMG
DATE:	1/21/2019
CAD I.D.:	FJ180024-PDG DETAILS

PROJECT:

WELLINGTON GREEN MUPD C TRACT W-3

FOR

BREFRANK, INC

VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP

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JUPITER, FL 33458
PH: (561) 203-7503
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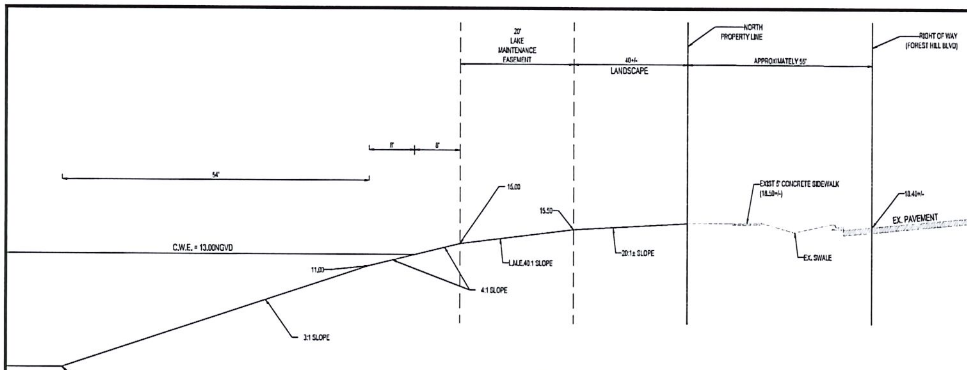
Jason M Gunther

SHEET TITLE:

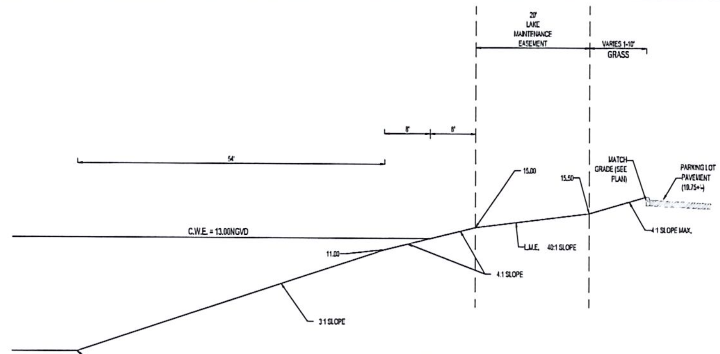
PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:

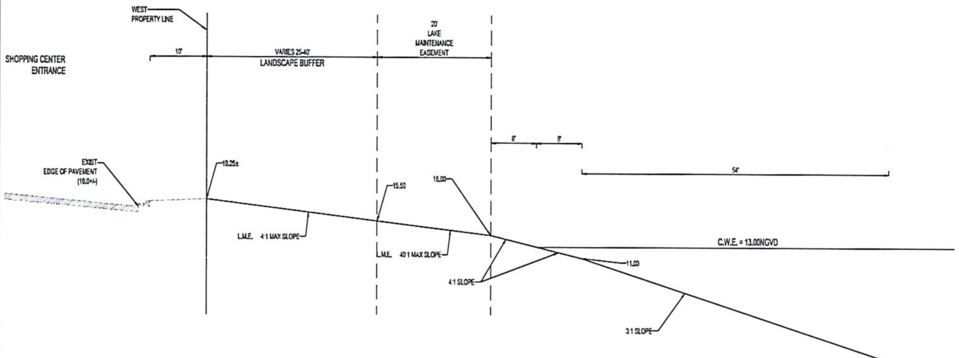
C-05



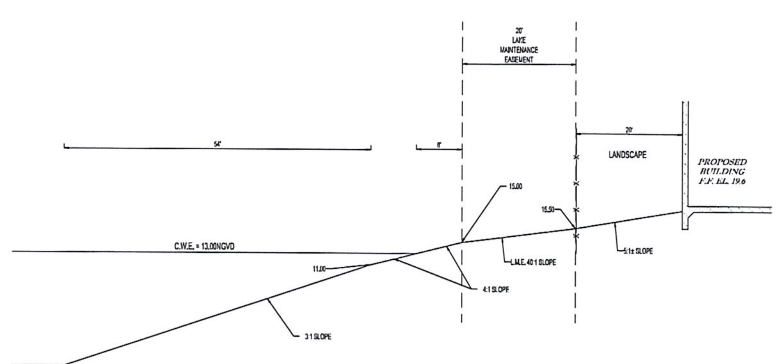
SECTION L1-L1 (ROAD)
NOT TO SCALE



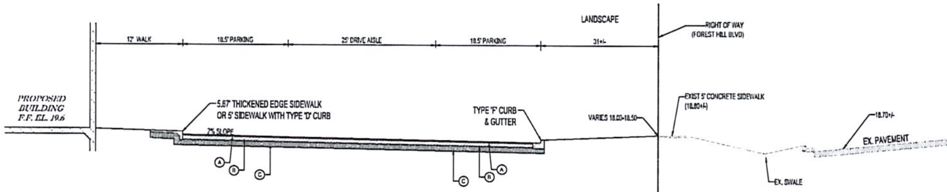
SECTION L2-L2 (PARKING)
NOT TO SCALE



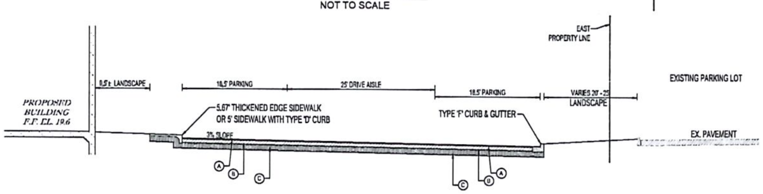
SECTION L3-L3 (MALL ENTRANCE)
NOT TO SCALE



SECTION L4-L4
NOT TO SCALE



SECTION A1-A1
NOT TO SCALE



SECTION B1-B1
NOT TO SCALE

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58620

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PAVEMENT LEGEND

(A) WEARING SURFACE
INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(B) 8" LIME ROCK BASE
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIMEROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS.

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
SUB-BASE SHALL EXTEND 12" BEYOND LIMEROCK / CONCRETE LIMITS.

(D) CONCRETE SIDEWALK:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

(E) COMPACTED SUB-BASE :
12" COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.

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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ180024
DRAWN BY: SOC
CHECKED BY: JMG
DATE: 1/21/2019
CAD I.D.: FJ180024-X-SECTION

PROJECT:
WELLINGTON GREEN MUPD C TRACT W-3
FOR
BREFRANK, INC
VILLAGE OF WELLINGTON FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

Jason Gunther

SHEET TITLE:
CROSS SECTIONS

SHEET NUMBER:
C-06

121990

This Instrument was Prepared
by and Should be Returned to:
MARIA T. DI PASQUALE, ESQ.
Mettler & Gilson
140 Royal Palm Way, Suite 206
Palm Beach, FL 33480

JAN-10-1991 10:03am 91-008139
ORB 6696 Pg 1713
Con 10.00 Doc .55
JOHN B DUNKLE, CLERK - PB COUNTY, FL

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 20 day of December, 1990, by HAMYRA REALTY CORP., a Florida corporation (hereinafter called "Grantor") to BREFRANK INC., a Florida corporation, whose Taxpayer Identification number is [redacted] and whose mailing address is c/o Peter Matwiczyk, Esq., Mettler & Gilson, 140 Royal Palm Way, Suite 206, Palm Beach, Florida 33480, (hereinafter called "Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities,)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby remise, release and quitclaim unto the Grantee, all right, title, interest, claim and demand that the Grantor has in and to that certain land situate and being in Palm Beach County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

Property Appraiser's Identification No. 00-41-44-1300-0003010 and 00-41-44-1300-0001010

TO HAVE AND TO HOLD, the Property, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity.

This Quitclaim Deed is made without warranty of any nature whatsoever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Peter Matwiczyk

M.T.D.P.

HAMYRA REALTY CORP., a Florida corporation ("GRANTOR")

By: _____
Harold B. Jacobsohn, President

(CORPORATE SEAL)

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

Before me, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgements, personally appeared HAROLD B. JACOBSOHN, known to me and known by me to be the person who executed the foregoing and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed, as President of HAMYRA REALTY CORP., a Florida corporation, on behalf of the corporation.

WITNESS my hand and official seal this 20th day of December, 1990 at Palm Beach County, Florida.

Karen C. Richardt
NOTARY PUBLIC

My commission expires:

(NOTARIAL SEAL)

Notary Public, State of Florida
My Commission Expires April 16, 1994
Bonded Thru Troy Fain - Insurance Inc.

EXHIBIT A

A parcel of land lying in Section 13, Township 44 South, Range 41 East, Palm Beach County, Florida being more particularly described as follows:

Beginning at the N.W. corner of said Section 13; thence S87°44'41" E along the North line of said Section 13, a distance of 2642.75 feet to the North ¼ corner of Section 13; thence continue S87°44'41" E, a distance of 883.06 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 5616.58 feet and a central angle of 6°53'57" for a distance of 676.31 feet to the point of tangency; thence S80°50'44" E a distance of 249.96 feet to a point of curvature; thence along a curve to the left having a radius of 5842.58 feet through a central angle of 5°32'46" for a distance of 565.55 feet to the West Right-of-way line of S.R. No. 7; thence S00°21'56" E a distance of 848.56 feet; thence S01°58'01" W along a line parallel with and 2400.00 feet Westerly of, as measured at right angles to, the East line of said Section 13, a distance of 363.28 feet; thence N88°19'38" W a distance of 28.46 feet; thence S1°57'22" W a distance of 208.71 feet; thence S88°18'59" E a distance of 199.16 feet to the West Right-of-way line of State Road No. 7; thence S02°04'34" W along said West Right-of-way line, a distance of 2520.50 feet; thence N88°05'25" W along the South line of the North ½ of the South ½ of said Section 13, a distance of 5208.20 feet to the West line of said Section 13; thence N01°52'58" E a distance of 1360.79 feet to the West ¼ corner of said Section 13; thence N01°54'00" E, a distance of 2720.57 feet to the POINT OF BEGINNING. -Less R/W for Lakeworth Drainage District (2.149 acres) in the Northeast corner of said premises.

Said lands contain 476.195 acres more or less.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 6969043 Revised

Reference: Wellington Green

Provided for:

Broad and Cassel LLP
Attention: Elaine Carlson
7777 Glades Road
Suite 300
Boca Raton, Florida 33434

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Palm Beach County, Florida through and including the date of April 5, 2018 at 6:00 a.m. on the land described:

Tracts W-3 and W-5, of WELLINGTON GREEN, A MUPD/PUD, according to the Plat thereof, recorded in Plat Book 87, Page 81, of the Public Records of Palm Beach County, Florida.

Address: 2650 Ring Road, Wellington, Florida
Folio No: 73-41-44-13-01-023-0020

That record title to the land as described and shown on the above description is as follows:

Quit Claim Deed filed January 10, 1991, recorded in Official Records book 6696, Page 1713, from Hamyra Realty Corp. to Brefrank, Inc., a Florida corporation.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

NONE

Name Search on the Fee Simple Title Owner only:

BREFRANK, INC.

And found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT
FILE NUMBER: 6969043 Revised

CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Palm Beach State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Palm Beach, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Palm Beach County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statues (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Palm Beach County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Palm Beach County, Florida and/or Office of the Clerk of Circuit Court of Palm Beach County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

(1) Municipal and County Zoning Ordinances.
(2) Incorporation papers of municipalities.
(3) Decrees and Ordinances creating taxing and Drainage Districts.
(4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
(5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
(6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
(7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
(8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida filed subsequent to January 1, 1972.
(9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.
(10) Except on special request and unless otherwise noted, the period covered by this certificate in limited to the thirty (30) years proceeding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 4TH day of May, 2018.

CHICAGO TITLE INSURANCE COMPANY

By _____

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

ENVIRONMENTAL RESOURCE PERMIT SUBMITTAL REPORT

Application #	Submittal #	Submittal Date
	209509	01/17/2019

FOR AGENCY USE ONLY

ACOE Application #	____	DEP/WMD Application #	____
Date Application Received	____	Date Application Received	____
Proposed Project Lat.	____	Fee Received$	____
Proposed Project Long.	____	Fee Receipt#	____

SECTION A

A. Type of Environmental Resource Permit Requested (Select One):

- ○ General Permit
- ○ Mitigation Bank (construction)
- ○ Mitigation Bank (conceptual)
- ◉ Individual
- ○ Conceptual
- ○ Request for Exemption Verification
- ○ Extension of Permit Duration
- ○ Formal Wetland Determination
- ○ Infomal Wetland Determination
- ○ Minor Modification
- ○ Minor Modification w/Transfer

B. Type of authorization being requested (Select One):

- ○ Construction or operation of new works, activities and/or a stormwater management system; or a new Conceptual Approval
- ◉ alteration, maintenance, or repair of previously permitted works, activities or Stormwater Management System
- ○ Abandonment or removal of works, activities and/or stormwater management system
- ○ Alteration or operation of an existing stormwater management system which was not previously permitted by the DEP or WMD
- ○ Operation only permit
- ○ Construction of additional phases of a permitted work, activity and/or stormwater management system
- ○ Request for exemption
- ○ Extension of permit duration
- ○ New Wetland Determination
- ○ Reissuance of Formal Wetland Determination

Provide previous permit number: 50-03763-P

C. How many components are being affected? : 0
Components include service area,credit assessment; success or release criteria; hydrologic structures or alterations; construction or mitigation design that does not increase the project area; elimination of lands; or monitoring or management plans.

D. Type of Activity you are applying(Check all that apply):

- ☑ For Activities in, on or over wetlands or other surface waters, or within 25 feet of a wetland or surface water. Wetlands and Surface waters are defined in Chapter=62-340.Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline, stabilization, mitigation, reclamation, restoration/enhancement (Section C)
- ☐ Activities within navigable or flowing surface waters such as multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures (Section D)

☑ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP) (Section E)

☐ Activities that are (or may be) located within, on or over state-owned submerged lands (See Chapter 18-21). (Section F)

☐ Creation or Modification of Mitigation Bank (refer to Chapter=62-342). (Section G)

E. For activities in, on or over wetlands or other surface waters, check type of federal dredge and fill permit requested

◉ Individual ○ Programmatic General ○ Letter of Permission
○ General ○ Nationwide ○ Not Applicable

F. Is this project part of a larger plan of development or sale?

◉ Yes ○ No

G. Impervious or semi-impervious area excluding wetlands or other surface waters (if applicable):1.07 acres

H. Volume of water the system is capable of impounding (if applicable):13.79 acres

OWNER(S) OF LAND:	**ENTITY TO RECEIVE PERMIT (IF OTHER THAN OWNER):**
NAME:	NAME: Koolik, Gary
ADDRESS:	ADDRESS: 7900 Glades Road Suite 320
CITY,STATE,ZIP:	CITY,STATE,ZIP: Boca Raton, FL 33434
COMPANY AND TITLE	COMPANY AND TITLE: Brefrank Inc
TELEPHONE: FAX:	TELEPHONE: 561-883-5959 FAX:
AGENT AUTHORIZED TO SECURE PERMIT (IF AN AGENT IS USED):	**CONSULTANT (IF DIFFERENT FROM AGENT):**
NAME:	NAME: Gunther, Jason
COMPANY AND TITLE:	COMPANY AND TITLE: Thomas Engineering Group, LLC
ADDRESS:	ADDRESS: 125 W. Indiantown Road Suite 206
CITY,STATE,ZIP:	CITY,STATE,ZIP: Jupiter, FL 33458
TELEPHONE: FAX:	TELEPHONE: 561-203-7503 FAX: 954-319-7616

Project Location Details

Project Name: Wellington Green MUPD C Tract W-3
Project Acreage: 3.89
Irrigated Acreage:
Number of new or modified boat slips:
Total acres of work in, on or over wetlands or surface waters: 3.26
Project Address:
City, Town or Village: Wellington
Zip: 33414
Latitude: 26.39.0237
Longitude: 80.12.4756
Directions to site from nearest major intersection: Approximately 3,200 feet west of 441 along the south side of Forest Hill Blvd.

County: PALM BEACH			
Sections	Township	Range	Land Grant
13	44	41	
Tax Parcel Id No			
73414413010230020			

Applicant Signature/Owner Authorization

Jason Gunther
CONSULTANT

01/22/2019
Date

Statement Of Agreement

By signing this application form, I am applying for, or I am applying on behalf of the applicant, for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree, or I agree on behalf of my corporation, to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a responsible operation entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001. I either own the property described in this application or I have legal authority to allow access to the property, and I consent, after receiving prior notification, to any site visit on the property by agents or personnel from the Department of Environmental Protection, the Water Management District and the U.S. Army Corps of Engineers necessary for the review and inspection of the proposed project specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review and inspection. Further, I agree to provide entry to the project site for such agents or personnel to monitor permitted work if a permit is granted.

Prepared by:

Name:	jason gunther
Agency of Employment:	Thomas Engineering Group, LLC
Position:	Branch Manager
Email Address:	jgunther@thomaseg.com
Phone Number:	561-203-7503
Signature Date:	01/22/2019

Pre-Application Meeting Details
If there have been any pre-application meetings, including at the project site, with regulatory staff, please list the date(s), location(s), and names of key staff and project representatives.
September 21, 2018 Carlos DeRojas Caroline Haines

Existing or Proposed Permits

Describe in general terms the proposed project, system, or activity.
Mitigation of 3.26 acres of wetlands, construction of a 1.33 acre lake and 9,500sf retail out-parcel with support parking. Water quality for the out-parcel will be provided by exfiltration trench. the available storage for this parcel is increased from the current condition and thus adverse impacts off-site or within the greater mall permit will not occur

Please identify by number any MSSW/Wetland resource/ERP/ACOE Permits pending, issued or denied for projects at the location, and any related enforcement actions.

Agency	Date	No.Type of Application	Action Taken

Note:The following information is required **only** for projects proposed to occur in,on or over wetlands that need a federal dredge and fill permit and/or authorization to use state owned submerged lands and is not necessary when applying solely for an Environmental Resource Permit. Please provide the names, addresses and zip codes of property owners whose property directly adjoins the project (excluding applicant). Please attach a plan view showing the owner's names and adjoining property lines. Attach additional sheets if necessary.

1.	2.
3.	4.

Additional Existing Permit Information

Landuse	
COMMERCIAL	
Supporting Documentation	
File Name	**File Size**
deed.pdf	110 KB
ownership2.pdf	17 KB
location map.pdf	221 KB

SECTION C

Activities in, on or over wetlands or surface waters.
(Describe, in general terms, the type of activity.Use less than 1500 Characters.)
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Supporting Documentation	
File Name	**File Size**
62_330_060_section_c_wellington green mupd c tract 3 - 12-14-18.docx	326 KB
section c supplements.pdf	1 MB

SECTION E

Construction or alteration of an engineered stormwater management system.
(Describe, in general terms, the type of activity.Use less than 1500 Characters.)
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Supporting Documentation	
File Name	**File Size**
section e.pdf	509 KB

ENVIRONMENTAL RESOURCE PERMIT APPLICATION REPORT

Application #	Submittal #	Submittal Date
190122-24	209509	01/22/2019

FOR AGENCY USE ONLY

ACOE Application #	____	DEP/WMD Application #	____
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NAME:	NAME: Gunther, Jason
COMPANY AND TITLE:	COMPANY AND TITLE: Thomas Engineering Group L L C
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Jason Gunther
CONSULTANT

01/22/2019
Date

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Prepared by:

Name:	jason gunther
Agency of Employment:	Thomas Engineering Group, LLC
Position:	Branch Manager
Email Address:	jgunther@thomaseg.com
Phone Number:	561-203-7503
Signature Date:	01/22/2019

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1.	2.
3.	4.

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Landuse	
COMMERCIAL	
Supporting Documentation	
File Name	**File Size**
deed.pdf	110 KB
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location map.pdf	221 KB

SECTION C

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(Describe, in general terms, the type of activity.Use less than 1500 Characters.)

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Supporting Documentation	
File Name	**File Size**
62_330_060_section_c_wellington green mupd c tract 3 - 12-14-18.docx	326 KB
section c supplements.pdf	1 MB

SECTION E

Construction or alteration of an engineered stormwater management system.

(Describe, in general terms, the type of activity.Use less than 1500 Characters.)

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Supporting Documentation	
File Name	**File Size**
section e.pdf	509 KB

SFWMD ePermitting System
Registered Professional Signature Document

This document is signed and sealed to secure the data in the permit application and any attached files that were submitted electronically as described in Florida Administrative Code (Procedures for Signing and Sealing Electronically Transmitted Plans, Specifications, Reports or Other Documents) for the applicable registered professional regulatory board.

SFWMD Submittal No: 209509
Applicant/Owner Name: Brefrank Inc
Project Name: Wellington Green MUPD C Tract W-3
Permit Type: ERP
County: PALM BEACH

Signature Document Created: Tue Jan 22 16:23:40 EST 2019

The following files are attached and sealed:

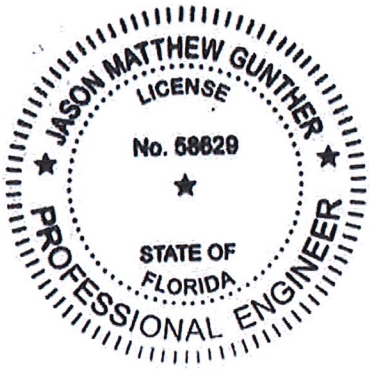
File Name	Authentication Code (SHA-1)	Authentication Date
plans.pdf	5EC2787FA09F5F68509CF57C7EE02EB71E67D2D3	01/22/2019 04:23:39 PM
drainage report.pdf	A65AABEB11B03A5B166A1B969F584D7FDFE1DB31	01/22/2019 04:23:40 PM

The seal appearing on this document is authorized by:

Registered Professional: Jason Gunther
License: 58629
Date: 01/22/2019 04:23:40 PM
Registered Professional Company: Thomas Engineering Group, LLC

Registered Professional Signature:

Seal:



Vincent Ubiera

From: Marion, Veronica
Sent: Wednesday, January 23, 2019 7:35 AM
To: 'DCPPERMITS@DEO.MYFLORIDA.COM'; 'COMPLIANCEPERMITS@DOS.STATE.FL.US'; 'FWCCONSERVATIONPLANNINGSERVICES@MYFWC.COM'; 'ConservationPlanningServices@myfwc.com'; 'TLANAHAN@TCRPC.ORG'; 'ADMIN@TCRPC.ORG'
Subject: SFWMD New Application / WPB Application 190122-24 Palm Beach County
Attachments: 190122-24.pdf

Good Morning,

The South Florida Water Management District has received a permit application for the project listed below. A Notice Letter, the application and supporting documents can be viewed by clicking on the Application Details link below.

APPLICATION: # 190122-24
PERMIT: # 50-03763-P
APPLICANT: BREFRANK INC
PROJECT: WELLINGTON GREEN M U P D C TRACT W3
LOCATION: Palm Beach County, S 13 \ T 44 \ R 41
CITY:
DESCRIPTION:
ACREAGE: 3.89

If you have any questions, please feel free to contact our office.
Note: The application documents may not currently be available but will be scanned and posted to ePermitting by the close of business today.

Responses should be submitted through ePermitting or may be emailed to epermits@sfwmd.gov.

Application Details

To:jgunther@thomaseg.com
From:epermits@sfwmd.gov

Subject:SFWMD Application Submittal 209509 Received
Thank you for using ePermitting. The South Florida Water Management District has received your Permit Application Submittal 209509. We are committed to ongoing customer service improvements. Please take a moment to reply to this email and complete the survey below to let us know how we are doing.

If you have any questions, please contact us at epermits@sfwmd.gov.

Thank you,
SFWMD ePermitting Online Services

Is this your first time using ePermitting? (yes/no)

Would you use ePermitting again? (yes/no)

Would you be interested in receiving information/training on other ePermitting features? (yes/no)

Please share your comments or suggestions on how we might improve ePermitting:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

NOTICE:

1/23/2019

Application Type:	Environmental Resource Permit Application
Application Number:	190122-24
Project Name:	WELLINGTON GREEN M U P D C TRACT W3
County:	Palm Beach
Sec Twp Rge:	S 13 \ T 44 \ R 41

Populate Form

The South Florida Water Management District is currently processing an application for the above referenced project. If you have comments or objections concerning the project, please submit them to this office within 30 days of receipt of this notice. Refer to the application number referenced above in all correspondence to help facilitate processing. Comments may be submitted electronically at www.sfwmd.gov/ePermitting. Select the Additional Submittals link, enter the application number and attach your comments.

This is also an opportunity for applicable State agencies to concur with or object to the proposed project under the federal consistency provisions of the Coastal Zone Management Act. Findings of inconsistency must describe how the project conflicts with your agency's statutory authorities in the Florida Coastal Management Program and provide alternative measures, if any, which would make the project consistent. Commenting agencies must provide a copy of any letters of inconsistency to the Florida Coastal Management Administrator, Department of Environmental Protection, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, Florida 32399-3000.

Application documents are available online and can be accessed through the District's e-Permitting website at www.sfwmd.gov/ePermitting . Forwarded via e-mail:

DEPARTMENT OF ECONOMIC OPPORTUNITY	DCPPERMITS@DEO.MYFLORIDA.COM
DEPARTMENT OF STATE - HISTORICAL RESOURCES	COMPLIANCEPERMITS@DOS.STATE.FL.US
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION	FWCCONSERVATIONPLANNINGSERVICES@MYFWC.
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION - CPS	ConservationPlanningServices@myfwc.com
REGIONAL PLANNING COUNCIL - T. LANAHAN	TLANAHAN@TCRPC.ORG
REGIONAL PLANNING COUNCIL - TREASURE COAST	ADMIN@TCRPC.ORG

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

via e-mail

February 5, 2019

Gary Koolik
Brefrank, Inc.
7900 Glades Road
Suite 320
Boca Raton, FL 33434

Subject: **Wellington Green MUPD C W3**
Environmental Resource Permit Application No. 190122-24
Permit No. 50-03763-P
Palm Beach County

Dear Mr. Koolik:

District staff have reviewed the above-referenced application. As discussed in an email to Jason Gunther on February 5, 2019, and with Arnaud Roux on January 30, 2019 the District is requesting the following information, in accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (Vol. I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.), to complete the application and provide reasonable assurances for permit issuance:

1. The application was submitted without the required fee. The associated fee for the proposed new Individual Major Environmental Resource Permit is $4,500.00. Please provide a check in the amount of $4,500.00 payable to the South Florida Water Management District for the application processing fee. Payment of application fees can be done by credit card on the District's ePermitting website, or by check. If submitted by check, please make the check payable to the South Florida Water Management District and please reference Application No. 190122-24 in the memo section of the check to ensure adequate processing. [Rule 62-330.071(1), FAC]

2. Please provide a letter from the potable water supply and wastewater collection and treatment service entity, confirming adequate capacity is available for potable water supply and waste water services [Section 2.3(a), AH Vol. II, ERP Information Manual].

3. As proposed, the project will result in direct impacts to 3.26 acres of forested wetlands. However, insufficient information has been provided to demonstrate that adequate mitigation is proposed to offset the adverse impacts. Please address the following and provide details of a mitigation proposal that will offset adverse impacts and achieve mitigation success by

providing viable and sustainable ecological and hydrological functions [Section 10.3.3, Vol. I]:

a. Submitted information indicates that mitigation bank credits will be purchased to offset the adverse impacts to 3.26 acres of forested wetlands, and that the Uniform Mitigation Assessment Method (UMAM) was used to evaluate the wetlands and determine the number of mitigation credits required to offset the impacts. However, the application did not include the UMAM evaluation or identify a Mitigation Bank.

    i. Please identify the mitigation bank where credits will be purchased and coordinate with Caroline Hanes, contact information provided at the closing of this letter, to discuss the wetland functional assessment method and scoring appropriate for the impacts and selected mitigation bank. The applicant may submit scoring sheets for staff consideration in accordance with the assessment method used to evaluate the selected mitigation bank;

    ii. Please provide a summary of calculations, based on scores approved by staff, to demonstrate that the mitigation offsets the adverse impacts;

    iii. Once the required number of bank credits has been determined by staff, please submit a letter of reservation from the banker confirming that the approved number of credits needed for this project are available for withdrawal from the bank and have been reserved for purchase. [Subsection 10.3.1.3, Vol. I]

b. If mitigation credits will not be used, please submit an onsite or offsite mitigation plan that meets the requirements of Sections 10.3.3.2, 10.3.7, and 10.3.8, Volume I. The plan should include supporting information including the UMAM scoring and summary of calculations demonstrating that the mitigation offsets the impacts.

4. Please submit information to demonstrate that the proposed activities will not result in unacceptable cumulative impacts within the Eastern Palm Beach County cumulative impact basin. [Subsection 10.2.8, Vol. I]

5. The wetlands to be impacted are protected under a conservation easement (Palm Beach County ORB 11564,1539. Development of the area under the conservation easement will require a partial release of the conservation easement. Once the final site plan has been approved, please submit two originals of an executed partial release of conservation easement form (District Form 1271, attached), along with the sketch and legal description and area (acres) to be released, and an aerial depicting the portion of the easement to be released. Please provide a digital representation of the release parcel. The data can be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet, on a disk.

6. The application identifies the owner as responsible for the stormwater management system, and the Property Owner's Association as the entity responsible for lake maintenance. Please submit all necessary documents, including, but not limited to, Articles of Incorporation, Declaration of Protective Covenants, Declaration of Condominium, Deed Restrictions or Articles of Incorporation which relate to the proposed project. Attached is an affidavit outlining information that must be contained in these documents. Although the use of the affidavit is not required, it provides a list of all required information. If you choose to use the affidavit, please complete the entire affidavit form, including the application number and page numbers associated with each item on the list, and submit it with the associated documents in response to this request for additional information (RAI). You may choose to submit the form as a fully executed affidavit, which must be signed and notarized, or you may choose to use the form as a checklist and simply list the application number and page number associated with each item on the list.

   Generally, the property owner's association documents should contain the following:

   a. Language which notifies prospective property owners that their lots may contain or be adjacent to wetland preservation or mitigation areas and upland buffers which are protected under conservation easements;

   b. Language by which the homeowner's association accepts the responsibility for perpetual maintenance of the conservation easement (preserved/restored/created wetlands areas and upland buffer zones) and agrees to take action against lot owners as necessary to enforce the conditions of the conservation easement(s) and of this permit;

   c. Language which informs the prospective property owners that the wetlands and upland buffers may not be altered from their natural/permitted condition as indicated in District Permit No. 50-03763-P with the exception of: exotic or nuisance vegetation removal, or restoration in accordance with the restoration plan included in the conservation easement. Exotic vegetation may include, but is not limited to, melaleuca, Brazilian pepper, Australian pine, and Japanese climbing fern or any other species currently listed by the Florida Exotic Pest Plant Council. Nuisance vegetation may include cattails, primrose willow, grape vine and torpedo grass;

   d. Notification of property owners of any mitigation/monitoring and/or financial assurances for which the association is responsible;

   e. Language which informs prospective property owners that the association is responsible for the perpetual maintenance of any signage required by the permit;

   f. Language which identifies what type of financial arrangements have been made to ensure that the property owner's association will be able to accomplish the required perpetual maintenance of the conservation areas; and

g. A maintenance and monitoring plan for the conservation areas should be included as an exhibit to the declarations of covenants and restrictions and referenced in the documents. [Form 62-330.060(1), F.A.C., and Section 12.3, Volume I]

7. The application indicates that surface water from the lake will be used for irrigation. Will temporary dewatering be required as part of the construction activities? Please contact Nick Vitani at (561) 682-2133, or nvitani@sfwmd.gov, for information regarding Water Use Permit(s) required for irrigation and/or dewatering. Please submit the application for Water Use permits as necessary. Because of the inseparable nature of water use and surface water management, and in accordance with Subsection 2.3(b), Environmental Resource Permit Applicant's Handbook Volume II, District staff will review these applications concurrently and final agency action will be taken once both applications are deemed complete.

8. Please provide a copy of the most current on-site geotechnical report and soil permeability of the actual site conditions that were used to determine the hydraulic conductivity value used in the exfiltration trench sizing calculations at the proposed project site. (Section 5.5.5, A.H Volume II)

Advisory Comment: The following comment is advisory in nature and does not require a response to the District.

A1. As of October 1, 2017, the U.S. Army Corps of Engineers (Corps) no longer accepts applications forwarded by the District. If this project requires a federal permit, please apply separately to the Corps using the appropriate federal application form. Please see the Corps' Jacksonville District Regulatory Sourcebook or contact the local Corps office for more information about federal permitting.

A2. Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (FDEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities.

As the brochure indicates, the U.S. Environmental Protection Agency authorized the FDEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting FDEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which ultimately disturbs an acre or more and contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system.

The permit required under FDEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES Stormwater program, call 866-336-6312 or email FDEP at NPDES-stormwater@dep.state.fl.us. For additional information on the NPDES Stormwater Program including all regulations and forms cited in the brochure visit: www.dep.state.fl.us/water/stormwater/npdes/ .

Prior to responding to this letter, please contact the assigned staff members to discuss solutions to the above questions and/or set a meeting to resolve the remaining issues. Huy Tran, Engineering Specialist 3, at 561-682-2656, or via email at htran@sfwmd.gov, and Caroline Hanes, Environmental Analyst Lead, at 561-682-6856, or via email at chanes@sfwmd.gov are available to assist with questions.

Please submit the complete response to this letter electronically on the District's ePermitting website (www.sfwmd.gov/epermitting) using the 'Additional Submittals' link. Information on the District's ePermitting program is enclosed. Alternatively, please provide one (1) original hard copy of the requested information, clearly labeled with the application number, to District Headquarters, 3301 Gun Club Road, West Palm Beach, Florida, 33406.

If a complete response is not provided within 90 days of this letter, this application will be processed for denial, in accordance with Section 5.5.3.5 of Vol. I. If additional time is necessary, please submit a written request for an extension via the ePermitting website before the 90-day period ends, including a description of the circumstances requiring the extension of time.

For projects where more than 90 days will be needed to develop a complete application, it is recommended that the applicant withdraw the current application and resubmit a complete application at a later date. The processing fee, if paid, can be applied to a new application that is submitted within 365 days, pursuant to Rule 62-330.071(3), F.A.C. If the application is denied by the Agency, fees will not be returned or credited.

Sincerely,

Carlos de Rojas, P.E.
Section Leader
South Florida Water Management District

CdR/ht

Enclosure: POA Affidavit Checklist

cc: Jason Gunther, P.E., Thomas Engineering Group, LLC
Arnaud Roux, EW Consultants

Application No(s)._____

Permit No._____

Project Name:_____

AFFIDAVIT

I,_____, on behalf of_____

in the capacity as_____, hereby certify to the following pertaining to the above project:

[per 12.3.3(b), Volume I] I certify that the Home or Property Owners' or Condominium or Community or Master-Association has the following general powers and attributes set forth in the Articles of Incorporation or other documents on the page numbers indicated:

1. The power to:	
a. Own and convey property;	Page no._____
b. Operate and perform routine custodial maintenance of the stormwater management system as exempted or permitted by the Agency, including all lakes, retention areas, culverts and related appurtenances;	Page no._____
c. Establish rules and regulations;	Page no._____
d. Assess members and enforce assessments;	Page no._____
e. Sue and be sued; and	Page no._____
f. Contract for services to provide for operation and maintenance services.	Page no._____
g. Require all owners of real property or units are members of the Association	Page no._____
h. Demonstrate that the land on which the stormwater management system is located is owned or otherwise controlled by the corporation or association to the extent necessary to operate and maintain the system or convey operation and maintenance to another entity; and	Page no._____

[per 12.3.3(c), Volume I] I further certify that the following covenants and restrictions are contained in the Declaration of Protective Covenants, Declaration of Condominium, Deed Restrictions or Articles of Incorporation (documents) on the page numbers indicated:

1. The Association is responsible for the operation and maintenance of the stormwater management system described in the permit.	Page no. ____

2. The stormwater management system is owned by the Association or described therein as common property.	Page no.____
3. The Association is responsible for assessing and collecting fees for the operation and maintenance of the stormwater management system.	Page no.____
4. Any amendment proposed to these documents which would affect the stormwater management system (including environmental conservation areas and water management portions of the common areas) will be submitted to the Agency for a determination of whether the amendment necessitates a modification of the permit. Any amendment affecting the stormwater management system will not be finalized until any necessary permit modification is approved by the Agency or the Association is advised that a modification is not necessary.	Page no.____
5. The rules and regulations shall remain in effect for a minimum of twenty-five (25) years and shall be automatically renewed thereafter.	Page no.____
6. That Association shall exist in perpetuity. However, should the Association dissolve, the stormwater management system will be transferred to and maintained by one of the entities identified in sections12.3.1(a) through (f), of the Agency's Applicant's Handbook Volume I, who has the powers listed in section 12.3.3(b)1. through 8., the covenants and restrictions required in section 12.3.3(c)1. through 9., and the ability to accept responsibility for the operation and routine custodial maintenance of the stormwater management system described in section 12.3.3(d)1. or 2. prior to its dissolution.	Page no.____
7. If wetland mitigation or monitoring is required the association shall be responsible to carry out this obligation. The rules and regulations state that it shall be the Association's responsibility to complete the task successfully, including meeting all (permit) conditions associated with wetland mitigation, maintenance and monitoring.	Page no.____
8. The Agency has the right to take enforcement action, including a civil action for an injunction and penalties, against the Association to compel it to correct any outstanding problems with the stormwater management system facilities or in mitigation or conservation areas under the responsibility or control of the Association.	Page no.____
9. The environmental resource permit and its conditions will be attached to	Page no.____

the rules and regulations as an exhibit. The Registered Agent for the Association will maintain copies of all further permitting actions for the benefit of the Association.	

[per 12.3.3(d), Volume I] If the project is a phased project or has independent associations, I further certify that the following powers and duties are contained in the documents:

1. The (Master) Association has the power to accept into the association subsequent phases, that will utilize the same stormwater management system; or	Page no._____
2. a. The documents provide that independent associations have the right to use the permitted stormwater management system;	Page no._____
b. The documents delineate maintenance responsibilities between the independent associations;	Page no._____
c. Cross easements for drainage, and ingress and egress for maintenance, copies of which are attached, have been granted between all independent associations utilizing the stormwater management system.	Page no._____
d. The golf course owner / operator is a member of the Association and the documents reflect this relationship.	Page no._____

_____
Signature

State of Florida
County of _____)

I HEREBY CERTIFY that on the _____ day of _____, 20_____, before me, an officer authorized in the State aforesaid and in the County aforesaid to take acknowledgements by _____, who is personally known to me or has produced _____ as identification and who did (did not) take an oath.

_____
Notary Public, State of Florida

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

February 15, 2019

Re: Projects Reviewed by the Florida State Historic Preservation Office
No Historic Properties Likely Affected – **See Page 2**

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

It is the opinion of this office that the proposed project is unlikely to affect historic properties. However, unexpected finds may occur during ground disturbing activities, and we request that the permit, if issued, should include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Rachel Thompson, Historic Preservationist, by email at *Rachel.Thompson@dos.myflorida.com*, or by telephone at 850.245.6453 or 800.847.7278.

Sincerely,

Jason Aldridge
For

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

DHR No.	App. No.	Project Name	County
2007-7238-C	190116-14	Creekside Parcel B	St. Lucie
2019-0519	190122-24	WELLINGTON GREEN M U P D C TRACT W3	Palm Beach
2018-5420-C	190123-11	AVENIR PARCEL A 3	Palm Beach
2019-0521	190123-1130	Resort Lifestyles Communities - Lake Worth	Palm Beach

THOMAS
ENGINEERING GROUP

THOMAS ENGINEERING GROUP
125 W. INDIANTOWN RD., STE. 206
JUPITER, FL 33458
P: 561-203-7503
F: 561-203-7721

April 26, 2019

Carlos de Rojas, P.E.

Section Leader

Environmental Resource Bureau

South Florida Water Management District

561-682-6505

RE: Request to Extend Environmental Resource Permit Application No. 190122-24

Dear Mr. De Rojas:

This letter is written on behalf of the applicant for the above referenced project. Please consider this a formal request for an Extension of Time to Respond to RAI.

As you are aware, recently, mitigation bank credits have been limited in availability and difficult to procure. The applicant and his team of consultants have been seeking a wetland compensatory mitigation solution for the project that fits with the projected permitting timelines. Following the recommendation from staff, the applicant is respectfully requesting an additional 90-day Extension of Time to Respond to RAI in order to avoid re-submitting a partially complete response.

Sincerely,

Thomas Engineering Group, LLC

Jason M. Gunther, P.E.

Branch Manager

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Application 190122-24
Permit 50-03763-P

April 29, 2019

Jason Gunther
Thomas Engineering Group L L C
125 W Indiantown Road Suite 206
Jupiter, FL 33458
(jgunther@thomaseg.com)

Dear Sir or Madam:

Subject: **Wellington Green M U P D C Tract W3**
Request for Extension of Time to Respond to RAI
Palm Beach County

The South Florida Water Management District (District) has received your request for an extension to the deadline for submitting additional information for the above referenced application. The District hereby approves your request and grants an extension until **June 5, 2019**, at which time the additional information required to complete the application must be submitted. This decision is made pursuant to Section 5.5.3.5, Applicant's Handbook Volume I, incorporated by reference in subsection 62-330.010(4), F.A.C.

This time extension approval letter was generated and signed electronically; no hard copies will follow. Please contact the assigned staff member(s) to resolve any questions and concerns prior to submitting a response. Huy Tran is available at (561) 682-2656 or via email at htran@sfwmd.gov to assist with surface water management questions; and Caroline Hanes is available at (561) 682-6856 or via email at chanes@sfwmd.gov to assist with wetlands and other natural resource questions. This document is filed in the District's ePermitting system under Application No. 190122-24 via the Application/Permit Section on the Records Search home page www.sfwmd.gov/ePermitting.

Sincerely,

Janice B. Tobias

Regulation Division

South Florida Water Management District

c: Brefrank Inc - Gary Koolik (koolikg@brefrank.com)

U.S. Army Corps of Engineers (USACE)

APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT

33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved - OMB No. 0710-0003 Expires: 01-08-2018

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - Gary Middle - Last - Koolik	First - Middle - Last -
Company - Brefrank	Company -
E-mail Address - koolikg@brefrank.com	E-mail Address -
6. APPLICANT'S ADDRESS:	**9. AGENT'S ADDRESS:**
Address- 7900 Glades Road, Suite 320	Address-
City - Boca Raton State - FL Zip - 33434 Country -	City - State - Zip - Country -
7. APPLICANT'S PHONE NOs. w/AREA CODE	**10. AGENTS PHONE NOs. w/AREA CODE**
a. Residence b. Business 561-883-5959 c. Fax 561-883-3138	a. Residence b. Business c. Fax

STATEMENT OF AUTHORIZATION

11. I hereby authorize, XXXXXXXXXXXXXXXXXXXX to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT _____ DATE _____

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)
WELLINGTON GREEN MUPD C TRACT W-3

13. NAME OF WATERBODY, IF KNOWN (if applicable)	14. PROJECT STREET ADDRESS (if applicable)
Lower West Palm Beach Canal (030902060900)	Address Forest Hill Boulevard
15. LOCATION OF PROJECT	City - Wellington State- FL Zip- 33414
Latitude: ◦N 26.650600° Longitude: ◦W -80.213400°	

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)

State Tax Parcel ID 73414413010230020 Municipality Wellington

Section - 13 Township - 44S Range - 41E

17. DIRECTIONS TO THE SITE

From the USACE PBG office, proceed west on PGA Boulevard, to the Florida's Turnpike. Proceed south on the Florida's Turnpike for approximately 12 miles and take exit 97 (Southern Boulevard). Proceed west on Southern Boulevard for two miles and turn south on US441/ SR7 for 2.5 miles. Turn right (west) and proceed 0.5 miles onto Forest Hill Boulevard. Turn left (south) on Olive Drive and the project area will be on the left hand side.

18. Nature of Activity (Description of project, include all features)

The applicant proposes construction of a commercial development on approximately 4.5 acres with associated parking and amenities. The project entails impacts to 3.26 +/- acres of Wetland Waters of the U.S. for construction of a commercial development, associated parking, amenities, and surface water management system.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The basic project purpose is to construct a commercial development.

The overall project is to construct a commercial development through infill within an area surrounded by urban development in the Village of Wellington market area of Palm Beach County.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

The proposed commercial development requires the construction of a building, parking, roadways , and surface water management infrastructure. The minimal uplands within the project area requires the fill of wetland Waters of the U.S. to provide sufficient buildable land for the proposed project.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Fill - 4,100 C.Y.		

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 1.68 acres filled (Total of 3.26 acres impacted by dredge and fill)

or

Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The lack of uplands within the project area requires the fill of wetland Waters of the U.S. to provide sufficient buildable land for the proposed project. The wetland has been impacted by decades of drainage first for agriculture and then for urban development. The current hydrologic regime of the surrounding surface water management system is not adequate to support the continued existence of the wetland. The proposed commercial project will fully impact the wetland through the fill of a portion of the wetland for the construction of the buildings, roadway, and parking infrastructure, and the excavation of the remainder of the wetland to provide sufficient drainage and treatment to support the proposed development. Compensation will be provided off-site via the purchase of credits at a federally approved mitigation bank.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address-

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

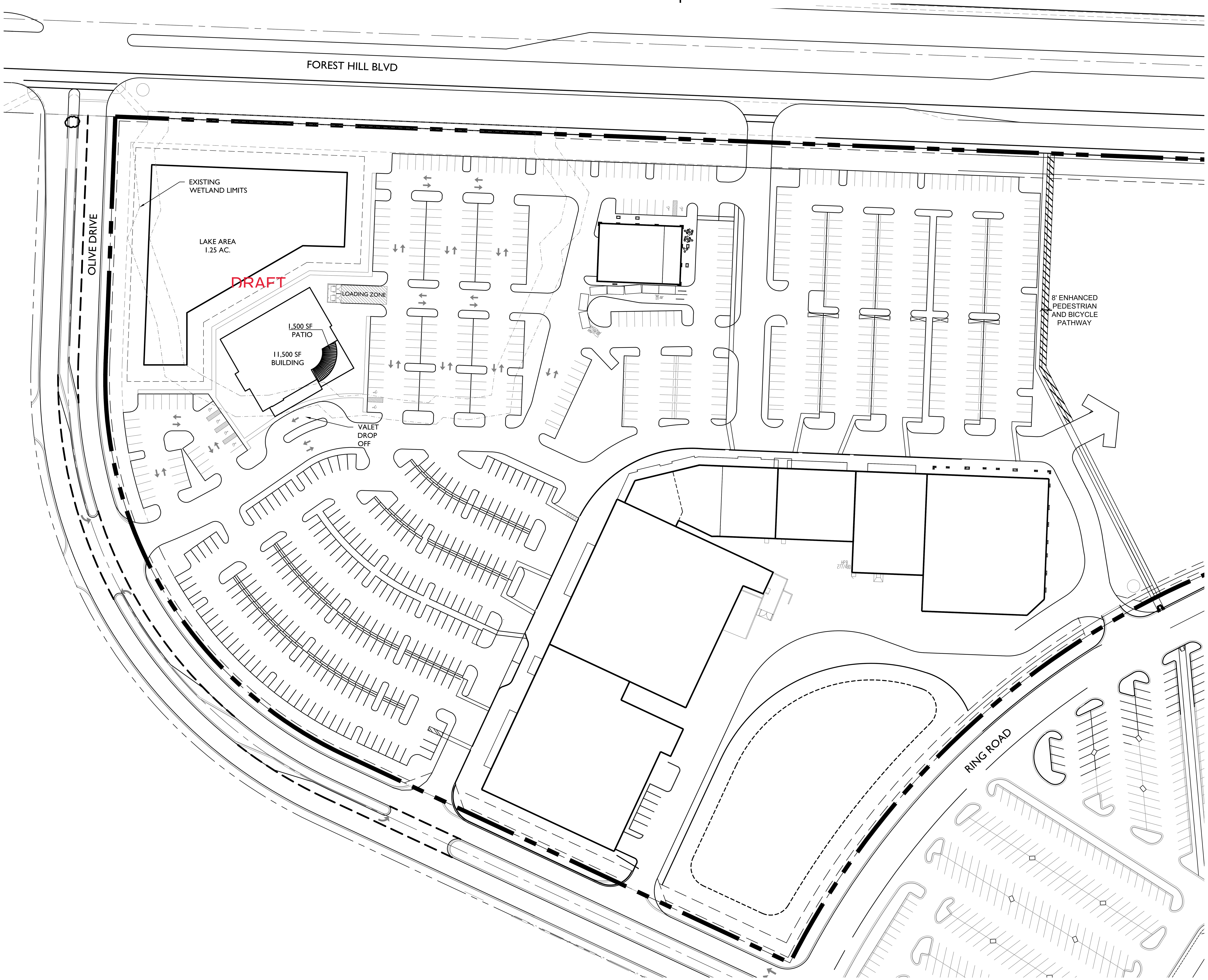
27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT DATE SIGNATURE OF AGENT DATE

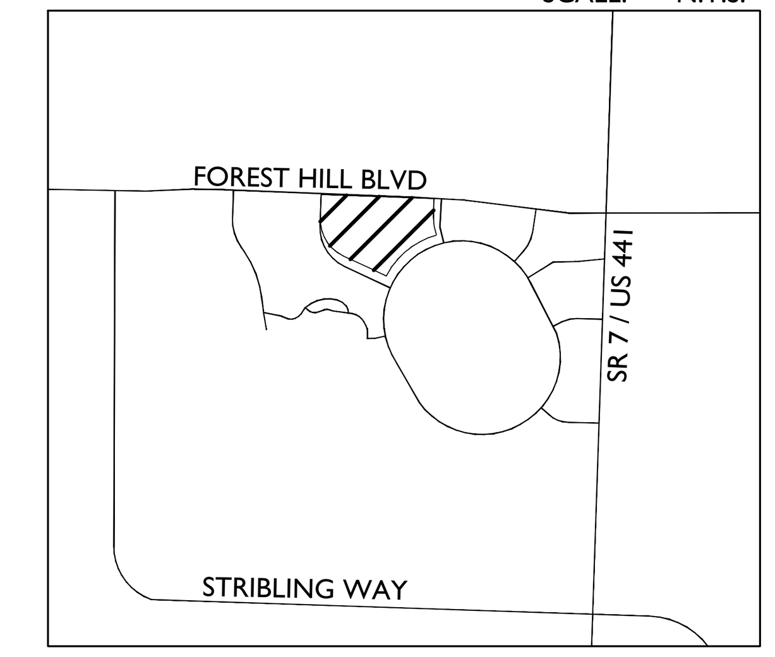
The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

Exhibit "F"
Commercial Conceptual Site Plan



LOCATION MAP SCALE: N.T.S.



CONCEPTUAL SITE DATA DRAFT

BUILDING SIZE.	13,000 SQ FT.
INTERIOR BUILDING	11,500 SQ FT.
OUTDOOR PATIO	1,500 SQ FT.
TOTAL REQUIRED PARKING:	65 SPACES
1 SPACE PER 200 SF	
OR 1 SPACE PER 3 SEATS:	
TOTAL PROVIDED PARKING:	183 SPACES

WGI®
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 — LB No. 7055

REVISIONS
NO. | DATE | DESCRIPTION | BY

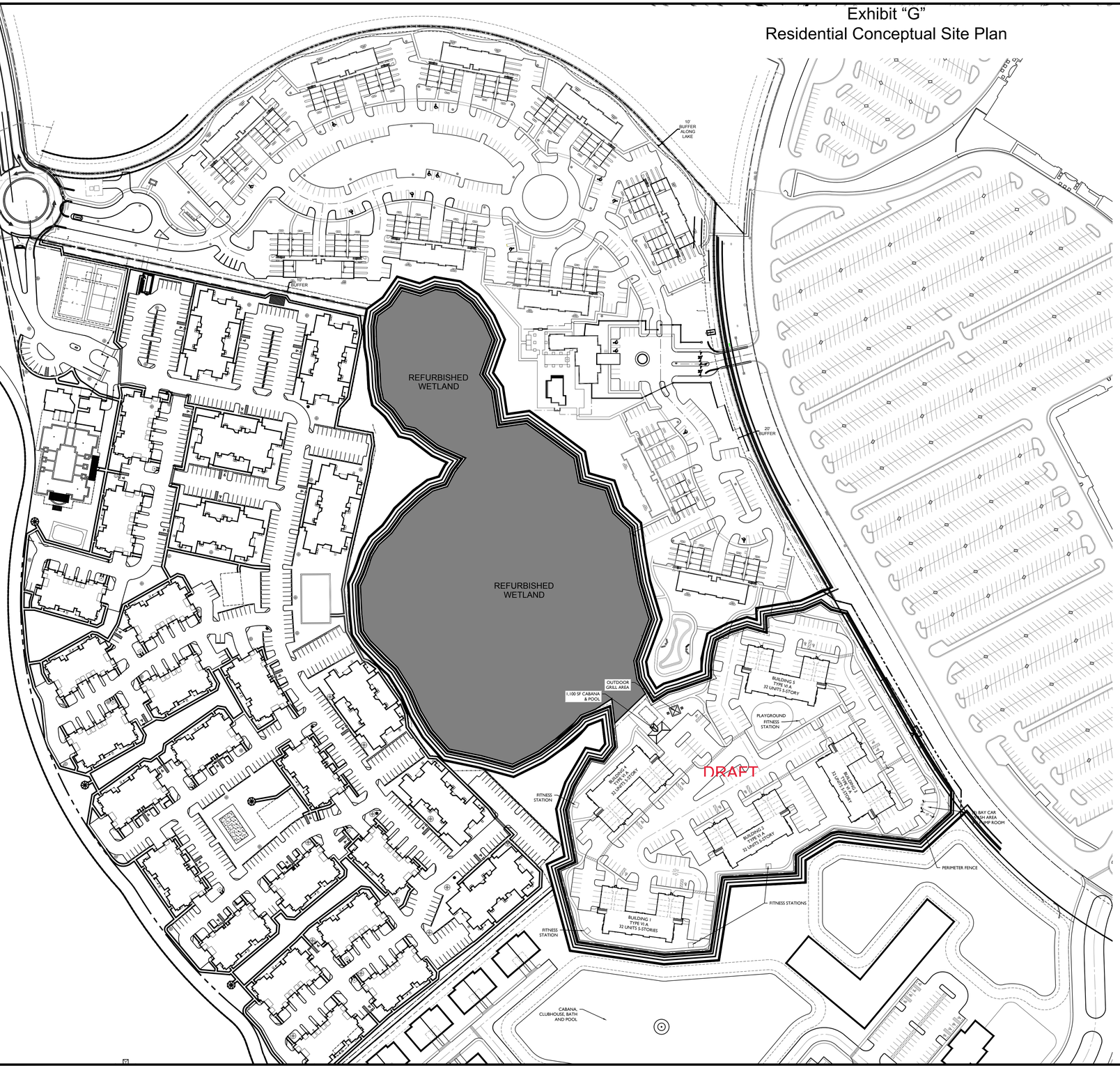
CAD 366701_PL-SITE-COMM.DWG
DRAWN/DESIGNED TS
CHECKED/QC JP
JOB NO. 3667.01
DATE 4/2/2019

PROJECT: WELLINGTON GREEN DRI RETAIL
TASK: CONCEPTUAL SITE PLAN

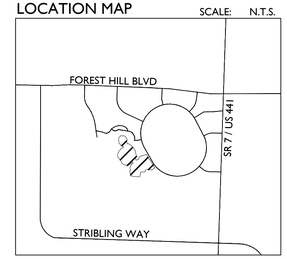
SHEET: CSP-1
DRAFT

Vincent Ubiera C:\pwworking\wgi\vincent.ubiera\d1312703\366701_PL-SITE-COMM.dwg ---- Plotted: 4/2/2019 8:35:28 AM Saved: 4/2/2019 8:30:33 AM

Exhibit "G"
Residential Conceptual Site Plan



LOCATION MAP SCALE: N.T.S.



CONCEPTUAL SITE DATA DRAFT

TOTAL ACREAGE:	35.09 AC.
EXISTING MULTIFAMILY:	17.63 AC.
PROPOSED MULTIFAMILY:	8.33 AC.
PROPOSED WETLAND:	9.13 AC.
UNITS PROPOSED:	160 UNITS
TOTAL REQUIRED PARKING:	363 SPACES
2 SPACES PER UNIT:	320 SPACES
GUEST (1 / 4 UNITS):	40 SPACES
CABANA (1 PER 500 SF):	3 SPACES
TOTAL PROVIDED PARKING:	364 SPACES
2 SPACES PER UNIT:	320 SPACES
GUEST:	41 SPACES
CABANA:	3 SPACES

WGI®
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 – LB No. 7055

NO.	DATE	REVISIONS DESCRIPTION	BY

CAD 366700_PL-SITE-RESD.DWG

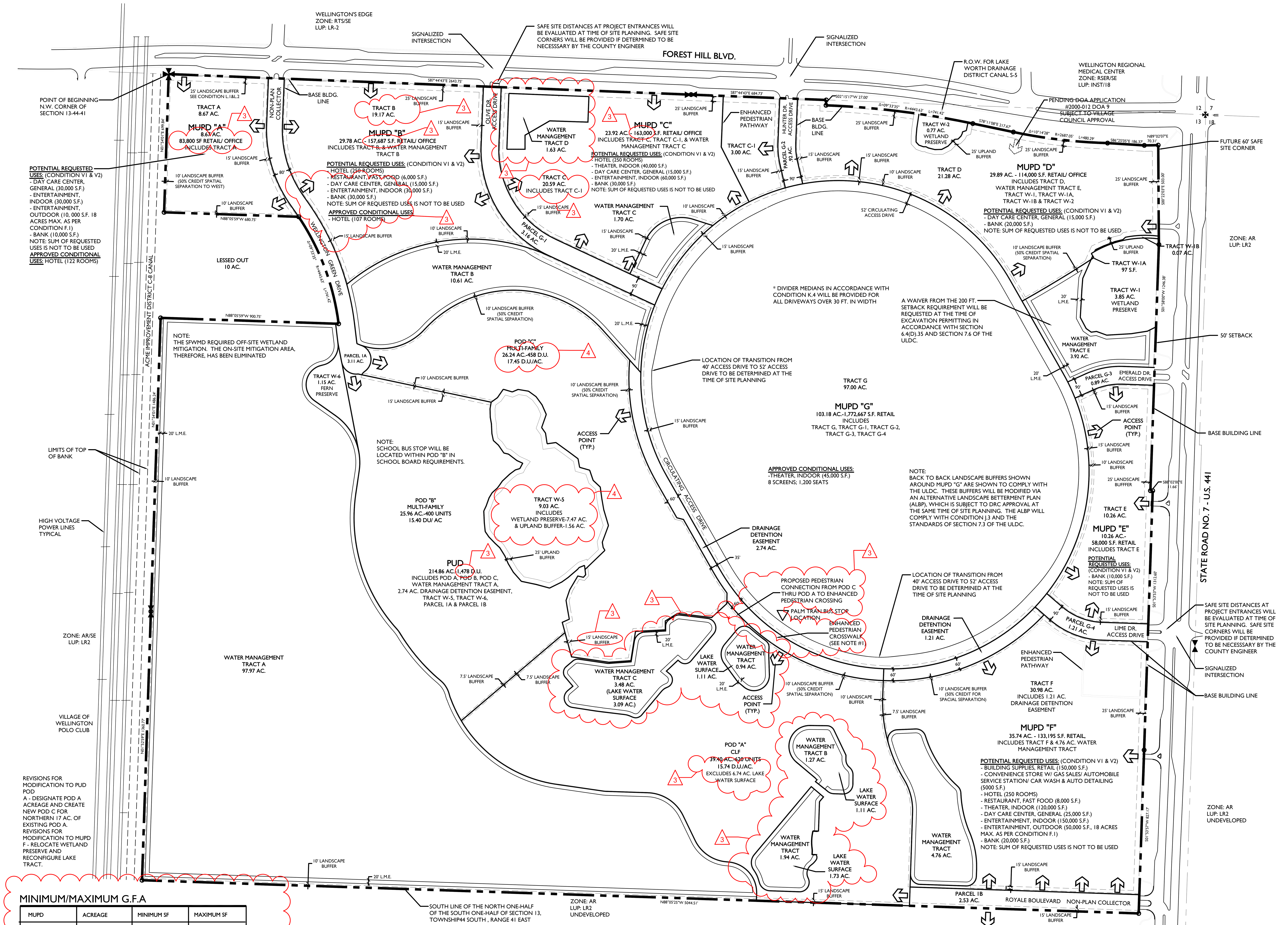
DRAWN/DESIGNED	TS
CHECKED/QC	JP
JOB NO.	547.16
DATE	3/22/2019

PROJECT: WELLINGTON GREEN DRI MULTIFAMILY

TASK: CONCEPTUAL SITE PLAN

SHEET: CSP.1 DRAFT

Exhibit "H"
Proposed Wellington Green Master Plan



MINIMUM/MAXIMUM G.F.A

MUPD	ACREAGE	MINIMUM SF	MAXIMUM SF
A	8.67	62,546	103,546
B	29.78	87,000	163,000
C	23.92	87,000	163,000
D	22.13	80,000	148,000
E	10.30	41,000	75,000
F	35.74	98,000	221,082
G	110.96	1,310,000	1,432,000
PUD			
POD A	48.45		
POD B	26.00		
POD C	27.00		
TOTAL FOR MUPD A-G NOT TO EXCEED LEASABLE SQUARE FOOTAGE = 2,159,082			
*TOTAL NOT TO EXCEED PM PEAK HOUR TRIPS = 4,296			

NOTES

1. INCLUDE A CROSSWALK SYSTEM WITH SOLAR POWERED FLASHING LED CROSSWALK SIGNS AND IN-PAVEMENT MARKER LIGHTS. THE CROSSWALK SYSTEM MAY BE ACTIVATED VIA PUSH BUTTONS OR AUTOMATIC ACTIVATION METHODS. PER PETITION 18-66 (2018-25ASA 58).

TOTAL SITE AREA	456.30 AC.
FUTURE LAND USE DESIGNATION	LS/MU OVERLAY
ZONING DISTRICT	MUPD AND PUD
MUPD A	**8.67 AC.**
TRACT A	8.67 AC.
MUPD B	**29.78 AC.**
TRACT B	19.17 AC.
WATER MANAGEMENT TRACT B	10.61 AC.
MUPD C	**23.92 AC.**
TRACT C	17.59 AC.
TRACT C-1	3.00 AC.
WATER MANAGEMENT TRACT C	1.70 AC.
WATER MANAGEMENT TRACT D	1.63 AC.
MUPD D	**29.89 AC.**
TRACT D	21.28 AC.
TRACT W-1	3.85 AC.
TRACT W-1A	97 S.F.
TRACT W-1B	0.07 AC.
TRACT W-2	0.77 AC.
WATER MANAGEMENT TRACT E	3.92 AC.
MUPD E	**10.26 AC.**
TRACT E	10.26 AC.
MUPD F	**35.74 AC.**
TRACT F	30.98 AC.
WATER MANAGEMENT TRACT	4.76 AC.
MUPD G	**103.18 AC.**
TRACT G	97.00 AC.
TRACT G-1	3.16 AC.
TRACT G-2	0.92 AC.
TRACT G-3	0.89 AC.
TRACT G-4	1.21 AC.
PUD	**214.86 AC.**
POD A	46.14 AC.
POD B	25.96 AC.
POD C	26.24 AC.
PARCEL 1A	3.11 AC.
TRACT W-5	9.03 AC.
PARCEL 1B	2.53 AC.
TRACT W-6	1.15 AC.
WATER MANAGEMENT TRACT A	97.97 AC.
DRAINAGE DETENTION EASEMENT	2.74 AC.

PUD:
TOTAL DWELLING UNITS/CLF UNITS — 858 M.F./ 620 C.L.F.
TOTAL GROSS PUD DENSITY (1,478/214.86) — 6.88 D.U./AC.
TOTAL GROSS OVERALL PROJECT DENSITY (1,478/456.30) — 3.24 D.U./AC.

PUD RESIDENTIAL POD DATA

POD NAME	ACRES	TYPE	TOTAL D.U.	NET DENSITY (D.U./ AC.)
POD A	39.40	CLF*	620	15.64
POD B	25.96	MF**	400	15.40
POD C	26.24	MF**	458	17.45

*CLF UNITS MAY BE CONVERTED TO OTHER HOUSING TYPES AS PER CONDITION S.3
**THE MULTI-FAMILY UNITS MAY BE CONVERTED TO OTHER HOUSING TYPES UPON SUBMITTAL OF NOPC AS PER CONDITION S.4.

*FOR DETAILS ON SQUARE FOOTAGE AND UNITS PER BUILDING PLEASE REFER TO THE INDIVIDUAL POD SITE PLANS.

SITE DATA AS SHOWN ON PDP

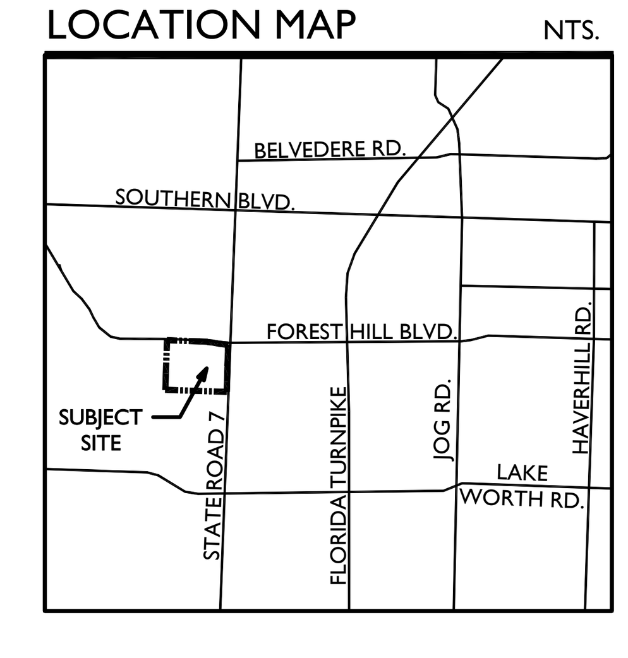
LAND USE	ACREAGE
COMMERCIAL HIGH (CH)	243.70 AC.
RESIDENTIAL HIGH (HR8)	52.20 AC.
RESIDENTIAL MEDIUM (MR5)	40.00 AC.
WETLANDS/ UPLAND BUFFERS	14.87 AC.*
WATER MANAGEMENT TRACTS	128.22 AC.
DRAINAGE DETENTION EASEMENTS	3.95 AC.
*INCLUDES 13.24 ACRES OF WETLAND PRESERVES AND 1.56 ACRES OF UPLAND BUFFERS.	

LAND USE ACREAGE

LAND USE	MINIMUM ACREAGE	MAXIMUM ACREAGE
COMMERCIAL HIGH (CH)	185	250
RESIDENTIAL HIGH (HR8)	10	55
RESIDENTIAL MEDIUM (MR5) (CLF) USE ONLY	35	60
WETLAND/ BUFFER	13	N/A
*LAKES/ DRAINAGE CONTROL	132	N/A

*ACREAGE INCLUDES LAKES, WATER MANAGEMENT AREAS AND WETLANDS/PRESERVES.

LOCATION MAP
NTS.



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LAND DESIGN SERVICES DIVISION
LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL
TRANSPORTATION // ENGINEERING // SURVEYING & SUE //
2035 Vista Parkway West Palm Beach, FL 33411
Phone 561.687.2220 www.WGILDS.com
Cert No. 6091 — LB No. 7055

WELLINGTON GREEN MALL
PREPARED FOR BREFRANK, INC.
VILLAGE OF WELLINGTON, FLORIDA

REVISION DATES

DATE	APPROVAL	NOTES
03/20/08		REVISIONS BASED ON DRC COMMENTS
02/07/17		REVISIONS PER DRC COMMENTS
02/23/17		REVISIONS PER DRC COMMENTS
12/19/18		MASTER PLAN AMENDMENT INITIAL SUBMITTAL
03/29/19		MASTER PLAN AMENDMENT RESUBMITTAL #1
06/13/19		MASTER PLAN AMENDMENT RESUBMITTAL #2
07/26/19		MASTER PLAN AMENDMENT RESUBMITTAL #3

NORTH
0 125' 250' 500' 1000'
SCALE: 1" = 250'-0"

DRAWN BY: BRD
DRAWING #: 366700_PL-Master.dwg
FILE #: 3667.00 - Wellington Green PUD

SHEET #
MP.1

PTC
Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

June 26, 2019

Mr. Damian Newell
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

Re: Wellington Green (Tract W-5) Comprehensive Plan Amendment - #PTC19-001D
19-008 (2019-005 CPA 3)

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Comprehensive Plan Amendment application. We have reviewed the Traffic Statement dated May 29, 2019. The resubmittal responded to our comments. The analysis has demonstrated that the additional 185 multi-family units does not result in PM peak hour trips exceeding the approved 4,296 PM peak hour trips.

Please contact me at atroutman@pindertroutman.com if you have any questions or need any additional information.

Sincerely,

Andrea M. Troutman, P.E.
President

ec: Cory Lyn Cramer
Patrick Barthelemy

PTC
Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

July 8, 2019

Mr. Damian Newell
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

Re: Wellington Green (Tract W-3 and W-5) Master Plan Amendment - #PTC19-001E
19-009 (2019-006 MPA 7)

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment application. We have reviewed the Traffic Statement dated May 29, 2019 and the Driveway Analysis dated June 30, 2019. The resubmittal responded our comments. The analysis has demonstrated that the additional 185 multi-family units and 10,363 SF of retail does not result in PM peak hour trips exceeding the approved 4,296 PM peak hour trips.

Please contact me at atroutman@pindertroutman.com if you have any questions or need any additional information.

Sincerely,

Andrea M. Troutman, P.E.
President

ec: Cory Lyn Cramer
Patrick Barthelemy

JUSTIFICATION STATEMENT
Wellington Green Tract W-5
Comprehensive Plan Amendment
Submittal: December 19, 2018
Resubmittal: April 10, 2019
Resubmittal: June 13, 2019
Resubmittal: July 26, 2019

REQUEST

On behalf of the Petitioner, Wantman Group, Inc. (WGI), is respectfully requesting a Comprehensive Plan Amendment (CPA) in order to modify the future land use designation for a portion of Wellington Green Tract W-5 from Conservation to Regional Commercial/Large Scale Multiple Use (LSMU) with an underlying Residential High land use category to accommodate multi-family residential.

SITE CHARACTERISTICS

The subject property is located within the Wellington Green Mall PUD/MUPD, west-southwest of the Wellington Green Mall, ½ mile west of State Road 7 and Lime Drive intersection. The site has an area of 17.62 acres, with 8.59 acres proposed to be multi-family residential with the remaining 9.03 acres to remain as wetlands, proposed to be refurbished to enhance the quality of the existing wetlands. The subject site currently has no frontage or direct access, but the related site plan proposes a vehicular access point connecting to the adjacent northern multi-family development, Axis Luxury Apartments. The subject site will be an extension of the adjacent multi-family development. A pedestrian connection is proposed to the south, to PUD Pod A, in order to connect to the enhanced pedestrian connection across the Mall Ring Road.

The subject property has a FLU designation of Conservation and a zoning classification of PUD (Planned Unit Development). The parcel is identified by Parcel Control Number (PCN) 73-41-44-13-01-023-0020.

SURROUNDING PROPERTIES AND USES

The following chart outlines the land use, zoning, and existing uses of the surrounding areas.

	Land Use Designation	Zoning District	Existing Use
North	Regional Commercial/Large Scale Mixed Use (LSMU)	PUD	Multi-Family Residential (Axis Luxury Apartments)
South	Regional Commercial/Large Scale Mixed Use (LSMU)	PUD	Congregate Living Facility (Wellington Green CLF & NuVista)
West	Residential F 8.01 – 12.0 du/ac	PUD	Multi-Family Residential (The Estates)
East	Regional Commercial/Large Scale Mixed Use (LSMU)	MUPD	Regional Shopping Center (Wellington Green Mall)

WARRANTY DEED

The subject parcel is owned by Brefrank, Inc. This was recorded in a quit claim deed in the Palm Beach County Official Record Book 6696 on page 1714 (December 1990) between Hamyra Realty Corp. and Brefrank, Inc. A recently recorded corrective quit claim deed indicates the subject parcels are owned by Brefrank, Inc. This is recorded in the Palm Beach County Official Record Book 30546 on page 1754 (April 10, 2019) between TJ Palm Beach Associates Limited Partnership and Brefrank, Inc.

PROPERTY HISTORY

While the Wellington Green Mall properties have undergone several approvals, since the subject site was initially approved by Palm Beach County as a Development of Regional Impact by Resolution 99-2268 (local conditions) and Resolution 99-2267 (regional conditions), the latest approval granted by the Wellington Village Council under Resolution 2017-10 / Petition 2017-09 was to allow a hotel (Conditional Use) on MUPD B.

VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS REQUIRMENTS

1. **Article 5 of the Land Development Regulations provides that a FLUM amendment must be based on one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUM amendment and describe how the amendment is consistent with the factor or factors.**

    a. **Changed projections (e.g. regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;**

    b. **Changed assumptions (e.g. regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;**

    The proposed FLUM amendment is based on changed assumptions. The projected population growth of South Florida is rapidly increasing and the availability of developable lands in western Palm Beach County are becoming scarcer. This proposed FLUM amendment is consistent with its surrounding land

use characteristics and will help to provide more housing options for rental apartments as well as prevent urban sprawl consistent with Objective 1.2 - Managed Growth, of the Village of Wellington Comprehensive Plan Land Use Element. Additional information regarding demands for rental housing within the Village can be found in the attached Market Study prepared by Walter Duke + Partners, with the Summary of findings outlined on Page 3 of 123 of the report.

c. Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;

d. New issues that have arisen since adoption of the Comprehensive Plan;

e. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or

f. Data updates.

2. Article 5 of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.

a. If the applicant is proposing an increase in residential density, the applicant should state why other density enhancement programs, such as the Voluntary Density Bonus Program and the Transfer of Development Rights Program, are not feasible for use on the subject property. The applicant MUST demonstrate why the current FLUM designation is no longer appropriate for this site.

The Applicant is not proposing very low / low-income housing, therefore, the Voluntary Density Bonus Program is not applicable. Further, the project is located within the urban core area of the Village, which means that the area is not conducive to utilizing the Transfer of Development Rights Program. For these reasons, other density enhancement programs are not feasible for use on the subject property.

Consistent with Objective 1.4 of the Village of Wellington Comprehensive Plan Land Use Element, a demonstration of need has been provided indicated the need for the intended multi-family rental housing. Additional data and analysis supporting this need can be found in the attached Market Study prepared by Walter Duke + Partners.

The current FLUM designation of Conservation is no longer appropriate for the site as the quality of the existing wetland has greatly deteriorated. The parcel is currently being utilized as a forested wetland preserve, yet the quality of the wetland has deteriorated over time due to the bifurcation and urbanization of the surrounding area. More than half of the existing wetland is proposed to remain as Conservation and will be regraded and refurbished to enhance the hydrologic regime of the wetland to increase the overall quality of the wetlands. The remaining portion of the tract is proposed to be developed as an extension of the adjacent multi-family residential pod (Axis Luxury Apartments), providing needed rental housing.

b. If the request is for a commercial FLUM designation, the applicant MUST demonstrate why additional commercial acreage is needed in this area, why this site is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.

Not applicable.

3. **Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.**

   a. **At maximum floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.**

      In accordance with the Comprehensive Plan, Policy 1.3.16 states that properties designated with a future land use of Regional Commercial/ Large Scale Mixed Use (LSMU) shall have a maximum Floor Area Ratio (FAR) to be determined by the ordinance adopting the development order, and in no case shall the maximum FAR exceed 0.40. This policy would apply to the entire LSMU property, not just the subject of this request, thus both calculations have been provided herein.

      The maximum FAR for the overall Wellington Green project per Policy 1.3.16 would equate to 7,950,571.20sf (456.30ac x 43,560 = 19,876,428sf x 0.40 = 7,950,571.20sf), while the maximum FAR for the subject property of this FLUM amendment request would equate to 149,672.16sf (8.59ac x 43,560 = 374,180.4 x 0.40 = 149,672.16sf). Please note that this is the maximum non-residential development that could be accommodated on the subject property, and the proposed request is for residential development.

   b. **At typical floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.**

      Again, the subject request for LSMU is for designating an underlying RH land use category for multi-family residential within the designated PUD zoning. In accordance with the Comprehensive Plan, the proposed FLU of Regional Commercial/ Large Scale Mixed Use (LSMU) shall have a maximum Floor Area Ratio (FAR) to be determined by the ordinance adopting the development order, and in no case shall the maximum FAR exceed 0.40. Per the Village LDRs, Section 6.8.2. – PUD, Residential Planned Unit Development District, limits the permitted accessory use to no more than 30% of the gross floor area of the principal use, and the maximum permitted non-residential (commercial) use within a PUD is per capita based on population Utilizing the approved FAR of 0.61 for the adjacent Axis Luxury Apartments site plan (approved by Petition 2012-47 WASA 44 and includes all residential and supporting non-residential uses (e.g. clubhouse and maintenance building)), the typical FAR of the subject property would equate to (8.59ac x 43,560 = 374,180.4 x 0.61 = 22,250.044sf).

4. **Identify, map, and justify the trade or market area for the subject property: The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken.**

   a. **If a commercial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.**

      Not applicable.

b. If an industrial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than two acres, draw a boundary around the property that has a radius of three miles.

Not applicable.

5. **For the trade or market area identified above, inventory and map the built commercial, commercial office, or industrial uses, as appropriate: This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.**

   Not applicable.

6. **A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional commercial in the area. The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:**

   Not applicable.

   a. An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars spent per square foot of commercial space, and square foot per capita;

   b. An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;

   c. A comparison of estimated supply to estimated demand;

   d. All sources of data used in the study.

LAND USE DATA

1. **Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).**

   Resolution No. 99 – 2268 (local conditions) is the initial approval of the property as a Development of Regional Impact.

   Resolution No. 99 – 2267 (regional conditions) is the related approval of the property as a Development of Regional Impact.

   While the Wellington Green Mall properties have undergone several approvals, since the subject site was initially approved by Palm Beach County as a Development of Regional Impact by Resolution 99-2268 (local conditions) and Resolution 99-2267 (regional conditions), the latest approval was granted by the Wellington Village Council under Resolution 2017-10 / Petition 2017-09 as further noted below.

Resolution No. R2017 – 10 was adopted on March 28, 2017 to allow a conditional use (hotel) in MUPD B and to amend certain conditions of approval. The related petition number is 2017 – 09/ 2017 – 05.

2. **Indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate.**

   The property is currently subject to a concurrency reservation. Per the previously approved Wellington Green DRI, the entire Wellington Green development, of which this property is a part, is limited to 4,296 PM Peak Hour trips. Please see the attached traffic statement prepared by Yvonne Ziel Traffic Consultants for more information.

3. **Indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.**

   The property has been platted and appears in Palm Beach County plat book number 87 on pages 81 thru 90. It is also subject to a master plan (Wellington Green Planned Unit Development (PUD)/Multiple Use Planned Development (MUPD)).

4. **Indicate whether the subject property is currently subject to a developers' agreement or a utility reservation.**

   The property is currently subject to a developers' agreement.

5. **Indicate in which flood zone the property is located.**

   The property is located within the Flood Zone AE. The Base Flood Elevation (BFE) is 15.4.

6. **Indicate whether the subject property is located in a wellfield protection zone**

   The property is not located within a wellfield protection zone as evidenced in Land Use Element Map No. 5, as provided herein.

7. **Identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay.**

   The property is not located in a redevelopment area or a neighborhood planning area, but it was approved as part of the Wellington Green Development of Regional Impact (DRI) with a Large Scale Mixed Use future land use overlay.

8. **Explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses.**

   The proposed change in the FLUM designation from Conservation to Regional Commercial/LSMU (intended for residential high multi-family development) for the 8.59 ac subject property, is compatible with the surrounding uses as it is bordered by both high-density multi-family residential, medium density congregate living facility and commercial high land uses all approved as part of the Wellington Green development that has a LSMU overlay. The subject property of this request is intended to serve as a second phase of the existing multi-family development (Axis Luxury Apartments), thus providing a harmonious extension of the existing residential neighborhood.

9. Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM.

The proposed change in the FLUM designation of the property is compatible with the surrounding future land uses, as these are Regional Commercial/Large Scale Multiple Use (LSMU) and Residential F (8.01 – 12.0 du/ac). The proposed change in the FLUM designation will hold the same designation of Regional Commercial/Large Scale Multiple Use (LSMU) for those properties north, south and east of the subject site. The proposed change in the FLUM will also provide comparable density (PUD Pod A CLF density is 15.74 du/ac; PUD Pod B MF density is 15.40 du/ac; and, proposed PUD Pod C MF density is 17.45 du/ac) with those pods within the Wellington Green PUD surrounding the subject parcel, and the same residential multi-family housing with the underlying residential high land use as the properties to the north and west. Pursuant to Section 6.2.8 – RH, Multifamily Residential (High Density) District is intended primarily for the development of concentrated residential densities and is consistent with the Residential "H" future land use designation outlined in Policy 1.4.5 of the Village of Wellington Comprehensive Plan Land Use Element which indicates maximum residential densities for Residential H in a PUD is 22du/ac. As indicated above, the proposed density of 17.45 du/ac for PUD Pod C does not exceed this allowable density.

10. To support the proposed amendment, reference specific Objectives and/or Polices the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

Objective 1.4 of the Village of Wellington Comprehensive Plan Land Use Element requires future residential development be based on need and be consistent and compatible with surrounding development patterns. An increase in the population of the region has created a need for the provision of additional and denser housing options. Further, the proposed development is within the urban core, surrounded by both multi-family housing and commercial uses. Therefore, both of these intentions have been met on the subject parcel. Additional information regarding demands for rental housing within the Village can be found in the attached Market Study prepared by Walter Duke + Partners, with the Summary of findings outlined on Page 3 of 123 of the report.

Objective 1.5 of the Village of Wellington Comprehensive Plan Land Use Element encourages the provision of a variety of housing types, an integration of uses, a balancing of land uses within the community, and an efficient use of resources and facilities. The proposed development will provide all of these in an economical way by creating additional multi-family housing adjacent to supporting uses while utilizing existing infrastructure.

Policy 1.5.3 of the Village of Wellington Comprehensive Plan Land Use Element supports Planned Unit Developments and Large Scale Mixed Use Developments which provide flexibility in design, a variety of housing types, an integration of uses, a balancing of land uses within the community, and an efficient use of resources and facilities. The proposed development is within a PUD and Large Scale Mixed Use Development and supports this policy.

TRANSPORTATION

1. Determine the trip generation for the current future land use designation.
   a. At .25 FAR; and

   b. At .35 FAR.

The subject request is to allow additional residential multifamily within the subject property, not commercial; therefore, the above FAR calculations have not been utilized to determine the trip generation for the proposed future land use designation. The current future land use designation of Conservation limits the Maximum FAR to 0.05 per Policy 1.3.18 of the Village of Wellington Comprehensive Plan Land Use Element and there is no density permitted, therefore, the maximum density would be indicated as 0. Based on the approved Wellington Green DO and approved Traffic Matrix, there are currently 0 trips allocated for the existing wetland land use; therefore, 0 trips have been indicated as the trip generation for the current FLU designation of Conservation.

2. Determine the trip generation for the proposed future land use designation.

a. At .25 FAR; and

b. At .35 FAR.

The subject request is to allow additional residential multifamily within the subject property, not commercial; therefore, the above FAR calculations have not been utilized to determine the trip generation for the proposed future land use designation. The proposed future land use designation of Regional Commercial/Large Scale Mixed Use (LSMU) will also have an underlying RH (Residential High) land use per the Wellington Green DO to accommodate the proposed multifamily housing. The multifamily use holds a trip rate of 0.37 allocated in the Wellington Green DO which is limited to a total of 4,296 PM peak trips. Pursuant to the Village LDRs, Section 6.2.8 – RH, Multifamily Residential (High Density) District is consistent with the Residential "H" future land use designation outlined in Policy 1.4.5 of the Village of Wellington Comprehensive Plan Land Use Element which indicates maximum residential densities for Residential H in a PUD is 22du/ac (Residential H densities range from 18.01 du/ac to 22.0 du/ac). The proposed 8.59 acre parcel intended to be modified from Conservation to Regional Commercial/Large Scale Mixed Use (LSMU) would allow for a maximum density of 189 units (8.59 x 22 = 188.98). The maximum trip generation would equate to 70 PM peak trips (189 x 0.37 = 69.93).

3. Determine the net trip increase at .25 FAR and .35 FAR (a) - (b).

The maximum increase in residential units permitted (189) would result in an increase of 70 PM Peak Hour trips which does not exceed the maximum allowable approved for the Wellington Green of 4,296 PM peak trips.

4. Determine the project trip distribution on all roadways based on the following table.

Net Trip Increase	Distance
51 - 1,000	directly accessed link
1,001 - 4,000	1 mile
4,001 - 8,000	2 miles
8,001 - 12,000	3 miles
12,001 - 20,000	4 miles
20,000 - up	5 miles

According to the table, only directly accessed links would be impacted by the proposed change.

5. **Determine LOS with existing traffic and project traffic.**
   a. **Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip generation for the proposed future land use in (b). ***

      The Wellington Green Mall PUD/MUPD is regulated by an overall pool of 4,296 PM peak hour trips. The proposed additional trips will have a minimal impact on this allocation. For further information, please see the attached traffic statement.

   b. **Compare to LOS D for existing lanes.**

      The Wellington Green Mall PUD/MUPD is regulated by an overall pool of 4,296 PM peak hour trips. The proposed additional trips will have a minimal impact on this allocation. For further information, please see the attached traffic statement.

6. **Determine LOS with projected five year traffic and project traffic.**

   The Wellington Green Mall PUD/MUPD is regulated by an overall pool of 4,296 PM peak hour trips. The proposed additional trips will have a minimal impact on this allocation. For further information, please see the attached traffic statement.

   a. **Determine five year projected traffic volumes using the published historic growth rates and major project traffic.**

   b. **Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). ***

   c. **Compare to LOS D for existing and assured lanes.**
7. **Determine LOS for 2015 with the increase in traffic due to the proposed land use amendment.**

   The Wellington Green Mall PUD/MUPD is regulated by an overall pool of 4,296 PM peak hour trips. The proposed additional trips will have a minimal impact on this allocation. For further information, please see the attached traffic statement.

   a. **Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c).**

   b. **Compare to LOS D for the lanes in the 2015 roadway system.**

8. **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or polices the proposed amendment is consistent with or furthers. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

   *** The trip generation for the proposed future land use can be reduced if there is an active use on the property. There will be no reduction if the property is vacant.**

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan Policy 1.1.2 of the Transportation Element as the proposed development will not cause roadway levels of service to fall below standards or cause further degradation of levels of service based on the fact that the additional trip generation proposed by this amendment does not exceed the maximum 4,296 PM peak hour trips already approved for Wellington Green.

MASS TRANSIT

1. **Identify the mass transit provider.**

   Palm Tran is the mass transit provider for the site.

2. **Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.**

   The nearest bus shelter is located on Ring Road, 0.03 miles from the subject property. This stop is served by routes 40, 43, 46, 52, and 62.

3. **Identify whether the subject property has connections to the Tri-County Commuter Rail.**

   The subject property does not have direct connections to the Tri-County Commuter Rail; however, connections can be made through Palm Tran which is located 0.03 miles from the subject property.

4. **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.**

   The proposed amendment is consistent with the adopted Wellington Comprehensive Plan Transportation Element. Pursuant to Policy 1.1.14 and Objective 1.6 of the Transportation Element, pedestrian and bicycle connections are proposed to connect to the adjacent PUD Pod A and ultimately to the Wellington Green Mall and Palm Tran stop to encourage greater use of mass transit and alternative modes of transportation.

HOUSING/POPULATION

1. **If a methodology other than that described below is used to determine population, identify the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.**

   a. **Current FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by 3.06, the average household size in Wellington.**

      The maximum population under the current FLUM designation is 0 dwelling units.

   b. **Proposed FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUM designation by 3.06, the average household size in Wellington.**

The maximum population under the proposed FLUM designation is 578 (189 x 3.06 = 578.34) people. However, please note the applicant is proposing 185 units which equates to a population of 566 (185 x 3.06 = 566.1) people.

2. **Number of dwelling units. Identify the number of dwelling units that could be constructed on the subject property based upon its:**

   a. **Current FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property.**

      The number of dwelling units that could be constructed under the existing FLUM designation is 0 units.

   b. **Proposed FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property.**

      The number of dwelling units that can be constructed under the proposed FLUM designation is 189 units.

3. **Census Tract data: Identify the Census Tract where the subject property is located.**

   The subject property is located in Census Tract 77.52.

4. **The effect of the proposed amendment on population: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.**

   The proposed amendment will increase the allowed population by 578 people.

5. **Change in number of dwelling units: Subtract the number of dwelling units at the Current FLUM designation from the number of dwelling units at the Proposed FLUM designation.**

   The proposed amendment will allow a maximum change in dwelling units by 189 units. However, please note the applicant is proposing 185 units.

6. **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a residential related proposed amendment, reference specific objectives and/or Polices the proposed amendment is consistent with or furthers. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

   The proposed amendment is consistent with the adopted Wellington Comprehensive Plan. Pursuant to Housing Element Objective 1.1 and Policy 1.1.1, the proposed request for additional rental multifamily housing will meet the needs of the market. Additional information regarding demands for rental housing within the Village can be found in the attached Market Study prepared by Walter Duke + Partners, with the Summary of findings outlined on Page 3 of 123 of the report. The proposed request is also consistent with Policy 1.9.1 of the Housing Element which promotes pedestrian activity and supports multi-modal

transportation options due to the high density near the urban core adjacent to commercial shopping in Wellington Green and nearby employment opportunities, along with nearby alternative modes of transportation.

INFRASTRUCTURE: DRAINAGE

1. **Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.**

   The property is under the responsibility of Acme Improvement District.

2. **Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.**

   The property is within the Acme Basin A, which discharges to C-51.

3. **Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.**

   The property would be serviced by the large retention pond located to the southwest of the property and owned by the Applicant. Additional lakes and canals in close proximity to the property and owned by the Applicant may also be utilized.

4. **Identify the level of service standard established for the subject property.**

   The property is within Basin A, which maintains a surface water level of 11 feet during the wet season and 12 feet during the dry season. This basin discharges north to C-51 through a series of storm water pump stations near Southern Boulevard. A series of canals and lakes within the basin provide water treatment and Acme holds SFWMD Permit No. 50-00548-W, which allows water to be withdrawn from the C-51 West Canal and the Arthur R. Marshall National Wildlife Refuge to maintain water levels. For more information, please see the Acme Water Control Plan.

5. **Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of storm water to reduce runoff rates and provide settling and filtration of pollutants. Non- structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.**

   More than half of the 17.62 acre property (9.03 acres) will continue to be utilized as wetlands for filtration purposes. Additionally, stormwater retention ponds located adjacent to the property will be operated to assure the volume, rate, timing and pollutant load of runoff is similar to that which currently occurs.

6. **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.**

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan. The request is consistent with Objectives 1.2 of the Infrastructure Element as it does not degrade ambient water quality and complies with BMPs.

INFRASTRUCTURE: POTABLE WATER

1. **Identify the entity that would provide potable water service to the subject property.**

   Potable water service will be provided to the property by the Village of Wellington Utility Department.

2. **Identify how far, in feet, the subject property is located from a potable water line. Indicate the street where the nearest line is located.**

   The subject parcel is located near a potable water line.

3. **Identify the potable water level of service standard established by the potable water provider.**

   The potable water level of service (LOS) standard established varies for residential based on the number of bedrooms. As provided in the attached Water and Sewer Demand Statement prepared by Thomas Engineering, there are 185 total residential units proposed all as 3-bedroom units. The standard LOS for 3-bedroom units is 471 GPD.

4. **The effect on potable water levels of service and system needs.**

   a. **Current FLUM Designation: The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.**

      The current demand for potable water is 0 gallons per day.

   b. **Proposed FLUM Designation: The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.**

      The proposed FLUM designation will increase the demand for potable water to 87,135 gallons per day with a peak demand of 121,989 gallons per day.

   c. **Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.**

      The change in water usage is 87,135 gallons per day.

5. **Consistency with the Potable Water Sub-Element. Applicant must demonstrate consistency with the Potable Water Sub-Element.**

   The proposed amendment is consistent with the Potable Water Sub-Element. Per the Sub-Element, potable water shall be provided in accordance with the standards in Policy 1.5.1 or from an on-site potable water well.

INFRASTRUCTURE: SANITARY WATER

1. **Identify the entity that would provide sanitary sewer service to the subject property.**

   The Village of Wellington would provide sanitary sewer service to the subject property.

2. **Identify how far, in feet, the subject property is located from a sanitary sewer line. Indicate the street where the nearest line is located.**

   The property is located near a sanitary sewer line.

3. **Identify the sanitary sewer level of service standard established by the potable water provider.**

   The sanitary sewer system's rated capacity shall be at least 111% of "maximum day flow," and the sanitary sewer generation standard shall be 93 gallons per capita per day maximum 3 month daily average. The sanitary water level of service (LOS) standard established varies for residential based on the number of bedrooms. As provided in the attached Water and Sewer Demand Statement prepared by Thomas Engineering, there are 185 total residential units proposed all as 3-bedroom units. The standard LOS for 3-bedroom units is 300 GPD.

4. **The effect on sanitary sewer levels of service and system needs.**
   a. **Current FLUM Designation: The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.**

      The current demand for sanitary sewer is 0 gallons per day.

   b. **Proposed FLUM Designation: The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.**

      The proposed FLUM designation will increase the sanitary sewer demand to 55,500 gallons per day with a peak demand of 77,700 gallons per day.

   c. **Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.**

      The change in sanitary sewer demand will be 55,500 gallons per day.

5. **Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element**

   The proposed amendment is consistent with the Sanitary Sewer Sub-Element and is consistent with Objective 1.7 (Managed Growth) of the Infrastructure Element of the Wellington Comprehensive Plan.

INFRASTRUCTURE: AQUIFER RECHARGE

1. **Identify whether the property is located within a prime aquifer recharge area: If the property is located east of the conservation areas, state that the property is located within both the surficial aquifer system**

and the Floridian aquifer system. Identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.

The property is not located within a prime aquifer recharge area. The property is located within both the surficial aquifer system and the Floridian aquifer system.

2. **Identify, generally, the percentage of the property that will be covered with an impervious surface: Use the following to estimate the percentage of imperious surfaces: i) low residential (1 to 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii) commercial, industrial and institutional = 85 percent.**

   Approximately 65% of the property will be covered with an impervious surface as the property is intended for high-density residential use.

3. **Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.**

   The proposed amendment is consistent with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.

CONSERVATION

1. **If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.**

   There have been no listed species observed in the wetlands on site over the course of multiple field reviews conducted in 2018. Although transient foraging by wading bird species (wood stork, sandhill crane) is possible, thorough field reconnaissance has confirmed that there is no nesting by these species or any other species listed as endangered, threatened, or of special concern. See additional information provided within prepared by EW Consultants, Inc.

2. **If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.**

   As mentioned above, there is potential for transient foraging use of the wetlands by listed species, primarily wading birds. Otherwise, the isolated nature of this wetland within the otherwise developed and developing surrounding mall properties is such that resident occurrence of listed species is highly unlikely and not reasonably expected. See additional information provided within prepared by EW Consultants, Inc.

3. **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Polices the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

   The proposed amendment is consistent with the adopted Wellington Comprehensive Plan and complies with Objective 1.2 of the Conservation Element including the protection and conservation of water

resources. As noted above, while the proposal is to reduce the acreage of the existing wetland area, the quality of the wetland is intended to be increased through regrading and refurbishment.

RECREATION AND OPEN SPACE

1. **Identify the following facilities that would service the property:**
   a. **Regional parks**

      Okeeheelee Park; additional regional parks include Lantana District "1," Park Ridge Golf Course, and Seminole Palms.

   b. **District parks**

      Forest Hill Boat Ramp, Wellington Park, Olympia Park, and Tiger Shark Cove Park, Brampton Cove Park, Block Island Park, and Wellington Patriot Memorial.

   c. **Community parks**

      Wellington Green Park; nearby community parks include Wellington Rotary Peace Park, Birkdale Boardwalk, Veterans Park, Wellington Amphitheater, Scott's Place, Wellington Community Center, K-Park, Village Park, and Peaceful Waters.

   d. **Open space**

      Private open space has been proposed onsite within the current development proposal.

2. **Adopted recreation levels of service standard of $885 of total recreational investment per capita.**

   The maximum recreational investment is $500,910 (based on 185 units, $885 x 566 people = $500,910).

3. **The effect of the proposed FLUM amendment on regional, district and neighborhood parks.**

   The proposed FLUM amendment will increase the number of users at the parks. However, there are no definitively negative impacts predicted to occur.

4. **To support the proposed amendment, reference specific Objectives and/or Polices the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

   The proposed amendment is consistent with the adopted Wellington Comprehensive Plan. Pursuant to Section 6.8.2.F.1.b of the most recently adopted Unified Land Development Code of the Village of Wellington supported by Policy 1.2.2 of the Village of Wellington Comprehensive Plan Recreation and Open Space Element, the applicant acknowledges the required recreation and civic land dedications. Civic land dedication requires 1 acre per 1,000 of the population based on 3.06 people per unit and Recreation dedication is 5 acres per 1,000 of population. Based on the proposed 185 dwelling units, the required civic dedication would equate to 0.57 acres of land (185*3.06=566.1/1,000=0.5661*1=0.5661). Park and Recreational facilities land dedication requires 2.83 acres of land (185*3.06=566.1/1,000=0.5661*5=2.8305). The applicant intends to provide a payment in lieu.

FIRE RESCUE

1. **Identify the fire-rescue facility that would service the subject property: Identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.**

   The property will be served by Palm Beach County Fire Station Number 30. The station is located at 9610 Stribling Way in Wellington, approximately 1.5 miles from the property.

2. **Identify the response times from the fire-rescue station to the subject property: The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.**

   The response time to the property is approximately 3 minutes.

3. **The effect of the proposed FLUM amendment on the average emergency response time: If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time.**

   As the response time is less than 5 minutes, there is a rebuttable presumption that there will be no negative effects on fire-rescue response time.

HISTORIC PRESERVATION

1. **Identify any historic or architecturally significant resources within 500 feet of the subject property. Historic or architecturally significant resources include buildings, structures and other objects.**

   There are no historic or architecturally significant resources within 500 feet of the subject property.

2. **Identify any archaeological resources located within 500 feet of the subject property. Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.**

   There are no archaeological resources within 500 feet of the subject property.

PUBLIC EDUCATION

1. **Identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:**

   a. **Elementary Schools**

      Elbridge Gale Elementary School, located at 1915 Royal Fern Drive in Wellington, is approximately 1.7 miles from the property.

   b. **Middle Schools**

Emerald Cove Middle School, located at 9950 Stribling Way in Wellington, is approximately 1.6 miles from the property.

c. Senior High Schools

Palm Beach Central High School, located at 8499 W Forest Hill Boulevard in Wellington, is approximately 2.6 miles from the property.

2. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Polices the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

The proposed amendment is consistent with the adopted Education Element of the Wellington Comprehensive Plan. Pursuant to Policy 1.4.10, the applicant is proposing a development program that creates housing diversity and promotes opportunities that achieve cultural diversity in school age populations.

INTERGOVERNMENTAL COORDINATION

1. Identify all local governments (including special districts) located within one-mile of the subject property:

Within one-mile of the property are the Village of Wellington and Palm Beach County along with ACME and LWDD.

2. Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government.

The property is located within the Village of Wellington and has not been identified as a future annexation area for another municipality.

3. Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.

Pursuant to Objective 1.1 of the Intergovernmental Element, the proposed request will necessitate coordination with other review agencies (PBC, PBC School Board, LWDD, SFWMD, and USACE, etc.) to ensure levels of consistency are maintained.

CONCLUSION

The proposed comprehensive plan FLUM amendment is supported by changed assumptions in the necessary development required to support the region's growing populations. This amendment will provide needed housing in a sustainable and feasible way and is consistent with the Comprehensive Plan and Land Development Regulations.

Based upon the above, attached and referenced information, we respectfully request approval of the subject application.

JUSTIFICATION STATEMENT
Wellington Green
Tracts W-3 & W-5
Master Plan Amendment
Submittal: December 19, 2018
Resubmittal: April 10, 2019
Resubmittal: June 13, 2019
Resubmittal: July 26, 2019

REQUEST

On behalf of the Petitioner, Wantman Group, Inc. (WGI) is respectfully requesting approval for a Master Plan Amendment (MPA) to allow multi-family residential on a portion of Tract W-5, and to allow commercial along with a water management tract on Tract W-3; both wetland preserve tracts of the Wellington Green Planned Unit Development (PUD)/Multiple Use Planned Development (MUPD). As part of the Master Plan Amendment, it is necessary to modify conditions of approval from Resolution R-2017-10 to allow the proposed multi-family and commercial. The proposed condition modifications are further outlined below by ~~strikethrough~~ and underline.

A. BUILDING AND SITE DESIGN

5. The maximum gross acreage and minimum/maximum gross square feet of floor area for MUPDs A-G and PUD A-C shall be limited as follows:

MUPD	ACREAGE	MINIMUM SF	MAXIMUM SF
A	8.67	62,546	103,546
B	29.78*	87,000	163,000
C	23.92	87,000	163,000
D	22.13	80,000	148,000
E	10.30	41,000	75,000
F	35.74*	98,000	221,082
G	110.96	1,310,000	1,432,000
PUD			
Pod A	48.45		
Pod B	26.00		
Pod C	~~17.75~~ 27.00		
Total for MUPD A-G Not to Exceed Leasable Square Footage = 2,159,082			
Total Not To Exceed PM Peak Hour Trips = 4,296			

*Includes 2.0-acre civic parcel. (DRC: ZONING)

~~**D. CIVIC SITE**~~

~~1. The developer shall dedicate a net 2.0-acre civic site in the location indicated on the Wellington Green Master Plan to Wellington and shall have satisfied each of the following conditions prior to deed conveyance:~~

~~a. Developer shall provide all detention required for any future development of the proposed civic site by Wellington. Developer shall specifically address the following issues:~~

~~1) The discharge of surface water from the proposed civic site into the developer's water detention basins.~~

~~2) An easement across developer's property from the proposed civic site to the detention basins, if required.~~

~~3) Drainage conveyance system connection shall be provided to the property line by the property owner.~~

~~2. Should Wellington decide to sell or transfer the proposed civic site for a nonpublic use, it will first offer the property to the developer at current market price before placing it on the general market. Should Wellington receive an acceptable bona- fide offer for the purchase of the property for a nonpublic use, the developer shall have a right of first refusal to match said offer.~~

~~3. Should Wellington decide not to use the proposed civic site as a Fire-Rescue station, the following alternative public uses shall be prohibited: incinerator, landfill, hazardous waste disposal, hazardous material storage, recycling center, transfer station, or any other noxious refuse related use. (DATE: MONITORING – PREM. NOTE – APPLICANT REQUIREMENTS COMPLETED)~~

J. PUD

4. The multifamily portion of the PUD shall be limited to a maximum of ~~673~~ 858 units. The multifamily units may be converted to other housing types in accordance with the Land Development Regulations (LDR), upon approval by the Village Council (DRC: ZONING)

L. LANDSCAPING

Landscaping along Forest Hill Boulevard and SR7/US 441:

14. Landscaping and buffering along the north and east property lines shall be upgraded to include:
    a. A minimum 25-foot wide landscape buffer strip.
    b. An undulating berm having an average height of three feet. This requirement may be waived by the DRC in the location of the deleted Tract W-3.
    c. One canopy tree for each 20 linear feet of frontage, planted a maximum of 60 feet on center. This requirement may be waived by the DRC in the location of the deleted Tract W-3.
    d. One palm or pine tree for each 20 linear feet of frontage. A group of three or more palm or pine trees may supersede the requirement for a canopy tree.
    e. One 24-inch high shrub, or equivalent ground cover approved by the Planning, Zoning and Building Department, for each four linear feet, to be planted on top of the required berm and maintained at a minimum height of 36 inches. If the requirement for the berm outlined in 14.b. above is waived by the DRC in the location of the deleted Tract W-3, then the location of the shrub, or equivalent ground cover, is not required to be planted on top of the berm. (CO: LANDSCAPE – ZONING)

M. PRESERVE AND WETLAND

4. The developer shall preserve and enhance ~~23~~ 13 acres of wetland habitat as identified and described in pages 13-6 and 13-14 of the ADA. (CONDITION SATISFIED)

P. PLANNING

1. The underlying land uses for the LS/MU designation for the subject property shall be as follows: (DRC: PLANNING)

PROPOSED LAND USES AND INTENSITIES

LAND USE	MINIMUM ACREAGE	MAXIMUM ACREAGE
Community Commercial (CC)	185	250
Residential High (HR8)	10	~~50~~ 55
Residential Medium (MR5)	35	60
Wetland/Buffer	~~23~~ 13	N/A
Lakes/Drainage Control	132	N/A

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The applicant is proposing to modify the approved Wellington Green Mall Master Plan, as follows and as shown on the attached proposed master plan.

Master Plan:

- Addition of 1.63 acre Water Management Tract D to MUPD C.
- Addition of 10,363sf of Retail use to MUPD C.
- Modification of MUPD C total square footage to reflect approved 152,637sf and proposed 10,363sf for a total of 163,000sf.
- Addition of pedestrian connection from PUD Pod C to Pod A.

Master Plan Tabular Site Data:

- Revise MUPD C to reflect removal of Wetland Tract W-3 and addition of proposed retail and water management tract within Tract C.
- Revise PUD POD C acreage for addition of sf converted from Tract W-5.
- Revise Tract W-5 to reflect amendments to wetland preserve acreage to 9.20ac total including 7.55ac wetland preserve and 1.65ac upland buffer.
- Amend the number of multi-family units to 858 including the additional 185 units proposed.
- Amend the overall PUD dwelling units to 1,478 units which includes the additional 185 multi-family units proposed in PUD Pod C.
- Amend the total gross PUD density (1,478 / 214.86 = 6.88 du/ac).
- Amend the total gross project density (1,478 / 456.30 = 3.24 du/ac).
- Amend the PUD Residential Pod Data for Pod C acreage, total units and density.
- Amended the PDP Site Data to reflect the updated acreages for Residential High, Wetlands/Upland Buffers and Water Management Tracts.
- Amendment to Land Use Acreage to reflect increase in max acreage for Residential High and decrease in min acreage for Wetland/Buffer.
- Addition of Tabular Data indicating maximum acreage for all MUPDs and PUD Pods, and minimum and maximum square footage for MUPDs.

Corrective Amendments to Master Plan and tabular Site Data as a result of prior approvals:

- Revise PUD Pod A to reflect updated lake configurations and water management tract and lake surface areas approved under Site Plan Amendment Petition Number 18-66 (2018-25 ASA 58) and revise tabular site data for the same.
- Indicate Enhanced Pedestrian Crosswalk approved under Site Plan Amendment Petition Number 18-66 (2018-25 ASA 58).
- Revise MUPD A square footage to indicate approved square footage total (Petition No. 16-168 (2016-67 ASA 55)).
- Revise MUPD B square footage to indicate approved square footage total as well as approved Conditional Use for 107 room hotel (Petition Number 18-95 (2018-38 ASA 58)).
- Revise MUPD B to reflect removal of 2.0ac civic parcel and revise tabular site data for the same per Resolution 2017-10/ Petition 2017-09.
- Revise MUPD B, Tract B area to include area of civic parcel and revise tabular site data for the same per Resolution 2017-10/ Petition 2017-09.
- Remove 10ac Active Park lessed out of development from Land Use Acreage chart in Tabular Site Data.

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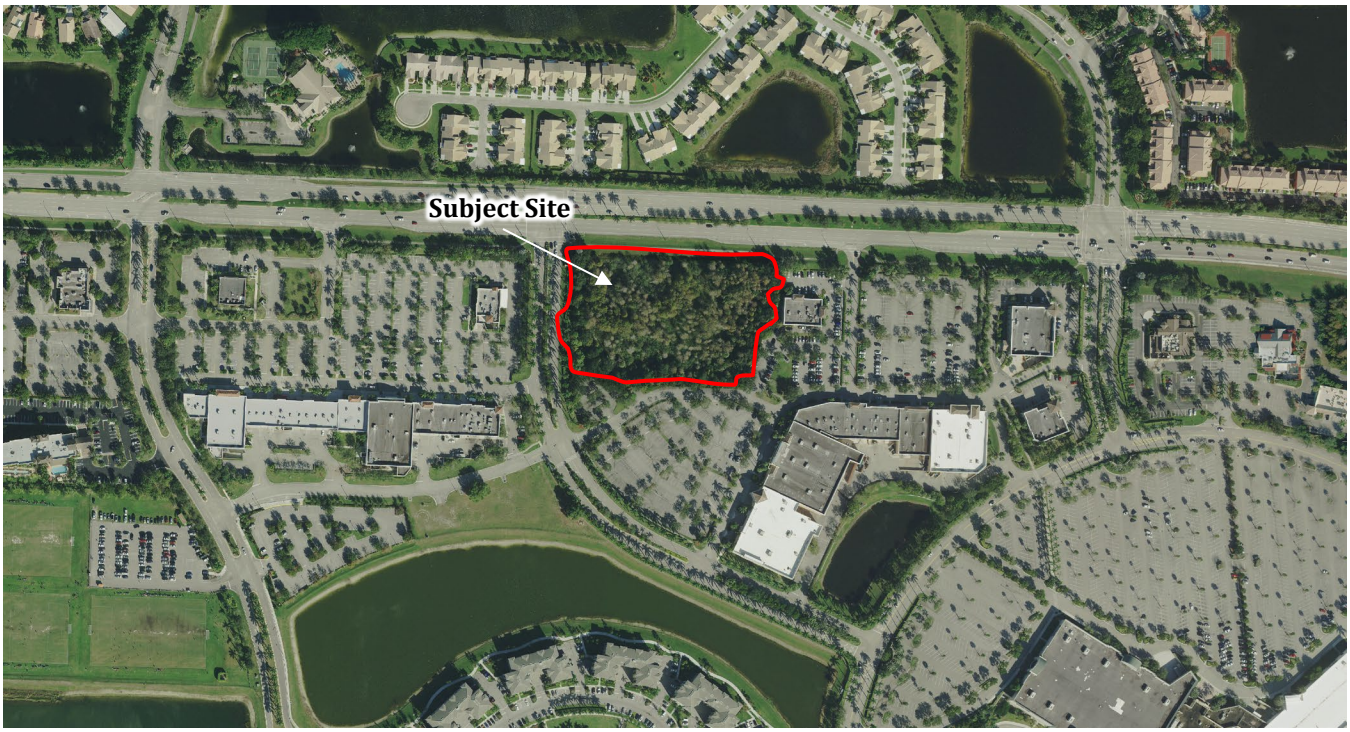
SITE CHARACTERISTICS

The subject parcel is identified by Parcel Control Number (PCN) 73-41-44-13-01-023-0020. This PCN includes 4 separate tracts of land. The proposed amendment concerns 2 of these 4 tracts of land, further defined as Wetland Tracts 3 and 5, or W-3 and W-5.

Commercial Parcel (Tract W-3)

Tract W-3 is located within the Wellington Green Mall PUD/MUPD, approximately ½ mile west of Forest Hill Boulevard intersection with State Road 7 on the south side of Forest Hill Boulevard, with 493 feet of frontage along Forest Hill Boulevard. It is currently used as wetlands and maintains a FLU designation of Regional Commercial/LSMU and a zoning classification of MUPD. The subject tract currently has no direct access point, but proposes access to the tract internal from the MUPD parking areas. Tract W-3 has an area of 3.89 acres, which is proposed to be modified from wetland to commercial and a water management tract within MUPD C. The water management tract will include wetland plantings within the tract.



Residential Parcel (Tract W-5)

Tract W-5 is located within the Wellington Green Mall PUD/MUPD, west-southwest of the Wellington Green Mall, ½ mile west of the State Road 7 and Lime Drive intersection. The subject property has a FLU designation of Conservation and a zoning classification of Planned Unit Development (PUD). Tract W-5 has an area of 17.62 acres, with 8.59 acres proposed to be multi-family residential while the remaining 9.03 acres remain as wetlands and upland buffer. There is currently no frontage or direct access point, but an access point is proposed from the adjacent northern multifamily development, Axis Luxury Apartments. The subject site will be an extension of the adjacent Axis community.

SURROUNDING PROPERTIES AND USES

Commercial Parcel (Tract W-3)
The following chart outlines the land use, zoning, and existing uses of the surrounding areas of Tract W-3.

	Land Use Designation	Zoning District	Existing Use
North	Residential E 5.01 – 8.0 du/ac	WELLINGTON PUD AR/SE/PUD	Multi-Family Residential (Wellington Edge)
South	Regional Commercial/Large Scale Multiple Use (LSMU)	WELLINGTON GREEN MALL MUPD	Commercial Retail (MUPD C)
West	Regional Commercial/Large Scale Multiple Use (LSMU)	WELLINGTON GREEN MALL MUPD	Commercial Retail (MUPD B)
East	Regional Commercial/Large Scale Multiple Use (LSMU)	WELLINGTON GREEN MALL MUPD	Commercial Retail (MUPD C)

Residential Parcel (Tract W-5)
The following chart outlines the land use, zoning, and existing uses of the surrounding areas for the proposed residential parcel on Tract W-5.

	Land Use Designation	Zoning District	Existing Use
North	Regional Commercial/Large Scale Multiple Use (LSMU)	WELLINGTON GREEN MALL PUD	Multi-Family Residential (PUD Pod C - Axis Apartments)
South	Regional Commercial/Large Scale Multiple Use (LSMU)	WELLINGTON GREEN MALL PUD	Adult Congregate Living Facility (PUD Pod A -ACLF)
West	Residential F 8.01 – 12.0 du/ac	WELLINGTON GREEN MALL PUD	Multi-Family Residential (PUD Pod B - The Estates)
East	Regional Commercial/Large Scale Multiple Use (LSMU)	WELLINGTON GREEN MALL MUPD	Regional Shopping Center (MUPD G - Wellington Green Mall)

WARRANTY DEED

The subject parcel is owned by Brefrank, Inc. This was recorded in a quit claim deed in the Palm Beach County Official Record Book 6696 on page 1714 (December 1990) between Hamyra Realty Corp. and Brefrank, Inc. A recently recorded corrective quit claim deed indicates the subject parcels are owned by Brefrank, Inc. This is recorded in the Palm Beach County Official Record Book 30546 on page 1754 (April 10, 2019) between TJ Palm Beach Associates Limited Partnership and Brefrank, Inc.

PROPERTY HISTORY

While the Wellington Green Mall properties have undergone several approvals since the subject site was initially approved by Palm Beach County as a Development of Regional Impact by Resolution 99-2268 (local conditions) and Resolution 99-2267 (regional conditions), the latest approval granted by Wellington under Resolution 2017-10/ Petition 2017-09, was to allow a hotel (Conditional Use) on MUPD B.

CONFORMANCE – MASTER PLAN AMENDMENT

Commercial Parcel (Tract W-3)
The proposed development conforms to the Village of Wellington's Master Plan Amendment criteria, as follows:

A. The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

The proposed development is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan. The proposed request for a commercial use within the Wellington Green development is consistent with Objective 1.2 of the Future Land Use Element. The proposed future land use pattern is of a quality equal to or better than the existing community, and ensures the availability of suitable land for required utility services and the density and intensity are consistent with the other goals, objectives, and policies contained in the Comprehensive Plan of the Village of Wellington.

B. The proposed request is in compliance with Article 11 of the LDR (Adequate Public Facility Standards).

The proposed request is in compliance with Article 11 of the LDR. The addition of the commercial use does not exceed the allowable 4,296 PM Peak Hour trips previously limited for the Wellington Green DRI. Refer to enclosed Traffic Statement and Requested Use Matrix prepared by Yvonne Ziel Traffic Consultants.

C. The proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environment impacts, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.

The proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environmental impacts, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment. The proposed parcel within the Wellington Green properties is currently being utilized as wetland preserve and aims to compensate the loss of stormwater storage currently being stored in the wetland by creating a 1.63 acre water management tract which will include wetland plantings within the revised tract. Furthermore, the wetland mitigation is currently being negotiated with SFWMD and the Corps of Engineers as well as mitigation bank providers.

D. The proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property Development and Planned Development District).

The proposed request is in compliance with Article 6 of the LDR. The proposed commercial use is permitted in the MUPD zoning district and complies with the MUPD property development regulations.

The proposed development will provide both vehicular and pedestrian cross connections to the surrounding uses.

E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The proposed design concept minimizes adverse effects, including visual impact and intensity by utilizing buffers, landscape medians, and similar natural features. The applicant is proposing a 10,363 SF restaurant on a portion of Tract W-3. This change is the most ideal use for the portion of land considering its surrounding uses and location along Forest Hill Boulevard. Tract W-3 is currently 3.89 acres, which is comprised of 3.26 acres of wetland preserve and 0.63 acres of upland buffer. The design concept converts the 3.89 acre tract into a 1.63 acre water management tract which will include wetland plantings, and proposes the remaining 2.26 acres be absorbed into Tract C as necessary for the development of the 10,363 SF restaurant and required parking to serve the restaurant use. Additionally, the design concept will mimic that of adjacent parcels, ensuring there is strong compatibility with neighboring structures.

F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).

The proposed request is in compliance with the Supplementary Regulations of the LDRS.

G. That the proposed request is consistent with applicable neighborhood plans.

The proposed commercial is consistent with the neighborhood aesthetics and regulations as set forth under the original Wellington Green DRI.

H. That the proposed request will result in a logical, timely, and orderly development pattern.

The proposed request meets this standard of development.

I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.

The proposed request is in compliance with Village standards and all other relevant and applicable provisions of the LDRs. The proposed request is in compliance with all County health and fire standards.

Residential Parcel (Tract W-5)

The proposed development conforms to the Village of Wellington's Master Plan Amendment criteria, as follows:

A. The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

The proposed development is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan. The proposed request for a multi-family residential use within the Wellington Green development is consistent with Goal 1 of the Future Land Use Element. The proposed future land use pattern aims to preserve and protect the distinctive characteristics of the community, discourage urban sprawl, and respect environmental constraints.

B. The proposed request is in compliance with Article 11 of the LDR (Adequate Public Facility Standards).

The proposed request is in compliance with Article 11 of the LDR. The addition of the multiple family residential does not exceed the allowable 4,296 PM Peak Hour trips previously limited for the Wellington Green DRI. Refer to enclosed Traffic Statement and Requested Use Matrix prepared by Yvonne Ziel Traffic Consultants.

C. The proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environment impacts, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.

The proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environmental impacts, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment. The parcel is currently being utilized as a wetland preserve, yet the quality of the wetland has deteriorated over time due to the bifurcation and urbanization of the surrounding area. More than half of the existing wetland is proposed to remain as Conservation and will be refurbished to increase the quality of the wetlands. The remaining tract is proposed to be developed as an extension of the adjacent residential pod. Furthermore, the wetland mitigation is currently being negotiated with SFWMD and the Corps of Engineers as well as mitigation bank providers.

D. The proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property Development and Planned Development District).

The proposed request is in compliance with Article 6 of the LDR. The proposed multiple-family residential is permitted in the PUD zoning district and complies with the PUD property development regulations. The proposed residential development will provide both vehicular and pedestrian cross connections to the already existing adjacent Camden Court community (a/k/a Axis Luxury Apartments).

E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The proposed design concept minimizes adverse effects, including visual impact and intensity by utilizing buffers, landscape medians, and similar natural features. Further, over half of the existing 17.62 acre Tract W-5 will continue to be operated as wetlands. The applicant is proposing 8.59 acres of Tract W-5 to be transformed to into an extension of PUD Pod C, while mitigating the remaining 9.03 acres of Tract W-5 to be refurbished wetlands higher quality than what exists on the same land today. Additionally, the design concept will mimic that of adjacent residential buildings, ensuring there is strong compatibility with neighboring structures.

F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).

The proposed request is in compliance with the Supplementary Regulations of the LDRS for residential multi-family development.

G. That the proposed request is consistent with applicable neighborhood plans.

The proposed architecture of the multi-family residential is consistent with the already approved Axis Community, and will remain consistent with the neighborhood aesthetics and regulations as set forth under the original Wellington Green DRI.

H. That the proposed request will result in a logical, timely, and orderly development pattern.

The proposed request meets this standard of development.

I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.

The proposed request is in compliance with Village standards and all other relevant and applicable provisions of the LDRs. The proposed request is in compliance with all County health and fire standards.

Based upon the above, attached, and referenced information, we respectfully request approval of the subject application.

Exhibit "L"
Public Comments

-----Original Message-----
From: Jenn Espinosa Holden [mailto:jennespinosa1@gmail.com]
Sent: Monday, July 15, 2019 12:36 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Wellington Preserve Issue

This Message originated outside your organization.

Good Afternoon Mayor Gerwig,

I hope this E-Mail finds you well. I am simply writing to state my concern with the current proposal to build on the preserve land near Wellington Green Mall. To start, I am a HUGE promoter of progression and watching a town grow. But with that, it needs to grow the right way. I am extremely concerned with this proposal as we already have so many vacant commercial real estate properties within walking distance of the site that is being analyzed. I do not think we should be considering building up new commercial properties when there are vacant ones available. It goes completely against the laws of economics as there is plenty of supply. I would love to see a BJs restaurant in Wellington, Florida but I think they need to go through the proper lines of finding a fit, already built, vacant building. Restaurants like Ford's Garage, Beauty and the Beeef, and Lemongrass, which are thriving, went through these channels and I think this is a standard we should hold for all commercial proposals until our vacancies drop substantially.

As for the second half of the proposal to build 180+ more apartments, I think it is fair to be very transparent with the residents the current state of AXIS and The Estates at Wellington Green. Is there a demand for more apartments? Are the current ones reaching capacity?

I leave with this, to build just to build is not progression for a city. The demand needs to be there and it needs to benefit your current residents as well as your future. You will not be remembered for the amount of buildings that were put up during your term nor will your legacy be equated to that, you will be remembered for standing by your neighbors and their concerns.

Kindly,

Jennifer Holden
Lakefield South Resident
Resident of Wellington since the day I was born in 1987 Also on behalf of John & Maria Espinosa, my parents, residents of Wellington since 1978

-----Original Message-----
From: Whitney Baldwin [mailto:kmb0907@icloud.com]
Sent: Monday, July 15, 2019 12:13 PM
To: Anne Gerwig <AGerwig@wellingtonfl.gov>
Subject: Green space

This Message originated outside your organization.

Dear Mayor,
I'm deeply concerned regarding the green space wanting to be bulldozed and to be made into a restaurant/hotel area. There are plenty of other empty buildings/spaces in that area to use. Save our Greenland's! Do not build!

Thank you, kindly,

Whitney Baldwin Cameron-Hayes
W.M.Baldwin Designs

2433 Golfbrook Drive
Wellington, Florida 33414

Cell: 561.676.7078

Damian Newell

From: Rhea Moss <rheamm@comcast.net>
Sent: Tuesday, August 13, 2019 10:29 AM
To: Damian Newell
Cc: Rhea Moss; zuckerhead@gmail.com
Subject: Conservation areas

This Message originated outside your organization.

As a resident close to the Wellington mall I am expressing opposition to the Wellington Planning Staff recommendation to approve the proposed change in status of the Conservation Areas surrounding the Mall.

These areas were created when the mall was built and have been a source of pride to those of us that frequent the mall, not to mention acreage for storm water run off, wildlife habitat, and bird migration.

Mitigation banking in another area will decimate what we have here to be ecologically responsible in our area. Building in, and reducing these areas will not make the mall more viable.

Do not approve this requested change!
I would like this comment inserted in the record, and read at the Planning and Zoning meeting this week.

Thank you,
Rhea Moss
Florida Master Naturalist
Rheamm@comcast.net

Sent from my iPad
Rhea Moss
RheaMM@comcast.net
561-324-5571 cell
561-964-5176 home

-----Original Message-----
From: Kathy Birmingham <kbirm@hotmail.com>
Sent: Friday, July 19, 2019 4:37 PM
To: Planning Info <PlanningInfo@wellingtonfl.gov>
Subject: Preserve on forest hill abutting dog park

This Message originated outside your organization.

Dear Planning and Zoning,

I am writing regarding the request by a developer to build on what is now a preserve area in Wellington. My understanding is the preserve areas were allotted or a concession to allow for the building of the mall, which was once farm land. What is the point of land being designated preserve if we are going to "unpreserve" it in the future. Wellington has many empty storefronts and numerous dining options. If restaurants and other businesses want to open a store front or restaurant there is plenty of empty space to utilize without destroying what little green area remains. Wellington has built out substantially and very little green area exists. As you know wildlife including cats live in the preserve and this would destroy their habitat.

I implore you to please keep whatever preserve area remains as such. Use existing empty structures for growth.

Thank you.

Kathleen Birmingham
Wellington and Palm Beach Polo Club resident.

Sent from my iPad

From: Nicole DeFlorio [mailto:ndeflorio@gmail.com]
Sent: Tuesday, July 23, 2019 12:56 PM
To: Robert Basehart; Anne Gerwig
Cc: kwebb@pbpost.com
Subject: Development on Preserves

Dear Mayor Gerwig and Mr. Basehart,

I am writing to you as a concerned resident of Wellington. I am a single mom who is active in the community and with my son's school, Elbridge Gale. I am also on then board of Sea Turtle Adventures, Palm Beach County Environmental Alliance, and a founding member of the Palm Beach Chapter of the Climate Reality Project. As you can tell, the climate and the environment are crucial to me and to my son's future.

I understand the importance of business and money and attracting more families to this area, whether to spend money as consumers or to live here and become a permanent part of the community and property tax base; but NOT at the expense of our land, not at the expense of our preserves.

How do you justify considering developing our preserves when there are so many vacant buildings in the Village in the very same mall vicinity as the preserves? Surely it is bad to have the former Olive Garden building, Circuit City, HH Gregg, and Nordstrom sit vacant, causing people to question why such "big" businesses could not survive here. These empty spaces are constant reminders of the failures of business in Wellington, or the fact that when companies go out of business, we are unable to fill the vacancies. Why would you prefer to knock down the preserves, home to many animals, a necessary commodity when there is a major rain event to take on excess rain water and a beautiful display of nature? The very idea that you are putting the preserves on the table rather than redeveloping vacant buildings boggles my mind. Did you not care about the environment? Do you not care about flooding? Do you not care about the beauty of this Village? Is the money of new development so enticing that you would prefer developing the preserves and ignoring the residents' wants and needs? Please shed some light on what you are thinking as to why this would be a good option.

The last article I read said you are awaiting approval from the South Florida Water Management District and the Army Corps of Engineers. Are we to trust the Army Corps after all that we see in the news from Rep. Brian Mast's Office? "For the first time ever, the Army Corps admitted to willfully and knowingly releasing toxic water containing cyanobacteria and harmful algal blooms from Lake Okeechobee to the St. Lucie and Caloosahatchee Rivers," Mast's office insisted." This has decimated the Treasure and Gulf Coasts. (Source: https://www.floridadaily.com/brian-mast-pressed-army-corps-of-engineers-on-lake-okeechobee-discharges/)

Currently, with aerial foortage from Vice News, the largest algae bloom in world history now sits off the coast of Florida. This is because of the actions of the Army Corps of Engineers. The people you want us to trust to destroy our preserves.
(Source: https://www.vice.com/en_us/article/evy99w/the-largest-algae-bloom-in-world-history-is-now-off-the-florida-coast?fbclid=IwAR0qQaNj229FPv37PsJe_rMh5rB83C_NCGgXjjeuku4S-QqM_wjuIjwFciA)

As far as the South Florida Water Management District goes, I am sure you are aware that they have routinely voted to deregulate the levels of toxins allowed into the Everglades and Arthur R. Marshall Loxahatchee Wildlife Preserves. In other words, they are allowing the poisoning of the Everglades and the Preserves. Again, these are the people you want us to trust and you are entrusting Wellington's future.

I URGE you to stop this process NOW and to save our preserves. Redevelop the vacant buildings and honor the wishes of your residents. Do what is right for Wellington and for the environment.
--
Thank you
~Nicole DeFlorio

"Give a man a truth, and he will think for a day. Teach a man to reason, and he will think for a lifetime."

-----Original Message-----
From: esi33414@gmail.com [mailto:esi33414@gmail.com]
Sent: Wednesday, July 24, 2019 11:30 AM
To: Anne Gerwig; Paul Schofield; Jim Barnes; Robert Basehart
Subject: Does L.A. Have Too Much Parking? | GlobeSt

This Message originated outside your organization.

Thought you would find this of interest. A great example of far more parking spaces then needed is the Wellington Green Mall.

With this said, why not allow development, if such development is needed to provide services to Wellington residents, on excess parking areas instead of on green space as being requested in the Wellington Green Mall.

Respectfully,
Mike Nelson, President
Effective Solutions Inc

https://protect-us.mimecast.com/s/eiZnCBBpzviPEQoczoZg7

Sent from my iPhone

From: Derrill DeRamus [mailto:outlook_F983849BA9D4BDF9@outlook.com]
Sent: Saturday, August 03, 2019 4:45 PM
To: Robert Basehart
Subject: W-3 w-5 development

Where does the ruination of Wellington stop!!

Sent from Mail for Windows 10

From: Fred Davis [mailto:fdavis6539@msn.com]
Sent: Monday, August 12, 2019 8:51 PM
To: Planning Info
Cc: Morgan Cintron; Anne Gerwig; Michael J. Napoleone; John McGovern; Michael J. Drahos; Tanya Siskind; Paul Schofield
Subject: Fw: Wellington Mall Conservation Areas PBP 7/21/19

This Message originated outside your organization.

Fred Davis
97 PacerCir
Wellington FL 33414
(561) 779-0273 (cell)

From: Fred Davis
Sent: Monday, August 5, 2019 5:09 PM
To: letters@pbpost.com <letters@pbpost.com>
Cc: Gwenn Schemer <gbs15@aol.com>; william helfferich <whelffer@att.net>; Margorie Moore <mmoore@sfwmd.gov>
Subject: Wellington Mall Conservation Areas PBP 7/21/19

I object to the proposal to "develop" two conservation areas near the Wellington Mall by mitigating their destruction by purchasing mitigation credits in the Loxahatchee Mitigation Bank for the following reasons:
1.There is a surplus of vacant commercial real estate in the area so why is there a need to construct new buildings on preserved natural areas?
2. I disagree that the areas are disfunctional. The one area I looked at is a mature cypress swamp with a mix of native trees and an absence of exotic vegetation. The area provides habitat for many species of birds and animals as well as a small example of real Florida for people to enjoy.
3. The parcels were "saved" as mitigation for the impact on natural aras by the construction of the mall. Should we now be allowed to mitigate the mitigation by purchasing mitigation credits in the Loxahatchee Mitigation Bank?
The ecological value of these small natural areas in the midst of intensive commercial development cannot be replaced by a mitigation bank 20 miles away
4. The Town of Wellington has a good record of promoting and protecting natural landscapes. Let's not reverse the trend now when we need all the green space we can get

Fred Davis
97 PacerCir

-----Original Message-----
From: Arlette Rigby [mailto:arletterigby@gmail.com]
Sent: Tuesday, August 13, 2019 11:10 AM
To: Wellington Public Records <publicrecords@wellingtonfl.gov>
Subject: Zoning change

This Message originated outside your organization.

Members of the board

I am disturbed to hear about the zoning request change in the Preserve around the Mall .

The Mall is full of
empty commercial spaces , why creating more ,before starting to destroy what Wellington is known for " green spaces".
If you start that zoning change you open the doors for other unscrupulous developers !!

The same for the height of the condos proposed at Suri West let's keep it at a normal height .

I hope you will consider the requests of the residents of Wellington and keep the city as one the best living places in US

Thank you for your consideration

Regards

Arlette Ravet Rigby
2450 Players Court

Wellington Fl 33414

Sent from my iPhone

From: Scott Zucker [mailto:zuckerhead@gmail.com]
Sent: Wednesday, August 14, 2019 12:53 PM
To: Damian Newell; Robert Basehart
Subject: Comment letter for 8/14/19 Planning, Zoning and Adjustment Board meeting

Dear Planning, Zoning and Adjustment Board,

As a 23-year Wellington resident, a former 26-year Wellington High School teacher, and the current Conservation Chair of Audubon Everglades, I strongly oppose any recommendation made by the Wellington Planners to allow a modification of the two wetland preserve areas on the outskirts of the Wellington Mall. I live less than a mile and a half from the proposed area, and I frequently visit the shops and restaurants surrounding the Mall. These two wetland preserves are some of the last historical remnants of the Northern Everglades in eastern Wellington and practically the only remaining green oases in a sea of grey to actually remind visitors why the Mall is called Wellington Green.

I read in the Palm Beach Post how Gary Koolik of Brefrank Inc., the developer, attempted to denigrate the two areas under consideration. He was quoted as saying that they are "not functional wetlands," because they "don't get wet enough" and then referred to them as "too high in places." In reality, there is no ideal wetland. Many wetlands throughout Florida are ephemeral and only seasonally wet. Even northern portions of Loxahatchee National Wildlife Refuge, which borders Wellington to the west and is the largest remaining, unspoiled wetland in Palm Beach County, is on higher ground and inaccessible by even the shallowest watercraft during the dry winter season. And the nearby 18 wetland acres owned and preserved by Wellington on the edge of Rotary Peace Park could similarly be incorrectly described as not "wet enough" and "too high." And if there is a hydrology issue with the two wetland preserves under consideration, it is because the topography and drainage have been altered by encircling them with roads and development.

I understand that the Village of Wellington is and should be concerned with the long-term health of the Mall and the tax base it provides, but destroying nearly half of the two preserved wetlands that provide a home to wildlife, cypress trees and native plants for another restaurant and a few more apartments is short-sighted and a disservice to the majority of Wellington Residents who, along with most of Palm Beach County residents that visit the Mall area, value green space and have voted consistently and overwhelmingly to fund land preservation in Palm Beach County and in Florida.

If the Village of Wellington is truly concerned with the health of the wetlands, they should work in earnest with the landowner to keep these wetlands as they are and make them a unique historical attraction to visitors of the Mall instead of destroying them. Remember, once we fill and build on these historical wetlands, they are lost forever. Do not approve this requested zoning change by Brefrank Inc.

I would like this comment inserted in the record, and read at the Planning and Zoning meeting on Wednesday, August 14, 2019.

(The letter is also attached.)

Thank you,

Scott Zucker

Vice President & Conservation Co-Chair
vp-conservation@auduboneverglades.com
561-301-0909

-----Original Message-----
From: Cindy Bodenstein <cindy.ducheney15@gmail.com>
Sent: Thursday, August 15, 2019 6:59 AM
To: Morgan Cintron <mcintron@wellingtonfl.gov>
Subject: Leave the preserves alone!!!!!

This Message originated outside your organization.

Sick of your killing the planet your greed gets in the way. Let the little bit of green space stay. Give what little bit of space the wild has left alone.

Concerned citizen

Sent from my iPad

From: Carl Lovetere <carlsl@att.net>
Sent: Thursday, August 15, 2019 3:31 PM
To: Morgan Cintron <mcintron@wellingtonfl.gov>
Subject: Wellington Mall land use and Town Centrer

This Message originated outside your organization.

Hello Morgan

Please share this with the council and it is probably to late but planning and zoning.

Would you also reply you received this.

New Land Use at The Wellington Mall.

There are three or maybe more restaurants around the mall that have gone out of business. Ruby Tuesday and Macaroni Grill moved out a while back and I think are still empty and Nordstrom plus others moved out.

A few months back Town Center project which I am in favor of was not to well taken.

Both the areas discussed could be used for a open treed park area, small pond , walking trail with park benches to be used all residents.

ALSO :

Do we need more housing ?

Will the home builders add to the quality or life ?

What will the impact be on our schools, roads, parks , water and sewer ?

I hope Town Center is on its way and the main Pool stays at the location even it has to be relocated.

Maybe build the new one on the Lake were the commiceral buildings are with two more smaller walk in pools for multi use between the New pool and the location of the current pool .

By the way after geting hit on my bicycle in December in the last two months I had two , to close calls with large dump trucks, in both cases the Driver would have been ticketed.

Thanks for your time.

Carl Lovetere

561-308-7789

carlsl@att.net

> On Aug 27, 2019, at 12:33 PM, Maryann Clay <ibelieveinj@yahoo.com> wrote:
>
> This Message originated outside your organization.
>
> This email is to express my disgust of the fact there is even consideration to remove any of the preserves anywhere in Wellington and especially at the Wellington Green Mall. The mall currently is just a huge concrete jungle that is under-utilized, and yet you the council want to add to this eyesore!
>
> I always loved and bragged on Wellington because I thought it was different than the typical south Florida town/city as it tried to preserve its small town atmosphere and beauty. But with each passing year, I am seeing that somewhere along the way Wellington has sold its soul to the highest bidder. ☹ Please keep what little green we have left at the mall and don't cave in to the greed.
>
> Disgusted and appalled at the thought..
> Maryann Clay
>
> Sent from my iPhone
>

September 16, 2019

Dear Village Council,

Hi my name is Michael and I am very concerned about people destroying the Wellington Green wetlands. Why are you destroying the wetlands if there is a contract? There are many reasons that you should vote on keeping our wetlands.

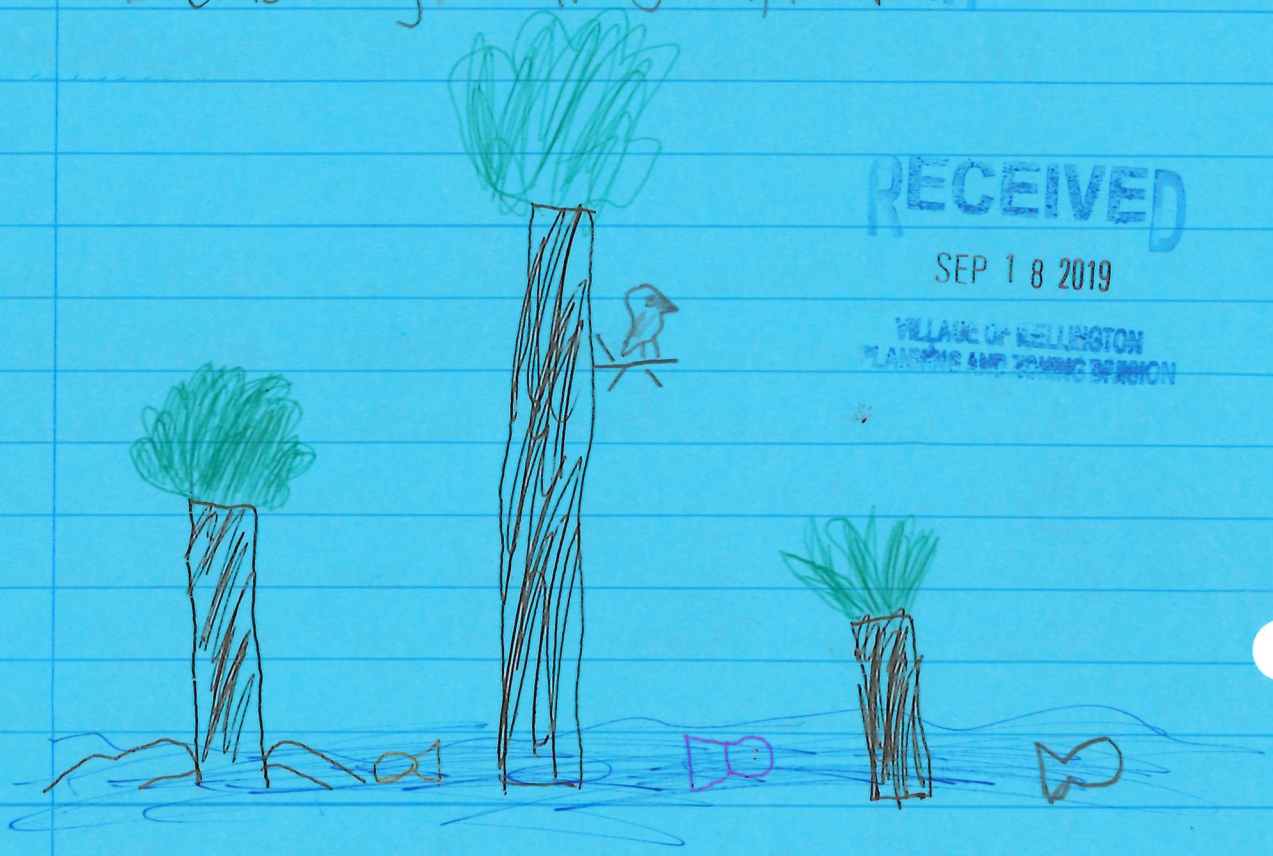
1. Trees and other greenery are very healthy.

2. We have a climate crisis and we need more trees, not less. This helps with removing carbon and trees provide oxygen.

3. We have many animals and plants that we have not discovered that could help our environment.

Those are reasons that we need you to Keeping our environment healthy.

Sincerely, Michael Young Elbridge Gale Elementary Wellington, FL



September 18, 2019

Go to back when done reading this

Dear village Council,

Hello I im a 4th grader from Elbridge Gale Elementary School. I am writing to you to ask you vote to keep the wetlands by Wellington Green mall.

One reason I wont you to vote to keep the wetlands is because they trap a bunch OF carbon from earths atmosphere (thats a good thing), doing so makes earth alot cooler. Another reason, is that migratory birds live there. If birds migrate to those wetlands and they come back it would be sad if they were to come back and there destroyed. Out of the many reasons to protect the wetlands this is the last

I will tell you. There are tiny mammals that live there. All these tiny mammals help keep all of the wetlands clean and healthy.

Instead of using the wetlands and destroying them you should use other shut down business's like Pei wei, Macaroni grill or even nordstorm in the mall.

Sincerely,

Christopher Powell

Elbridge Gale Elementary School
Wellington, FL

September 18, 2019

Dear village council,

Today, I am writing a note (well this one) to give you advice. DON'T DESTROY THE WETLANDS!!!! Don't be "crayfish" and destroy the wetlands! Golden top minnows are golden, not garbage! The least killifish ain't gonna kill ya, but why would you allow anyone to kill them? So save the wetlands!!!

Here are some reasons to save the wetlands: Little mammals live there and provide food for birds of prey like raptors, owls, hawks, and some others feed on them. So, [redacted] no mammals, no birds either! Next, wetlands are a habitat to many animals, like manatee's, aligators, crayfish, blue spotted sunfish and much more animals live in the wetlands, but if we destroy the wetlands, all the animals will be all gone.

Lastly, migratory birds use the trees as nesting grounds when they come in winter. But if we destory them, what will happen? Well, there will be no animals either, of course! So Keep Earth nice, because you can't reconstruct it twice!

Please vote "no" on destroying the wetlands, because then again, you can't undo the destruction you're done!

Sincerely,

Louis Manyano

September 17, 19

Dear, Village Council

Where did the Wetlands go, where are you wetlands. We are writing to you today to get your attention to not remove the wetlands. Animals depend on them, Floods can happen with no wetlands, and there's no room in my school for kids if you make apartments. Redd more to save the Wetlands.

Animals live there, do you actually want to destroy their home.

Floods can happen! Floods can hurt business and people. With the Wetlands they can help hold water during heavy rains.

Lastly, if you make apartments we don't have space for the kids to go to my school. So if we ruin the Wetlands, things can happen. So please vote to save the preserve at Wellington Green.

Sinserely,
Jaylynn Arce
Elbridge Gale Elementry
Wellington FL.

9/13/19

Dear Village council,

I am a fourth grader at Elbridge Elementary. One of the reasons that you should not ruin the wetlands is that the wetlands helps prevent floods. If we don't protect the wetlands then Wellington is going to get flooded! Another reason is there are many other vacant areas so he doesn't need to build a new restaurant. My third reason is that you will be taking many animals homes how would you like it if someone took your home? And my final reason is that there will be too many kids that need to go to school we dont need any more apartments we need wetlands!

Sincerely Luciana

September 18, 2019

Dear Village Council,

We shouldn't destroy the wetlands because it contains many lives in this habitat.

My concern is that we shouldn't destroy the wetland area near the mall. Reasons that we should keep this area of wetland is that wetlands can act as a carbon sink, mammals live there, plants suck up flood water and can store the water.

Wetlands can act as a carbon sink and can reduce the effects of climate change. Mammals and plants live in these wetlands. If we destroy this area of wetland they will have no home! When there is a flood wetlands can take in flood water and store the water, then plants filter the water. Once it is filtered we can drink the water.

Turn

Please vote to protect this area of wetland not destroy it.

Sincerely, Kayleen Phan

September 18, 2019

Dear Village Council,

Today I am writing to you while concerned about the event in Wellington Green. Destroying the Wet lands that he promised he would not destroy is a very big deal! Him destructing this piece of wetland means he is also destroying a lot of trees! Trees are a source of oxygen. We have to make more trees, not less! Trees hold carbon. Carbon is not good for the planet. Also, taking away the wet lands is also taking away lots of plants and animals homes! All in all, I vote to keep the wetlands

Sincerely, Emily Chechker

Exhibit "M"
Tree City USA (Tree Inventory)

ENGINEERING
ENVIRONMENTAL
ECOLOGICAL

September 12, 2018

Brian Hopper
Landscape/Forestry Operations Supervisor
Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Subject: **GPS Tree Inventory Summary Report**
Village of Wellington, Palm Beach County, Florida
E Sciences Project Number 2-0981-001

Dear Mr. Hopper:

E Sciences, Incorporated (E Sciences) is pleased to provide you with this summary report for the Global Positioning System (GPS) inventory of trees within the Village of Wellington performed by E Sciences in general accordance with our proposal number 2-0981-P01 dated May 31, 2018.

As discussed during our meeting on June 28, 2018, our prioritization for the inventory was major road right-of-way areas followed by parks. Geographic Information System (GIS) data for the major roads and parks was provided to E Sciences by your GIS department prior to the meeting and is depicted on the attached figures (see **Attachments 1 through 3**). E Sciences was also provided with a hard copy list of prioritized parks during the meeting.

The major roads inventoried consisted of the following: Forest Hill Boulevard; State Road 7/US 441; South Shore Boulevard; Wellington Trace; Greenview Shores; Binks Forest Drive; Paddock Drive; Greenbriar Boulevard; Birkdale Road; Big Blue Trace; Stribling Way; Pierson Road. Pending completion of the major roadways, E Sciences inventoried trees within 11 prioritized parks consisting of the following: Village Park; Greenbriar Park; Summerwood Park; Primrose Park; Margate Park; Amesbury Park; Tiger Shark Cove Park; Farmington Park; Brampton Cove Park; Block Island Park; and Dorchester Park.

A total of 5,544 trees were inventoried between the major roads and parks, slightly exceeding the maximum total of 5,510 trees to be inventoried per our proposal (see **Attachments 4 and 5 – Tree Data Tables for Streets and Parks**). Live Oak (*Quercus virginiana*) was the most abundant species present, at 1,079 trees or 19% of the total number of trees inventoried. Table 1 includes the most abundant species inventoried.

E Sciences, INCORPORATED
224 SE 9th Street • Fort Lauderdale, FL 33316
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www.esciencesinc.com

Table 1. Summary of Most Abundant Tree Species per Inventory			
Species Common Name	Species Scientific Name	Total Number per Species	Percent of Total Trees Inventoried
live oak	*Quercus virginiana*	1079	19.4
Cabbage palm	*Sabal palmetto*	761	13.7
Washington palm	*Washingtonia robusta*	682	12.3
slash pine	*Pinus elliottii*	538	9.7
bald cypress	*Taxodium distichum*	300	5.4
royal palm	*Roystonia regia*	273	4.9
solitaire palm	*Ptychosperma elegans*	264	4.8

The majority of inventoried trees (3,836 or 69%) were determined to be in "good" condition, with negligible downgrading defects observed. The remaining trees displayed a variety of defects ranging from minor (e.g. stubs, dead wood) to severe (major canopy loss). Severe defects were uncommon, with less than 3% of the inventoried trees receiving a rating of "poor" or lower.

The most commonly observed defects included the co-dominant leaders without included bark and over-trimming (palms only). Below is a list of defects observed in relatively high abundance:

Table 2. Summary of Observed Tree Defects		
Defect	Number of Observations	Percent of Total Trees Inventoried
codominant leaders/no included bark	783	14.1%
over-trimmed (applied to palms only)	352	6.3%
dead wood	219	4.0%
codominant leaders/included bark	212	3.8%
leaning – minor	157	2.8%
reduced canopy – moderate (25% to 50% canopy loss)	156	2.8%
nutrient deficiency (palms only)	117	2.1%
stubs	106	1.9%

Crown cleaning (i.e. to remove stubs, sprouts, broken branches, etc.) and structural pruning (i.e. to subordinate co-dominant leaders) were the most common recommendations for remediation of tree defects.

We recommend the following steps:

- Complete Village-wide inventory
- Address hazard trees (if present)
- Prepare an Urban Forest Management Plan

We appreciate the opportunity to perform the GPS tree inventory and provide you with this report summarizing our findings. If you have any questions concerning this proposal, please contact us at (954) 484-8500.

Sincerely,
E SCIENCES, INCORPORATED

Brian Voelker
Senior Scientist, ISA Certified Arborist

Justin Freedman
Project Manager, ISA Certified Arborist

Copy: Keith Jackson, Engenuity Group, Inc.

Attachments:
1. Tree Inventory Map (Overview)
2. Tree Inventory Map (Key Sheet)
3. Tree Inventory Map – Sheets 1 to 9
4. Tree Data Tables – Major Roads
5. Tree Data Tables – Parks
6. DVD of Report PDF and Tree Data GIS Shape File