Exhibit F: Environmental Assessment

Lotis Wellington Phase 2 Property
Wellington, Palm Beach County
Environmental Assessment Report

Prepared By:
Ecotone Services, Inc.
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Fellsmere, FL 32948
772-453-3339
www.ecotoneservices.com

Prepared For:
JKM Acquisitions, LLC

April 21, 2021

TABLE OF CONTENTS

Lotis Wellington Phase 2 Property
Environmental Assessment Report
Palm Beach County – Section 12, Township 44S, Range 41E
April 21, 2021

INTRODUCTION

The intent of this Environmental Assessment report is to provide a preliminary assessment of natural features located within the boundaries of the project site (assessment area) including wetlands, upland habitat, protected trees and other vegetation, and potential for threatened and endangered species (flora and fauna). As part of this report, a summary of potential impacts to site plan design and mitigation options will be discussed.

The project site is 51.58 acres in size and is comprised of 3 parcels of land (Property Control Number: 00-42-43-27-05-018-0040, 00-42-43-27-05-018-0071, 00-42-43-27-05-018-0072). The project site is located on the west side of State Road 7 (US 441), between Forest Hill Boulevard and Southern Boulevard, Wellington, Palm Beach County. See Exhibit A, Location Map.

METHODOLOGY

This Environmental Assessment report (EA) is based on aerial (2020) photographic interpretation (Google Earth ®), review of Soil Survey of Palm Beach County Area (USDA, Natural Resource Conservation Service, (Web Soil Survey) and field investigations. Ecotone Services, Inc. (ESI) staff performed several site visits including on March 17, 29, 30 and April 2, 2021. An aerial photograph (Scale: 1" = 400') was used to attain a general assessment of the natural features of the parcel and to indicate specific points of interest. An on-site review of the subject property conditions was performed by walking transects through the site while noting plant species, upland and wetland ecosystems and habitats, and potential use by listed animal and plant species.

SITE CONDITIONS

The project site is 51.58 acres in size and is comprised of 3 parcels of land that are vacant, and heavily wooded. The adjacent properties are comprised of a mix of single family residential communities, commercial retail, medical facilities (hospital, offices), and a former sand mining site to the immediate south.

The project site is essentially comprised of 2 different habitat types. One is an exotic hardwood wetland that covers approximately 2/3's of the entire project site including most of the southern section of the property, and is approximately 40 acres in total area. A scattered, remnant native tree canopy of pond cypress inhabits some of the more west and west-central section of this assessment area, with other sparsely intermingled native trees including pond apple, dahoon holly, red maple, and red bay. The understory is equally lacking in native plant coverage and diversity and includes a smattering of myrsine, cocoplum, saw palmetto, royal fern, and swamp fern. Most of the plant coverage in the wetland assessment area understory is comprised of

exotic invasive plant species including Brazilian pepper, shoebutton ardisia, and exotic hardwood saplings. Old world climbing fern is also extremely dense throughout this assessment area, often forming dense mats on tree tops and groundcover.

The remainder of the project site is comprised of uplands that is located in the more northern and north-western section of the project site and is approximately 11.48 acres in size. The vegetation cover is a mix of mostly exotic hardwood trees including Australian pine, Melaleuca, and earleaf acacia. Scattered native trees, particularly slash pine are located in the more western section of the uplands of the project site. The remainder of the native vegetation canopy cover is comprised of scattered cabbage palm, red bay, dahoon holly, and laurel oak trees. The native understory and groundcover includes sparse clusters of saw palmetto, myrsine, cocoplum and swamp fern. No intact upland habitat exists within this assessment area.

Please refer to the Florida Land Use Cover Classification System (FLUCCS Map) map included with this report (Exhibit C).

UPLAND ECOSYSTEM

The upland portion of the project site is approximately 11.48 acres in size and is located in the more north by north-west section of the project site and is dominated by an exotic hardwood canopy of Australian pine with a mix of Melaleuca and earleaf acacia. Scattered native trees, mostly slash pine are located in the more western section of the uplands of the project site. The remainder of the native vegetation canopy cover is comprised of scattered cabbage palm, red bay, dahoon holly, and laurel oak trees. The understory and groundcover is very sparse due to dense exotic hardwood canopy and a heavy duff layer from Australian pine trees leaves. The native groundcover includes sparse clusters of saw palmetto, myrsine, cocoplum and swamp fern. No intact upland habitat exists within this assessment area.

The following descriptions include the Florida Land Use, Cover and Forms Classification System (FLUCCS) incorporated by the Florida Department of Transportation (FDOT).

438 – Mixed Hardwoods (11.48 acres)

This FLUCCS assessment area comprises the north and north-west corner area of the project site. The remainder of the project site is comprised of a remnant freshwater wetland. This upland assessment area is a mix of mostly exotic hardwood trees (85% coverage) including Australian pine, Melaleuca, and earleaf acacia and scattered native trees including slash pine, cabbage palm, red bay, dahoon holly, and laurel oak. The upland assessment area understory and groundcover is very sparse and is comprised of saw palmetto, myrsine, cocoplum, and swamp fern. No intact upland habitat exists within this assessment area.

The following is a list of the prevalent native and non-native plant species identified on the project site located within this assessment area:

Common Name	Scientific Name	Location	Designation
Slash pine	*Pinus elliotti* var. densa	Canopy	Native
Laurel oak	*Quercus laurifolia*	Canopy	Native
Red bay	*Persea borbonia*	Canopy	Native
Dahoon holly	*Ilex cassine*	Canopy	Native
Cabbage palm	*Sabal palmetto*	Canopy	Native
Saw palmetto	*Serenoa repens*	Groundcover	Native
Myrsine	Rapanea punctata	Goundcover	Native
Swamp fern	*Blechnum serrulatum*	Groundcover	Native
Australian pine	*Casurina spp.*	Canopy	Non-native
Paper bark	*Melaleuca quinquenervia*	Canopy	Non-native
Earleaf acacia	*Acacia auriculiformis*	Canopy	Non-native
Brazilian pepper	*Schinus terebinthifolius*	Understory	Non-native
Old world climbing fern	*Lygodium microphyllum*	Vine	Non-native

WETLAND ECOSYSTEM

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States (WOTUS) pursuant to U. S. Environmental Protection Agency (EPA) the Clean Water Act (PL92-500, Section 404) as further defined in the USACE regulatory program (33 CFR 320-330). Also, the Navigable Waters Protection Act implemented by the federal government on June 22, 2020 is adhered to in order to assist in the determination of WOTUS.

The State of Florida Department of Environmental Protection (FDEP) has established wetland identification and permitting processes as part of Chapters 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated, or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions".

Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of Engineers Wetlands Delineation Manual* (USACE Waterways Experiment Station Environmental Laboratory, 1987).

Delineation of state wetlands regulated by FDEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert et al, 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used as a guide in this investigation.

The Navigable Waters Protection Act (NWPR) was implemented by USACE on June 22, 2020. On December 22, 2020, FDEP assumed delegation of the State 404 Program and will manage

this program moving forward for USACE. In order to confirm wetland jurisdiction, a permit application must be submitted to FDEP.

An Informal Wetland Jurisdictional Determination was issued by SFWMD on November 19, 2020. Approximately, 39.8 acres of wetlands and 0.3 acres of surface water exists on the project site. See Exhibit E, SFWMD Informal Wetland Jurisdictional Determination.

Based on the current Navigable Waters Protection Act (NWPR) adopted June 22, 2020 the project site should not be jurisdictional to USACE based on the distance to WOTUS. Additionally, FDEP assumed delegation of the State Section 404 Program on December 22, 2020 and will manage this program moving forward for USACE. Due to the location of the project site, the wetlands on the project site should not be deemed jurisdictional. However, a permit application must be submitted to FDEP in order to confirm this assumption.

Any impacts to wetlands or surface waters will require a State Environmental Resource Permit. It is not anticipated that a State Section 404 permit will be required based on the distance from WOTUS and retained waters.

The following descriptions include the Florida Land Use, Cover and Forms Classification System (FLUCCS) incorporated by the Florida Department of Transportation (FDOT).

619 – Exotic Hardwood Wetlands (39.8 acres)

This FLUCCS assessment area comprises the vast majority of the project site and is a remnant freshwater wetland slough that historically ran north and south along the State Road 7 corridor. Due to continued hydrologic impacts in the immediately surrounding area from drainage canals, roads, road side swales, development including surface water management ponds, and other surface and groundwater extractions (private wells, irrigation), this wetland area has transitioned to an exotic hardwood wetland that is dominated with a dense canopy of Melaleuca, java plum, Australian pine and Brazilian pepper. A scattered, remnant native tree canopy of pond cypress inhabits some of the more western and west-central section of this assessment area, but this is a relatively small area of the overall wetland acreage on the project site. Other native trees in this assessment area are very sparse and include dahoon holly, pond apple, red maple, and red bay.

The understory is equally lacking in native plant coverage and diversity due to the hydrologic impacts and the infestation of exotic and nuisance plant species coverage. The native plant understory and groundcover species are scattered and patchy and include myrsine, cocoplum, saw palmetto, royal fern, and swamp fern. Most of the plant coverage in the wetland assessment area understory is comprised by exotic invasive plant species including Brazilian pepper, shoebutton ardisia, and exotic hardwood saplings. Old world climbing fern is also extremely dense throughout this assessment area, forming dense mats on tree tops as well and groundcover in many areas.

The overall quality of this assessment area is extremely low due to the exotic invasive plant coverage, lack of hydrology to support a functioning wetland system, and wildlife's inability to utilize the wetland assessment area due to the dense exotic invasive plant species infestation.

The following is a list of the more prevalent native and non-native plant species identified on the project site located within this assessment area:

Common Name	Scientific Name	Location	Designation
Pond cypress	*Taxodium ascendens*	Canopy	Native
Dahoon holly	*Ilex cassine*	Canopy	Native
Red bay	*Persea borbonia*	Canopy	Native
Cabbage palm	*Sabal palmetto*	Canopy	Native
Pond apple	*Anonna glabra*	Sub-canopy	Native
Myrsine	*Rapanea punctata*	Shrub	Native
Cocoplum	*Chrysobalanus icaco*	Shrub	Native
Swamp fern	*Blechnum serrulatum*	Groundcover	Native
Paper bark	*Melaleuca quinquenervia*	Canopy	Non-native
Java plum	*Syzygium cumini*	Canopy	Non-native
Earleaf acacia	*Acacia auriculiformis*	Canopy	Non-native
Brazilian pepper	*Schinus terebinthifolius*	Shrub	Non-native
Shoe button ardisia	*Ardisis elliptica*	Shrub	Non-native
Old world climbing fern	*Lygodium microphyllum*	Groundcover	Non-native

524 – Lakes less than 10 acres (0.3 acres)

This FLUCCS assessment area is a very small surface water pond that is approximately 0.3 acres in size and is located in the extreme south-east corner of the project site. It is all open water with no vegetation cover on the surface or along water's edge (emergent). Brazilian pepper forms a dense stand at the top of bank around the entire perimeter of the assessment area. The pond appears to be a fill borrow pit that was excavated more than 30 years ago.

There is no vegetative cover associated with this FLUCCS assessment area.

SOILS

The following is the soil type and its description found throughout the project site according to the Palm Beach County Soil Survey. Please see attached Exhibit B, Soils Map.

12 – Chobee fine sandy loam, frequently ponded: This is a nearly level, very poorly drained soil that has a surface of layer of dark colored fine sandy loam and a subsoil of sandy clay loam. This soil is in depressions and low, nearly level areas between the Everglades and the coastal ridge. Under natural conditions, the water table is within 10 inches of the surface for more than 6 months in most years. Depressions are covered in water most of each year. The natural vegetation is pickerelweed, needlegrass, sawgrass, maidencane, ferns, sedges, and scattered areas of cypress, sweetbay, sweetgum, and southern bayberry.

36 – Riviera fine sand: This is a nearly level, poorly drained soil that has a thick sandy subsurface layer that tongues into a loamy subsoil at a depth of 20 to 40 inches. This soil is in broad, low areas. Under natural conditions, the water table is within 10 inches of the surface for

2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. The natural vegetation is saw palmetto, slash pine, pineland three-awn, inkberry, blue maidencane, tooth-achegrass, chalky bluestem, scattered cabbage palm, and cypress trees.

THREATENED AND ENGANGERED SPECIES

The State of Florida Fish and Wildlife Conservation Commission (FWC) regulates protected species according to Rule 68A-27.001(3), Florida Administrative Code (FAC). The plant and animal species regulated by FWC are managed according to the federal Endangered Species Act of 1973. On the federal level, the U. S. Fish and Wildlife Service (FWS) is the regulatory agency that oversees this program.

According to the FWS Information for Planning and Consultation (IPaC) web database (https://ecos.fws.gov/ipac/), the following table is a list of potential species that may inhabit the region that the subject property is located, but do not necessarily inhabit the subject property due to historic land alterations, current site conditions, and the surrounding environment and adjacent property conditions.

A. Amphibian

Common Name	Scientific Name	Protected Species	
		State	Federal
Not Applicable			

B. Birds

Common Name	Scientific Name	Protected Species	
		State	Federal
Everglades Snail Kite	*Rostrhamus sociabilis plumbeus* (3)		FE
Wood Stork	*Mycteria americana* (3)		FT

C. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida Bonneted Bat	*Eumops floridanus* (3)		FE

D. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Eastern indigo snake	*Drymarchon corais couperi* (2)		FT
American alligator	*Alligator mississippiensis* (3)		SAT
Gopher tortoise	*Gopherus polyphemus* (3)	ST	

E. Plants

Common Name	Scientific Name	Protected Species	
		State	Federal
Not Applicable			

*: Observed on site
FT: Federally-designated Threatened
FE: Federally-designated Endangered
FT(SAT) Federally-designated Threatened species due to similarity of appearance
ST: State-designated Threatened
SSC: Species of Special Concern

Occurrence probability:
(1) = likely, (2) = minimal, (3) = highly unlikely, (4) = transient (pond/canal, wading birds and forging raptors)

According to response from letters of inquiry for database review from ESI to FWS and FWC, no listed species were identified by the agencies as potentially utilizing the project site for nesting or foraging with the exception of woodstork (according to FWS).

The following is a summary of potential listed species that may utilize the project site for nesting, roosting, and/or foraging according to the FWS iPaC database.

A. Everglades Snail Kite (*Rostrhamus sociabilis plumbeus*)
The Everglades snail kite are listed as federally endangered according to FWS. They are a large raptor that utilizes freshwater wetlands and adjacent upland areas for nesting, roosting, and foraging (wetlands). Shallow water wetlands with emergent vegetation (spike rush, bulrush) that is not too dense and has an appropriate water depth no greater than 10-12 inches. Apple snails are a significant part of their diet.

The project site wetlands are heavily wooded with mostly exotic hardwood trees (Melaleuca, java plum, Brazilian pepper), with no open water areas for landing or foraging.

B. Wood stork (*Mycteria americana*)
Wood storks are listed as Threatened according to FWS, and imperiled by the State of Florida (FWC). Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Wood storks nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands in Florida (Florida Natural Areas Inventory 2001). They forage in a variety of wetlands including both freshwater and estuarine marshes, although limited to depths less than 10-12 inches. Impacts to wood stork foraging habitat may require compensatory mitigation including but not limited to the purchase of wetland mitigation credits of similar habitat at an approved wetland mitigation bank.

The project site wetlands are heavily wooded with mostly exotic hardwood trees (Melaleuca, java plum, Brazilian pepper), with no open water areas for landing or foraging.

C. Florida Bonneted Bat (*Eumops floridanus)*
Florida Bonneted Bat has attained recent attention and protective measures placed upon its habitat in the south Florida area. The project site falls within the FWS consultation area for this species, however, the project site is heavily wooded with mostly exotic hardwood trees (Melaleuca, java plum, Brazilian pepper) along with a dense cover of old world climbing fern. The project site is not considered primary habitat due to this dense vegetative cover.

D. Eastern Indigo Snake (*Drymarchon corais couperi*)
Eastern Indigo Snake (EIS) is a species that has recently attained an increase in protective measures throughout the state of Florida. Adhering to the Protection Measures For The Eastern Indigo Snake (FWS, 2013) during construction activity should be sufficient to avoid impacts to this species.

E. American alligator (*Alligator mississippiensis*)
The American alligator is a federally threatened species. The project site does include significant acreage of exotic hardwood forested wetlands, but this is not alligator habitat and does not contain any standing water or connection to canals, waterways, or other extended wetlands areas that would allow for access to appropriate alligator habitat.

F. Gopher tortoise (*Gopherus Polyphemus)*
The gopher tortoise is listed as a threatened Species in the State of Florida, and is protected according to the Florida Administrative Code, Wildlife Code, Chapter 39 (Rule 39-4.001, 39-25.002, and 39-27). The project site is not gopher tortoise habitat as it is mostly a remnant wetland system, is heavily overgrown, and does not contain foraging opportunities for this protected species. No gopher tortoise burrows, scat or other signs of their inhabitation were observed during the various site investigations during the months of March and April 2021.

HISTORICAL AND CULTURAL RESOURCES

According to the Florida Master Site File search and email response from the State Division of Historical Resources dated March 17, 2021, there are no historical or cultural resources that are associated with the project site. See Exhibit H.

CONCLUSION

The project site is 51.58 acres in size and is comprised of heavily impacted freshwater wetlands and upland ecosystems that are both dominated with exotic hardwood trees (Melaleuca, Brazilian pepper, Australian pine, earleaf acacia) and other exotic and nuisance plant species (old world climbing fern, shoebutton ardisia). The wetland is approximately 40 acres in size, and the uplands are over 11 acres in total area. The wetlands are very low quality, and the uplands does not have any intact habitat.

Upland Habitat /Protection of Native Vegetation:
There is no intact upland habitat on the project site due to the dense growth of exotic and nuisance plants over the course of many years. The native vegetation that remains in the upland section of the project site is deemed remnant and will not require an upland preserve.

A sub-meter accuracy Global Positioning System (GPS) tree inventory has been prepared by ESI staff according to the Village of Wellington requirements for each native tree with a diameter at breast height of 4" or greater. Removal of protected trees will require mitigation (replacement) according to the Village code of ordinances.

Wetlands and Surface Waters:
There is a total (estimate) of 39.8 acres of freshwater forested wetlands and 0.3 acres of surface water on the project site based on a November 19, 2020 Informal Wetland Jurisdictional Determination issued by SFWMD.

An ERP from SFWMD will be required as part of the entitlement process for site development. Any impacts associated with the existing wetland will require compensatory mitigation.

FDEP assumed delegation of the State Section 404 Program on December 22, 2020 and will manage this program moving forward for USACE. Due to the location of the project site and the No Permit Required issued by USACE (SAJ-2018-03439, November 18, 2020) for the Lotis Wellington Phase I, the wetlands on this project site should not be deemed jurisdictional and should also qualify for a No Permit Required due to similar circumstances. However, a permit application must be submitted to FDEP in order to confirm this assumption.

If mitigation for wetland impacts is required, then a functional assessment for the quality of the wetlands being impacted will be required in order to determine the number of functional units (UMAM) or mitigation credits as compensatory mitigation. The functional scoring method required to be used is determined by the mitigation bank as each mitigation bank in the project's service area uses a different functional assessment scoring method.

The following is a summary of the current mitigation banks in the project's service area that have available freshwater forested wetland mitigation credits, the estimated number of credits required per acre for wetland impacts, and the current cost per credit (subject to change) based on 1 acre of wetland impacts at the project site:

1. Loxahatchee Mitigation Bank

- is located in the basin of the project site;
- uses Wetland Rapid Assessment Procedure (WRAP) as the functional assessment scoring method;
- currently has 22 freshwater forested credits available
- Current cost per credit is $275,000.00.

The following is an estimate of the cost per credit for impacts to 1 acre of on-site wetlands:

1 acre of wetland impact X 0.45 MRAP score = 0.45 credits X 1.15 Time lag & Risk factor = 0.52 credits required X $275.000.00 per credit = **$142,312.50**

2. Pembroke Pines Mitigation Bank

- is located outside of the basin (in Broward County) of the project site;
- uses Wetland Benefit Index (WBI) which is developed specifically for use at PPMB as the functional assessment scoring method;
- currently has 18 state and 22 federal freshwater forested credits available
- current cost per credit is $275,000.00.

The following is an estimate of the cost per credit for impacts to 1 acre of on-site wetlands:

1 acre of wetland impact X 0.45 MRAP score = 0.45 credits X $275.000.00 per credit = **$123,750.00**

3. Bluefield Ranch Mitigation Bank (BRMB)

- is located outside of the basin (in St. Lucie County) of the project site;
- is currently under review by SFWMD to extend the current service area throughout Palm Beach County and into Broward County;
- uses Wetland Rapid Assessment Procedure (WRAP) as the functional assessment scoring method;
- currently has numerous state and federal freshwater forested credits available;
- current cost per credit is $160,000.00.

The following is an estimate of the cost per credit for impacts to 1 acre of on-site wetlands:

1 acre of wetland impact X 0.45 MRAP score = 0.45 credits X $160.000.00 per credit = **$72,000.00**

4. Delray Training Center Mitigation Site (DTCMS)

- is a permittee responsible mitigation site, not a permitted mitigation bank;
- has not yet attained state and federal permits to utilize DTCMS as a viable mitigation site;
- is located in the same basin as the project site;
- Unified Mitigation Assessment Method (UMAM) is the functional assessment scoring method;
- if state and federal permits are attained, DTCMS may provide as many as 15.86 freshwater forested functional units
- cost per functional unit has not been determined.

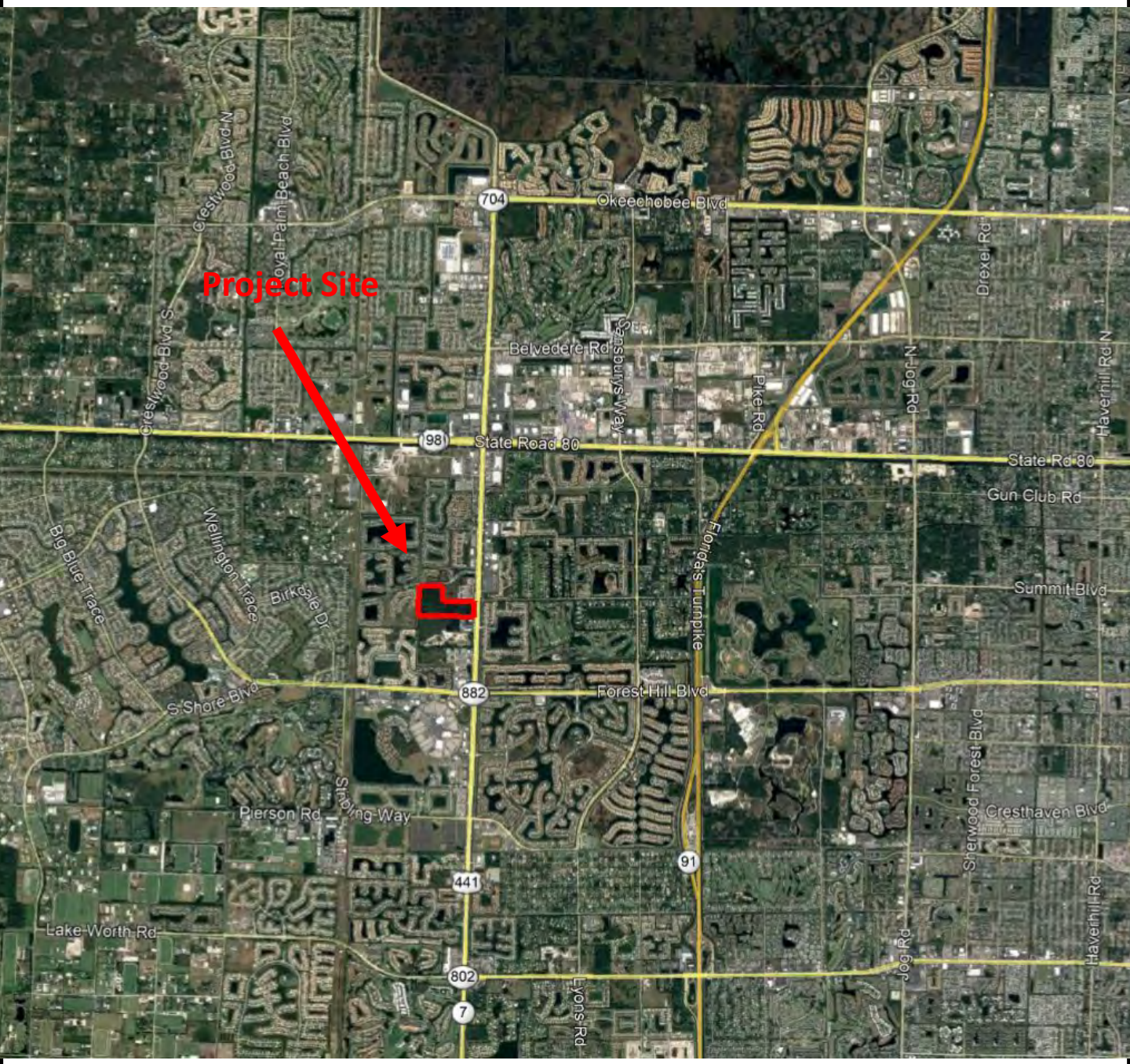
Note:
The above wetland mitigation credit/functional unit cost analysis is just an ***estimate*** and should just be used as an example for budget planning.

If elimination and reduction of wetland impacts are not met according to 10.2.1.2, Applicant's Handbook, Vol. I, then an additional 3% mitigation (estimate) may be required in order to provide greater ecological value as compensation.

Listed Species:

No state or federal listed species were observed within the project site boundaries during the various site visits as part of the investigation in preparation of this report. Preliminary FWS and FWC data base search determined that the only species of immediate concern is the woodstork, however, due to the heavy overgrowth of exotic hardwood trees and lack of foraging habitat, no woodstork habitat impacts should occur due to proposed development.

N



Ecotone Services
13945 89th Street
Fellsemere, FL
32948
(772) 453-3339

Exhibit A Location Map

Lotis Wellington Phase 2 Property
Palm Beach County, Florida

Drawn by: JWR
Checked by:
Date: 3/16/2021

Project No: 2058

Date: 3/16/2021

Scale: Not To Scale

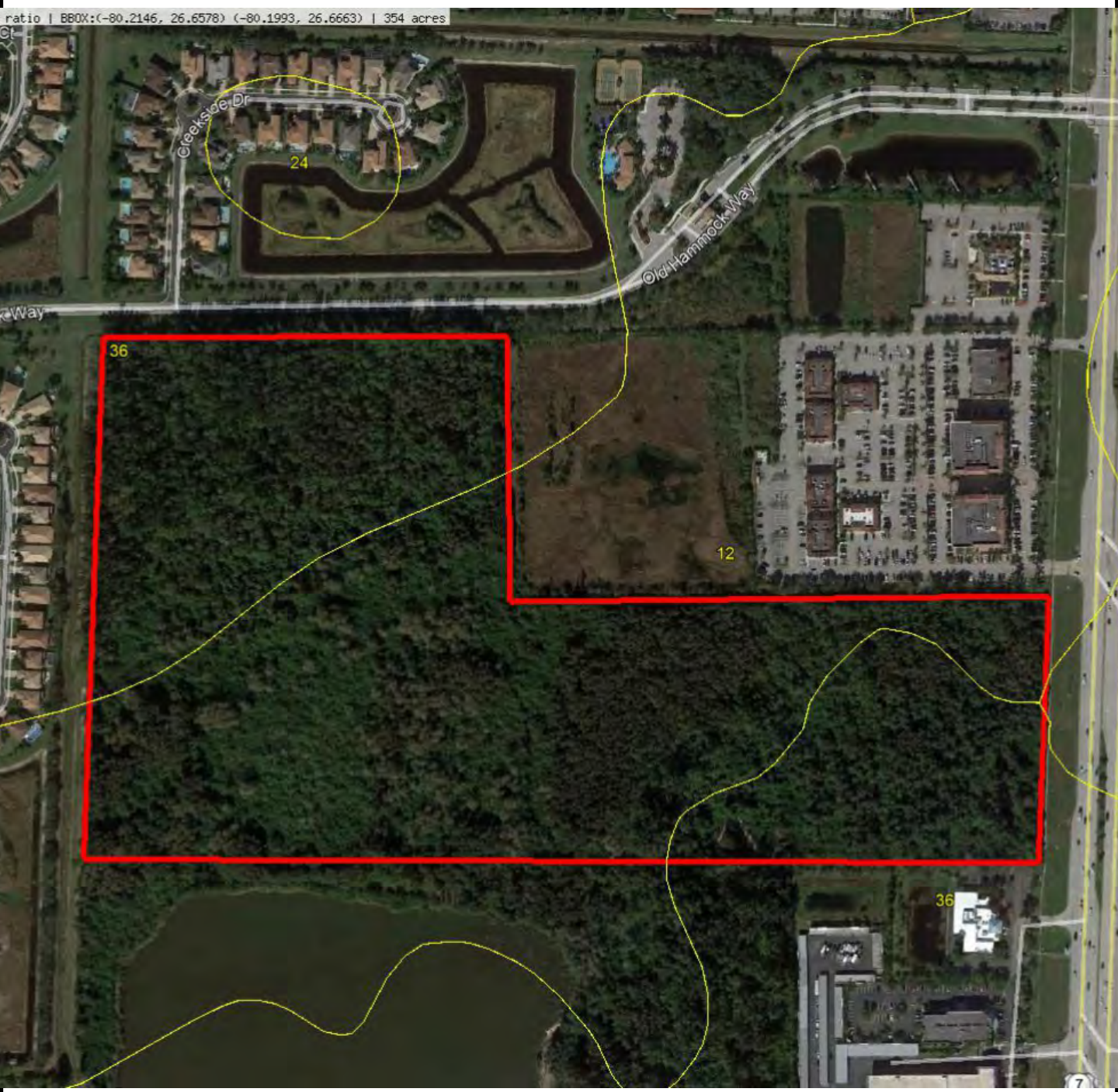


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Exhibit B Soils Map

Lotis Wellington Phase 2 Property
Palm Beach County, Florida

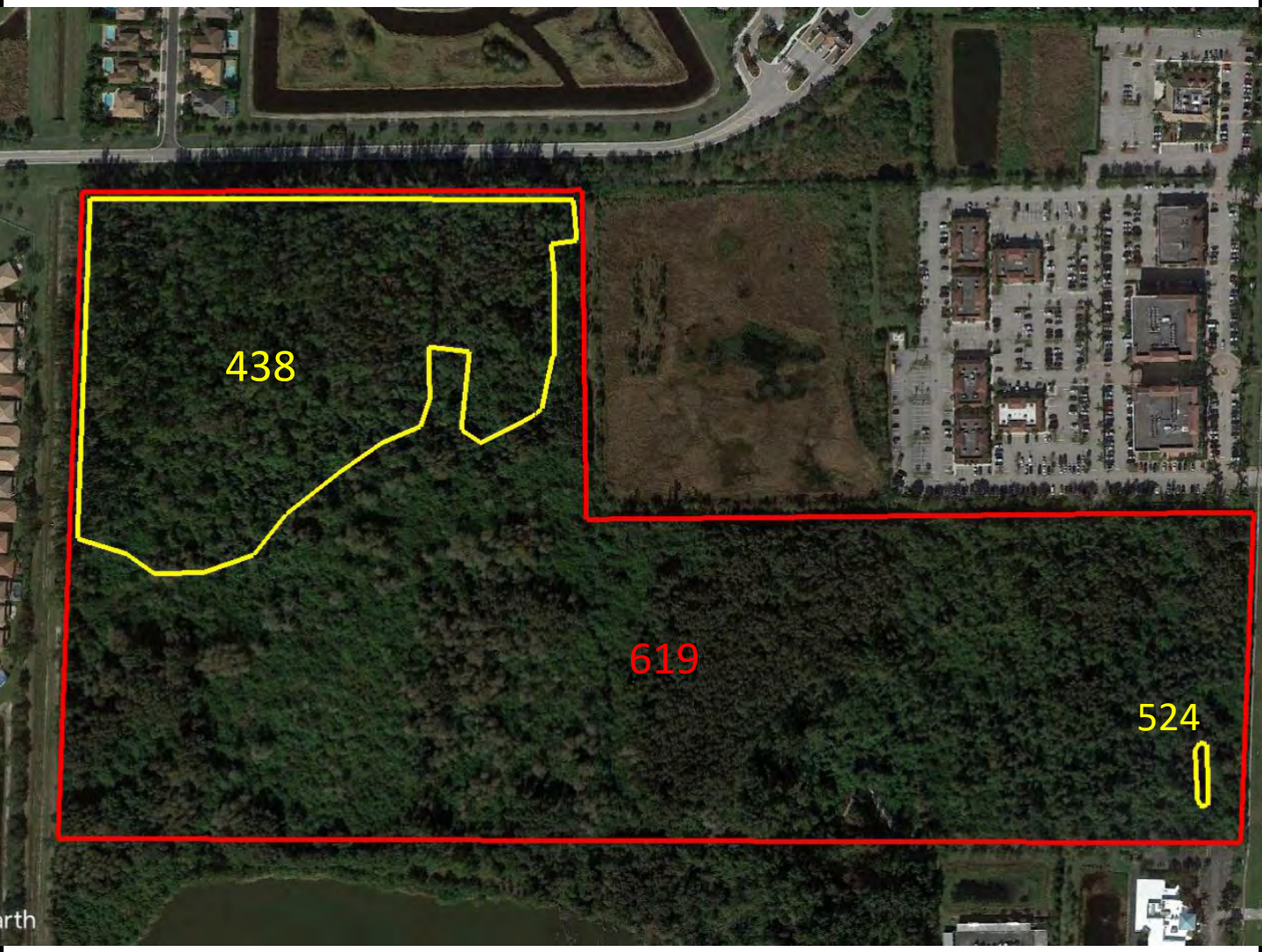
12 – Chobee fine sandy loam, frequently ponded
36 – Riviera fine sand

Project No: 2058 Date: 3/25/2021

Drawn by: JWR
Checked by:
Date: 3/25/2021

Scale: Not To Scale

N



438 – Mixed Hardwoods (11.48 ac)

524 – Lakes < 10 ac (0.3 ac)

619 – Exotic Wetland Hardwoods (39.8 ac)

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Exhibit C

FLUCCS Map

Lotis Wellington Phase 2 Property
Palm Beach County, Florida

Project No: 2058

Date: 4/21/2021

Drawn by: JWR
Checked by:
Date: 4/21/2021

Scale: Not To Scale

U.S. Fish and Wildlife Service

National Wetlands Inventory

Lotis Wellington 2

March 16, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

November 19, 2020

** Delivered via email*

Frank Walker *
Four Four One Partners, Inc
1601 Forum Place
Suite 700
West Palm Beach, FL 33401

Subject: Four Four One Partners
Application No. 201028-4584
Informal Wetland Determination No. 50-104221-P
Palm Beach County

Dear Mr. Walker:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1.0. A joint site inspection was conducted on November 13, 2020.

Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Barbara Conmy
Section Leader

c: Mary Lindgren, EW Consultants, Inc *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 201028-4584 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Wetland and Other Surface Waters Map

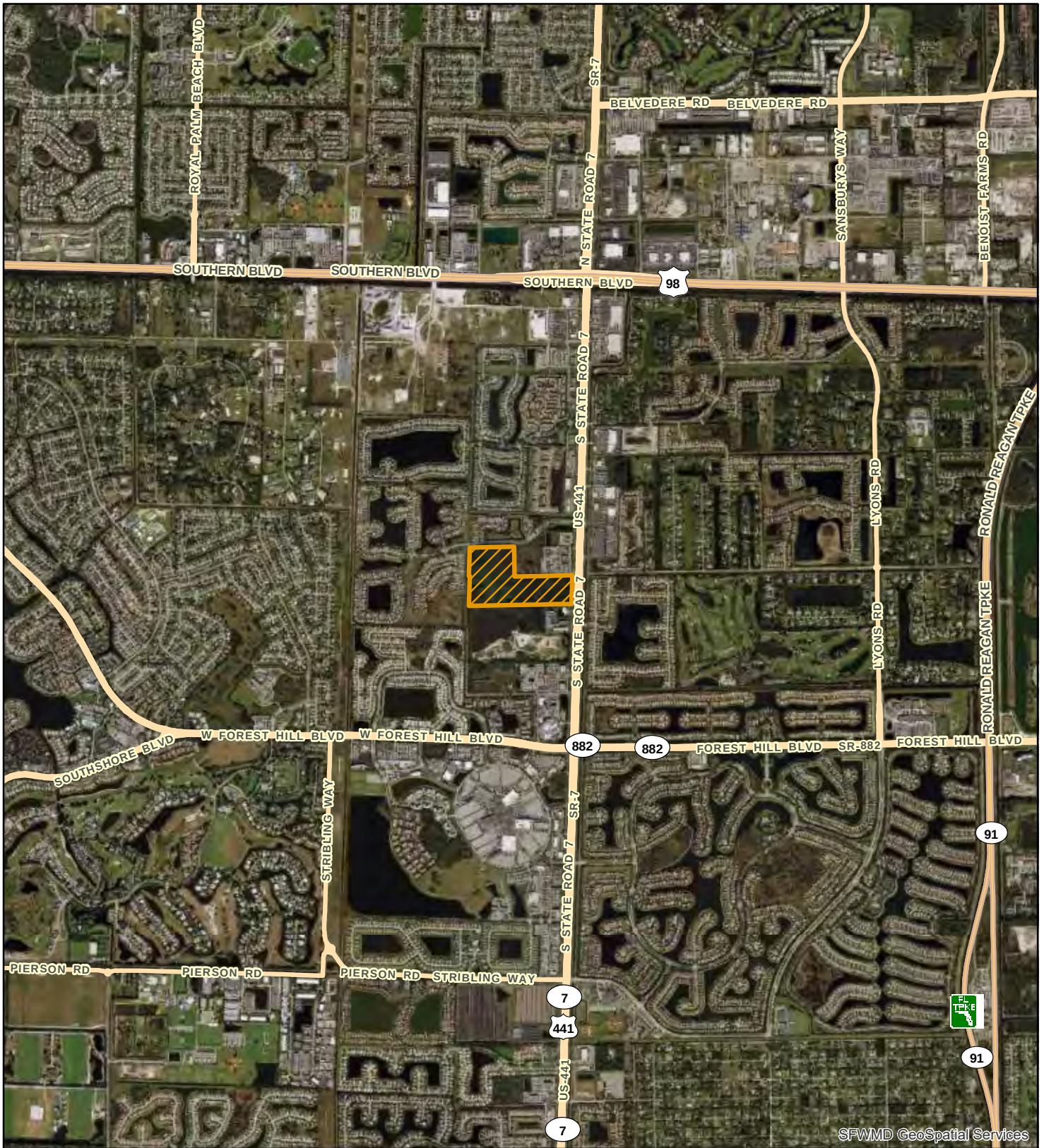


Exhibit No:1.0	Exhibit Created On: 2020-10-29	PALM BEACH COUNTY, FL

REGULATION DIVISION

Project Name: Four Four One Partners

Application

Application Number: 201028-4584

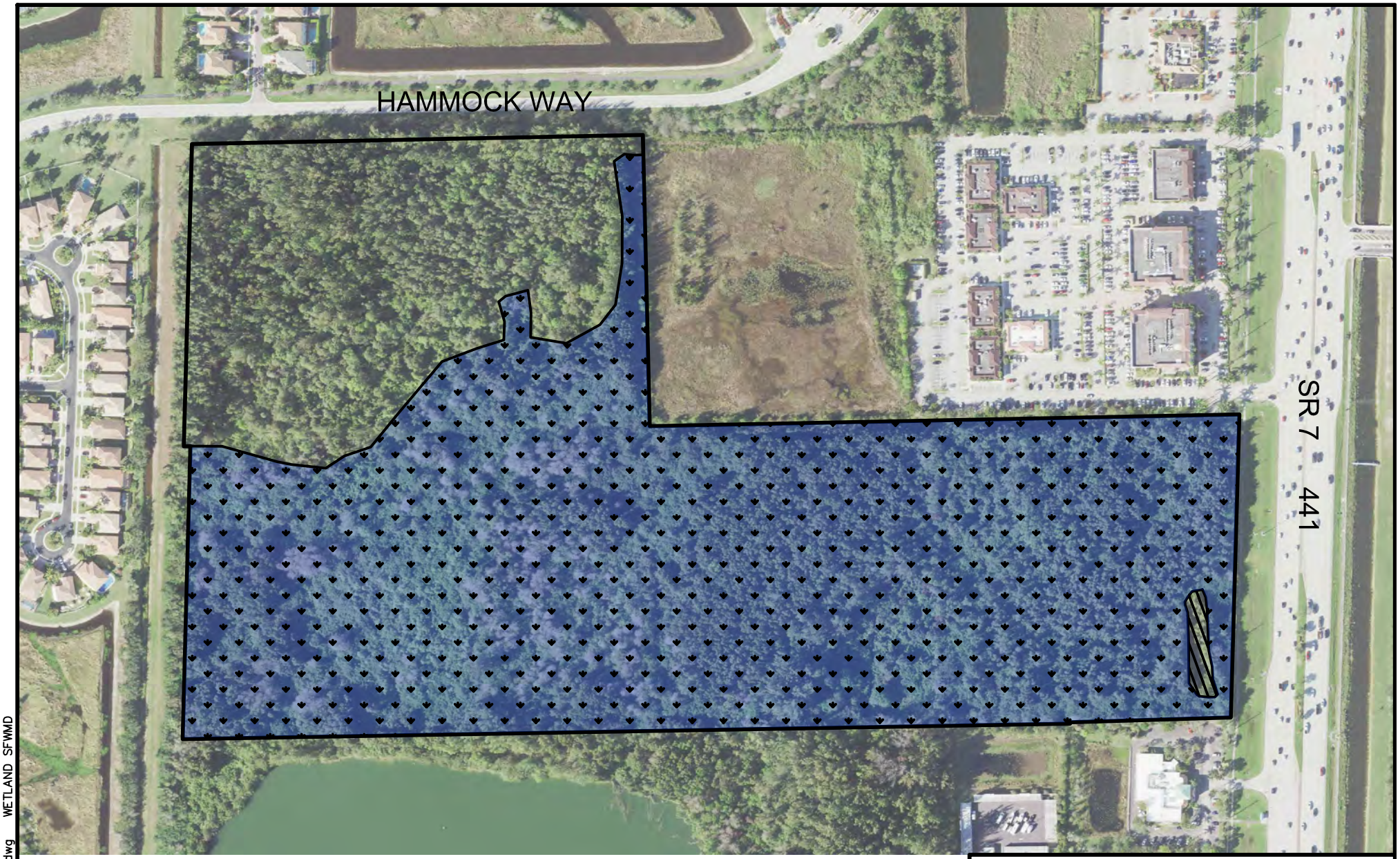
0 2,800 5,600 Feet

N

sfwmd.gov

Created by IT GIS Section

South Florida Water Management District



PALM BEACH COUNTY AERIALS DATED 2020

LEGEND

- WETLAND LIMITS (39.8± AC)
- OTHER SURFACE WATERS (0.3± AC)

0 300

SCALE IN FEET

FOUR FOUR ONE PARTNERS WETLAND MAP

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

NOV 2020

FIGURE 4

Four Four One Partners.dwg WETLAND SFWMD

Gmail

Jerry Renick <ecotoneservices@gmail.com>

Database file search request

Vovsi, Eman M. <Eman.Vovsi@dos.myflorida.com> Wed, Mar 17, 2021 at 9:42 AM
To: Jerry Renick <ecotoneservices@gmail.com>

Completed; all “clear on docket”

You’ve got your TRS wrong; the proper one is 44S 41E Sec 12

From: Jerry Renick <ecotoneservices@gmail.com>
Sent: Tuesday, March 16, 2021 4:18 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Database file search request

Please see the attached exhibits and provide a database file search for potential cultural, historical, and archaeological resources.

Please let me know if you have any questions or require additional information.

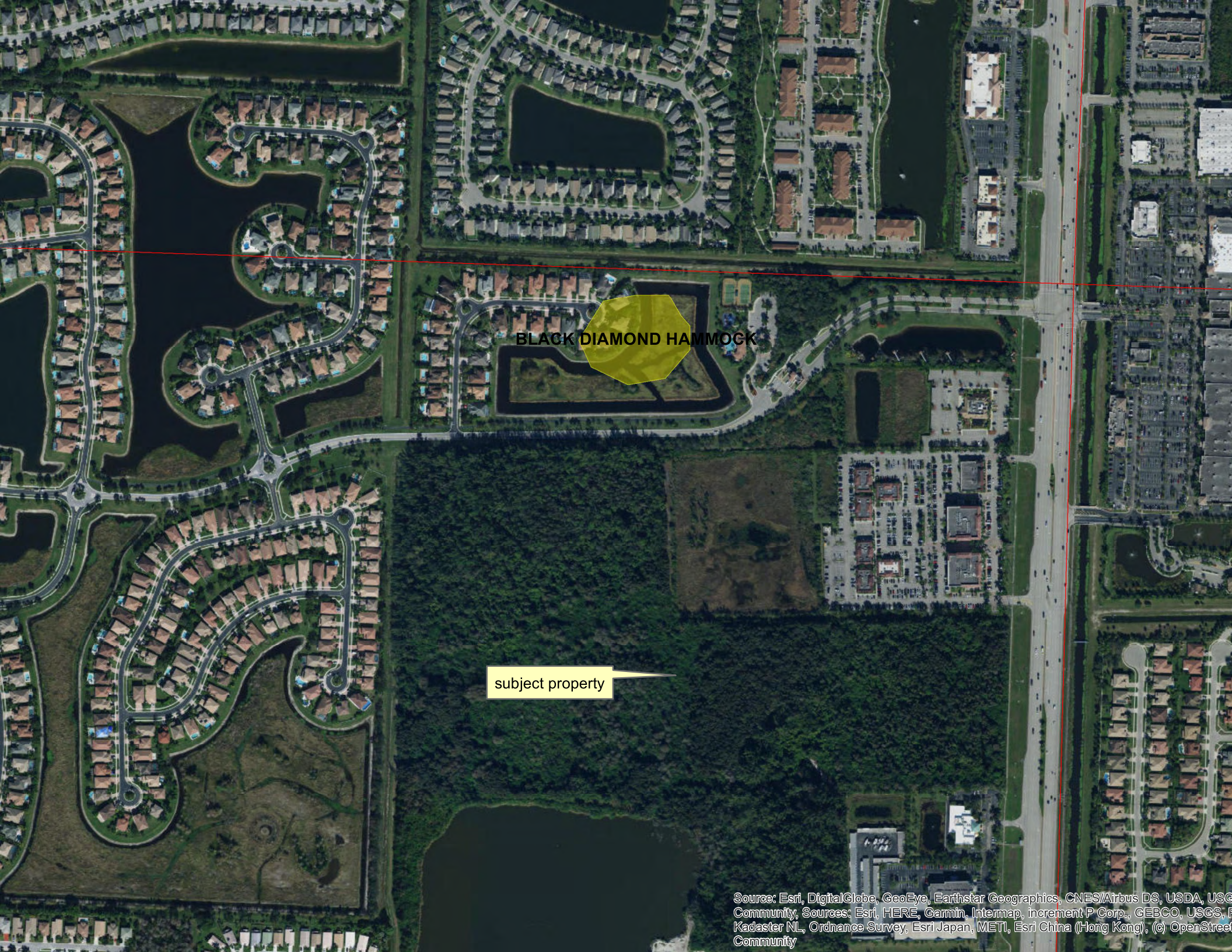
Thank you,

Jerry Renick, MS, CEP

Principal Environmental Scientist

[Quoted text hidden]

Template_102.pdf
2364K


BLACK DIAMOND HAMMOCK
subject property
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USG
Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, F
Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreet
Community

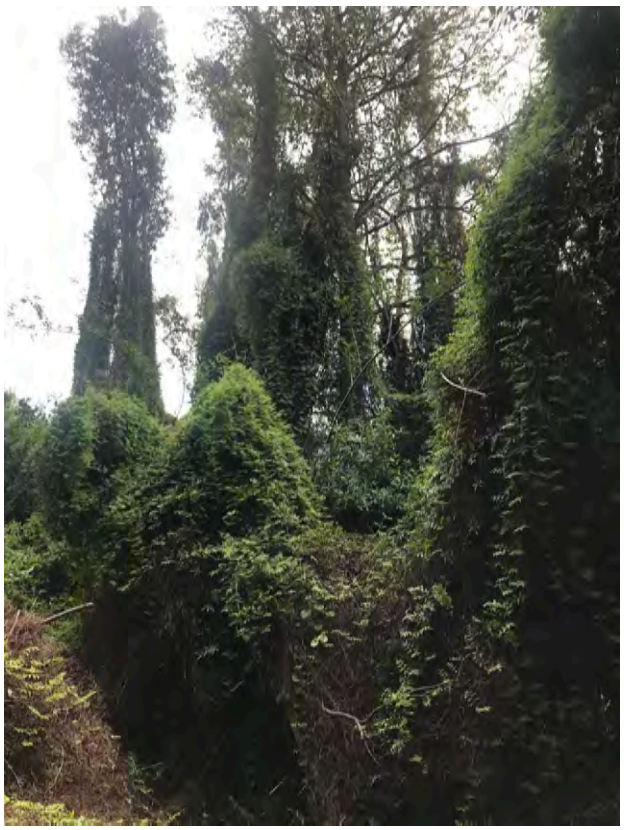
SITE PHOTOGRAPHS – Exhibit H

North view of LWDD canal right of way along the west side of the project site

South view of LWDD right of way along west side of project site

East view of previously cut survey trail along wetland jurisdictional line

View of understory interior of wetland area near west-center of project site



Heavy old world climbing fern growth over understory and pond cypress and exotic trees

Dense Brazilian pepper understory in wetland area

Old world climbing fern, Melaleuca, Brazilian pepper at interface of wetland/upland boundary

Dead red bay trees in wetland area apparently from laurel wilt virus

East view across wetland mitigation area for adjacent medical offices

Upland area of project site with cocoplum understory and exotic hardwood canopy

East section of upland area with 1 slash pine, 1 cabbage palm and dense Melaleuca stand

Australian pine monoculture, thick duff layer, and remnants of homeless camp in upland

Small cluster of native pine trees and cabbage palm in western section of upland area

Dense stand of Australian pine in north-west section of upland area