



June 26, 2019

Ms. Laura Layman
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

**Re: Catalina At Lake Worth
Application No. 190515-1426
Palm Beach County**

Dear Ms. Layman,

Ecotone Services, Inc. is in receipt of the June 21, 2019 request for additional information for the application known as Catalina At Lake Worth (Appl. No. 190515-1426). Please see the responses for the environmental questions provided by Ecotone Services, Inc.

2. A wetland mitigation plan was submitted with this application for impacts to a 1.65 acre wetland area, which is not located within the project boundaries of this application. If this application addresses wetland impacts related to future activities on the adjacent site, please submit revised boundary survey and paving and drainage plans to depict the future phase.

Alternatively, please provide reasonable assurances that the proposed project activities will not cause adverse secondary impacts to the functions provided by the adjacent wetland area. Secondary impacts to wetland habitat functions associated with adjacent upland activities will not be considered adverse if buffers are provided with a minimum width of 15' and an average width 25'. If the project design includes buffers, please submit revised plans and cross sections that indicate the location, width, and any planting plans for the buffer zone.

Response: Mike LaCoursiere with Schorah & Associates coordinated with SFWMD staff to confirm that the application will include the entire development site, with the northern commercial component attaining a conceptual approval at this time. The entire site will be developed accordingly, and the 1.65 acre wetland (Wetland 1) will also be filled during this initial site development process.

3. According to the informal wetland delineation issued on July 5, 2018, the project site contains 0.41 acres of other surface waters and at least 0.27 acres of wetlands, which will be impacted as a result of the project. Please submit a completed Section C (Supplemental Information for Works of Other Activities In, On, or Over Wetlands and/or Other Surface Waters) of Form No. 62-330.060(1).



Ecotone Services, Inc. 13945 89th Street Fellsmere, FL 32948 Phone: 772-453-3339
Email: ecotoneservices@gmail.com

Response: Please see the enclosed Section C as requested.

4. If the impacts to the 1.65 acre wetland area are to be addressed under this application, please explore practicable design modifications to reduce or eliminate adverse impacts to wetland functions. If design modifications cannot be made, please address the following:

- 1. Demonstrate that the applicant has adequately pursued site plan alternatives that eliminate and/or reduce impacts to wetland functions and identify any relevant project design constraints; or**
- 2. If the applicant intends to utilize the provisions of Subsection 10.2.1.2, Vol. I, which provides that the District will not require the applicant to demonstrate practicable project design modifications to reduce or eliminate wetland impacts when the applicant proposes mitigation that implements all or part of a plan that provides regional ecological value and that provides greater long-term ecological value, please demonstrate how the applicant proposes to address this criterion.**

Response: As discussed with Morgan Reins during our June 19, 2019 site meeting, it was determined that the applicant would provide an additional 3% wetland mitigation credits at Loxahatchee Mitigation Bank (LMB) in order to demonstrate the requirements of Subsection 10.2.1.2., Volume I of the Applicants Handbook.

5. Please contact Morgan Reins, at (561) 682-2149 or mreins@sfwmd.gov to arrange a field inspection to verify the proposed Modified Wetland Rapid Assessment Procedure scores. Once the final scores are approved by District staff, please provide documentation that the required number of credits have been reserved for purchase by the applicant from the Loxahatchee Mitigation Bank.

Response: A June 19, 2019 site meeting occurred with Morgan Reins/SFWMD and Jerry Renick/ECOTONE Services in order to confirm the WRAP score for Wetland 1. The letter of reservation from LMB for the required forested credits (0.68 credits) is currently being processed by Tetra Tech Environmental and the applicant, Lake Worth Villas, LLC.

If you have any questions or require additional information please contact me directly.

Sincerely,
ECOTONE SERVICES INC.

Jerry Renick

Jerry Renick, MS, CEP
Principal Environmental Scientist



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