



# Austin Ecological Consultants

316 Church Street • Kissimmee, Florida • 34741 • Phone: 407.935.0535

February 15, 2024

Space Source Inc.  
240 E. 8<sup>th</sup> Street  
Holland, MI 49423  
Attn: Scott Candler  
[Schandler@spacesource.net](mailto:Schandler@spacesource.net)

**RE: Wetland Delineation and Functional Assessment  
Dollar General Site  
Polk County Parcel ID: 28-27-25-934060-079101**

Mr. Candler:

The purpose of this letter is to present the results of a recent environmental site investigation on the Dollar General site, which is approximately 5.82-acres in size (subject property). The subject property includes Polk County parcel number 28-27-25-934060-079101. The subject property is located on the southeast corner of the intersection of Marigold Avenue and Palmetto Street, in Poinciana, Polk County, Florida (see attached **Location Map** and **Aerial Map**).

The purpose of the site review was to delineate the landward extent of wetlands based on the criteria found in Chapter 62-340 F.A.C (Delineation of the Landward Extent of Wetlands and Surface Waters) and perform a functional evaluation of the wetlands. This report is based on current site conditions and does not address any past activities that may have occurred on the subject property. This report was not prepared as, nor intended for, support of State or Federal permitting. If permit support is required, please contact Austin Ecological Consultants.

The subject property contains one wetland area that totals approximately 1.44 acres. The onsite wetland is jurisdictional to the South Florida Water Management District (SFWMD) and likely to Florida Department of Environmental Protection (FDEP) due to a large drainage ditch located on the western property boundary potentially providing a connection to Waters of the U.S. (WOTUS). This ditch provides continuous overland connection to the Reedy Creek wetland system. Any site activities that could result in disturbance to this wetland will require prior authorization from SFWMD and likely FDEP.

AEC has estimated the functional value of the onsite wetland area using the Unified Mitigation Assessment Method (UMAM), which is used to determine the mitigation value required to compensate for unavoidable wetland impacts proposed by future development. Please see the table below for approximate wetland UMAM scores. These scores are considered preliminary in nature and have not been approved by the SFWMD or FDEP.

Assessment Area	Total Acreage	Estimated UMAM Score	Location and Landscape	Vegetation	Hydrology	Notes
Wetland 1 (onsite)	1.44	0.6	6	6	6	This wetland is surrounded by residential development to the east and south, with commercial and residential development to the north. The site is bounded on the west by Marigold Ave with undeveloped land farther. The wetland has been historically drained by a large drainage ditch that borders the east and south of the subject property, however hydrology has been improved by the stormwater pond associated with the dollar general that sheet flows into the site. The wetland is comprised of cypress, water oak, and bay trees. Lygodium has overtaken a small northern portion of the wetland.

Based on the preliminary wetland score in Table 1 above, and estimated size of the wetland, AEC believes that in order to fully impact the wetland on the subject property a total of approximately 0.86 UMAM credits (1.44 acres x 0.6 UMAM score = 0.86 credits) will need to be purchased at an offsite mitigation bank. The subject property is located within the Lake Hatchineha drainage basin. Forested wetland credits are currently available from Hatchineha Ranch Mitigation Bank at a cost of \$125,000.00 per credit. Therefore, based on the estimated size of the wetland, the estimated functional scores (UMAM), and dependent upon approval of proposed wetland impacts by the regulatory agencies, the estimated cost to mitigate the entire onsite wetland will be approximately \$107,500.00.

The onsite wetlands have been flagged in the field with pink flagging tape with "Wetland Delineation" printed on them. The flags are numbered W1-1 thru W1-16. The attached **Wetland Flagging Map** depicts the approximate location of the flags and should be provided to the surveyor to locate the flags in the field.

If you have any questions about the information contained in this report, please do not hesitate to contact me.

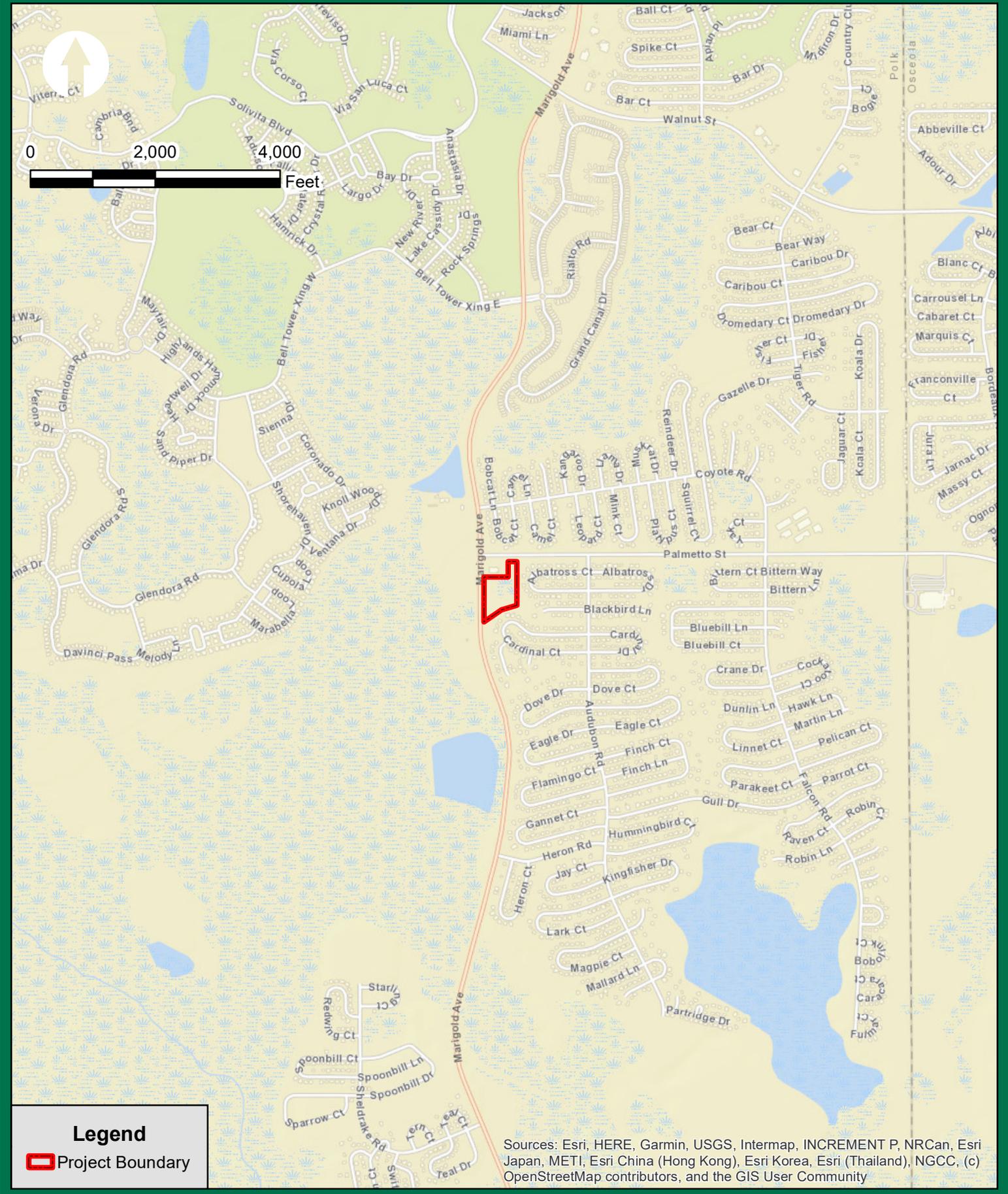
Sincerely,



L. Stephen Banks  
Environmental Consultant  
Austin Ecological Consultants, LLC

Enclosures:

Site Location Map  
Aerial Map  
Wetland Delineation Map



**Legend**

 Project Boundary

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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*Site Location Map*

**Palmetto Street  
 Dollar General Site**  
 Polk County



**Legend**

 Project Boundary

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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*Aerial Map*

**Palmetto Street  
Dollar General Site**  
Polk County



**Legend**

- Project Boundary
- Flag Locations
- Wetlands

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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*Wetland Flagging Map*

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Dollar General Site**  
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