

## EXHIBIT 3— ECOTONE SERVICES REPORT



**15171 Willaims Drive, Loxahatchee Groves  
Wetland Summary  
January 2, 2025**

Several site visits were made on the project site during 2024, with the most recent being December 3, 2024 that included Jerry Renick (Ecotone Services) and Town of Loxahatchee Groves planning consultant (Jim Flesichmann). The intent of this site visit was to determine if there appeared to be any historical wetlands on the project site and to what degree if any may have been impacted (filled) without property agency authorization (Florida Department of Environmental Protection, U. S. Army Corps of Engineers).

According to the Soil Survey of Palm Beach County Area (USDA, Natural Resource Conservation Service), the underlying soils are comprised of hydric (wetland like) soils (See Exhibit A, Soil Survey). These soil types include Floridana fine sand, frequently ponded and Riviera fine sand. Much of the project site has been cleared of natural vegetation, and the dominant remaining tree canopy cover is comprised of mature pond cypress trees. A rather dense stand of these cypress trees exist on the southern section of the project site, and is the location of a proposed stormwater pond. It appears that a significant amount of offsite fill material was been onsite including around many of these existing cypress trees. According to the review of historical aerial imagery (Google Earth ®), much of the previously existing tree canopy (pond cypress, slash pine) was removed between 2017 and 2022 (estimate). One of the adjoining properties located at the northeast corner of the project site also has some remnant mature pond cypress trees (southwest corner of adjacent property) and the existing soil conditions appear to be more natural and contain hydric characteristics.

Written correspondence provided by the property owner demonstrates that the FDEP performed a site visit as part of a complaint investigation (See Exhibit B, FDEP Memo to File) on November 12, 2021 and May 5, 2022. As a result of these site visits and review of an existing South Florida Water Management District (SFWMD) permit (50-01682-S), FDEP concluded the following:

- FDEP did not have State 404 jurisdiction over this project site as delegated by U. S. Army Corps of Engineers;
- SFWMD permit 50-01682-S authorized any wetland impacts according to state jurisdiction;
- As a result of these findings, no further action is required for this project site.

Ecotone Services biologist reached out to current FDEP staff via email, and this final agency action (No Further Action) was confirmed for this project site (See attached Exhibit D).

Please let me know if you have any questions.

Sincerely,  
**ECOTONE SERVICES, INC.**

Jerry Renick, MS, CEP  
ISA Certified Arborist FL-0427A



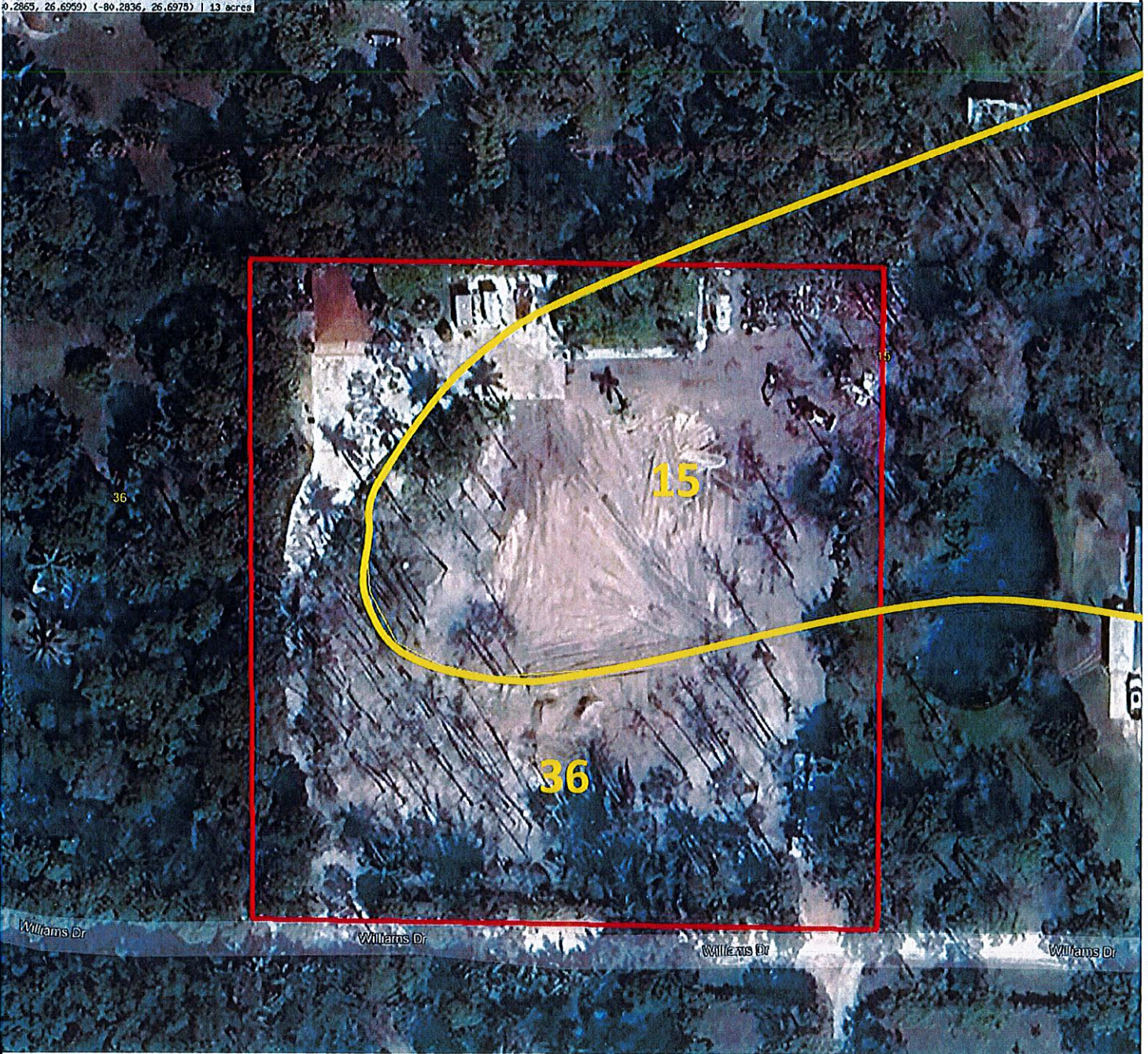
Ecotone Services, Inc. P.O. Box 556, FL 32948

[www.ecotoneservices.com](http://www.ecotoneservices.com) • (772) 453-3339 • [ecotoneservices@gmail.com](mailto:ecotoneservices@gmail.com)





0.2865, 26.6959) (-80.2836, 26.6973) | 1.13 acres



15 – Floridana fine sand, frequently ponded  
36 – Riviera fine sand



Ecotone Services  
P.O. Box 556  
Fellsemere, FL 32948  
(772) 453-3339

## Exhibit B

## Soils Map

15171 Williams Drive  
Loxahatchee Groves, Palm Beach County, Florida

Project No:

Date: 1/2/2025

Drawn by: JWR  
Checked by:  
Date: 1/2/2025

Scale: Not To Scale



# Memorandum

## Florida Department of Environmental Protection

Southeast DISTRICT

TO: File

THROUGH: Sirena Davila

FROM: Caleb Siggins

DATE: 9/16/2022

SUBJECT: Summary of complaint investigation at 15171 Williams Dr, Loxahatchee Groves, FL  
33470 Parcel ID: 41-41-43-17-01-248-0030

The above referenced property was inspected on November 12<sup>th</sup>, 2021 and May 5, 2022. The inspection was in response to a referral made from the ERP/State 404 permitting group for potential State 404 and ERP violations. The inspection determined that although dredge/fill activities had occurred in wetlands/other surface waters onsite, activities are not within state assumed Waters of the United States (WOTUS), as demonstrated in the enclosed inspection report, 62-340, F.A.C. Point Description Sheet(s) and non-WOTUS documentation which was completed for the subject property. ERP wetland impacts are authorized under the Loxahatchee Groves WCD ERP permit (SFWMD permit no.: 50-01682-S).

The Department's State 404 Program complaint investigation is considered closed and no further action is required.

*Caleb Siggins*

9/16/2022

Caleb Siggins, Environmental Specialist I  
Inspector Signature

Date



9/19/2022

Sirena Davila, Assistant Director  
Manager Signature

Date

Enclosure: 62-340, F.A.C. Point Description Sheet, Inspection Report and Non-WOTUS documentation

**SITE PHOTOGRAPHS – Exhibit C**



South view across property that demonstrates apparent fill around naturally existing trees



Apparent shell rock fill material placed in center of lot and around existing trees







Cypress trees in the southwest corner of adjacent property



More natural looking soil profile near adjacent property cypress trees





Jerry Renick <ecotoneservices@gmail.com>

15171 Williams Drive, Loxahatchee Groves  
3 messages

Jerry Renick <ecotoneservices@gmail.com>  
To: "Tracey, John" <John.Tracey@floridadep.gov>, "Rocco, Antonella" <Antonella.Rocco@floridadep.gov>, Caleb.Siggins@floridadep.gov  
Cc: Jim Fleischmann <lrnjim@bellsouth.net>


Mon, Dec 23, 2024 at 10:52 AM

Happy holidays to all of you.  
Sorry about the inclusive email, but these days I am not sure who still is with FDEP today.  
I am trying to get clarification on the State permit history for this property located at 15171 Williams Drive in Loxahatchee Groves.

Caleb, you did a site visit and drafted this memo regarding this property a couple of years ago. I understand the conclusion regarding the State 404 delegation at that time. However, the ERP referenced in this memo does not appear to be associated with this individual lot but more so with regards to the water control structures in the C-51 canal and this water control district. The attached permit referenced in the memo is pre-ERP, and FDEP would have regulatory authority over a 5 acre, single-family (AR zoned) property, not SFWMD.

All that being said, the Town of Loxahatchee Groves town council has requested that I help clarify if there are any potential wetland preservation or compliance related issues for this property. Clearly historical filling has occurred on the property, pond cypress trees are very evident onsite now and in aerial photo images from years past that are no longer present and the natural soils are hydric (Floridana fine sand, frequently ponded).

I would greatly appreciate any further clarification on this matter and look forward to hearing from you by phone or email is fine.

Memorandum		Florida Department of Environmental Protection	
SOUTHEAST DISTRICT			
TO:	File		
THROUGH:	Susan Davis		
FROM:	Caleb Siggins		
DATE:	9/16/2022		
SUBJECT: Summary of compliance investigation at 15171 Williams Dr. Loxahatchee Groves, FL 33470 Parcel ID: 41-41-43-7-01-249-0000			
The above referenced property was inspected on November 12 <sup>th</sup> , 2021 and May 5, 2022. The inspection was in response to a referral made from the ERP State 404 permitting group for potential State 404 and ERP violations. The inspection determined that dredge and fill activities had occurred in wetlands other surface waters aside, activities are not within state approved Waters of the United States (WOTUS) as demonstrated in the enclosed inspection report, 62-340, F.A.C. Point Description Sheet (s) and also WOTUS documentation which was completed for the subject property. ERP certified inspectors are authorized under the Loxahatchee Groves WCD ERP permit (SFWSID permit no.: 59-01652-5).			
The Department's State 404 Program compliance investigation is considered closed and no further action is required.			
<i>Caleb Siggins</i>		9/16/2022	
Caleb Siggins, Environmental Specialist I		Date	
Inspector Signature			
		9/19/2022	
Susan Davis, Assistant District Manager Signature		Date	
Enclosure: 62-340, F.A.C. Point Description Sheet, Inspection Report and New WOTUS documentation			

Thank you,

Jerry Renick, MS, CEP  
Principal Environmental Scientist

ABCEP Certified Environmental Professional #9050433  
ISA Certified Arborist FL-0427A  
Commercial Pesticide Applicator CM15121



Address: P.O. Box 556, Fellsmere, FL 32948  
Phone: (772) 453-3339  
Email: jrenick@ecotoneservices.com  
Website: www.ecotoneservices.com

01048-B\_PermitFileHistory\_751393.pdf  
951K

Tracey, John <John.Tracey@floridadep.gov>  
To: Jerry Renick <ecotoneservices@gmail.com>, "Rocco, Antonella" <Antonella.Rocco@floridadep.gov>  
Cc: Jim Fleischmann <lrnjim@bellsouth.net>

Thu, Dec 26, 2024 at 12:03 PM

Good Afternoon,

Caleb no longer works with the Department.

Looking at the memo sent, no further actions are being taken by the Department on this property.

Any applicable local rules and regulation from the Town of Loxahatchee Groves would still need to be followed, however.

Please let me know if you have any questions.

Thank you,



**John Tracey**  
**Environmental Manager**  
Florida Department of Environmental Protection  
Southeast District – West Palm Beach  
**3301 Gun Club Road, MSC 7210-1**  
West Palm Beach, FL 33406  
[John.Tracey@FloridaDEP.gov](mailto:John.Tracey@FloridaDEP.gov)  
Office: 561.681.6717



From: Jerry Renick <[ecotoneservices@gmail.com](mailto:ecotoneservices@gmail.com)>  
Sent: Monday, December 23, 2024 10:52 AM  
To: Tracey, John <[John.Tracey@FloridaDEP.gov](mailto:John.Tracey@FloridaDEP.gov)>; Rocco, Antonella <[Antonella.Rocco@FloridaDEP.gov](mailto:Antonella.Rocco@FloridaDEP.gov)>; Caleb Siggins <[Caleb.Siggins@floridadep.gov](mailto:Caleb.Siggins@floridadep.gov)>  
Cc: Jim Fleischmann <[jlmjim@bellsouth.net](mailto:jlmjim@bellsouth.net)>  
Subject: 15171 Williams Drive, Loxahatchee Groves

### EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Happy holidays to all of you.

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All that being said, the Town of Loxahatchee Groves town council has requested that I help clarify if there are any potential wetland preservation or compliance related issues for this property. Clearly historical filling has occurred on the property, pond cypress trees are very evident onsite now and in aerial photo images from years past that are no longer present and the natural soils are hydric (Floridana fine sand, frequently ponded).

I would greatly appreciate any further clarification on this matter and look forward to hearing from you by phone or email is fine.

Memorandum Florida Department of  
Environmental Protection

### Southern DISTRICT

TO: File  
THROUGH: Suzana Davila  
FROM: Caleb Sippins  
DATE: 9/16/2022

SUBJECT: Summary of complaint investigation at 19171 Williams Dr. Loxahatchee Groves, FL  
JJ470 Parcel ID: 41-41-43-17-01-245-0010

The above referenced property was inspected on November 18<sup>th</sup>, 2021 and May 9, 2022. The inspection was in response to a referral made from the ERP State 404 permitting project for potential State 404 and ERP violations. The inspection determined that although dredge fill activities had occurred in wetland and/or surface water areas, activities are not within state approved Waters of the United States (WOTUS), as determined in the enclosed inspection report, 62-140, F.A.C. Permit Dredging into State(s) 404 and WOTUS determination which was completed for the subject property. ERP wetland impacts are authorized under the Louisiana Wetlands WCD ERP permit (SWFSD permit no.: 50-101552-5).

The Department's State 404 Program complaint investigation is considered closed and no further action is required.

*CalcSiggies*

9/16/2022

Caleb Siggins, Environmental Specialist I  
Inspector Signature

Date \_\_\_\_\_

20

9/19/2012

**Surena Davila, Assistant Director**  
Manager Signature

**Dis**

Enclosure: 62-140, F.A.C. Point Description Sheet, Inspection Report and New-WOTUS documentation.

Thank you,

**Jerry Renick, MS, CEP**

Principal Environmental Scientist

ABCEP Certified Environmental Professional #9050433

ISA Certified Arborist FL-0427A

Commercial Pesticide Applicator CM15121

Address: P.O. Box 556, Fellsmere, FL 32948

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Email: [jrenick@ecotoneservices.com](mailto:jrenick@ecotoneservices.com)

Website: [www.ecotoneservices.com](http://www.ecotoneservices.com)

 Dep Customer Survey

Jerry Renick <[ecotoneservices@gmail.com](mailto:ecotoneservices@gmail.com)>

To: "Tracey, John" <[John.Tracey@floridadep.gov](mailto:John.Tracey@floridadep.gov)>

Cc: "Rocco, Antonella" <[Antonella.Rocco@floridadep.gov](mailto:Antonella.Rocco@floridadep.gov)>, Jim Fleischmann <[jimjim@bellsouth.net](mailto:jimjim@bellsouth.net)>

Thu, Dec 26, 2024 at 12:24 PM

Thank you, John

Thank you,

Jerry Renick, MS, CEP  
Principal Environmental Scientist

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ISA Certified Arborist FL-0427A  
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