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-INFORMAL WETLAND DETERMINATION (STEP 1)-
FIELD INSPECTION AND DATA REPORT

For questions regarding wetland delineation procedures, the need for special permits, or to obtain agency verification of the findings and conclusions presented herein prior to site planning or development, please contact TEC

Site PID#: 00221480001

Acres: 1.26

County: Collier

Address: 1500 ROCK RD NAPLES, FL 34120

Subdivision/legal: 32 48 27 COMM NE CNR, WLY 1320FT, SLY 1155FT TO POB, CONT SLY 165FT, ELY 330FT, NLY

Report authorized to (CLIENT¹): (OWNER) SCHULZE, JAMES C

Agent: NOT AUTHORIZED

Inspection date: 19 MARCH 2025

Inspected by: Asher Williams

Prior agency history identified: NO YES:

REGULATORY SUMMARY

This report is a 'Step 1' informal wetland survey. Prior to construction, the recommended next step is: Step 2 ERP (wetland) permit Formal Determination Listed Species Survey Other/TBD-see notes

Tropical Environmental Consultants identified acres of wetland² habitat within the study site excluding perennial surface waters, i.e. canals, lakes, ponds. That portion which is not deemed as wetland, or is comprised of other surface waters, is upland as depicted on the accompanying map found within this report. All findings and conclusions presented herein are informal and non-binding, subject to agency review and verification. For questions regarding wetland delineation procedures, the need for special permits, or to obtain agency verification of the findings and conclusions presented herein prior to site planning or development, please contact TEC for further assistance.

Will State (FDEP/WMD) permits or approvals be required to address the presence of wetland habitat within the site? YES (ERP permit) N/A Anticipated permitting time-frame (months)
 NO UNDETERMINED

Will Federal (USACE/EPA) permits or approvals be required to address the presence of wetland habitat within the site? YES (dredge and fill permit) N/A Anticipated permitting time-frame (months)
 NO UNDETERMINED

Were listed species (or evidence thereof) observed on site³? YES NO

Local county or city municipalities may require a permit prior to any mechanical actions or land alteration conducted within a property, regardless of the type, location, or scope. TEC recommends obtaining a verification of these findings with the State, as well as reviewing local rules and regulations with the development/environmental services department of the city or county of jurisdiction prior to ANY site work.

¹ All findings are the sole property of TEC, and the client named above, and may not be released to un-authorized third parties.

² The wetland delineation provided in this report was conducted per Florida Department of Environmental Protection (Ch.62-340 of the F.A.C.), and United States Army Corps of Engineers (1987 Wetland Delineation Manual-GACPRS) criteria and is subject to agency verification.

³ TEC did not conduct a listed species survey during completion of this report and therefore does not indicate whether listed species are absent from the site.



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BUILDING SUITABILITY SUMMARY

Further explanation of each corresponding question is provided within the "Question Detail" sheet at the conclusion of this report.

Q1	Shall a state FDEP/SWFMD and/or federal environmental resource permit authorizing for wetland impacts be required for this property? <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A- Upland
Q2	If present, is the on-site wetland isolated, contiguous, or undetermined per State definition? <input type="checkbox"/> Isolated <input type="checkbox"/> Contiguous <input type="checkbox"/> Undetermined (may connect offsite) <input checked="" type="checkbox"/> N/A- Upland
Q3	Will compensatory mitigation likely be required? <input type="checkbox"/> NO <input type="checkbox"/> YES COMMENTS: NOT APPLICABLE
Q4	If wetlands are impacted, what is the functional <u>quality</u> (UMAM/WRAP/ETC) of the wetland resource, and thus the relative cost of mitigation for these areas? <input type="checkbox"/> VERY HIGH <input type="checkbox"/> HIGH <input type="checkbox"/> MEDIUM <input type="checkbox"/> LOW <input type="checkbox"/> VERY LOW <input checked="" type="checkbox"/> N/A- Upland
Q5	If wetlands are found on site, what is the anticipated seasonal high water (SHW) elevation during a typical rainy-season, and for how long will near-ground water levels persist? MAJORITY OF SITE N/A inches <input type="checkbox"/> above <input type="checkbox"/> below ground N/A weeks/year. MINORITY OF SITE N/A inches <input type="checkbox"/> above <input type="checkbox"/> below ground N/A weeks/year.
Q6	Was limestone observed near (6" +/-) or above the surface of the site? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Q7	Will the property potentially qualify for a reduction of the assessed value, and therefore the taxable value, by local county Property Appraiser due to the presence of wetlands on-site? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Q8	Are exotic-nuisance plant species prolific throughout the lot? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Q9	During completion of the field visit, did TEC biologists witness the presence or evidence of protected (listed) animal species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

The conclusions presented herein are based on TEC staff interpretation of the rules and procedures set forth by the regulating agencies contemporaneous with the inspection date. The type of environmental resource permit(s) deemed required (if any) is based upon the anticipated impact footprint for a 2,000 sq. ft. residence and associated structures (unless otherwise noted). An environmental resource permit (ERP), approved variance, or exemption is ALWAYS required when impacting wetlands. Local building departments may accept this report as part of a complete building permit application, however this does not exempt you from the need for additional State/Federal permits or approvals should environmental resources be impacted in fact (please refer to "Question Detail" page Q1 for more information). For State verification please contact TEC, FDEP 239-344-5600, or SFWMD 239-338-2929.

SUMMARY NOTES: THE PARCEL CONSISTS OF UPLANDS IN ENTIRETY. WETLAND VEGETATION IS PRESENT ON THE SITE IN VARIOUS LOCATIONS BUT NO AREAS WERE FOUND TO MEET THE CRITERIA DEFINED IN 62-340 FAC. NO PERMITS ASSOCIATED WITH WETLANDS IMPACTS WILL BE REQUIRED FOR DEVELOPMENT OF THE PARCEL.



Tropical Environmental Consultants
A Willow Environmental LLC Company

www.TropicalEnvironmentalConsultants.com
28200 Old 41 Rd. #209 Bonita Springs, FL
239-455-6232

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Site Documentation Photographs- Upland





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Upland-Wetland Determination Map (approximate- subject to agency verification)



















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Federal Emergency Management Agency Flood Zone Map



-  Selected Custom Parcels
-  Streets MapWise
-  County Boundaries
-  Parcel Outlines
-  V - 100-year, wave action, BFE no
-  VE - 100-year, wave action, BFE yes
-  A - 100-year, BFE no
-  AE - 100-year, BFE yes
-  AH - 100-year, ponding, BFE yes
-  AO - 100-year, sheet flow, BFE yes
-  X500 - 500-year
-  D - Undetermined, possible hazard
-  ANI - Area Not Included
-  X - Outside any floodplains



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Property Tax Data Details

(Obtained from local property appraiser)

Owner and Property Description		Parcel Map
Owner Name:	SCHULZE, JAMES C	
Mailing Address:	1847 NE FIVEASH ST ARCADIA FL 34266 USA	
Site Address:	1500 ROCK RD NAPLES FL 34120	
Subdivision:	ACREAGE HEADER	
County:	COLLIER	
Land Use Code:	07	
Land Use Desc:	Misc Residential (migrant camps, boarding homes, etc)	
Land Use FDOR Code:	07	
Land Use FDOR Desc:	Misc Residential (migrant camps, boarding homes, etc)	
Zoning:		
Acres:	1.26	
PIN:	00221480001	
PIN2:	221480001	
ALTKEY:	000100 050 03C32	
Last Data Update:	02/20/2025	
Legal Description (not official)		
32 48 27 COMM NE CNR, WLY 1320FT, SLY 1155FT TO POB, CONT SLY 165FT, ELY 330FT, NLY 165FT, WLY 330FT TO POB 1.25 AC OR 1173 PG 469		

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
21	BOCA FINE SAND	BOCA	86	NO	A/D	97.6	1.23
6	RIVIERA, LIMESTONE SUBSTRATUM-COPELAND FINE SANDS	RIVIERA	65	YES	A/D	2.4	0.03
TOTAL ACRES							1.26



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Question Detail 1

Q1: The Florida Department of Environmental Protection will require E.R.P's (Environmental Resource Permits) for most projects proposing to alter the topography of the land via digging, filling, building, or machine clearing. Non-regulated or exempt activities include, but are not limited to; residential construction when confined to upland habitat, alteration of man-made isolated wetlands, and agricultural impacts. Unless noted otherwise, TEC determined the project's need for an ERP permit based upon a conceptual site configuration designed to minimize environmental loss as much as practicable. *****Prior to planning or land alteration efforts, TEC recommends the applicant obtain agency verification of the findings and conclusions including, but not limited to; the location and extent of uplands and wetlands on site as presented by TEC*** Neglecting to secure agency verification may subject the applicant to otherwise avoidable compliance/enforcement/ actions in cases where an agency concludes wetlands or surface waters were in fact adversely impacted after the fact. In addition, city or county regulations typically require prior notification or permits for vegetation removal actions in both upland and wetland areas.***** Please contact TEC with questions or for further assistance with the verification or permit process.

Q2: Isolated wetlands do not flow into other wetlands or surface waters that are themselves connected to waters of the State. A wetland may connect via a man-made ditch or stream and eventually flow into the Gulf of Mexico or the Atlantic Ocean. Impacts to "Isolated" wetlands are generally considered minor, and wetland mitigation is often not required.

Q3: State and Federal agencies typically require wetland mitigation when a project proposes to eliminate or diminish the function of wetlands on site, and when impacts exceed 0.10 acres. Special exceptions allowing the applicant to avoid mitigation vary between the State and Federal agencies, and include, but are not limited to; property creation date, prior permit history, verification of "isolated" or "contiguous", minimization of impact, and several other site-specific criteria. For many projects, wetland mitigation is a specific condition of the permit, and must be completed prior to construction activities. The final determination shall be made by the applicable regulatory agencies.

Q4: Mitigation-related costs increase for impacts to higher quality wetlands, and for impacts which exceed generally accepted standard square footage thresholds for the use proposed. Therefore, construction of a typical-size residence positioned within low-quality wetland habitat will be less costly to mitigate than for the same residence constructed within high-quality wetlands. Likewise, a larger home will require more mitigation than a smaller home built within the same functioning wetland. The amount of mitigation required is directly related to the 'Quality' of wetlands being impacted. The quality of wetland(s) on this site is described on page one (1).

Q5: South Florida experiences a dry and wet season, typical to tropical and sub-tropical environments. Florida's rainy season occurs May/June and runs through September/October, with surface water levels dropping several feet after October. Excessive water levels within the building footprint will likely increase the need for fill material to elevate the building/septic ground and could increase overall project costs. Additionally, standing water may contribute to reduced recreational, building, gardening, or livestock use. A local builder knowledgeable of building and engineering-related elevation requirements may assist you in understanding what additional costs may be incurred as a result of low-lying or submerged lands. These levels will occur during the latter part of the summer rainy season. Standing water is anticipated to remain at or near ground level for approximately weeks. South Florida's rainy season occurs from June/July-October.

Q6: Limestone located near the surface of the lot may require special design/construction considerations including the placement of an on-site sewage treatment system in areas of elevated limestone. A general building contractor or septic Engineer may assist you in understanding these considerations.

Q7: Contact TEC or your local property tax collector for more information regarding the valuation of wet land for property tax purposes.



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Question Detail 2

Q8: Exotic-nuisance vegetation is difficult to control in the landscape and when found in dense quantities on vacant land, can spread rapidly, and tends to decrease the value of that land to wildlife and other native plant species. For these reasons, local county regulations often require a property owner to remove non-native nuisance species prior to issuing a Certificate of Occupancy, adding additional development costs to a project. Removal of any vegetation (including exotic species) by mechanical means may require a vegetation removal permit from your local County/City building department.

Q9: Federal and State agencies provide special protections for endangered or threatened species. Additional environmental surveys and procurement of permits or verification of no negative affect may be required when altering habitat, even if listed species were not identified during completion of the informal wetland determination. It is up to the applicant via the services of an environmental consultant to ensure development actions do not adversely affect listed species. Federal agencies will conduct a review for listed species prior to the issuance of permits including permits for jurisdictional wetland impacts. Often the applicant will be responsible for providing to these agencies a species survey report during the review process.

**ADDITIONAL QUESTIONS? NEED ASSISTANCE?
CONTACT TEC FOR FURTHER INFORMATION**

**Thank you for allowing TEC to assist you with your
environmental project needs!**

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