

November 23, 2022

Nicholas Caceres  
1420 Celebration Blvd, Suite 200  
management@libreinmobiliaria.com  
(818) 434-7121

**Proj: Polk County Lots – Polk County, Florida**  
**Re: Environmental Review**

Dear Mr. Caceres:

Sandy Bottom Environmental (SBE) conducted an Environmental Review of the Mediterranean Drive site on November 22<sup>nd</sup>, 2022. The site is located within Section 28; Township 27 South; Range 33 East in Polk County, Florida. The cursory review included verifying soils and assessing the property for other environmental permitting constraints.

Mediterranean Drive

This lot is graded located within an established subdivision. It is heavily wooded and includes parts of the drainage infrastructure of the subdivision. The drainage canals as well as a small 0.8 acre) wetland area are considered jurisdictional wetlands that will require state permits to impact. Polk County does not have tree survey requirements for Level 1 – 4 reviews. For this reason the tree survey was not conducted. There are three soils types within the parcel boundaries. Approximately 30 percent of the site is mapped as Basinger mucky fine sand. Soil remediation may be necessary in some of these areas. These soils are typically found in wetland areas. However, the site review revealed the wetlands have been extensively drained and only a much smaller area retains wetland characteristics and vegetation. The other two soil types are well drained soils that are not expected to require soil remediation.

Two gopher tortoise burrows were observed on-site. There may be more and the review did not cover the entire site nor was its purpose to conduct a tortoise population survey. However, it is anticipated the number of tortoises on the site to be less than 15. These burrows will need permitting through the Florida Fish and Wildlife Conservation Commission, excavation and potential relocation if construction is proposed.

An eagle nest is located within 335 feet of the site. This will pose temporal constraints during construction to avoid excessive noise during the nesting season. A permit from the Florida Fish and Wildlife Conservation Commission may be necessary. No other environmental constraints were observed within this lot.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. These findings are for general planning purposes only. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 230-3179. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Francisco Torregrosa". The signature is written in a cursive style with a prominent flourish at the end.

Francisco Torregrosa  
Project Manager