

# Permitting and Environmental Services

## Florida Waterway Properties, LLC

### Palm Coast Plantation, Flagler County, Florida

#### Services Rendered

- Environmental Resources Permit (ERP) Application Preparation and Support
- USACE 404 Environmental Permitting
- Threatened and Endangered (T&E) Species Evaluations
- Design and Permitting of Bald Eagle Protection and Management Plan
- Wetland Flagging and Delineation
- Planning and Design of Wetland Mitigation Areas and Vegetated Natural Buffers
- Environmental Due Diligence for Possible Land Acquisition
- Marina Design and Permitting



Photo Courtesy of Greg Braun

#### Project Summary

ATM provided environmental engineering and support services to Florida Waterway Properties, LLC, to assist in the local, state, and federal permitting and construction of roadway and drainage systems for the 700-acre Palm Coast Plantation Subdivision (Phases I through IV) in Flagler County, Florida.



ATM provided wetland flagging and delineation, agency coordination, and field data, and used USACE data sheets for justification of the wetland lines to both the USACE and the St. Johns River Water Management District (SJRWMD). ATM also designed wetland mitigation areas to satisfy Flagler County Development Review criteria, and developed vegetated natural buffers to minimize wetland impacts (according to the guidelines set forth by the SJRWMD).

For each phase of development, a T&E species evaluation was performed and the findings were submitted for the ERP application and review by associated state and federal regulatory agencies. As a result of the findings of the T&E studies, ATM developed and permitted a bald eagle protection and management plan with monitoring guidelines to protect a resident eagle and nest from nearby construction and future lot owners. This plan was developed in conjunction with the Florida Fish and Wildlife Conservation Commission (FWC) and the United States Fish and Wildlife Service (USFWS).

On behalf of the project's site-civil engineer, ATM coordinated the response to requests for additional information from the SJRWMD and the USACE on the environmental aspects of the joint ERP process.

Similar environmental and permitting services were also performed for Phase V, the Harborview Marina. In addition, ATM provided marina design services for the marina which was permitted but has yet to be built due to financial constraints.