



August 15, 2024

Via e-mail: wendy.kleppinger@j2solutions.com

Ms. Wendy Kleppinger
J2 Solutions, Inc.
779 Commerce Drive, Ste. 1
Venice, Florida 34292

Re: Agape Hanger - Environmental Assessment
WSSI Proposal #P23834A

Dear Ms. Kleppinger:

WSSI conducted an Environmental Assessment (EA) on August 15, 2024, at 100 and 104 Airport Avenue West, (Parcel #: 0431060001 and 0431030010) Venice, Sarasota County, Florida (Exhibit 1 – Appendix A). The onsite community/habitat types are Pine Flatwoods (scattered Slash Pine (*Pinus elliottii*) and an understory Paspalum (*Paspalum* sp.), saw palmetto (*Serona repens*), green briar (*Smilax* sp.) and pine duff) and Transportation (Venice Municipal Airport): Florida Land Use, Cover and Forms Classification System (FLUCFCS) Codes 411 and 810 (Exhibit 2 - Appendix A). The onsite soils consist of Eau Gallie-Myakka fine sands - Urban land complex, 0 to 2 percent slopes (Hydric Inclusions) and Pomello fine sand - Urban land complex, 0 to 2 percent slopes (Non-Hydric), Exhibit 3 – Appendix A. The National Wetland Inventory (NWI) has no documentation of wetlands, or other surface waters, onsite, however, during the desktop review and site inspection, an upland-cut ditch was observed to the west of the parcel. The approximate location is depicted on Exhibit 4 in Appendix A.

The closest documented Bald Eagle (*Haliaeetus leucocephalus*) nest (Nest SA045) is approximately 3,000 feet from the site and would not require any monitoring or permits. No listed species were observed onsite, or within the vicinity. Documented listed species per Florida Fish and Wildlife Commission (FWC) consultation areas for the project area consist of Florida black bear (*Ursus americanus floridanus*), Florida bonneted bat (*Eumops floridanus*), Florida scrub jay (*Aphelocoma coerulescens*), wood stork (*Mycteria americana*) and the crested caracara (*Caracara cheriway*). It is highly unlikely these species would be utilizing this site, and none were observed during the inspection. No other environmental constraints were observed.

Please reach out with any questions, or concerns to Gunda Griffin ggriffin@wetlands.com or Miles Upcavage mupcavage@wetlands.com

Sincerely,

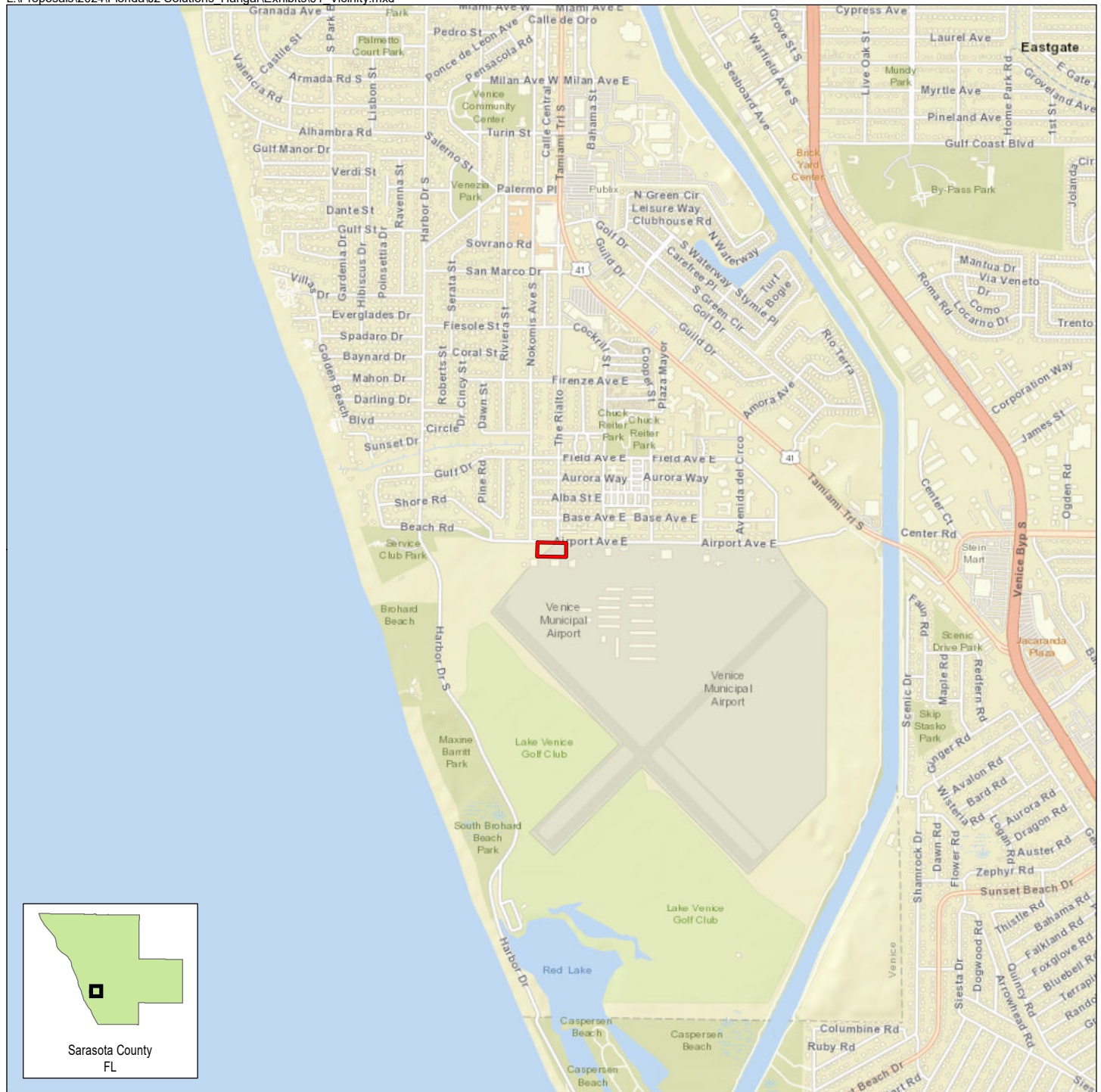
Wetland Studies and Solutions, Inc.

Gunda Griffin

Gunda Griffin
Environmental Scientist

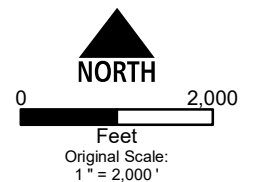
Attachment: Appendix A

APPENDIX A

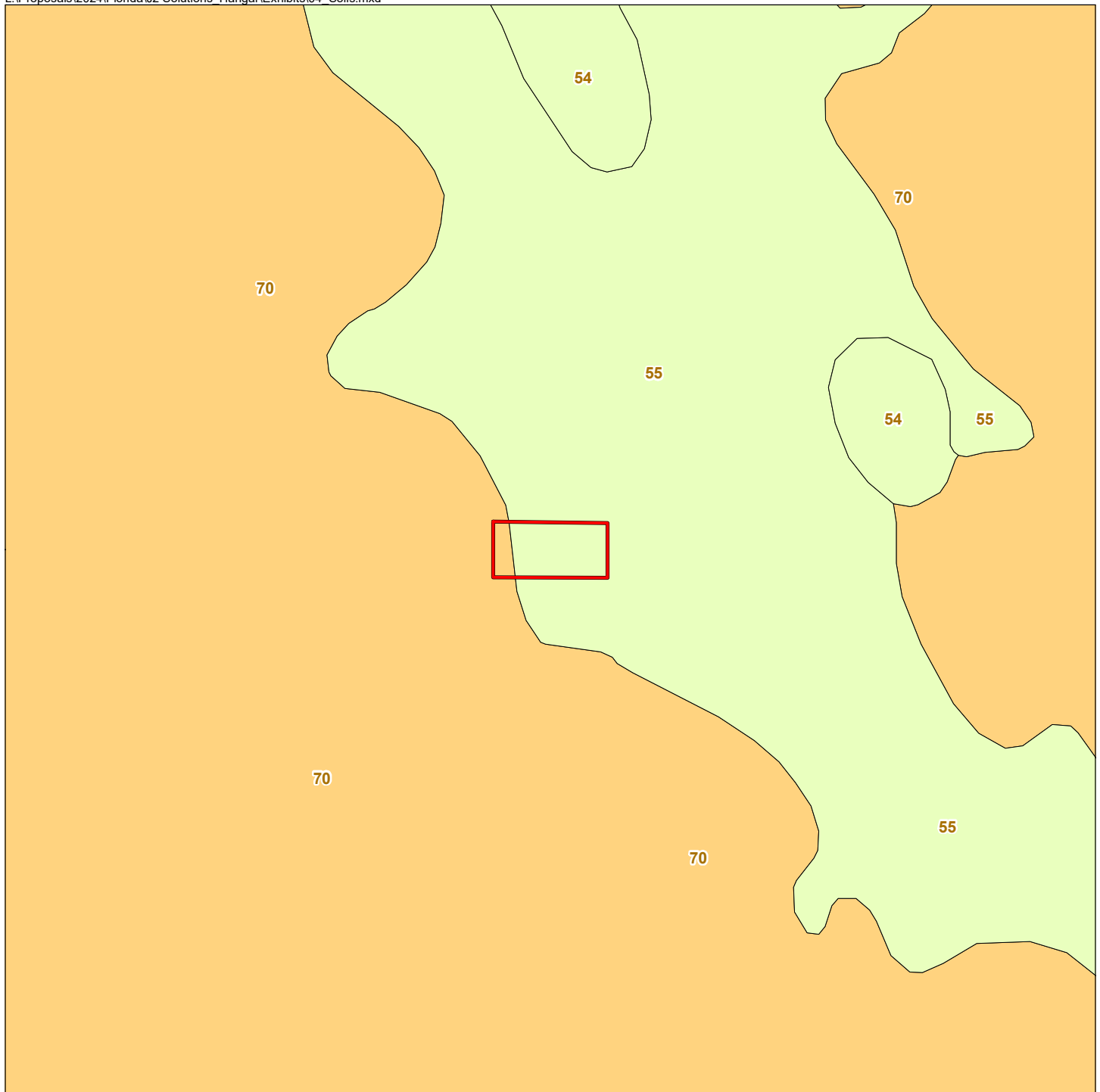


Property Boundary

Vicinity Map Agape Hanger - Environmental Assessment

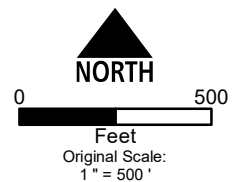


Source: World Street Map - ESRI



- Property Boundary
- Hydric Soil
- Soil with Hydric Inclusion
- Non-Hydric Soil
- Water

Soils Map
Agape Hanger - Environmental Assessment



Major Land Resource Area: Southern Florida Flatwoods, 155
Land Resource Region: Florida Subtropical Fruit, Truck Crop, and Range Region, U
Source: Sarasota County Digital Data, U.S. Department of Agriculture, 2021



APPROXIMATE BOUNDARY

APPROXIMATE GPS POINTS

APPROXIMATE SURFACE WATER LINE

Wetland
Studies and Solutions, Inc.
a DAMEC company

13720 Mc Cormick Drive
Tampa, Florida 33626
Phone: 813-341-0390
www.wetlands.com

APPROXIMATE SURFACE WATER LINE
AGAPE HANGER - ENVIRONMENTAL ASSESSMENT
PARCEL # 04310060001 & 0431030010
SARASOTA COUNTY, FLORIDA

Copyright © 2024 Wetland Studies and Solutions, Inc.

REVISIONS

No.	Date	Description	Rev. By	App. By

DATE: August 2024

SCALE: NTS

CL: N/A

Horizontal Datum: NAD 83 FL WEST
Vertical Datum: N/A
Boundary and Topo Source: N/A

Design	Draft	Approved
MU	GBG	MU

EXHIBIT 4

Computer File Name:
C:\Proposals\2024\Basis\02 Solutions_Hanger AGAPE_Aerogrammed.mxd

W
N
E
S

Sources: Esri, Maxar, Earthstar, GeoAnalytics, and the GIS User Community