

WALKER'S CAY

Parcels 78567000342 and 58420200005 3200
San Marco Road, Marco Island, FL 34145

ENVIRONMENTAL SUPPLEMENT

September 2025

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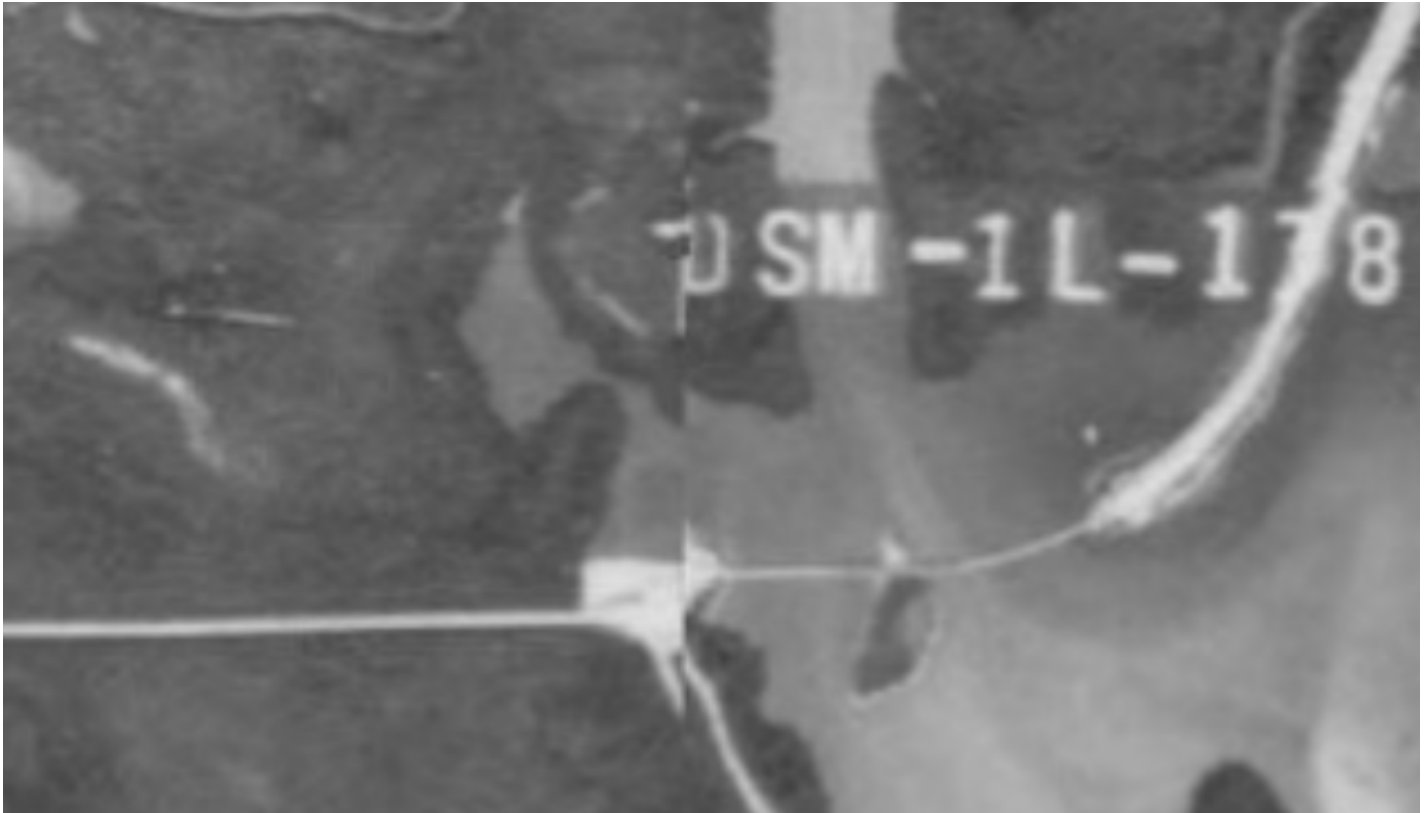
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1.0 INTRODUCTION

Walker's Cay, formerly Moreen Moran, is a 1.91-acre mostly cleared site situated on at the northwest base of the Goodland Bridge (SR 92) in Section 10, Township 52 South, Range 26 East, Collier County, Florida (See Exhibit 1- Location Map). Parcels 78567000342 and 58420200005 are located at 3200 San Marco Road, Marco Island, Florida 34145. This site was historically used as a restaurant and commercial marina with fueling. Surrounding the site are Class II waters of the Rookery Bay Aquatic Preserve and mangroves. A marina is the only remaining structure at this time onsite. The proposed project would include a new 45-unit hotel, restaurant and ship store (See Exhibit 4- Site Plan) over the historical fill pad footprint. The commercial marina facilities will remain part of the project but are not proposed under this application.

Since the site has been vacated for some time mangroves which were seaward of the fill have encroached slightly in a few locations and are overhanging some of the fill in others. Permanent lateral mangrove trimming authorization along the edge of the parking lot is sought for approximately 0.03 acres with this permit to prevent damage to vehicles as well as authorization for 0.01 acres of direct mangrove impacts to accommodate parking near the entrance. The area of permanent impact proposed is to second growth vegetation on top of fill pad. Figure 1 below documents original clearing limits.

Figure 1: 1953 Site Aerial- 100% Cleared and Filled



Project Summary:

The applicant proposes the following:

- Directly impact 0.01 acres of mangrove over existing fill to re-establish the pre-existing fill boundary.
- Secondarily impact 0.06 acres of surrounding habitat.
- Laterally trim 200.5 linear feet of mangrove overhang for parking (0.03 acres total).
- Offset impacts through the purchase of 0.02 credits from Little Pine Island Mitigation Bank.
- Restore historical secondary impacts to dedicated City preserve through exotic removal and plantings.
- Fill 0.01 acres/ 41 cubic yards of area where mangrove currently sits on top of fill to match proposed site elevations.
- Minimize impacts by keeping the footprint within the historical clearing limits and use a retaining wall along mangrove habitats to reduce secondary impacts.
- Add approximately 2 feet of fill over the site to raise the commercial activities to a higher grade for the parking, stormwater system and hotel.
- Maintain the existing marina for commercial use.

2.0 SITE DESCRIPTION

This site was mapped using the Florida Land Use Cover Forms and Classification System (FLUCFCS). Most of the site has been historically cleared and filled under old permits. Hard fill is present approximately 7.5 inches below the surface and can be gravelly in places. Due to fill compaction this site can exhibit false hydric characteristics with algal mats and/or hydrophytic groundcover located sporadically. South edges of the site abutting the San Marco bridge, if vegetated, are comprised entirely of exotic plant material.

The west and northwest portion of the property are mangrove with various levels of exotic coverage nearing the fill pad and old riprap along the fill pad's north border (see Figure 2). There is an obvious old clearing limit which the applicant is requesting to re-instate. At high tide water stands waterward of the existing riprap shoreline but does not enter the fill pad. Some new mangrove regrowth will need to be removed and mangrove overhanging fill will need to be laterally trimmed to re-create the old fill footprint. Existing habitats onsite are described below in Table 1 and a map can be found included as Exhibit 3- FLUCFCS Map.

A 58-slip commercial marina which is not in use is located waterward of the proposed works. The marina is under sovereign submerged lands lease No. 112251009 and permit 11-010377. The marina is not part of this application.

Figure 2: Riprap shoreline. Fill is landward of it and high tide is waterward.



Table 1: FLUCFS Habitats

ID#	FLUCFS	FLUCFS DESCRIPTION	ACRES	WETL	UPL
1	H-740/ 61E2	H-FILL/MANGROVE- 30% EXOTIC	0.002	0.002	
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003		0.003
3	426 E4	TROPICAL HARDWOODS 85% EXOTIC	0.01		0.01
4	740/6124-O	H-FILL/MANGROVE OVERHANG 85% EXOTIC	0.003		0.003
5	H-740/612E1	FILL/MANGROVE 10% EXOTIC	0.01	0.01	
6	740/422	FILL/ BRAZILIAN PEPPER	0.04		0.04
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003		0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02		0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004		0.004
10	612	MANGROVE PRESERVE	0.24	0.24	
11	H-740/ 612E4	H-FILL/MANGROVE 85% EXOTIC	0.0004	0.0004	
12	422 / 243	B.PEPPER/ ORNAMENTALS	0.02		0.02
13	740	FILLED & DISTURBED LANDS	0.17		0.17
14	814	PAVED ENTRANCE ROAD	0.10		0.10
15	740	FILLED AND DISTURBED LANDS	0.03		0.03
16	422	BRAZILIAN PEPPER	0.04		0.04
17	422	BRAZILIAN PEPPER	0.01		0.01
18	740	FILLED & DISTURBED LANDS	0.79		0.79
19	184	MARINA BOAT RAMP	0.005		0.005
20	540	BAY AND ESTUARY	0.01		0.01
21	740	FILLED AND DISTURBED LANDS	0.40		0.40
22	320 E1	SHRUBS & BRUSHLAND 10% EXOTIC	0.003		0.003
23	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.001		0.001
24	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.01		0.01
		TOTAL	1.91	0.25	1.66
		OSW		0.01	

2.1 Habitat Descriptions

#1- H-740/ 612 E2 Hydric Fill/ Mangrove 30% Exotic (0.002 Ac.)

Canopy 35%

Red mangrove *Rhizophora mangle* 35%

Midstory 47%

Brazilian pepper *Schinus terebinthifolia* 30%

Red mangrove *Rhizophora mangle* 15%

White mangrove *Laguncularia racemosa* 2%

Groundcover 5%

Red mangrove *Rhizophora mangle* 5%

#2- 740/ 612 E2-O Fill/ Mangrove Overhang >30% Exotic (0.003 Ac.)

Canopy 12%

Red mangrove *Rhizophora mangle* 12%

Midstory 35%

Brazilian pepper *Schinus terebinthifolia* 30%

Red mangrove *Rhizophora mangle* 5%

Groundcover 22%

St. Augustine *Stenotaphrum secundatum* 12%

Shoreline purslane *Sesuvium portulacastrum* 10%

#3- 426 E4 Tropical Hardwoods 85% Exotic (0.01 Ac.)

Canopy 0%

Midstory 100%

Brazilian pepper *Schinus terebinthifolia* 85%

Seagrape *Coccoloba uvifera* 15%

Groundcover 5%

Seagrape *Coccoloba uvifera* 5%

#4- 740/ 612 E4-O Fill/ Mangrove Overhang 85% Exotic (0.003 Ac.)

Canopy 0%

Midstory 100%

Brazilian pepper *Schinus terebinthifolia* 85%

Seagrape *Coccoloba uvifera* 10%

Cabbage palm *Sabal palmetto* 5%

Groundcover 10%

St. Augustine *Stenotaphrum secundatum* 10%

#5- H-740/ 612E1 Hydric Fill/Mangrove 10% Exotic (0.01 Ac.)

Canopy 58%

Red mangrove *Rhizophora mangle* 50%

White mangrove *Laguncularia racemosa* 8%

Midstory 15%

Brazilian pepper *Schinus terebinthifolia* 10%

Red mangrove *Rhizophora mangle* 5%

Groundcover

Red mangrove *Rhizophora mangle* 10%

White mangrove *Laguncularia racemosa* 5%

#6- 426 E4 Tropical Hardwoods 85% Exotic (0.04 Ac.)

Canopy 5%

White lead tree *Leucaena leucocephala* 5%

Midstory 90%

Brazilian pepper *Schinus terebinthifolia* 80%

White lead tree *Leucaena leucocephala* 10%

Groundcover 10%

St. Augustine *Stenotaphrum secundatum* 20%

Frogfruit- *Phyllanthus nodiflorus* 8%

Smutgrass *Sporobolus indicus* 2%

#7- 740/ 612 E1- O Fill/ Mangrove Overhang 15% Exotic (0.003Ac.)

Canopy 40%

Red mangrove *Rhizophora mangle* 40%

Midstory 40%

Seagrape *Coccoloba uvifera* 15%

Brazilian pepper *Schinus terebinthifolia* 15%

Red mangrove *Rhizophora mangle* 10%

Groundcover 0%

#8- 740/ 612-O Fill/ Mangrove (0.02 Ac.)

Canopy 20%

Red mangrove *Rhizophora mangle* 15%

White mangrove *Laguncularia racemosa* 5%

Midstory 10%

Red mangrove *Rhizophora mangle* 10%

Groundcover 0%

#9- 740/ 612 E2-O Fill/ Mangrove Overhang 50% Exotic (0.004 Ac.)

Canopy 5%

White mangrove *Laguncularia racemosa* 5%

Midstory 20%

White mangrove *Laguncularia racemosa* 15%

Red mangrove *Rhizophora mangle* 5%

Brazilian pepper *Schinus terebinthifolia* 50%

Groundcover 5%

St. Augustine *Stenotaphrum secundatum* 5%

#10- 612 Mangrove Preserve (0.24 Ac.)

Canopy 60%

Red mangrove *Rhizophora mangle* 40%

Black mangrove *Avicennia germinans* 20%

Midstory 60%

Black mangrove *Avicennia germinans* 25%

Red mangrove *Rhizophora mangle* 15%

Monkeypod- *Pithecellobium dulce* 5%

Brazilian pepper *Schinus terebinthifolia* 15%

Groundcover 16%

Black mangrove *Avicennia germinans* 8%

Red mangrove *Rhizophora mangle* 8%

#11- H-740/ 612E4 Hydric Fill/ Mangrove 80% Exotic (0.0004 Ac.)

Canopy 4%

Red mangrove *Rhizophora mangle* 3%

Black mangrove *Avicennia germinans* 1%

Midstory 85%

Brazilian pepper *Schinus terebinthifolia* 80%

Red mangrove *Rhizophora mangle* 2%

Black mangrove *Avicennia germinans* 2%

Monkeypod- *Pithecellobium dulce* 1%
Groundcover 2%
Red mangrove *Rhizophora mangle* 1%
Black mangrove *Avicennia germinans* 1%

#12- 422/243 Brazilian pepper/ Ornamentals (0.02 Ac.)

Canopy 20%
Unidentified ornamental palm 20%
Midstory 80%
Unidentified ornamental palm 60%
Brazilian pepper *Schinus terebinthifolia* 20%
Groundcover 5%
Brazilian pepper *Schinus terebinthifolia* 5%

#13- 740 Filled & Disturbed Lands (0.17 Ac.)

Canopy 0%
Midstory 0%
Groundcover 66%
Torpedo grass *Panicum repens* 20%
St. Augustine *Stenotaphrum secundatum* 18%
Hurricane grass *Fimbristylis cymosa* 18%
Smutgrass *Sporobolus indicus* 5%
Frogfruit *Phyllanthus nodiflora* 5%

#16- 422 Brazilian Pepper (0.04 Ac.)

Canopy 0%
Midstory 90%
Brazilian pepper *Schinus terebinthifolia* 90%
Groundcover 0%

#17- 422 Brazilian Pepper (0.01 Ac.)

Canopy 15%
Bird of paradise *Strelitzia reginae* 15%
Midstory 30%
Brazilian pepper *Schinus terebinthifolia* 15%
Unidentified (exotic) palm 15%
Groundcover 25%
Brazilian pepper *Schinus terebinthifolia* 25%

#18- 740 Filled & Disturbed Lands (0.78 Ac)

Canopy 0%
Midstory 6% (just on the backside of the seawall)
White mangrove *Laguncularia racemosa* 2%
Buttonwood *Conocarpus erectus* 2%
Brazilian pepper *Schinus terebinthifolia* 2%
Groundcover 63%
Bermuda grass *Cynodon dactylon* 20%
Torpedo grass *Panicum repens* 12%

St. Augustine *Stenotaphrum secundatum* 12%
Hurricane grass *Fimbristylis cymosa* 10%
Smutgrass *Sporobolus indicus* 4%
Shoreline purslane *Sesuvium portulacastrum* 3% (just on back side of the seawall)
White mangrove *Laguncularia racemosa* 2% (just on back side of the seawall)

#21- 740 Filled & Disturbed Lands (0.40 Ac)

Canopy 0%

Midstory 0%

Groundcover 35%

Hurricane grass *Fimbristylis cymosa* 10%
Bermuda grass *Cynodon dactylon* 5%
Torpedo grass *Panicum repens* 5%
St. Augustine *Stenotaphrum secundatum* 5%
Smutgrass *Sporobolus indicus* 5%
Frogfruit *Phyllanthus nodiflorus* 5%

#22- 320 E1 Shrubs & Brush 10% Exotic (0.003 Ac.)

Canopy 0%

Midstory 45%

Coinvine *Dalbergia ecastaphyllum* 35%
Brazilian pepper *Schinus terebinthifolia* 10%
Groundcover 10%
Coinvine *Dalbergia ecastaphyllum* 10%

#23- 320 E1 Shrubs & Brush 5% Exotic (0.001 Ac.)

Canopy 0%

Midstory 50%

Coinvine *Dalbergia ecastaphyllum* 35%
Buttonwood *Conocarpus erectus* 10%
Brazilian pepper *Schinus terebinthifolia* 5%
Groundcover 0%

#24- 320 E1 Shrubs & Brush 5% Exotic (0.01 Ac.)

Canopy 0%

Midstory 65%

Coinvine *Dalbergia ecastaphyllum* 60%
Brazilian pepper *Schinus terebinthifolia* 5%
Groundcover 0%

2.2 Soils

There are two (2) soil types in the project footprint, one (1) is hydric, and one (1) is non-hydric. Those soils are listed below with a brief description of each. A soils map can be found as Exhibit 11. The development lies within soil #35. The fill pad shovel tests went as deep as 7.5 inches before the shovel could not go further, or gravel was hit around the overhang zones.

35 *St. Augustine Organic Substratum-Urban Land Complex (non-hydric)*

Parent material: Sandy mine spoil or earthy fill over herbaceous organic material.

40 *Durban and Wulfert Mucks Tidal Complex (Hydric)*

Parent Material: Herbaceous organic material over sandy marine deposits.

An important note is that the NRCS classified the site as Coastal Beach (Cb) in 1954 and as fill in the late 1980s, then again as fill in the more recent update.

2.3 Listed Species

Associated with this project is the potential for listed species based on habitat and location identified below in Table 2. No listed species were identified utilizing this site during any site visit (see Table 3).

Table 2: Potentially Listed Species Based on Habitat

Common Name	Scientific Name	Status
Burrowing owl	<i>Athene cunicularia</i>	ST
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE
Little blue heron	<i>Egretta caerulea</i>	ST
Tricolored heron	<i>Egretta tricolor</i>	ST
Reddish egret	<i>Egretta rufescens</i>	ST
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Wood stork	<i>Mycteria americana</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
American crocodile	<i>Crocodylus acutus</i>	FT
American alligator	<i>Alligator mississippiensis</i>	SA
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Golden leather fern	<i>Acrostichum aureum</i>	ST

FE = Federally Endangered FT = Federally Threatened ST = State Threatened
SA = Similar in Appearance

Table 3: Species Identified Onsite During Surveys

Common Name	Scientific Name	Listing Status
*Belted kingfisher	<i>Megasceryle alcyon</i>	None
Common ground dove	<i>Columbina passerina</i>	None
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	None
*White ibis	<i>Eudocimus albus</i>	None
*Osprey	<i>Pandion haliaetus</i>	None

*Flying overhead, **Listed Species, °Exotic Species

2.4 Historical Resources

There are no known historical/ archaeological resources on the site and given its past intensive use none are expected to be present now. The closest site is immediately adjacent on the south side of the SR 92 bridge, which is a 1972 wooden framed Rookery Bay Field Station (CRO1506). Please refer to Appendix 3 for information provided by Division of Historical Resources (DHR).

Should resources be found during earth work all activities will cease and the DHR and the Department of Environmental Protection will be notified for further instructions.

3.0 ENVIRONMENTAL CONSIDERATIONS

3.1 Elimination or Reduction of Impacts

The site plan has limited impacts to areas which have been historically filled for commercial use. Some secondary growth has encroached in areas adjacent to mangrove forest, but those areas are above mean high water, on top of existing fill and landward of the old riprap shoreline.

3.1.1 During Construction

Given there is natural mangrove habitat north and west of the western half of the site, measures will be taken to ensure no unauthorized discharges of water, fill or construction materials encroach in those areas. Protection measures include use of retaining walls along the wetland perimeter rather than side slopes, double silt fences with haybales and turbidity curtains in areas which are adjacent to mean high water near the west end of the seawall.

3.1.2 Post-Construction

Signs will be placed around the remaining mangrove habitat identifying it as protected. Information will include "No trash, trimming, or dumping of landscape debris".

Exotic and nuisance plant species, including native vines, which have encroached into the adjacent mangrove habitats will be removed from the site, stumps treated and those opened areas replanted with mangrove seedlings.

4.0 IMPACTS AND MITIGATION

4.1 Proposed Impacts

Impacts were characterized as direct, secondary or lateral trimming. The direct impacts are to new mangrove growth, mostly prop roots on fill totaling 0.01 acres. Lateral trimming would be over old fill and sod where mangrove overhangs, totaling 0.03 acres or 200.5 linear feet. Secondary saltwater forested habitat impacts total 0.06 acres.

Table 4: Impacts Table- Direct and Secondary

ID#	CODE	FLUCFCS DESCRIPTION	DIRECT	SECONDARY
1	H-740/ 612E2	H-FILL/MANGROVE- 30% EXOTIC	0.002	
5	H-740/ 612E1	H-FILL/MANGROVE 10% EXOTIC	0.01	
11	H-740/ 612E1	H-FILL/MANGROVE 85% EXOTIC	0.0004	
10	612	MANGROVE (PRESERVE)		0.02
	612	MANGROVE (OFFSITE)		0.04
		TOTAL ACRES	0.01	0.06

Table 5: Impacts- Lateral Trimming

ID#	CODE	FLUCFCS DESCRIPTION	TRIMMING
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
4	740/6124-O	FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
		TOTAL ACRES	0.03

4.2 Compensation for Impacts

Outlined below is a proposal to purchase 0.02 saltwater forested mitigation bank credits as compensation for newly proposed direct mangrove impacts over fill pad and secondary wetland impacts adjacent to the fill pad. A complete UMAM analysis and Little Pine Island Functional Analysis is included with this application as Appendix 1.

Table 6: Mitigation Calculation Table- Direct Impacts

	PRE	PRE	PRE	PRE	POST	POST	POST	POST			
	LLS	WE	CS	Σ	LLS	WE	CS	Σ	Δ	ACRES	FUNCT LOSS
1- H-740/612E2	5	4	8	0.57	0	0	0	0.00	-0.57	0.002	-0.001
5- H-740/612E1	5	0	9	0.70	0	0	0	0.00	-0.70	0.01	-0.01
11- H-740/612E4	5	0	3	0.27	0	0	0	0.00	-0.27	0.0004	-0.0001
										0.01	-0.01

Table 7: Mitigation Calculation- Secondary Impacts

	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
10- 612 (Pres)	6	9	10	0.83	6	9	9	0.80	-0.03	0.02	-0.001
612	6	10	10	0.87	6	10	9	0.83	-0.04	0.04	-0.002
										0.06	-0.002

Table 8: Mitigation Calculation- Lateral Trimming Impacts

	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
2- 740/612E2-O	5	0	4	0.45	5	0	2	0.35	-0.10	0.003	-0.0003
4- 740/612E4-O	5	0	1	0.30	5	0	0	0.25	-0.05	0.003	-0.0002
7- 740/612E1-O	5	0	5	0.50	5	0	2	0.35	-0.15	0.003	-0.001
8- 740/612-O	5	0	6	0.55	5	0	3	0.40	-0.15	0.02	-0.003
9- 740/612E2-O	5	0	4	0.45	5	0	2	0.35	-0.10	0.004	-0.0004
										0.03	-0.01

5.0 ONSITE PRESERVE ENHANCEMENT

5.1 Restoration

Over time secondary impacts to the preserve have occurred along the western limits which have included loss of plant material and exotic species encroachment. The following outlines the proposal to remedy these issues and return this 0.24- acre preserve to historical natural conditions.

- Complete initial eradication of exotic/invasive and nuisance plant species within the new areas. Exotic/invasive plant species will include Category I and Category II species identified in the current "Invasive Plant List" published by the Florida Exotic Pest Plant Council (FLEPPC) as well as Class I and Class II Prohibited Aquatic Plants listed in Chapter 62C-52.011, Florida Administrative Code. Nuisance plant species will include native species deemed detrimental due to their potential adverse competition with desirable native species. Examples of potential nuisance plant species include dog-fennel (*Eupatorium sp.*), ragweed (*Ambrosia sp.*), cattail (*Typha sp.*), climbing hempvine (*Mikania scandens*, *M. micrantha*), pepper vine (*Nekemias arborea*), and love vine (*Cassytha filiformis*).
- Maintain wetland preserve area through exotic removal maintenance follow-up treatments. Reduce exotic vegetation regeneration to less than 5% coverage between maintenance events.
- Complete initial planting (if necessary) of native canopy, and sub-canopy plant species no sooner than 3 months after initial exotic removal work.
- Achieve a minimum average plant cover of 80% by planted species and/or naturally recruited native species after 4 years.

Prior to any work commencing onsite, existing wetland habitat to remain will be buffered from construction by silt fence and haybales. Maintenance of this habitat will be done concurrently with construction commencement.

In the 0.24-acre saltwater forested native habitat retained, designated as #10-612, exotic removal will be done by hand-cutting exotic shrubs, treating the stumps with state-approved herbicides and removing the debris from the site for proper disposal. Any exotic/nuisance groundcover or vines will be carefully target sprayed with a foliar application of herbicide or hand-pulled if able. Exotic or nuisance plant species are defined as Category I or II invasive species according to the latest Florida Exotic Pest Plant Council list (FLEPPC).

Native trees, shrubs and groundcovers will remain, and all cut plant material will be hauled away for proper disposal.

Planting will be completed no sooner than 3 months after initial exotic removal since portions of this site have been in a highly degraded condition for many decades and the seed source will be present requiring re-application of herbicide before planting.

Plantings include the following species, sizes, spacing and quantities:

<i>Species</i>	<i>Size</i>	<i>Spacing</i>	<i>Quantities</i>
White mangrove- <i>Laguncularia racemosa</i>	1-3 gallon	~8 feet O'C	5
Red mangrove- <i>Rhizophora mangle</i>	1-3 gallon	~8 feet O'C	8

(Please refer to the Restoration Map).

The preserve manager for this project will be:

Mariel Nageon de Lestang - Turrell, Hall & Associates, Inc.
3584 Exchange Ave., Naples, FL 34104
(239) 643-0166
marielle@thanaples.com

5.2 Maintenance

Maintenance will be conducted on the 0.24-acre preserve area in perpetuity. After the initial exotic removal a 3-month follow-up treatment will occur before mangrove seedlings are installed to capture new Brazilian pepper growth and not damage any plantings.

Following planting maintenance will be completed through a combination of hand-removal and targeted foliar spraying. State-approved herbicide will be used containing tracer dye, and all cut shrub-sized plant material will be hauled away for proper disposal. Exotic groundcover will be foliar sprayed.

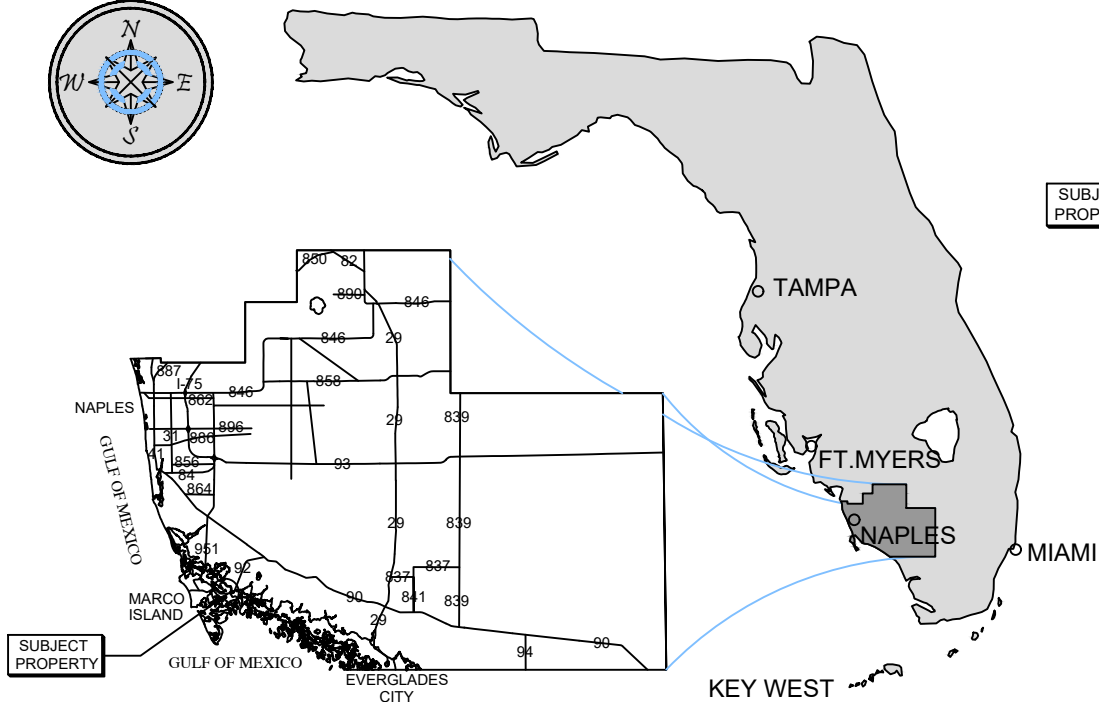
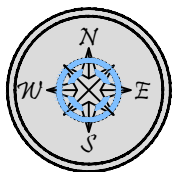
The site will be inspected bi-annually for the first two years to monitor planting success, then annually thereafter. All category I and II exotic plant species will be maintained to 0% immediately following each maintenance event and shall not exceed 5% overall in any one habitat area in between maintenance events.

Native vines will be cut annually to prevent them from covering more than 5% of native habitat onsite.

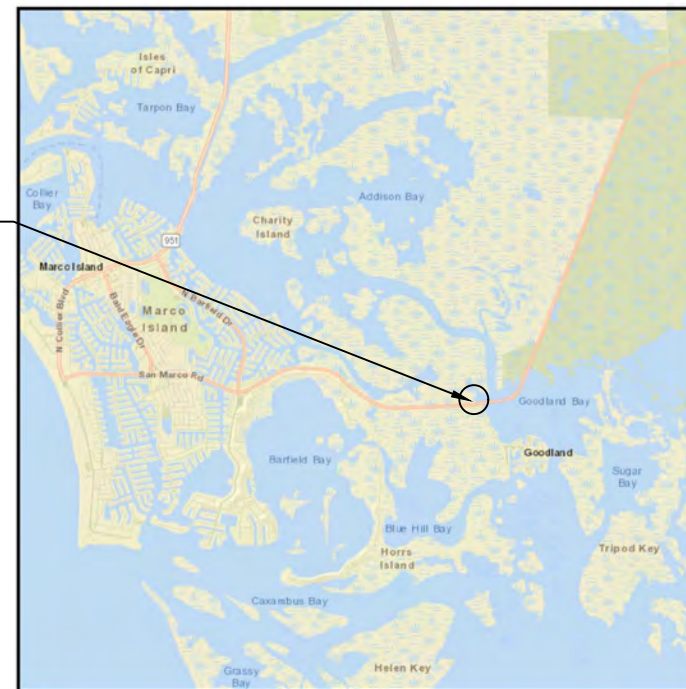
EXHIBIT 1

Location Map

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

SITE ADDRESS:

<> 3200 SAN MARCO RD <> LATITUDE: N 25.932866
MARCO ISLAND, FL 34145 <> LONGITUDE: W -81.656164

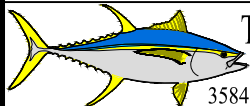
NOTES:

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SUBJECT
PROPERTY



COUNTY AERIAL



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WALKER'S CAY LOCATION MAP

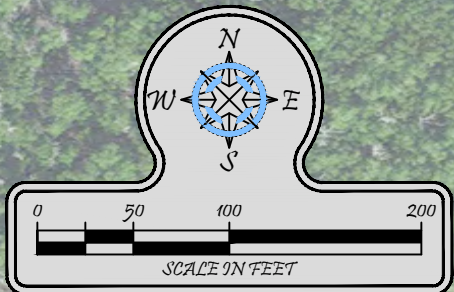
RY NO. 5875

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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	01 OF 10	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 10		TOWNSHIP- 52 S		RANGE- 26 E		

EXHIBIT 2

Aerial Map



PRESERVE
DEDICATED TO THE
CITY OF MARCO

MANGROVE
ROOT LINE

MANGROVE
DRIP LINE

PROPERTY BOUNDARY



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WALKER'S CAY AERIAL

RY NO. 5875

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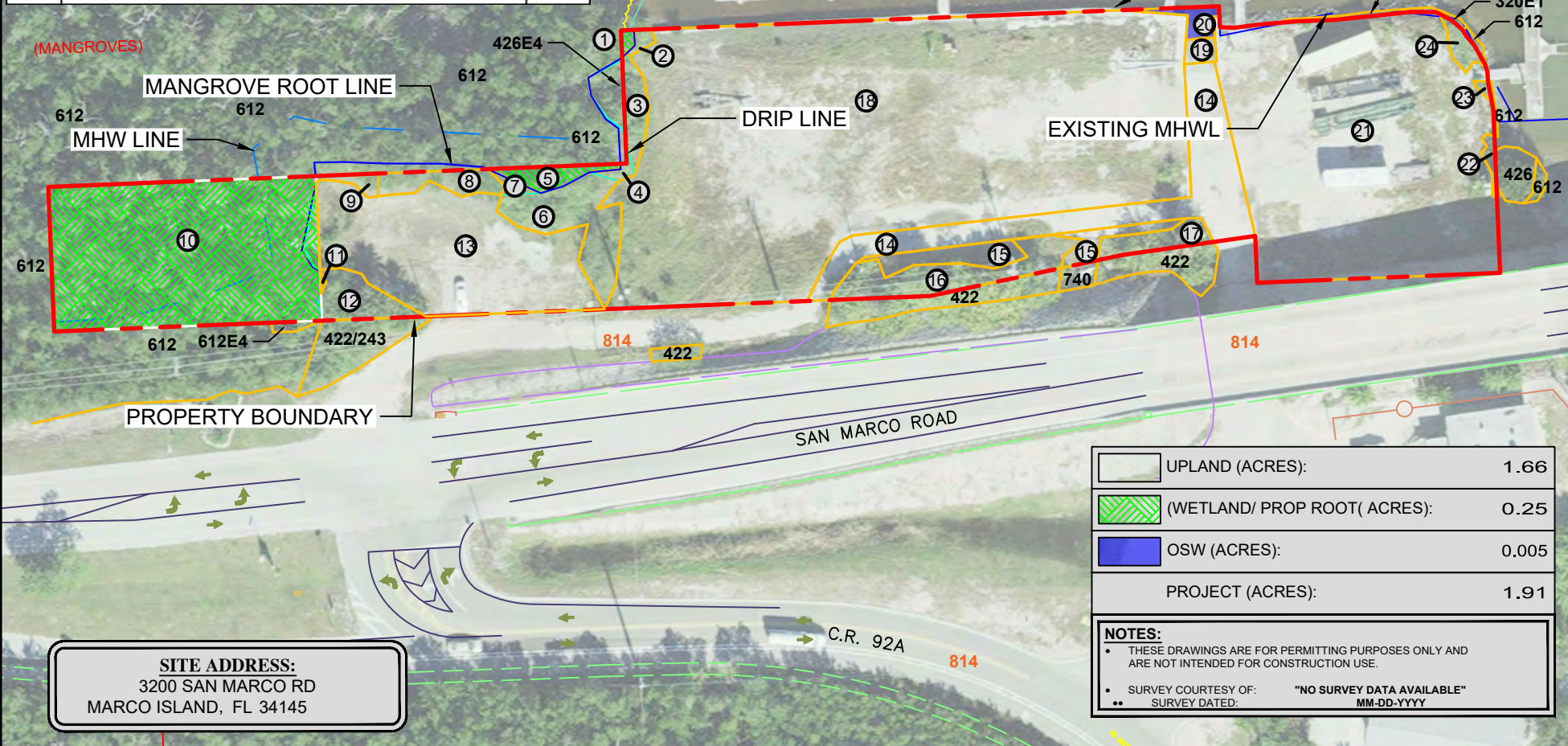
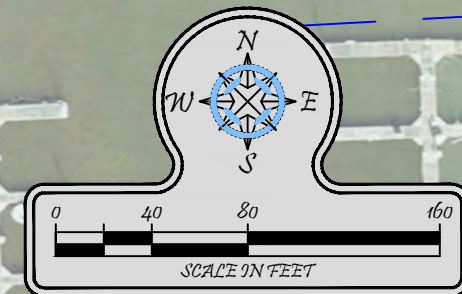
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CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	02 OF 10	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 10		TOWNSHIP- 52 S		RANGE- 26 E		

EXHIBIT 3

FLUCFCS Map

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
1	H-740/ 61E2	H-FILL/MANGROVE- 30% EXOTIC	0.002
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
3	426 E4	TROPICAL HARDWOODS 85% EXOTIC	0.01
4	740/6124-O	H-FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
5	H-740/612E1	FILL/MANGROVE 10% EXOTIC	0.01
6	740/422	FILL/ BRAZILIAN PEPPER	0.04
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
10	612	MANGROVE PRESERVE	0.24
11	H-740/ 612E4	H-FILL/MANGROVE 85% EXOTIC	0.0004
12	422 / 243	B.PEPPER/ ORNAMENTALS	0.02
13	740	FILLED & DISTURBED LANDS	0.17

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
14	814	PAVED ENTRANCE ROAD	0.10
15	740	FILLED AND DISTURBED LANDS	0.03
16	422	BRAZILIAN PEPPER	0.04
17	422	BRAZILIAN PEPPER	0.01
18	740	FILLED & DISTURBED LANDS	0.00
19	184	MARINA BOAT RAMP	0.005
20	540	BAY AND ESTUARY	0.01
21	740	FILLED AND DISTURBED LANDS	0.40
22	320 E1	SHRUBS & BRUSHLAND 10% EXOTIC	0.003
23	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.001
24	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.01
TOTAL			1.91



	UPLAND (ACRES):	1.66
	(WETLAND/ PROP ROOT(ACRES):	0.25
	OSW (ACRES):	0.005
PROJECT (ACRES):		1.91

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY

SITE ADDRESS:
3200 SAN MARCO RD
MARCO ISLAND, FL 34145



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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

WALKER'S CAY FLUCFCS MAP

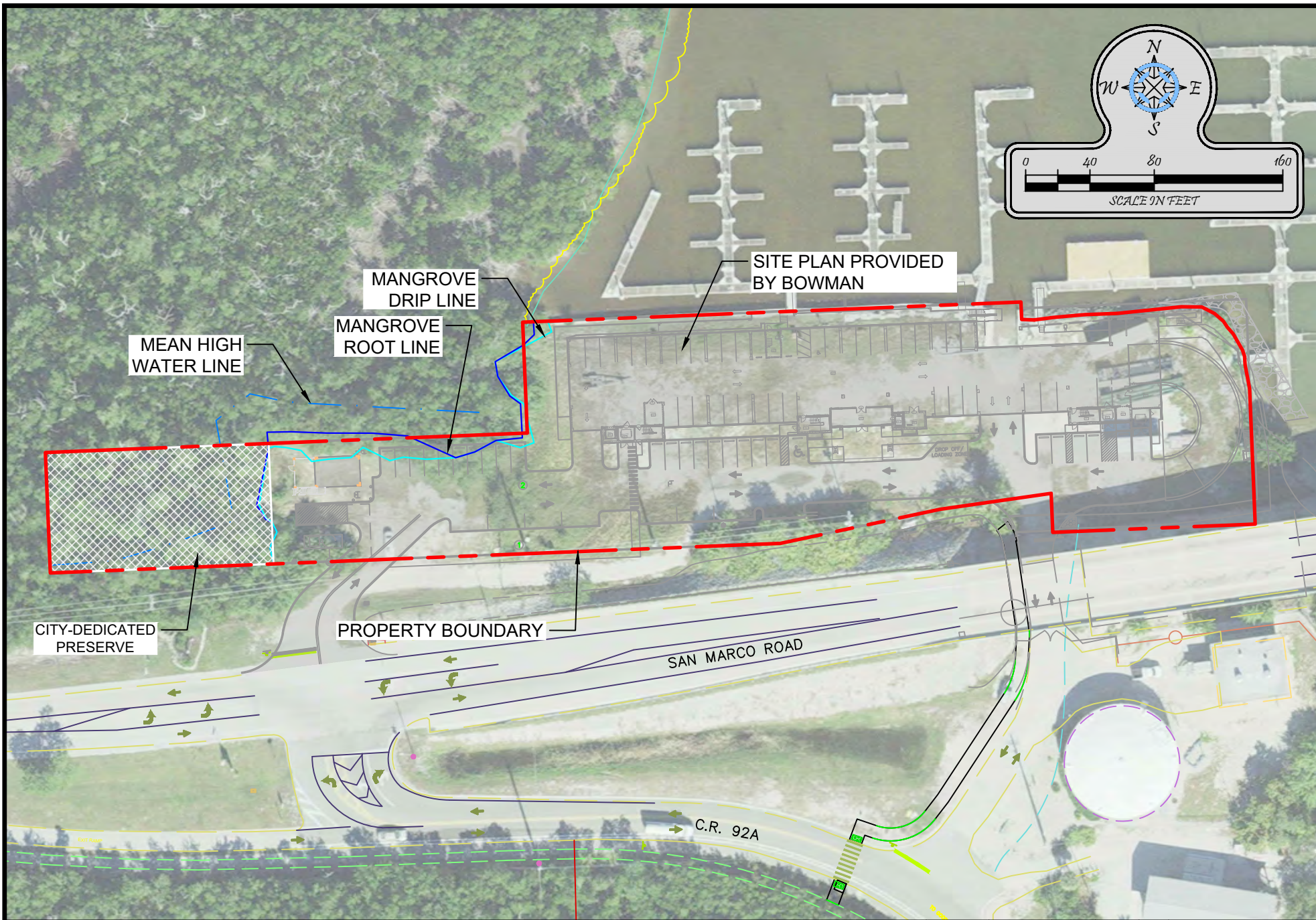
RY NO. 5875 THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

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CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	03 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E

EXHIBIT 4

Site Plan



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WALKER'S CAY

SITEPLAN

RY NO. 5875

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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
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JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	04 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10

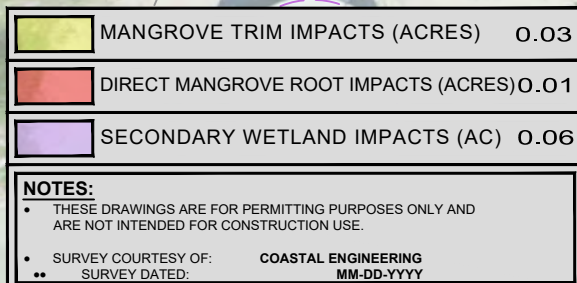
TOWNSHIP- 52S

RANGE- 26E

EXHIBIT 5

Impacts Map

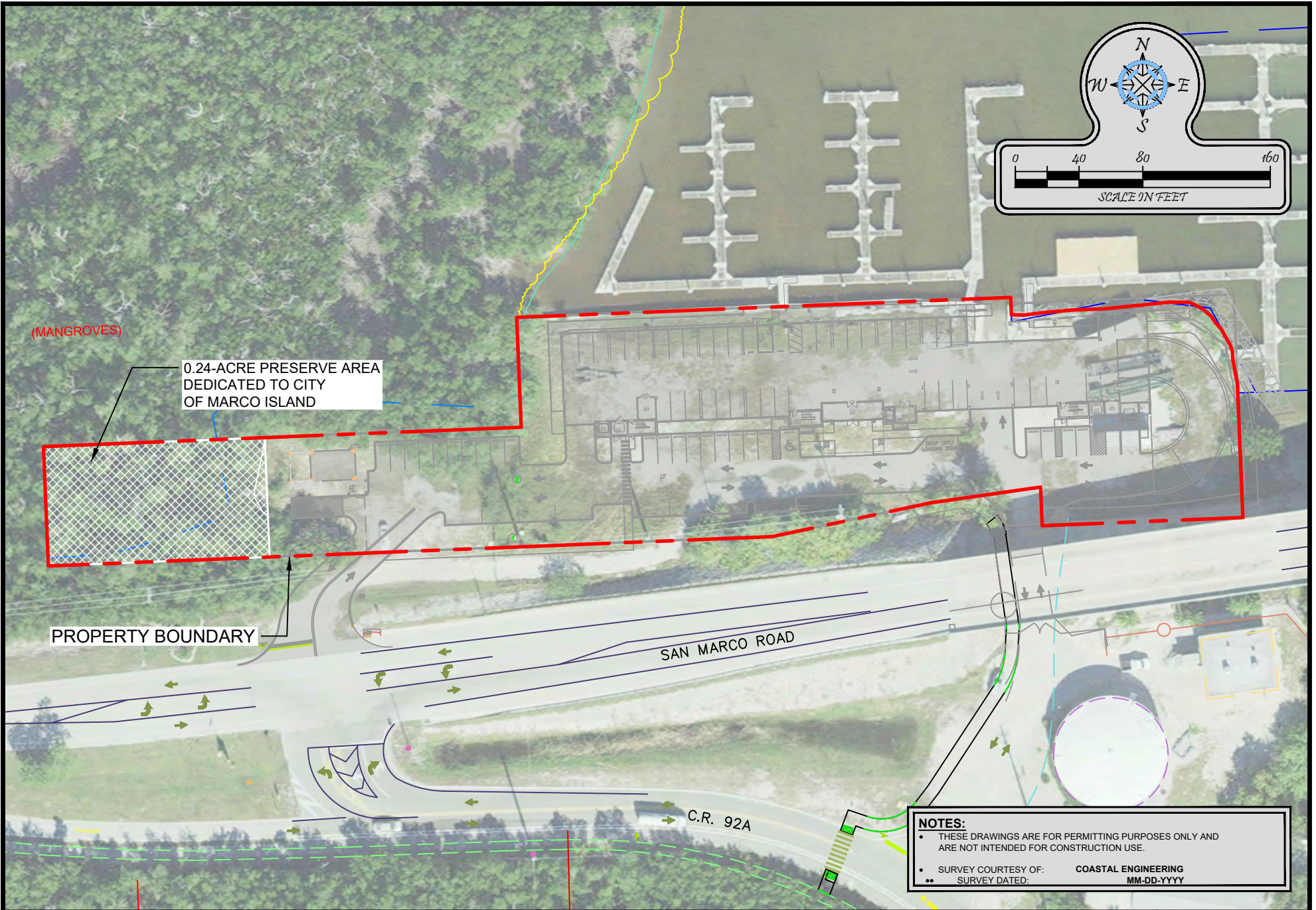
200.5 LF MANGROVE TRIMMING PROPOSED



DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED:
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05 OF 10	3.	-	-	-	-
JOB NO.:	9246.01	4.	-	-	-	-
SHEET NO.:	06 OF 01	5.	-	-	-	-
SECTION- 10		TOWNSHIP- 52S			RANGE- 26E	

EXHIBIT 6

Preserves Map



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WALKER'S CAY **PRESERVES MAP**

RY NO. 5875

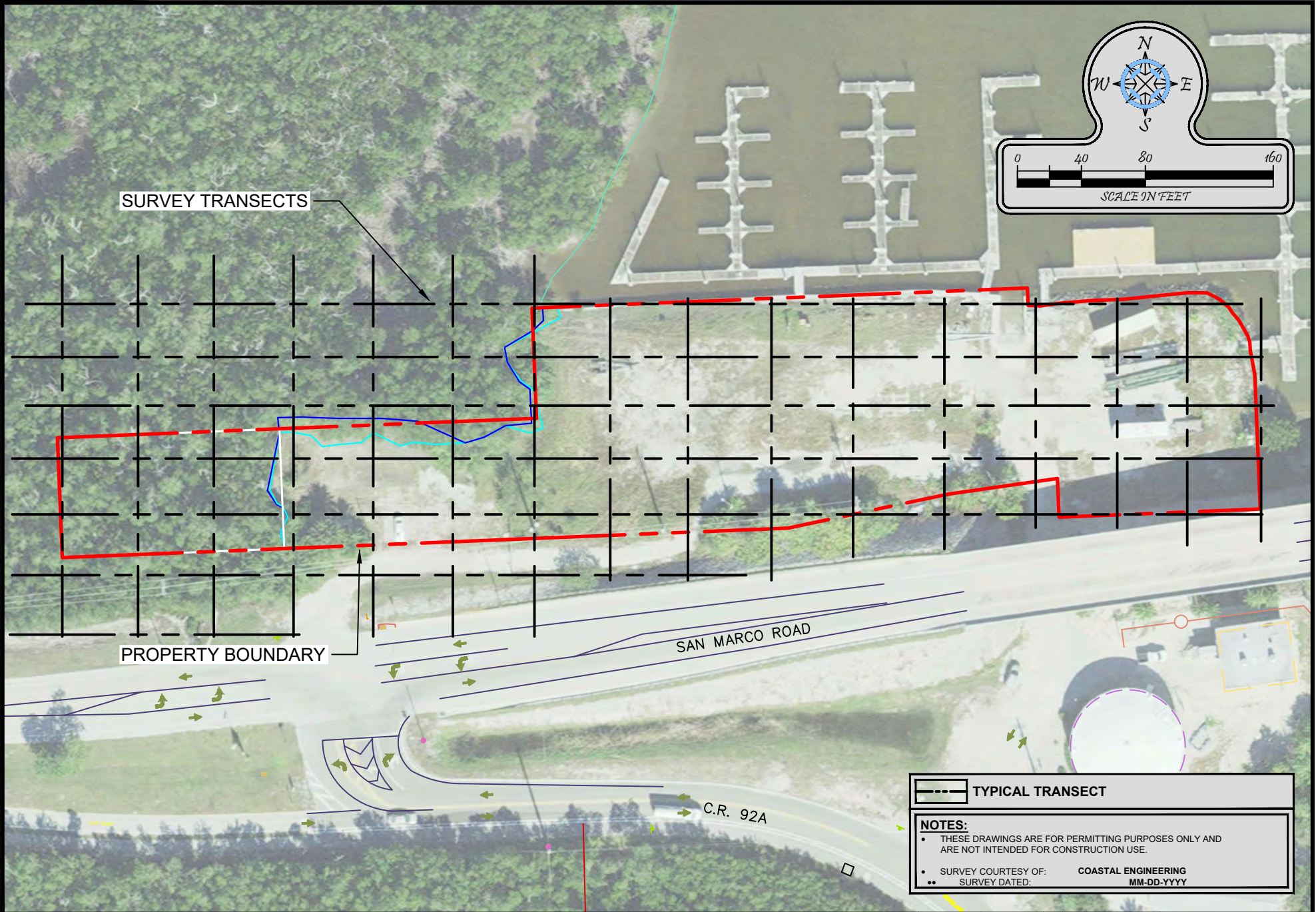
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REV#	REV BY:	DATE	CHK BY:	CHANGED:
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CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	06 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E

EXHIBIT 7

Listed Species Map



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WALKER'S CAY LISTED SPECIES MAP

RY NO. 5875

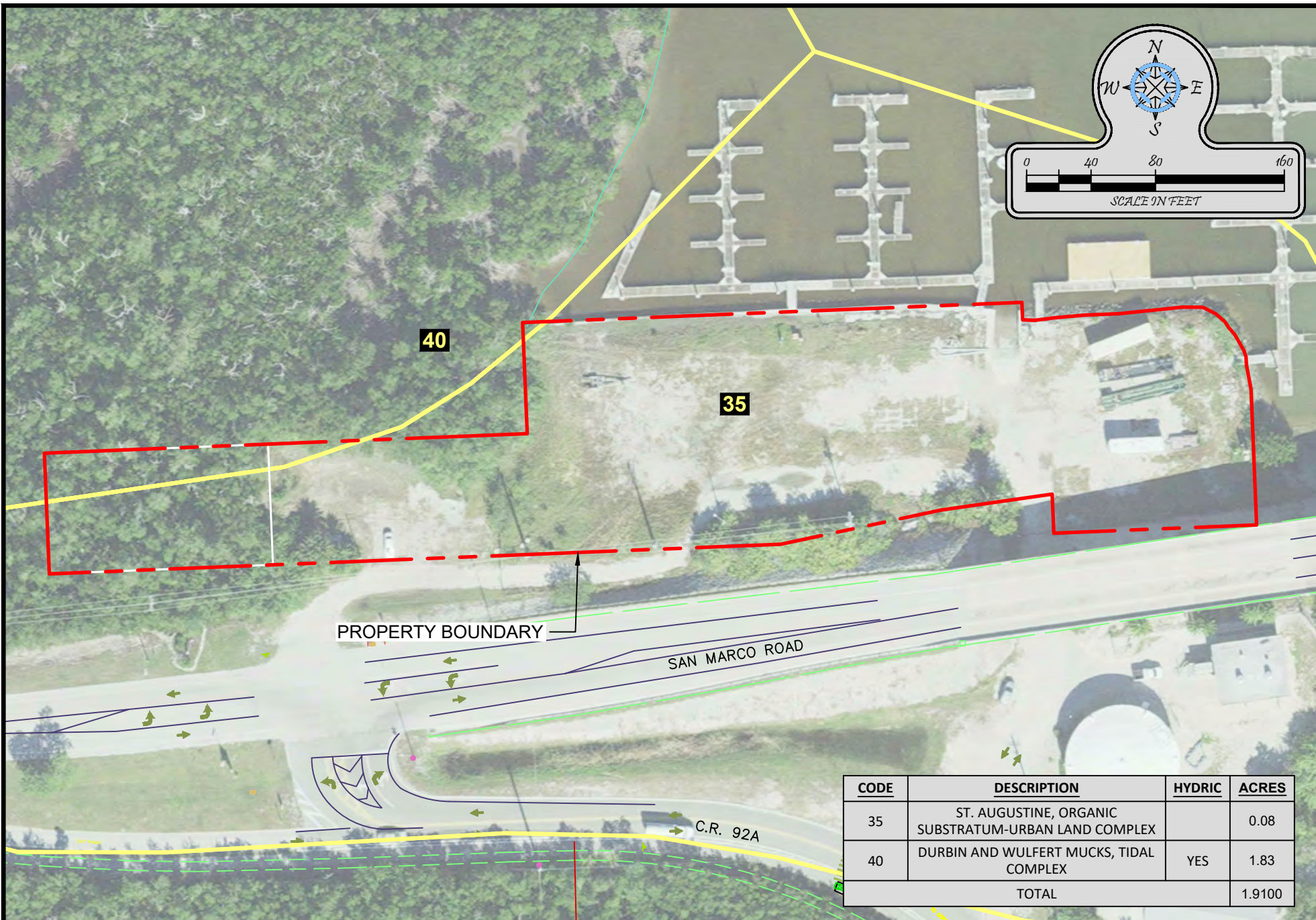
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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
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CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	07 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E

EXHIBIT 8

Soils Map



CODE	DESCRIPTION	HYDRIC	ACRES
35	ST. AUGUSTINE, ORGANIC SUBSTRATUM-URBAN LAND COMPLEX		0.08
40	DURBIN AND WULFERT MUCKS, TIDAL COMPLEX	YES	1.83
TOTAL			1.9100



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WALKER'S CAY **SOILS MAP**

RY NO. 5875

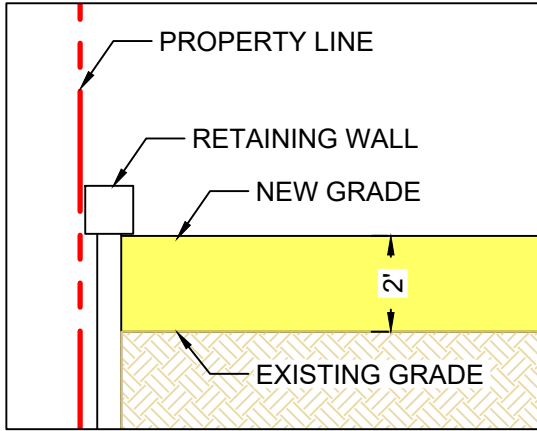
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
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SHEET NO.:	08 OF 10	4.	-	-	-	-
		5.	-	-	-	-

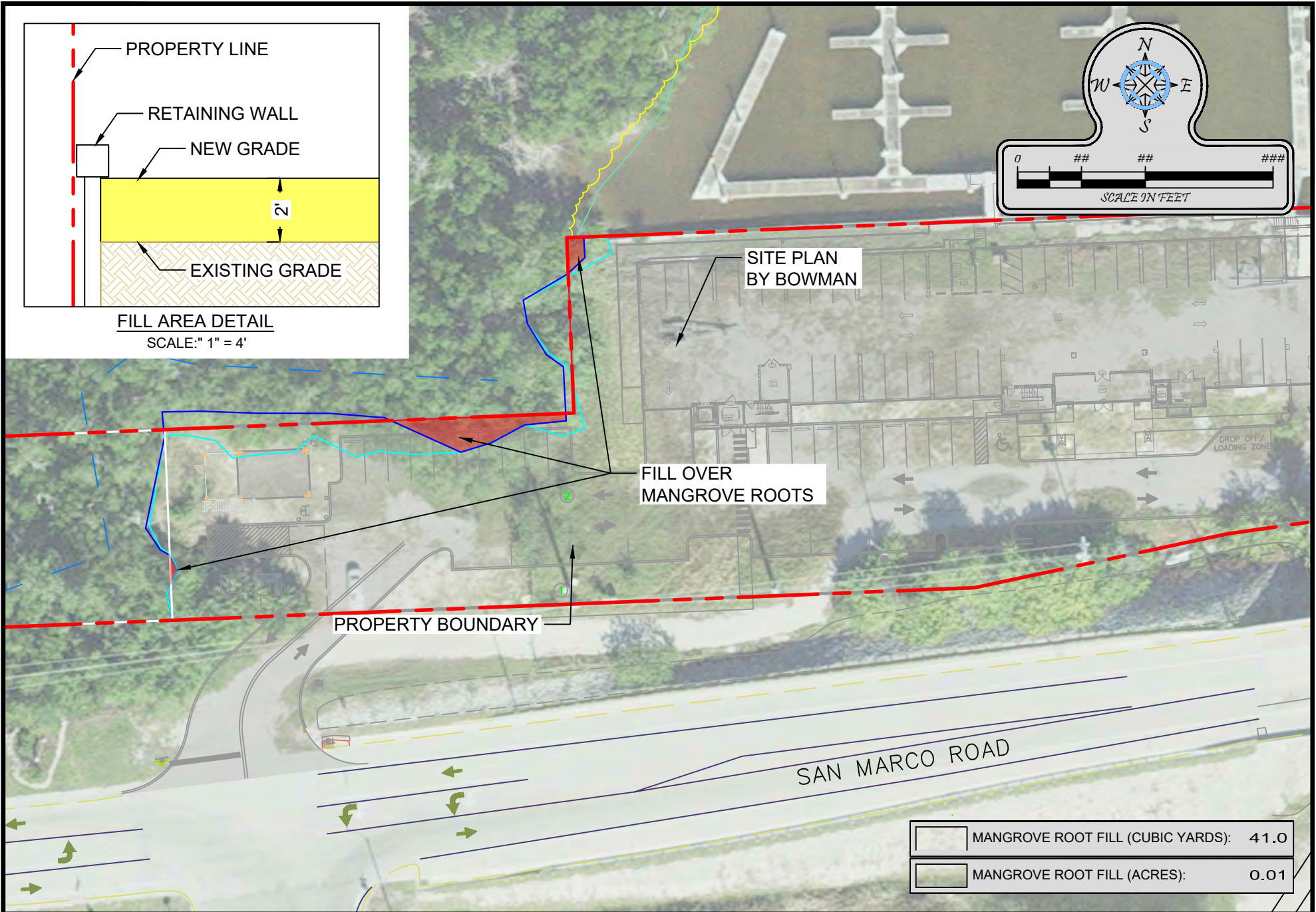
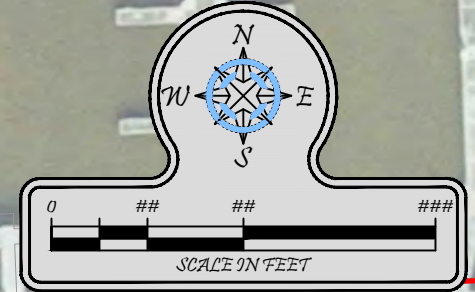
SECTION- 10 TOWNSHIP- 52S RANGE- 26E

EXHIBIT 9

Fill Map



FILL AREA DETAIL
SCALE: "1" = 4'



	MANGROVE ROOT FILL (CUBIC YARDS):	41.0
	MANGROVE ROOT FILL (ACRES):	0.01



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WALKER'S CAY **FILL MAP**

RY NO. 5875

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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGES
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	09 OF 09	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52 S RANGE- 26 E

EXHIBIT 10

Restoration Map

APPENDIX 1

LISTED SPECIES SURVEY

LISTED SPECIES REPORT

WALKER'S CAY
3200 SAN MARCO ROAD
MARCO ISLAND, FL 34145

JULY 2025

Prepared by:

TURRELL, HALL &
ASSOCIATES, INC. 
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

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3	PRELIMINARY RESEARCH.....	3
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1 INTRODUCTION

Walker's Cay, formerly Moreen Moran, is a 1.91-acre mostly cleared site situated on at the northwest base of the Goodland Bridge (SR 92) in Section 10, Township 52 South, Range 26 East, Collier County, Florida (See Exhibit 1- Location Map). Parcels 78567000342 and 58420200005 are located at 3200 San Marco Road, Marco Island, Florida 34145. This site was historically used as a restaurant and commercial marina with fueling. Surrounding the site are Class II waters of the Rookery Bay Aquatic Preserve and mangroves. A marina is the only remaining structure at this time onsite. The proposed project would include a new upland hotel (See Exhibit 4- Site Plan) over the historical fill pad footprint. The commercial marina facilities will remain part of the project but are not proposed under this application.

2 METHODOLOGY

Prior to any wildlife survey, careful consideration is given to the habitat type/s in question and species that are known to utilize such areas. Before any survey is carried out a number of publications and references are consulted. These include: The Official List of Florida's Endangered Species, Threatened Species and Species of Special Concern (latest dated June 2021), Florida Fish and Wildlife Conservation Commission (FWCC) Wildlife Methodology Guidelines, The Standardized State-Listed Animal Survey Procedures for SFWMD ERP Projects, the Florida Natural Areas Inventory (FNAI), and Martin County aerial photography.

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the subject site. The site may comprise a primary or secondary feeding/foraging or nesting zone or merely be adjacent to those sites for a particular listed species. As many species of concern in Florida are cryptic/camouflaged and/or nocturnal/crepuscular, patience and sufficient time must be devoted to the survey.

Aerial photos and the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) mapping of the site and surrounding area were consulted before arriving on-site and after thorough consideration of the existing habitats a potential list of species that could be found on-site was developed. The required survey procedure for each species was then followed to determine if any listed species utilized the subject property. (See Exhibit 2- FLUCFCS Map).

A system of linear transects were followed throughout the subject area in the early morning, afternoon, and dusk hours allowing for the proper protocols for surveying wading birds, burrowing owls, gopher tortoises, and other anticipated or potential species which could occur on the project lands. Qualified THA biologists traversed the entire site in a series of linear transects spaced approximately 10 meters apart. Much of the site is now open space, which is periodically mown or has gravel, which allowed for open visibility during most of the surveying effort. (See Exhibit 4- Listed Species Map with transects).

A visual inspection of trees was also conducted to search for nests and cavities which could provide roosting habitat. Evidence of protected plants was also searched for along transect lines. Indirect evidence such as rooting, scrape marks, nests, cavities, burrows, tracks, and scat were looked for and noted. Located cavity or nest trees are marked with a GPS for further investigation prior to clearing and the approximate sighting location of any listed species are also noted on the survey aerial.

3 PRELIMINARY RESEARCH

Prior to field investigations, aerial photos (historical and present) and soil maps were reviewed to identify the various vegetation associations potentially present on and adjacent to the project area. Various publications and databases were reviewed to determine listed plant and wildlife species which could occur and those that had been previously documented on or near the project site as well as to gather information concerning listed species.

Based on the identification of habitat types, knowledge of the project area, contacts with other consultants and review of publications and databases, a preliminary list of protected plant and animal species with the potential to occur within or near the project area was determined.

As used herein, the term “listed animal species” refers to those animals listed as endangered or threatened by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC) as well as those animal species listed as species of special concern by the FWC. THA’s wildlife/listed species surveys were supplemented by research concerning listed species. The following subsections document these efforts and the results of these efforts, and a list of listed species that could potentially utilize the subject property can be found below in Table 1.

Table 1: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
Burrowing owl	<i>Athene cunicularia</i>	ST
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE
Little blue heron	<i>Egretta caerulea</i>	ST
Tricolored heron	<i>Egretta tricolor</i>	ST
Reddish egret	<i>Egretta rufescens</i>	ST
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Wood stork	<i>Mycteria americana</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
American crocodile	<i>Crocodylus acutus</i>	FT
American alligator	<i>Alligator mississippiensis</i>	SA
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Golden leather fern	<i>Acrostichum aureum</i>	ST

FE = Federally Endangered FT = Federally Threatened ST = State Threatened
SA = Similar in Appearance

4 EXISTING CONDITIONS

Most of the 1.91-acre southern site is open disturbed land which has been cleared, filled and maintained for decades with some regeneration and cexotic species growth around the wetland habitats. Remaining non-open areas are dominated by mangrove in various states of exotic plant infestation. Filled areas were once utilized for restaurant and commercial marina facilities. All upland structures have been removed from the site leaving pavement, fill and weedy groundcover.

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all of the vegetative communities occurring within the site boundaries. The attached FLUCFCS Exhibit 2 shows the subject property, its vegetative cover, and depicts the approximate limits of the wetland and upland areas.

Table 2: FLUCFCS Codes and Descriptions of Community Types

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
1	H-740/ 61E2	H-FILL/MANGROVE- 30% EXOTIC	0.002
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
3	426 E4	TROPICAL HARDWOODS 85% EXOTIC	0.01
4	740/6124-O	H-FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
5	H-740/612E1	FILL/MANGROVE 10% EXOTIC	0.01
6	740/422	FILL/ BRAZILIAN PEPPER	0.04
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
10	612	MANGROVE PRESERVE	0.24
11	H-740/ 612E4	H-FILL/MANGROVE 85% EXOTIC	0.0004
12	422 / 243	B.PEPPER/ ORNAMENTALS	0.02
13	740	FILLED & DISTURBED LANDS	0.17
14	814	PAVED ENTRANCE ROAD	0.10
15	740	FILLED AND DISTURBED LANDS	0.03
16	422	BRAZILIAN PEPPER	0.04
17	422	BRAZILIAN PEPPER	0.01
18	740	FILLED & DISTURBED LANDS	0.79
19	184	MARINA BOAT RAMP	0.005
20	540	BAY AND ESTUARY	0.01
21	740	FILLED AND DISTURBED LANDS	0.40
22	320 E1	SHRUBS & BRUSHLAND 10% EXOTIC	0.003
23	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.001
24	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.01
1	H-740/ 61E2	H-FILL/MANGROVE- 30% EXOTIC	0.002
		TOTAL	1.91

5 RESULTS

5.1 SURVEY INFORMATION

The site was surveyed for listed species by Marielle Nageon de Lestang, Senior Biologist with THA on the dates provided below in Table 3.

Tables 3: Survey Dates, Times and Conditions

Date	Times	Temp (°F)	Ambient	Winds (mph)
11/18/24	3:40 – 6:55	78 - 74	15% cloud cover	10 – 12 NE
11/21/24	6:45 – 9:15	65 - 73	Sunny	25 – 30 NNE
3/27/25	6:15 – 10:45	65 - 76	5% cloud cover	5 – 10 E
5/5/25	6:45 – 9:10	68 - 72	50% cloud cover	5 – 10 SW
7/22/25	7:30 – 10:00	81 - 87	25% to raining	0 – 5 S

5.2 SPECIES OBSERVED ONSITE

While surveying the subject property and adjacent land for listed species, ecologists recorded sightings and signs of non-listed wildlife in addition to the listed species (see Table 4). No listed species were identified utilizing this site.

Table 4: List of Species Observed Onsite

Common Name	Scientific Name	Listing Status
*Belted kingfisher	<i>Mergaceryle alcyon</i>	None
Common ground dove	<i>Columbina passerina</i>	None
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	None
*White ibis	<i>Eudocimus albus</i>	None
*Osprey	<i>Pandion haliaetus</i>	None
Eastern rat snake	<i>Pantherophis alleghaniensi</i>	None
Green iguana	<i>Iguana iguana</i>	Exotic

*Flying overhead, **Listed Species, °Exotic Species

6 DISCUSSION

6.1 PROPOSED PROJECT

As proposed, the upland project would consist of hotel, parking, generator and stormwater treatment over historical fill. There are 0.01 acres of mangrove habitat which have regenerated along the north property line which will have to be impacted again, and some lateral mangrove trimming will be required to accommodate the site plan.

6.2 PROPOSED IMPACTS TO POTENTIAL AND OBSERVED LISTED SPECIES

6.2.1 Eastern indigo snake (*Drymarchon couperi*)

The Eastern indigo snake (*Drymarchon couperi*) is listed as threatened by FWS and FWC. Generally, this species lives and hunts in a wide variety of habitats and its territory can cover large areas. They can be associated with gopher tortoise burrows (as a commensal) and favor pine flatwoods, palmetto prairies, scrub habitats, and wetland edges as well. The habitat onsite is not ideal; however, the potential still exists.

Immediately prior to construction an eastern indigo snake survey will be needed to ensure they are not utilizing areas where large equipment will be working. Special construction guidelines for the indigo snake will have to be followed by construction personnel during all phases of work onsite.

6.2.2 Various Listed Wading Birds

Little Blue herons (*Egretta caerulea*), tricolored herons (*Egretta tricolor*), roseate spoonbills (*Platalea ajaja*), and other various wading birds are likely to utilize the Mangrove Swamp community and general shoreline onsite and nearby. Impacts to the mangroves have been minimized to the greatest extent possible and are limited to filled areas above mean high water.

No nests of these species have been observed within the project area. Development of the project area will result in a minor loss to onsite wetlands that could potentially be utilized by the wading birds mentioned.

6.2.3 Wood stork (*Mycteria americana*)

The Wood stork (*Mycteria americana*) is a large wading bird typically found in forested freshwater and estuarine wetlands in the southeastern United States. No wood stork

nest, rookeries, or roosting sites have been found on the subject property. The closest documented wood stork colonies are located in northeast Collier County. The site is not ideal for woodstork foraging however the potential exists. Like the other wading birds mentioned above, foraging opportunities will still be present onsite for this species following construction.

6.2.4 Bald Eagle (*Haliaeetus leucocephalus*)

While no longer a listed species, state or federally, the bald eagle (*Haliaeetus leucocephalus*) is still protected by state rule 68A-16.002 and federal law. The nearest bald eagle nest is CO059 on the west side of Barfield Bay 2.7 miles due west. No eagles have been noted flying over the site or utilizing it, however due to the mangrove shoreline their presence is a possibility.

6.2.5 Burrowing owl (*Athene cunicularia*)

These small owls spend most of their time on the ground and nest in underground burrows. They are brown and cream/white in color, which blends into their preferred open, grassy, treeless habitat and they are generally not more than 9 inches in height. Burrowing owls (*Athene cunicularia*) also have long yellow legs. They nest from February to July and become very defensive once nesting begins.

No Burrowing owls were found onsite and due to the sediment compaction in open areas which they prefer, it is unlikely that they will be able to nest.

6.2.6 American crocodile (*Crocodylus acutus*)

Of the two species of crocodilians the American crocodile (*Crocodylus acutus*) is only found in South Florida. Primarily they are located in southeast Florida, however there is a known population around Marco Island and north of Goodland so the potential for their presence along the shoreline is possible. Unlike its cousin the American alligator (*Alligator mississippiensis*), the crocodile has slightly more coloring with lighter undersides, a longer pointed snout, a visible lower jaw at all times, and can reach larger sizes than the alligator.

Crocodiles are shy in nature, so sightings are rare, though their populations are growing in Florida. There has been successful nesting documented north of this site in an old fill pit just south of US 41 off San Marco Road. No crocodiles have been documented or reported at this site, however the potential for their presence in the water is there.

6.2.7 Florida bonneted bat (*Eumops floridanus*)

The Florida bonneted bat (*Eumops floridanus*) utilizes habitats such as hardwoods, pinelands, and open land for foraging. The project area consists of open land habitat that may be suitable for Florida bonneted bat foraging and the site is adjacent to a bridge which various species of bats will utilize. No cavity trees on the site or surrounding the proposed property were identified for roosting.

6.2.8 Gopher tortoise (*Gopherus polyphemus*)

The Gopher tortoise is listed as a threatened species by the state. This species prefers upland habitats, particularly xeric scrub communities and higher elevation pine flatwoods. They can also be found in disturbed upland areas including fallow and abandoned agricultural fields, perimeters of active crop fields, and pastures. This site, although on paper is suitable habitat, is in fact hard packed fill material and would not be expected to be utilized by the gopher tortoise for burrowing. No evidence of use by tortoises was identified onsite.

7 CONCLUSION

As can be seen from the list above, the footprint for development provides almost no habitat due to historical compact fill. The mangrove fringe being impacted is abutted by significantly more mangrove habitat and is above mean-high water. Preserved areas onsite do however offer habitat for listed wading birds.

Standard protection measures for Eastern indigo snakes will be followed prior to construction and a pre-construction listed species survey will be conducted to ensure no species have moved onto the site in the months of permitting.

8 PHOTOS

Photo 1: Site from aerial photograph



Photo 2: Mangrove and exotic fringe along fill line



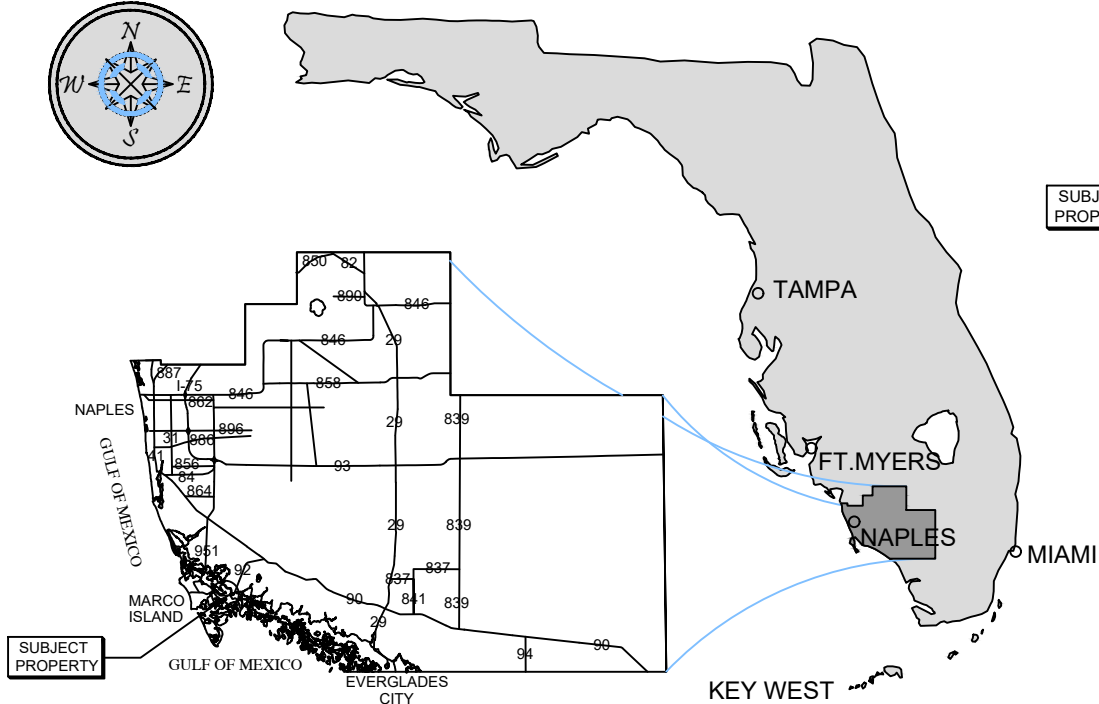
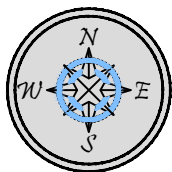
Photo 5: Center of the site facing east



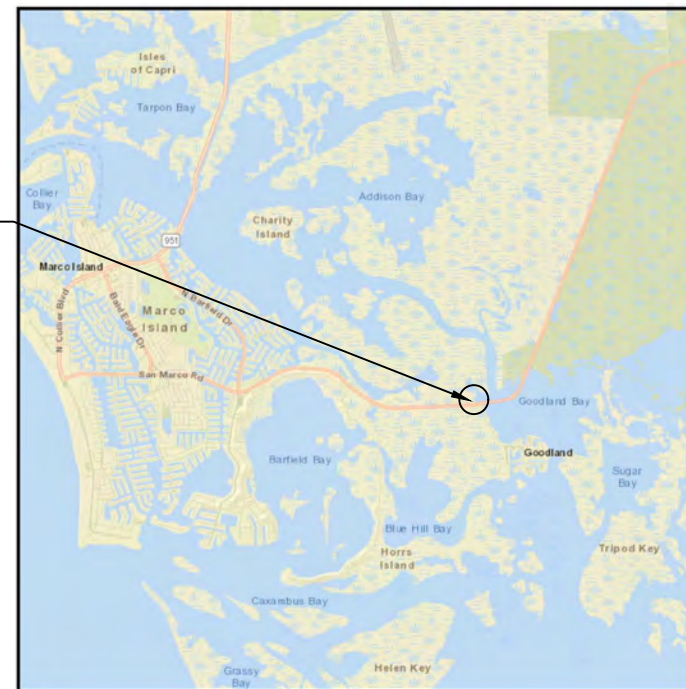
Photo 6: Dense pepper and mangrove on north property line.



STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

SITE ADDRESS:

<> 3200 SAN MARCO RD <> LATITUDE: N 25.932866
MARCO ISLAND, FL 34145 <> LONGITUDE: W -81.656164

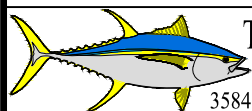
NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION USE.

SUBJECT
PROPERTY



COUNTY AERIAL



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

WALKER'S CAY LOCATION MAP

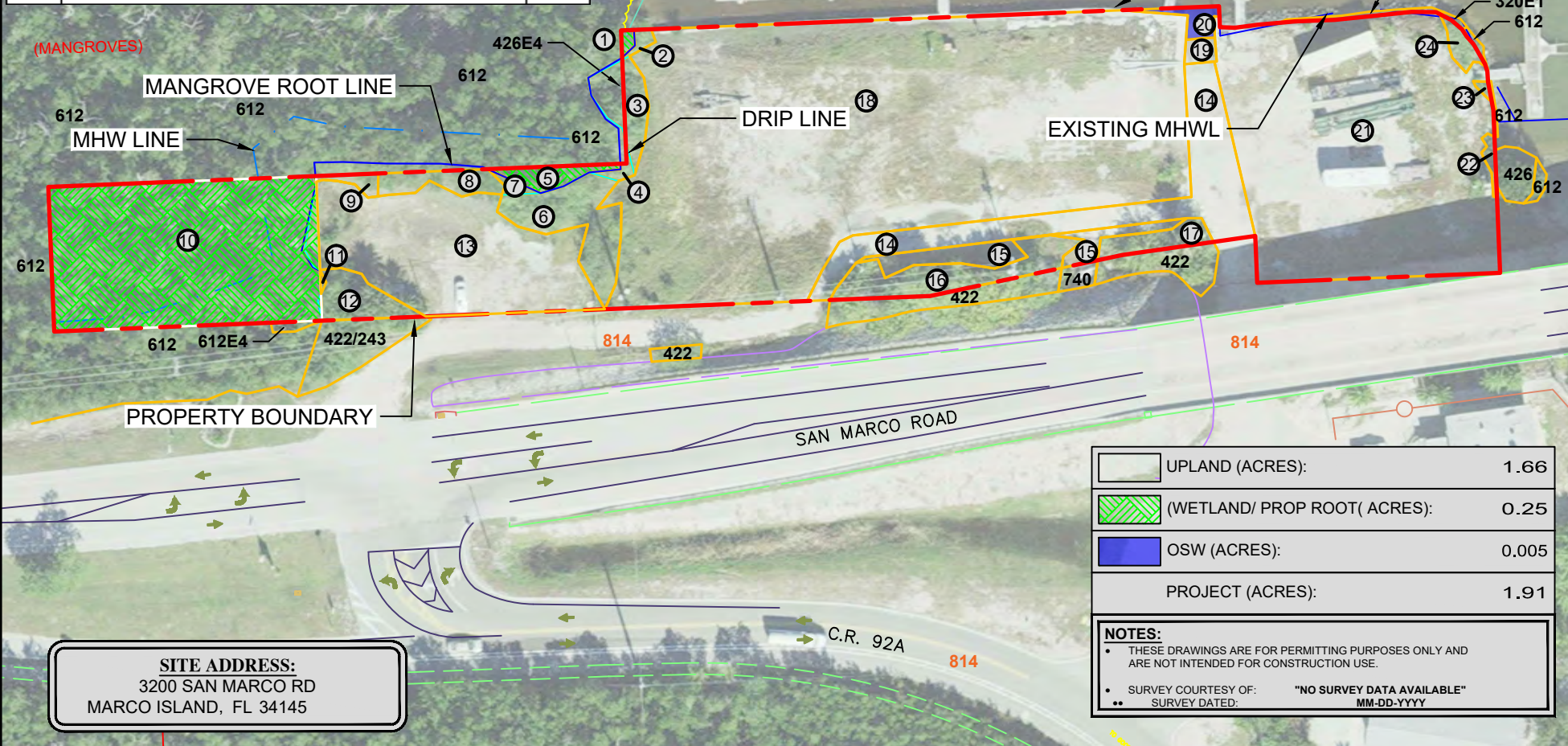
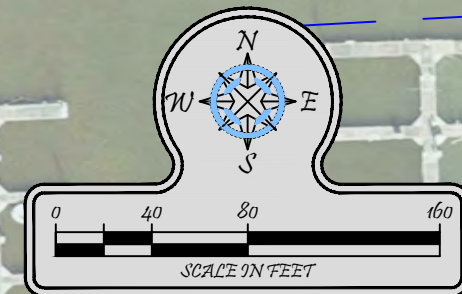
RY NO. 5875

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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	01 OF 10	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 10		TOWNSHIP- 52 S		RANGE- 26 E		

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
1	H-740/61E2	H-FILL/MANGROVE- 30% EXOTIC	0.002
2	740/61E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
3	426 E4	TROPICAL HARDWOODS 85% EXOTIC	0.01
4	740/61E2-O	H-FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
5	H-740/61E1	FILL/MANGROVE 10% EXOTIC	0.01
6	740/422	FILL/ BRAZILIAN PEPPER	0.04
7	740/61E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/61E2-O	FILL/MANGROVE OVERHANG	0.02
9	740/61E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
10	612	MANGROVE PRESERVE	0.24
11	H-740/61E4	H-FILL/MANGROVE 85% EXOTIC	0.0004
12	422 / 243	B.PEPPER/ ORNAMENTALS	0.02
13	740	FILLED & DISTURBED LANDS	0.17

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
14	814	PAVED ENTRANCE ROAD	0.10
15	740	FILLED AND DISTURBED LANDS	0.03
16	422	BRAZILIAN PEPPER	0.04
17	422	BRAZILIAN PEPPER	0.01
18	740	FILLED & DISTURBED LANDS	0.00
19	184	MARINA BOAT RAMP	0.005
20	540	BAY AND ESTUARY	0.01
21	740	FILLED AND DISTURBED LANDS	0.40
22	320 E1	SHRUBS & BRUSHLAND 10% EXOTIC	0.003
23	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.001
24	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.01
TOTAL			1.91



UPLAND (ACRES):	1.66
(WETLAND/ PROP ROOT(ACRES):	0.25
OSW (ACRES):	0.005
PROJECT (ACRES):	1.91

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY

SITE ADDRESS:
3200 SAN MARCO RD
MARCO ISLAND, FL 34145



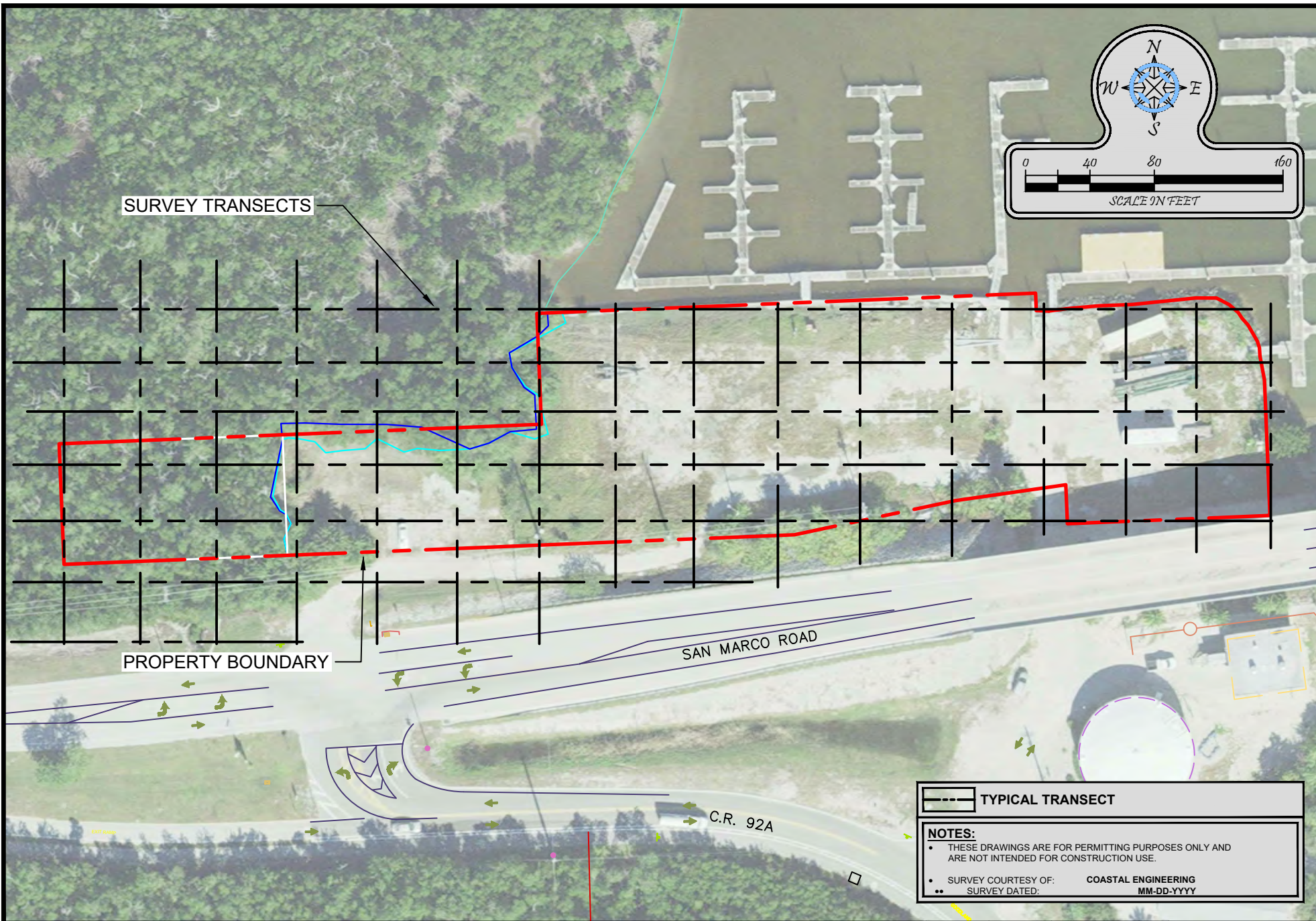
Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

WALKER'S CAY **FLUCFCS MAP**

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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	03 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E



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WALKER'S CAY

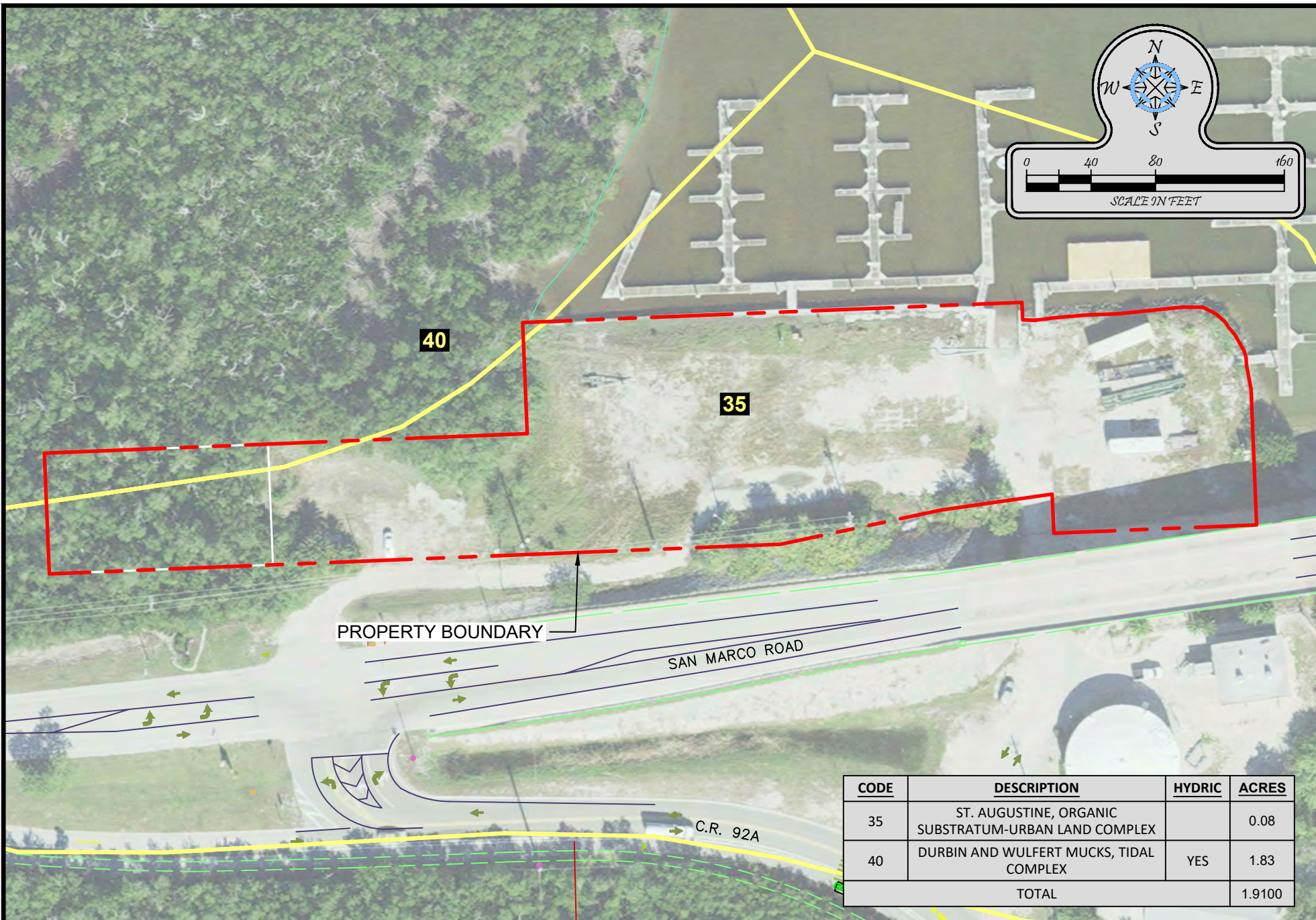
LISTED SPECIES MAP

RY NO. 5875

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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	07 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E



CODE	DESCRIPTION	HYDRIC	ACRES
35	ST. AUGUSTINE, ORGANIC SUBSTRATUM-URBAN LAND COMPLEX		0.08
40	DURBIN AND WULFERT MUCKS, TIDAL COMPLEX	YES	1.83
TOTAL			1.9100



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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

WALKER'S CAY **SOILS MAP**

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	08 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E

APPENDIX 2

MITIGATION PLAN

MITIGATION PLAN

WALKER'S CAY
3200 SAN MARCO ROAD
MARCO ISLAND, FL 34145

SEPTEMBER 2025

PREPARED BY:

**TURRELL, HALL &
ASSOCIATES, INC.** 
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

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1.0 INTRODUCTION

Walker's Cay, formerly Moreen Moran, is a 1.91-acre mostly cleared site situated on at the northwest base of the Goodland Bridge (SR 92) in Section 10, Township 52 South, Range 26 East, Collier County, Florida (See Exhibit 1- Location Map). Parcels 78567000342 and 58420200005 are located at 3200 San Marco Road, Marco Island, Florida 34145. This site was historically used as a restaurant and commercial marina with fueling. Surrounding the site are Class II waters of the Rookery Bay Aquatic Preserve and mangroves. A marina is the only remaining structure at this time onsite. The proposed project would include a new upland hotel (See Exhibit 4- Site Plan) over the historical fill pad footprint. The commercial marina facilities will remain part of the project but are not proposed under this application.

Since the site has been vacated for some time mangroves which were seaward of the fill have encroached slightly in a couple of locations and are overhanging some of the fill in others. Permanent lateral mangrove trimming authorization along the edge of the parking lot is sought for approximately 0.03 acres with this permit to prevent damage to vehicles as well as authorization for 0.01 acres of direct impacts to mangrove roots which have encroached over fill pad and 0.06 acres of secondary impacts to adjacent mangrove habitat. The areas of permanent impact proposed are to second growth vegetation over fill pad and overhanging mangrove. Figure 1 below documents original clearing limits.

Figure 1: 1995 Aerial of site totally cleared within proposed footprint



Natural mangrove habitat totaling 0.24 acres on the west end of the site is under easement dedicated to the City of Marco Island. This preserve area will not be impacted but will receive some enhancements along the perimeters where historic secondary impacts occurred.

2.0 SITE DESCRIPTION

This site was mapped using the Florida Land Use Cover Forms and Classification System (FLUCFCS). Most of the site has been historically cleared and filled under old permits. Hard fill is present approximately 7 inches below the surface and can be gravelly in places. Due to fill compaction this site can exhibit false hydric characteristics with algal mats and/or hydrophytic groundcover located sporadically. South edges of the site abutting the San Marco bridge, if vegetated, are comprised entirely of exotic plant material.

The west and northwest portions of the property are mangrove with various levels of exotic coverage nearing the fill pad and old riprap along the fill pad's north border. There is an obvious old clearing limit which the applicant is requesting to re-instate. Some new mangrove regrowth will need to be removed and mangrove overhanging fill will need to be laterally trimmed to re-create the old fill footprint. Existing habitats onsite are described below in Table 1 and a map can be found included as Exhibit 3- FLUCFCS Map.

Table 1: FLUCFCS Habitats

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
1	H-740/ 61E2	H-FILL/MANGROVE- 30% EXOTIC	0.002
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
3	426 E4	TROPICAL HARDWOODS 85% EXOTIC	0.01
4	740/6124-O	H-FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
5	H-740/612E1	FILL/MANGROVE 10% EXOTIC	0.01
6	740/422	FILL/ BRAZILIAN PEPPER	0.04
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
10	612	MANGROVE PRESERVE	0.24
11	H-740/ 612E4	H-FILL/MANGROVE 85% EXOTIC	0.0004
12	422 / 243	B.PEPPER/ ORNAMENTALS	0.02
13	740	FILLED & DISTURBED LANDS	0.17
14	814	PAVED ENTRANCE ROAD	0.10
15	740	FILLED AND DISTURBED LANDS	0.03
16	422	BRAZILIAN PEPPER	0.04
17	422	BRAZILIAN PEPPER	0.01
18	740	FILLED & DISTURBED LANDS	0.79
19	184	MARINA BOAT RAMP	0.005
20	540	BAY AND ESTUARY	0.01
21	740	FILLED AND DISTURBED LANDS	0.40
22	320 E1	SHRUBS & BRUSHLAND 10% EXOTIC	0.003
23	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.001
24	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.01
		TOTAL	1.91
		WETLAND	0.25
		UPLAND	1.66

3.0 DESCRIPTION OF IMPACTS

Impacts were characterized as direct, secondary or lateral trimming. The direct impacts are to new mangrove growth, mostly prop roots on fill totaling 0.01 acres. Lateral trimming would be over old fill and sod where mangrove overhangs, totaling 0.03 acres or 200.5 linear feet. Secondary saltwater forested habitat impacts total 0.06 acres.

Table 2: Impacts Table- Direct and Secondary

ID#	CODE	FLUCFCS DESCRIPTION	DIRECT	SECONDARY
1	H-740/ 612E2	H-FILL/MANGROVE- 30% EXOTIC	0.002	
5	H-740/ 612E1	H-FILL/MANGROVE 10% EXOTIC	0.01	
11	H-740/ 612E1	H-FILL/MANGROVE 85% EXOTIC	0.0004	
10	612	MANGROVE (PRESERVE)		0.02
	612	MANGROVE (OFFSITE)		0.04
		TOTAL ACRES	0.01	0.06

Table 3: Impacts- Lateral Trimming

ID#	CODE	FLUCFCS DESCRIPTION	TRIMMING
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
4	740/6124-O	FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
		TOTAL ACRES	0.03

4.0 COMPENSATION FOR IMPACTS

Outlined below is a proposal to purchase 0.02 saltwater forested mitigation bank credits as compensation for newly proposed direct mangrove impacts over fill pad and secondary wetland impacts adjacent to the fill pad. A complete UMAM analysis and Little Pine Island Functional Analysis is included with this application as Appendix 1.

Table 4: Mitigation Calculation Table- Direct Impacts

	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
1- H-740/612E2	5	4	8	0.57	0	0	0	0.00	-0.57	0.002	-0.001
5- H-740/612E1	5	0	9	0.70	0	0	0	0.00	-0.70	0.01	-0.01
11- H-740/612E4	5	0	3	0.27	0	0	0	0.00	-0.27	0.0004	-0.0001
										0.01	-0.01

Table 5: Mitigation Calculation- Secondary Impacts

	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
10- 612 (Pres)	6	9	10	0.83	6	9	9	0.80	-0.03	0.02	-0.001
612	6	10	10	0.87	6	10	9	0.83	-0.04	0.04	-0.002
										0.06	-0.002

Table 6: Mitigation Calculation- Lateral Trimming Impacts

	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
2- 740/612E2-O	5	0	4	0.45	5	0	2	0.35	-0.10	0.003	-0.0003
4- 740/612E4-O	5	0	1	0.30	5	0	0	0.25	-0.05	0.003	-0.0002
7- 740/612E1-O	5	0	5	0.50	5	0	2	0.35	-0.15	0.003	-0.001
8- 740/612-O	5	0	6	0.55	5	0	3	0.40	-0.15	0.02	-0.003
9- 740/612E2-O	5	0	4	0.45	5	0	2	0.35	-0.10	0.004	-0.0004
										0.03	-0.01

5.0 ADJACENT HABITAT PROTECTION MEASURES

5.1 DURING CONSTRUCTION

Given there is natural mangrove habitat north and west of the western half of the site, measures will be taken to ensure no unauthorized discharges of water, fill or construction materials encroach in those areas. Protection measures include use of retaining walls along the wetland perimeter rather than side slopes, double silt fences with haybales and turbidity curtains in areas which are adjacent to mean high water near the west end of the seawall.

5.2 POST-CONSTRUCTION

Signs will be placed around the remaining mangrove habitat identifying it as protected. Information will include "No trash, trimming, or dumping of landscape debris".

Exotic and nuisance plant species, including native vines, which have encroached into the adjacent mangrove habitats will be removed from the site, stumps treated and those opened areas replanted with mangrove seedlings.

6.0 ONSITE PRESERVE ENHANCEMENT

6.1 RESTORATION

Over time secondary impacts to the preserve have occurred along the western limits which have included loss of plant material and exotic species encroachment. The following outlines the proposal to remedy these issues and return this 0.24- acre preserve to historical natural conditions.

Complete initial eradication of exotic/invasive and nuisance plant species within the new areas. Exotic/invasive plant species will include Category I and Category II species identified in the current "Invasive Plant List" published by the Florida Exotic Pest Plant Council (FLEPPC) as well as Class I and Class II Prohibited Aquatic Plants listed in Chapter 62C-52.011, Florida Administrative Code. Nuisance plant species will include native species deemed detrimental due to their potential adverse competition with desirable native species. Examples of potential nuisance plant species include dog-fennel (*Eupatorium* sp.), ragweed (*Ambrosia* sp.), cattail (*Typha* sp.), climbing hempvine (*Mikania scandens*, *M. micrantha*), pepper vine (*Nekemias arborea*), and love vine (*Cassytha filiformis*).

Maintain wetland preserve area through exotic removal maintenance follow-up treatments. Reduce exotic vegetation regeneration to less than 5% coverage between maintenance events.

Complete initial planting (if necessary) of native canopy, and sub-canopy plant species no sooner than 3 months after initial exotic removal work.

Achieve a minimum average plant cover of 80% by planted species and/or naturally recruited native species after 4 years.

Prior to any work commencing onsite, existing wetland habitat to remain will be buffered from construction by silt fence and haybales. Maintenance of this habitat will be done concurrently with construction commencement.

In the 0.24-acre saltwater forested native habitat retained, designated as #10-612, exotic removal will be done by hand-cutting exotic shrubs, treating the stumps with state-approved herbicides and removing the debris from the site for proper disposal. Any exotic/nuisance groundcover or vines will be carefully target sprayed with a foliar application of herbicide or hand-pulled if able. Exotic or nuisance plant species are defined as Category I or II invasive species according to the latest Florida Exotic Pest Plant Council list (FLEPPC).

Native trees, shrubs and groundcovers will remain, and all cut plant material will be hauled away for proper disposal.

Planting will be completed no sooner than 3 months after initial exotic removal since portions of this site have been in a highly degraded condition for many decades and the seed source will be present requiring re-application of herbicide before planting.

Plantings include the following species, sizes, spacing and quantities:

<i>Species</i>	<i>Size</i>	<i>Spacing</i>	<i>Quantities</i>
White mangrove- <i>Laguncularia racemosa</i>	1-3 gallon	~8 feet O'C	5
Red mangrove- <i>Rhizophora mangle</i>	1-3 gallon	~8 feet O'C	8

(Please refer to the Restoration Map).

The preserve manager for this project will be:

Mariel Nageon de Lestang - Turrell, Hall & Associates, Inc.
3584 Exchange Ave., Naples, FL 34104
(239) 643-0166
marielle@thanaples.com

6.2 MAINTENANCE

Maintenance will be conducted on the 0.24-acre preserve area in perpetuity. After the initial exotic removal a 3-month follow-up treatment will occur before mangrove seedlings are installed to capture new Brazilian pepper growth and not damage any plantings.

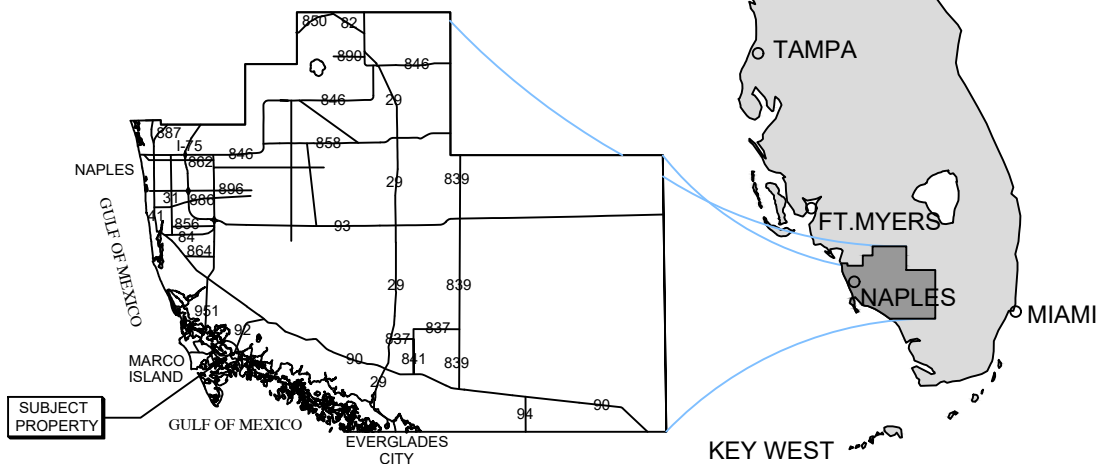
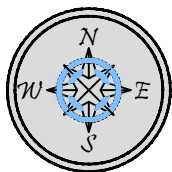
Following planting maintenance will be completed through a combination of hand-removal and targeted foliar spraying. State-approved herbicide will be used containing tracer dye, and all cut shrub-sized plant material will be hauled away for proper disposal. Exotic groundcover will be foliar sprayed.

The site will be inspected bi-annually for the first two years to monitor planting success, then annually thereafter. All category I and II exotic plant species will be maintained to 0% immediately following each maintenance event and shall not exceed 5% overall in any one habitat area in between maintenance events.

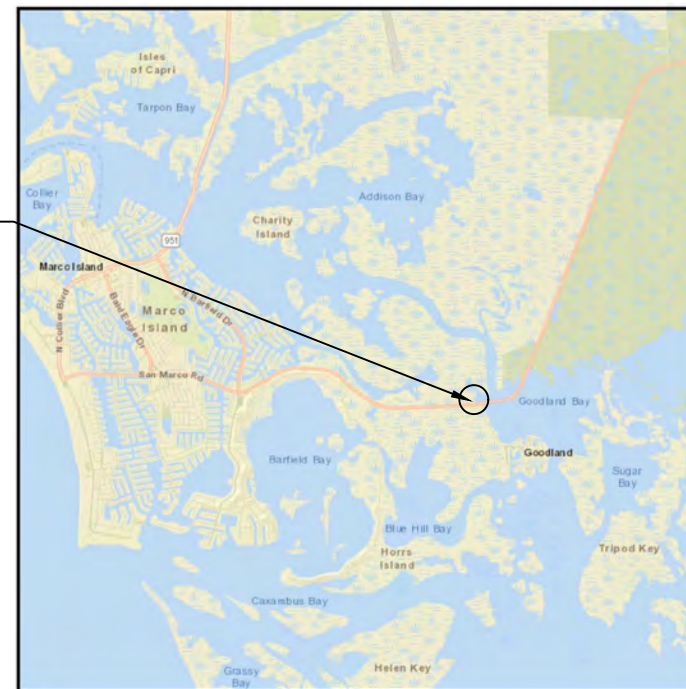
Native vines will be cut annually to prevent them from covering more than 5% of native habitat onsite.

EXHIBITS

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

SITE ADDRESS:

<> 3200 SAN MARCO RD <> LATITUDE: N 25.932866
MARCO ISLAND, FL 34145 <> LONGITUDE: W -81.656164

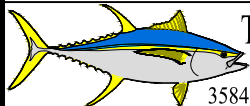
NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION USE.

SUBJECT
PROPERTY



COUNTY AERIAL



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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732

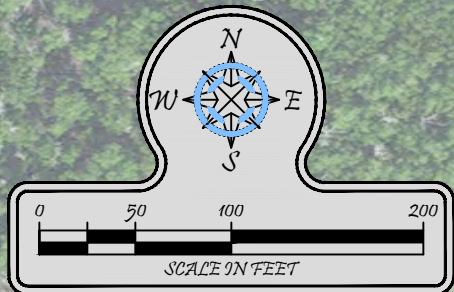
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

WALKER'S CAY LOCATION MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	01 OF 10	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 10		TOWNSHIP- 52 S		RANGE- 26 E		



PRESERVE
DEDICATED TO THE
CITY OF MARCO

MANGROVE
ROOT LINE

MANGROVE
DRIP LINE

PROPERTY BOUNDARY



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WALKER'S CAY AERIAL

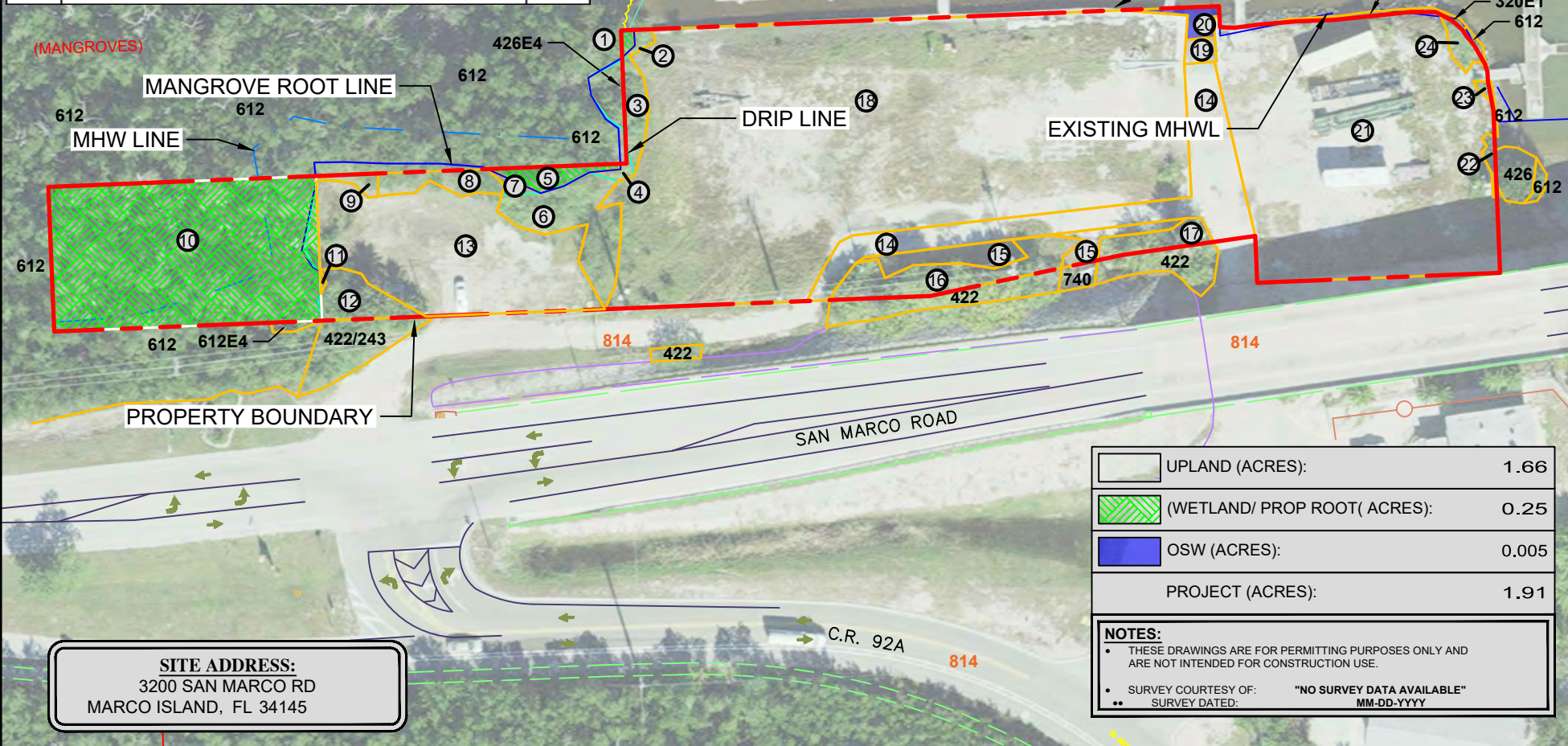
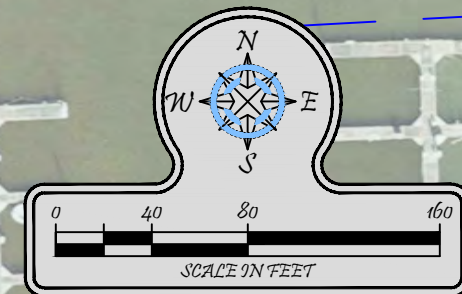
RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	02 OF 10	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 10		TOWNSHIP- 52 S		RANGE- 26 E		

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
1	H-740/ 61E2	H-FILL/MANGROVE- 30% EXOTIC	0.002
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
3	426 E4	TROPICAL HARDWOODS 85% EXOTIC	0.01
4	740/6124-O	H-FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
5	H-740/612E1	FILL/MANGROVE 10% EXOTIC	0.01
6	740/422	FILL/ BRAZILIAN PEPPER	0.04
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
10	612	MANGROVE PRESERVE	0.24
11	H-740/ 612E4	H-FILL/MANGROVE 85% EXOTIC	0.0004
12	422 / 243	B.PEPPER/ ORNAMENTALS	0.02
13	740	FILLED & DISTURBED LANDS	0.17

ID#	CODE	FLUCFCS DESCRIPTION	ACRES
14	814	PAVED ENTRANCE ROAD	0.10
15	740	FILLED AND DISTURBED LANDS	0.03
16	422	BRAZILIAN PEPPER	0.04
17	422	BRAZILIAN PEPPER	0.01
18	740	FILLED & DISTURBED LANDS	0.00
19	184	MARINA BOAT RAMP	0.005
20	540	BAY AND ESTUARY	0.01
21	740	FILLED AND DISTURBED LANDS	0.40
22	320 E1	SHRUBS & BRUSHLAND 10% EXOTIC	0.003
23	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.001
24	320 E1	SHRUBS & BRUSHLAND 5% EXOTIC	0.01
TOTAL			1.91



UPLAND (ACRES):	1.66
(WETLAND/ PROP ROOT(ACRES):	0.25
OSW (ACRES):	0.005
PROJECT (ACRES):	1.91

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY

SITE ADDRESS:
3200 SAN MARCO RD
MARCO ISLAND, FL 34145



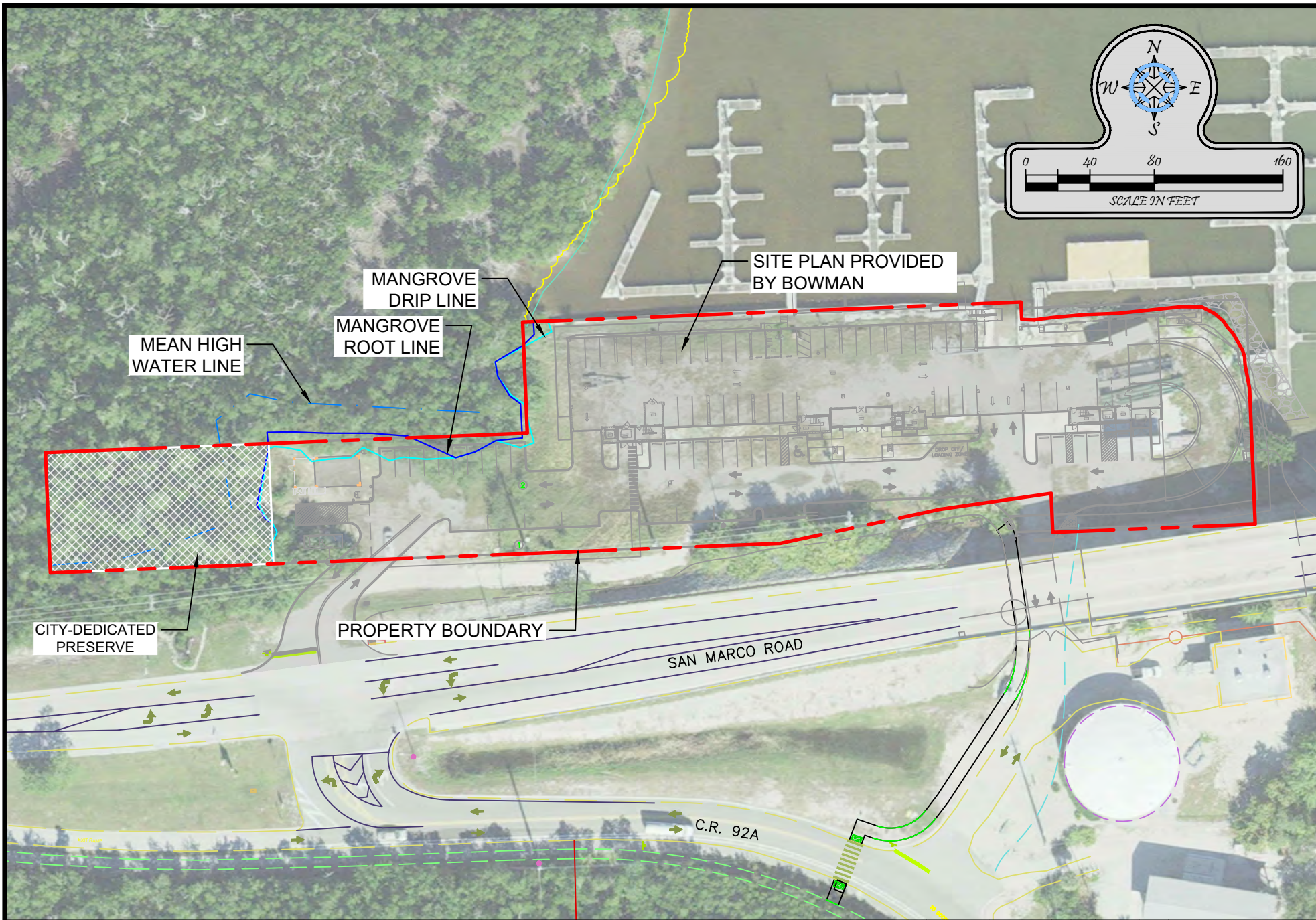
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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

WALKER'S CAY **FLUCFCS MAP**

RY NO. 5875 THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	03 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E



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WALKER'S CAY

SITEPLAN

RY NO. 5875

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DESIGNED:	MN	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	04 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10

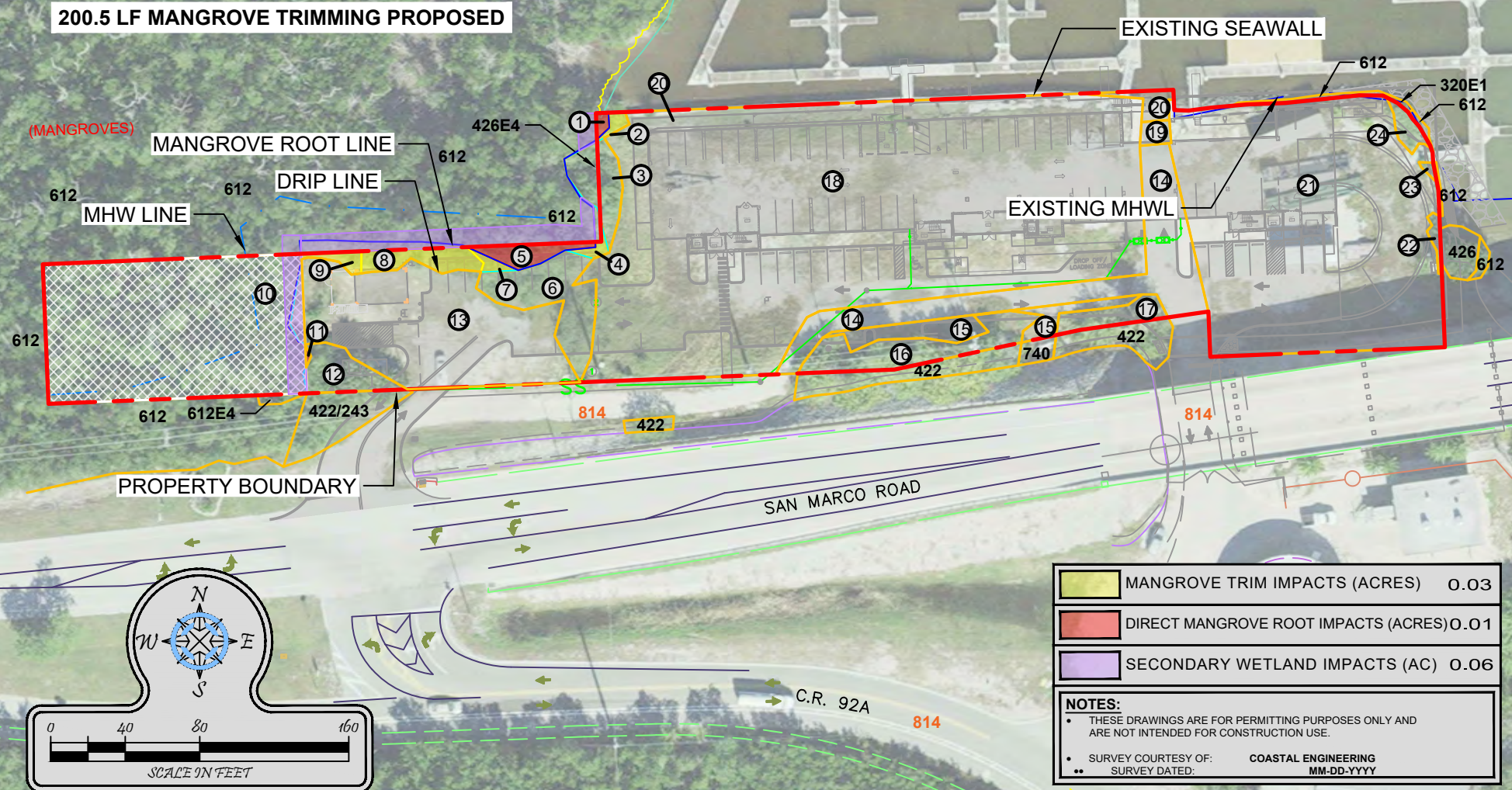
TOWNSHIP- 52S

RANGE- 26E

ID#	CODE	FLUCFS DESCRIPTION	DIRECT	SECONDARY
1	H-740/612E2	H-FILL/MANGROVE- 30% EXOTIC	0.002	
5	H-740/612E1	H-FILL/MANGROVE 10% EXOTIC	0.01	
11	H-740/612E1	H-FILL/MANGROVE 85% EXOTIC	0.0004	
10	612	MANGROVE (PRESERVE)		0.02
	612	MANGROVE (OFFSITE)		0.04
TOTAL ACRES			0.01	0.06

ID#	CODE	FLUCFS DESCRIPTION	TRIMMING
2	740/612E2-O	FILL/MANGROVE OVERHANG 30% EXOTIC	0.003
4	740/6124-O	FILL/MANGROVE OVERHANG 85% EXOTIC	0.003
7	740/612E1-O	FILL/MANGROVE OVERHANG 15% EXOTIC	0.003
8	740/612-O	FILL/MANGROVE OVERHANG	0.02
9	740/612E2-O	FILL/MANGROVE OVERHANG 50% EXOTIC	0.004
TOTAL ACRES			0.03

200.5 LF MANGROVE TRIMMING PROPOSED



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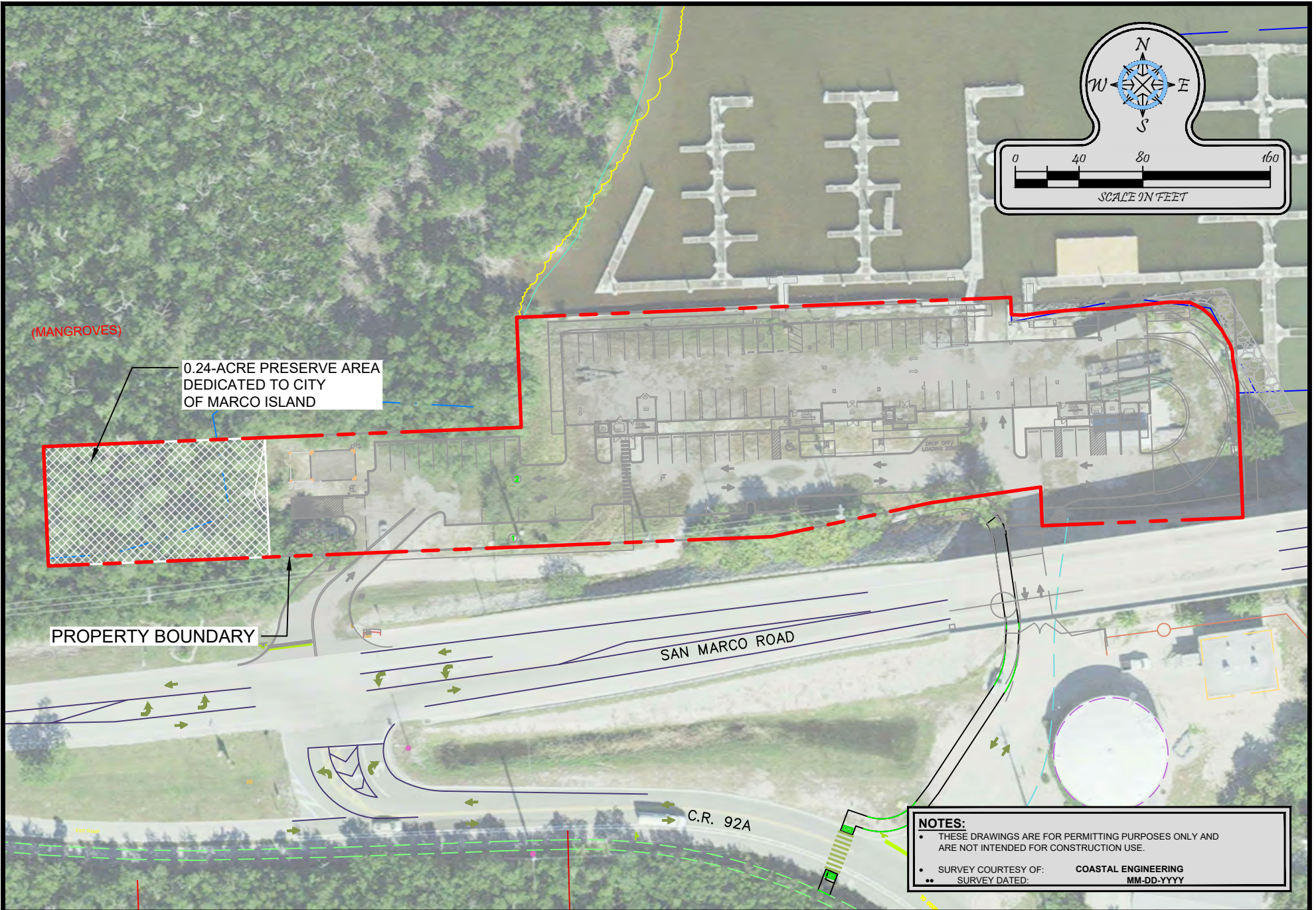
WALKER'S CAY IMPACTS MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REVIEWED BY:	1.	DATE:	-	CHK BY:	-	CHANGED:	-
DRAWN BY:	RMJ	REVIEWED BY:	2.	DATE:	-	CHK BY:	-	CHANGED:	-
CREATED:	05 OF 10	REVIEWED BY:	3.	DATE:	-	CHK BY:	-	CHANGED:	-
JOB NO.:	9246.01	REVIEWED BY:	4.	DATE:	-	CHK BY:	-	CHANGED:	-
SHEET NO.:	06 OF 01	REVIEWED BY:	5.	DATE:	-	CHK BY:	-	CHANGED:	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E



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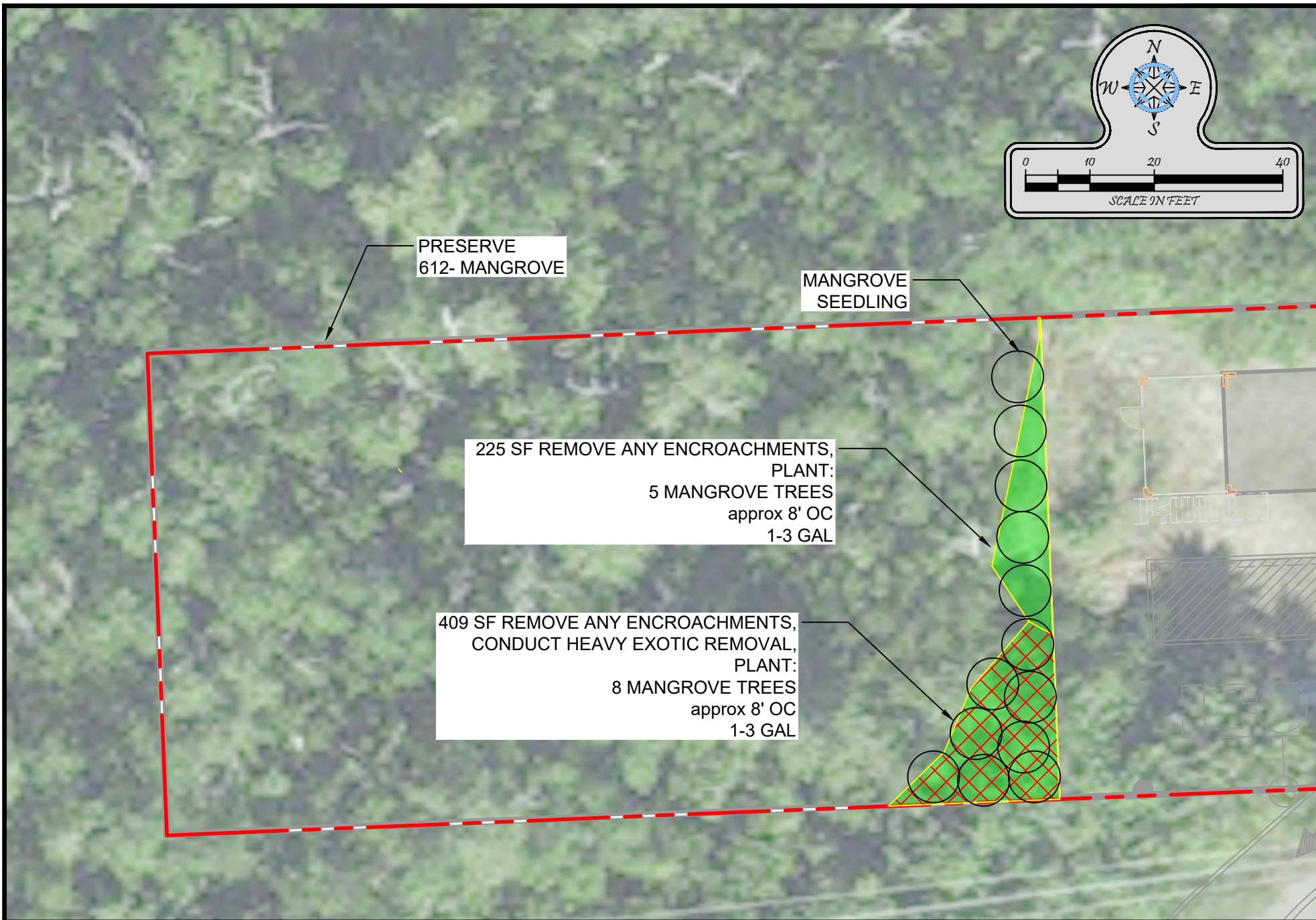
WALKER'S CAY **PRESERVES MAP**

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	MN	REV#	REV BY:	DATE	CHK BY:	CHANGED:
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	05-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	06 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E



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WALKER -THE BARGE **RESTORATION MAP**

RY NO. 5875

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DESIGNED:	MN	REV#	REV BY:	DATE	CHK BY:	CHANGED:
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-07-25	2.	-	-	-	-
JOB NO.:	9246.01	3.	-	-	-	-
SHEET NO.:	10 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 10 TOWNSHIP- 52S RANGE- 26E

APPENDIX 1

MITIGATION ANALYSIS

UMAM MITIGATION ANALYSIS

DIRECT MANGROVE ROOT IMPACTS	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
1- H-740/612E2	5	4	8	0.57	0	0	0	0.00	-0.57	0.002	-0.001
5- H-740/612E1	5	0	9	0.70	0	0	0	0.00	-0.70	0.01	-0.01
11- H-740/612E4	5	0	3	0.27	0	0	0	0.00	-0.27	0.0004	-0.0001
										0.01	-0.01

SECONDARY WETLAND IMPACTS	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
10- 612 (Preserve)	6	9	10	0.83	6	9	9	0.80	-0.03	0.02	-0.001
612	6	10	10	0.87	6	10	9	0.83	-0.04	0.04	-0.002
										0.06	-0.002

LATERAL TRIMMING IMPACTS	PRE	PRE	PRE	PRE	POST	POST	POST	POST	Δ	ACRES	FUNCT LOSS
	LLS	WE	CS	Σ	LLS	WE	CS	Σ			
2- 740/612E2-O	5	0	4	0.45	5	0	2	0.35	-0.10	0.003	-0.0003
4- 740/612E4-O	5	0	1	0.30	5	0	0	0.25	-0.05	0.003	-0.0002
7- 740/612E1-O	5	0	5	0.50	5	0	2	0.35	-0.15	0.003	-0.001
8- 740/612-O	5	0	6	0.55	5	0	3	0.40	-0.15	0.02	-0.003
9- 740/612E2-O	5	0	4	0.45	5	0	2	0.35	-0.10	0.004	-0.0004
										0.03	-0.01

FUNCT LOSS -0.02
CREDIT PURCHASE

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #1 H-Fill/ Mangrove 30% Exotic	
FLUCCs code Hydric 740/ 612 E2		Further classification (optional)		Impact or Mitigation Site? DIRECT IMPACT	
Assessment Area Size 0.002 Ac					
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The habitat lies adjacent to fill (east) and mangroves (west). Water lies to the north and exotic infested uplands to the south.					
Assessment area description This is an area which was once cleared but has regenerated against the fill pad onsite and a seawall return corner. Brazilian pepper is present at approximately 30%. The habitat lies almost entirely landward of the seawall return, but has been overgrown again by adjacent mangroves.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species.		Mitigation for previous permit/other historic use Not for mitigation.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, Florida Bonneted bat.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat, but gray snapper and sheeps head fish noted in adjacent water.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 4/28/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #1- H-740/ 612 E2
Impact or Mitigation DIRECT IMPACT- 0.002 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current 5 with 0	This habitat is adjacent to fill, seawall and exotics to the east and south, good mangrove habitat to the west and water to the north.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 4 with 0	This habitat sits on the west corner of the seawall and its return.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 8 with 0	There are 30% exotics present in the habitat.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.57	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.57 x 0.002 ac = -0.001

Delta = [with-current]
-0.57

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #2 Fill/ Mangrove Overhang 30% Exotic	
FLUCCs code 740/ 612 E2-O		Further classification (optional)		Impact or Mitigation Site? LATERAL TRIMMING IMPACT	
Assessment Area Size 0.003 Ac					
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The habitat lies adjacent to fill (east and south) and mangroves (west). Water and seawall lies to the north.					
Assessment area description This overhang is mostly red mangrove overhang with Brazilian pepper at 30% cover adjacen to fill and seawall.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species.		Mitigation for previous permit/other historic use Not for mitigation.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, Florida Bonneted bat.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat, but gray snapper and sheeps head fish noted in adjacent water.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 4/28/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #2- 740/612 E2-O
Impact or Mitigation LATERAL TRIMMING IMPACT- 0.003 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
--	---	---	--	---

.500(6)(a) Location and Landscape Support w/o pres or current 5 with 5	This habitat is adjacent to the seawall over fill and consists of some overhanging mangroves with Brazilian pepper. Adjacent is fill, weeds, and more pepper.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 0 with 0	This habitat is filled. Not applicable.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 5 with 2	There are 30% exotics present in the habitat, but no other species than some overhanging mangrove.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.45	0.35

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.10 x 0.003 ac = -0.0003

Delta = [with-current]
-0.1

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #4 Fill/ Mangrove Overhang 85% Exotic	
FLUCCs code 740/ 612 E4-O		Further classification (optional)		Impact or Mitigation Site? LATERAL TRIMMING IMPACT	
Assessment Area Size 0.003 Ac					
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands This habitat lies adjacent to fill on all sides except the northwest where it is bordered by mangroves.					
Assessment area description This overhang consists of a Brazilian pepper-dominated habitat with a small amount of mangrove overhang on top of fill.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species.		Mitigation for previous permit/other historic use Not for mitigation.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, Florida Bonneted bat.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat, but gray snapper and sheeps head fish noted in adjacent water.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 4/28/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #4- 740/612 E4-O
Impact or Mitigation LATERAL TRIMMING IMPACT- 0.003 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current 5 with 5	This habitat is adjacent to some area of second growth mangrove, dense Brazilian pepper and fill.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 0 with 0	This habitat is filled. Not applicable.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 1 with 0	There are 85% exotics present in the habitat, but no other species than one overhanging white mangrove which is in very poor condition from storm damage.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.30	0.25

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.05 x 0.003 ac = -0.0002

Delta = [with-current]
-0.05

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #5 Hydric Fill & Mangrove 10% Exotic	
FLUCCs code H-740/ 612 E1		Further classification (optional)		Impact or Mitigation Site? DIRECT IMPACT	Assessment Area Size 0.01 AC
Basin/Watershed Name/Number Coastal Basin	Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands This habitat is surrounded by fill pad, except to the north where it abuts mangroves.					
Assessment area description This habiat lies within this historic fill pad, landward of the old riprap but overgrown mangroves have dropped prop roots and there are some very small seedlings in this zone.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve			Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.		
Functions Habitat for Listed Species			Mitigation for previous permit/other historic use Not for mitigation.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds and Florida bonneted bat.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang			Assessment date(s): 4/28/2025		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #5- H-740/ 612 E1
Impact or Mitigation DIRECT IMPACT- 0.01 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current 5 with 0	This habitat is bordered by dense Brazilian pepper on fill due south and east, riprap due north followed by good mangrove habitat. To the west lies some exotics and similar mangrove over fill.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 0 with 0	This habitat lies over fill, above MHW, so water environment is not applicable. High tides are below this area.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 9 with 0	There are some exotics present in the habitat, but most lie due south and east. Most of this habitat consists of leaning mangroves which overhang into this area, some of which have put down prop roots here. There are also a few seedlings present.

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres 0.70 with 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.70 x 0.01 ac = -0.01

Delta = [with-current]
-0.7

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #7 Fill/ Mangrove Overhang 15% Exotic	
FLUCCs code 740/ 612 E1-O		Further classification (optional)		Impact or Mitigation Site? LATERAL TRIMMING IMPACT	
Assessment Area Size 0.003 Ac					
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Is surrounded by fill with a tiny area abutting mangrove.					
Assessment area description It is mostly red mangrove overhang with Brazilian pepper with mangrove to the north and fill with grass and weeds to the south.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species.		Mitigation for previous permit/other historic use Not for mitigation.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds and Florida bonneted bat.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat, but gray snapper and sheeps head fish noted in adjacent water.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 4/28/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #7- 740/612 E1-O
Impact or Mitigation LATERAL TRIMMING IMPACT- 0.003 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current with 5 5	This habitat is adjacent to the seawall over fill and consists of some overhanging mangroves with Brazilian pepper. Adjacent is fill, weeds, and more pepper.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with 0 0	This habitat is filled. Not applicable.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current with 5 2	There are 15% exotics present in the habitat, but no other species than some overhanging mangrove.

Score = sum of above scores/30 (if uplands, divide by 20)
current with
or w/o pres with
0.50 0.35

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.15 x 0.003 ac = -0.001

Delta = [with-current]
-0.15

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #8 Fill/ Mangrove Overhang	
FLUCCs code 740/ 612 -O		Further classification (optional)		Impact or Mitigation Site? LATERAL TRIMMING IMPACT	
Assessment Area Size 0.02 Ac.					
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Half lies adjacent to fill pad and half adjacent to mangroves.					
Assessment area description It is mostly red mangrove with some white mangrove, all overhang. No groundcover and only a small amount of mangrove midstory overhang.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species		Mitigation for previous permit/other historic use Not for mitigation.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds and Florida bonneted bat.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat, but gray snapper and sheeps head fish noted in adjacent water.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 4/28/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #7- 740/612 E1-O
Impact or Mitigation LATERAL TRIMMING IMPACT- 0.02 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
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.500(6)(a) Location and Landscape Support w/o pres or current 5 with 5	This habitat is adjacent to mangrove and exotics to the north and fill, weeds and pepper to the east and south.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 0 with 0	This habitat is filled. Not applicable.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 6 with 3	There are 15% exotics present in the habitat, but no other species than some overhanging mangrove.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.55	0.4

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.15 x 0.02 ac = -0.003

Delta = [with-current]
-0.15

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #9 Fill/ Mangrove Overhang 50% Exotic	
FLUCCs code 740/ 612 E2-O		Further classification (optional)		Impact or Mitigation Site? LATERAL TRIMMING IMPACT OF OVERHANG	
Assessment Area Size 0.004 Ac					
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Fill pad on two sides and mangrove on two sides.					
Assessment area description This overhang is mostly white mangrove with Brazilian pepper over fill and St. Augustine.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species		Mitigation for previous permit/other historic use Not for mitigation.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds and Florida bonneted bat.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat, but gray snapper and sheeps head fish noted in adjacent water.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 4/28/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #9- 740/612 E2-O
Impact or Mitigation LATERAL TRIMMING IMPACT- 0.004 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10) Condition is optimal and fully supports wetland/surface water functions	Moderate(7) Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal (4) Minimal level of support of wetland/surface water functions	Not Present (0) Condition is insufficient to provide wetland/surface water functions
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.500(6)(a) Location and Landscape Support w/o pres or current 5 with 5	This habitat is over fill and adjacent to fill on one side and mangrove on the other side.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 0 with 0	This habitat is filled. Not applicable.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 4 with 2	There are 50% exotics present in the habitat, but no other species than some overhanging mangrove.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.45	0.35

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.1 x 0.004 ac = -0.0004

Delta = [with-current]
-0.1

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #10- 612 Mangrove Preserve	
FLUCCs code 612		Further classification (optional)		Impact or Mitigation Site? SECONDARY IMPACT	Assessment Area Size 0.02
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP, dedicated to City of Marco Island	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Lies adjacent to fill pad (east), exotics (SE), and mangroves west. Is above MHW though.					
Assessment area description This habitat is mangrove which has not been cleared for development previously. The west, south and north lie more of the same. To the east there is some mangrove remnant which was infested with Brazilian pepper and fill pad. Near the south line the SR 92 grassed edge is present.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species.		Mitigation for previous permit/other historic use This was used as mitigation for local permitting historically and there is a conservation easement over it dedicated to the City of Marco Island.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds and Florida bonneted bats.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 4/28/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #10 - 612 PRESERVE
Impact or Mitigation SECONDARY IMPACT 0.02 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current 6 with 6	This habitat is bound by fill on the east and mangroves on the west.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 9 with 9	This habitat is landward of mean high but gets saturated. No change post-construction is expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 10 with 9	This habitat does not contain exotic species and is good mangrove habitat. The transition could be affected by construction.

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres 0.83 with 0.8

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.03 x 0.02 ac = -0.0006 (0.001)

Delta = [with-current]
-0.03

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number #11 Hydric Fill/Mangrove 85% Exotic	
FLUCCs code H-740/ 612 E4		Further classification (optional)		Impact or Mitigation Site? DIRECT IMPACT	
Assessment Area Size 0.0004 AC					
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands The habitat lies in fill above MHW. Mangrove habitat to the west.					
Assessment area description This habiat lies within this historic fill pad above MHW, surrounded by exotics, but has overgrown mangroves which dropped prop roots.					
Significant nearby features A historically commercial site, mangrove preserve dedicated to the City of Marco Island, and the Rookery Bay Aquatic Preserve		Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.			
Functions Habitat for listed species.		Mitigation for previous permit/other historic use Not for mitigation.			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) WADING BIRDS, FLORIDA BONNNETED BAT		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Fiddler crabs.					
Additional relevant factors: 					
Assessment conducted by: Marielle Nageon de Lestang		Assessment date(s): 9/4/2025			

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number #11 H-740/ 612 E4
Impact or Mitigation DIRECT IMPACT- 0.0004 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current 5 with 0	This habitat lies adjacent to a dedicated preserve which needs exotic eradication currently in this general area to the west. To the east and south is fill with exotic and landscape material. To the north is fill which is mowed.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 0 with 0	This habitat lies over fill landward of MHW so water environment is not applicable.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 3 with 0	This area consists of dense Brazilian pepper with a few mangroves which have encroached.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.27	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.27 x 0.0004 ac = -0.0001

Delta = [with-current]
-0.27

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Walker's Cay		Application Number		Assessment Area Name or Number 612 Mangrove	
FLUCCs code 612		Further classification (optional)		Impact or Mitigation Site? SECONDARY IMPACT	Assessment Area Size 0.04
Basin/Watershed Name/Number Coastal Basin		Affected Waterbody (Class) II		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) AP	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands To the east and south is fill pad with exotics, but to the west is mangrove and then bay.					
Assessment area description This habitat is mangrove which has not been cleared for development previously. The west, south and north lie more of the same or water. To the east Brazilian pepper and fill pad.					
Significant nearby features A historically commercial site and Rookery Bay Aquatic Preserve			Uniqueness (considering the relative rarity in relation to the regional landscape.) This site lies inside the Rookery Bay Aquatic Preserve so the habitat is not rare for the location.		
Functions Habitat for Listed species.			Mitigation for previous permit/other historic use Not for mitigation.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds and Florida bonneted bat.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Little blue heron (Egretta caerulea) ST, Tricolor heron (Egretta tricolor) ST, Reddish egret (Egretta rufescens) ST, Roseate spoonbill (Platalea ajaja) ST, Woodstork (Mycteria americana) FT, Florida bonneted bat (Eumops floridanus) FE		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None in this habitat.					
Additional relevant factors:					
Assessment conducted by: Marielle Nageon de Lestang			Assessment date(s): 4/28/2025		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Walker's Cay	Application Number	Assessment Area Name or Number 612
Impact or Mitigation SECONDARY IMPACT 0.04 AC	Assessment conducted by: Marielle Nageon de Lestang	Assessment date: 4/28/2025

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current with 6 6	This habitat is just north of the original fill pad and riprap. To the north is more mature mangrove and then water. To the east is the same fill pad and to the west is more mature mangrove habitat.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with 10 10	Someo of this habitat lies landward of mean high and some lies waterward of mean high. Most gets inundated or stays saturated.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current with 10 9	The community is in excellent condition. Mostly canopy with little midstory, but 40-50% groundcover. It's possible post construction that the community structure will be slightly lower adjacen to fill.

Score = sum of above scores/30 (if uplands, divide by 20)
current with
or w/o pres with
0.87 0.83

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.04 x 0.04 ac = -0.002

Delta = [with-current]
-0.04

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

APPENDIX 3
DIVISION OF HISTORICAL
RESOURCES
INFORMATION



CR00150

CR00151

CR01506



AR=0
SS=1
CM=0
RG=0
BR=0
Total=1

Cultural Resource Roster

SitID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
CR01506	SS	10,000 Islands Field Research Station	2561 San Marco RD, Goodland	1973- Frame Vernacular	Not Eligible	