



## Wetlands Determination and Design

*Riverbend Park, Palm Beach County*

### Portfolio of Projects

Villa Seton, St. Lucie County  
Palisades PUD,  
Palm Beach County  
Sand Trail PUD, Martin County  
Wellington View,  
Palm Beach County  
Cypress Estates,  
Broward County  
Hilton Estates, Broward County  
Jupiter Isles, Town of Jupiter

Proper identification of wetlands that may fall under the jurisdiction of the U. S. Army Corps of Engineers, South Florida Water Management District, Florida Department of Environmental Protection or a local agency is necessary prior to assessing the appropriate developability of a project site. Additionally, significant wetland identification allows proper site planning during the early stages of the development review, saving time and expense in the long-term.

It is extremely important to remain current with Federal, State, and local rules and regulations regarding wetland protection and permitting in order to efficiently develop a workable site plan as well as calculating development costs relating to wetland mitigation. Our understanding of the review and permitting process from all agency fronts ensures timely permit issuance.

On-site preservation of wetlands, enhancement of existing wetlands, creation and restoration of on-site wetlands, and off-site mitigation, known as mitigation banking, are all issues that involve complex decisions that developers have to make. With proper, cost effective guidance from Land Design South's environmental staff, the most efficient choices can be made.

Land Design South staff will guide the client through the maze of decisions, including mitigation, on-site wetland preservation or off-site mitigation to an approved mitigation bank producing a cost effective and aesthetically pleasing finished product.



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