

Kristen.

See attached update and invoice from Randy Austin.  
I will review in more detail at the February meeting.

Thanks  
Steve Boyd

---

Good afternoon, Steve.

I've attached a copy of our 3<sup>rd</sup> Annual monitoring report along with the SFWMD acknowledgement and extension to resolve non-compliance.

Sandra Voors (SFWMD) acknowledge that significant progress has been made in the treatment of Lygodium, and provided an extension until July 2020 when she will re-visit the site and reassess the compliance status.

All good news.

Lastly, I've attached our invoice for services.

Randy L. Austin, MS., President  
Austin Environmental Consultants, Inc.



# Austin Environmental Consultants, Inc.

316 Church Street • Kissimmee, Florida • 34741 • Phone: 407.935.0535

January 23, 2019

Marc Ady  
Environmental Supervisor  
Orlando Regulatory Division  
South Florida Water Management District  
1707 Orlando Central Parkway, Suite 200  
Orlando, Florida 32809

**Re: Harmony Site – Harmony, Osceola County, Florida  
SFWMD Permit No. 49-01058-P  
SFWMD Applic. No. 991227-13  
Third Annual Mitigation Monitoring Report (Fall 2019)**

Mr. Ady:

This letter presents the results for the Third annual 2019 monitoring event that took place in January 2020 for the on-site wetland and upland preservation areas within the Harmony Community in east Osceola County. The following presents the results of this third annual monitoring event.

## **PROPERTY LOCATION**

The property is located north of US-192 approximately 10 miles east of St. Cloud. The property is bound on the south and west by US-192, by Buck Lake to the north, and by Cat Lake and the Big Bend Swamp to the east. A location map and aerial photograph have been provided as **Location** and **Aerial** maps, respectively.

## **BACKGROUND**

The monitoring activities are associated with compliance with the special conditions of SFWMD Environmental Resource Permit 49-01058-P, which authorized 21.79 acres of wetland impacts for the development of the 1,381-acre mixed-use development. As mitigation to offset these impacts, 464.80 acres of onsite wetlands were preserved as well as 2.5 acres of xeric oak uplands. These areas were placed under a conservation easement, and an associated monitoring/maintenance program was stipulated by permit.

## **MONITORING METHODOLOGY**

The first annual monitoring event was conducted by Bio-Tech Consulting Inc. in April and August 2017. During this monitoring event, five (5) permanent monitoring transects

were established within the wetland preservation areas, and an additional three (3) monitoring transects were established within the xeric oak preservation areas. Photographs were taken in all cardinal directions at the beginning and end of each monitoring transect, and the locations of these endpoints (photo stations) were marked with PVC stakes and flagging. The locations of the photo stations and monitoring transects are depicted on Figure 3.

The qualitative monitoring conducted for this report consisted of wetland and upland habitats in the general area of where the original Biotech transects were included.

A photo station was selected in each transect area and flagged for future reference. Photos were taken of the vegetation along the transect line. Species lists, and estimations of the percent cover of native species as well as any observations of exotic/nuisance plant species were noted. The percent coverage of exotic/nuisance species was estimated to document compliance or non-compliance with the goals of the SFWMD approved mitigation plan. All wildlife observations were also noted.

## **RESULTS**

Bruce Williams of AEC completed the fall monitoring event on January 17, 2020. A summary of observations in each area surveyed is provided below. Monitoring photographs from the fixed photo stations have been provided as Appendix 1.

### **Upland (Xeric Oak) Preservation Areas**

#### **Transect 1 Area**

The xeric oak habitat along transect 1 is in excellent condition, with no observed exotic/nuisance plant species present. The plant community species composition is consistent with that described in the first annual monitoring report (see Appendix 2). Only a few scattered fallen sand pines (*Pinus clausa*) were observed, however, natural recruitment of desirable native species is evident.

#### **Transect 2 Area**

Exotic cogon grass (*Imperata cylindrica*) noted in the previous, Spring 2019 report, was not observed in the transect 2 area.

As with transect 1, which is located within the same area of xeric oak, the species present and percent coverage appeared consistent with that described in the first annual monitoring report.

#### **Transect 3 Area**

The xeric oak within transect 3 resembles a low oak hammock, with a very dense overstory and understory of sand live oak (*Quercus geminata*). Due to the long-term suppression of fire, the overstory has grown quite dense, and resulted in a thick layer of leaf litter, and sparse groundcover/shrub species. Species composition was consistent with the first monitoring report, and no exotic/nuisance plant species were observed.

## Wetland Preservation Areas

### **Transect 1 Area**

This portion of the wetland preservation area appears to be in good condition. Along the outer fringes in the upland portion of the wetland there was minor coverage of Caesar weed (*Urena lobata*).

Old world climbing fern (*Lygodium microphyllum*) recorded in the previous report was still prevalent during this monitoring event. This species represented a very minor component of the overall plant cover, however, due to its highly invasive nature, maintenance to prevent the spread of this species may be warranted. Management recommendations are outlined in a later section of this report.

### **Transect 2 Area**

This portion of the wetland contains a mature canopy dominated largely by sweet bay (*Magnolia virginiana*) and pond cypress (*Taxodium ascendens*), with a very dense understory of immature sweet bay.

Observed vegetation in this transect area appeared consistent with those described in the first monitoring report. Old world climbing fern was not observed in this transect area and it may have been treated.

### **Transect 3 Area**

Transect 3 is located within a portion of the wetland that does not display signs of regular inundation. Vegetative composition within the canopy, subcanopy, and shrub/groundcover layers appears to be consistent with what was described in the first annual monitoring report. No exotic/nuisance species were encountered within this portion of the wetland.

### **Transect 4 Area**

Species observed include loblolly bay (*Gordonia lasianthus*), slash pine (*Pinus elliottii*), and sweet bay (*Magnolia virginiana*) which is consistent with the prior monitoring report. The old world climbing fern mentioned in the previous report has been treated as the ground cover was dominated by treated/dead old world climbing fern.

### **Transect 5 Area**

Transect 5 also occurs within a drier portion of the preserved wetlands. Although the observed tree and understory species appeared consistent with the first annual monitoring report, the fox grape (*Vitis rotundifolia*) and greenbriar (*Smilax spp.*) mentioned in the second report appeared to have died back and are not as prevalent as stated previously.

## WILDLIFE OBSERVATIONS

The following table summarizes all wildlife observations made during the fall 2019 (January, 2020) monitoring event. Observations included direct observations, the presence of tracks, scat, or burrows, or audible observations of wildlife present.

Common Name	Scientific Name	Notes	Listed Status
BIRDS			
Coopers hawk	<i>Accipiter cooperii</i>	Direct Observation (nesting female)	N/a
Black vulture	<i>Coragyps atratus</i>	Direct observation	N/a
REPTILES			
Brown anole	<i>Anolis sagrei</i>	Direct observation	N/a
Carolina anole	<i>Anolis carolinensis</i>	Direct observation	N/a
AMPHIBIANS			
Leopard frog	<i>Rana sphenoccephala</i>	Direct observation	N/a
Cricket frog	<i>Acris sp.</i>	Call	N/a
MAMMALS			
Feral hog	<i>Sus scrofa</i>	Tracks	N/a
Gray squirrel	<i>Sciurus carolinensis</i>	Direct observation	N/a

## CONCLUSIONS AND RECOMMENDATIONS

The wetland and upland preservation areas appear to be in excellent condition. Signs of appropriate hydrology were evident, and with the exception of the spread of some exotic species within portions of the preservation areas, these areas appeared to be consistent with the conditions documented within the first monitoring report.

Maintenance of Caesar weed and old world climbing fern is recommended, particularly along monitoring transect 4, and along the perimeter of the wetland in the vicinity of transects 1 and 2.

Maintenance of Caesar weed would consist of herbicide spot spraying. The eradication and maintenance of old world climbing fern is best accomplished through a combination of chopping and spot spraying. As this fern reproduces (potentially very long distances) by airborne spores, hand removal is not recommended. This activity results in the agitation of the spores and their release. Effective maintenance involves herbicide spot spraying of this vining fern where it occurs at the ground or in the shrub layer; and where it has encroached into the canopy, chopping the vine approximately 3 feet above the ground and spot spraying below.

Maintenance of grape vines that remain along Transect 5 is also recommended to reduce this nuisance species and allow for other native species to proliferate.

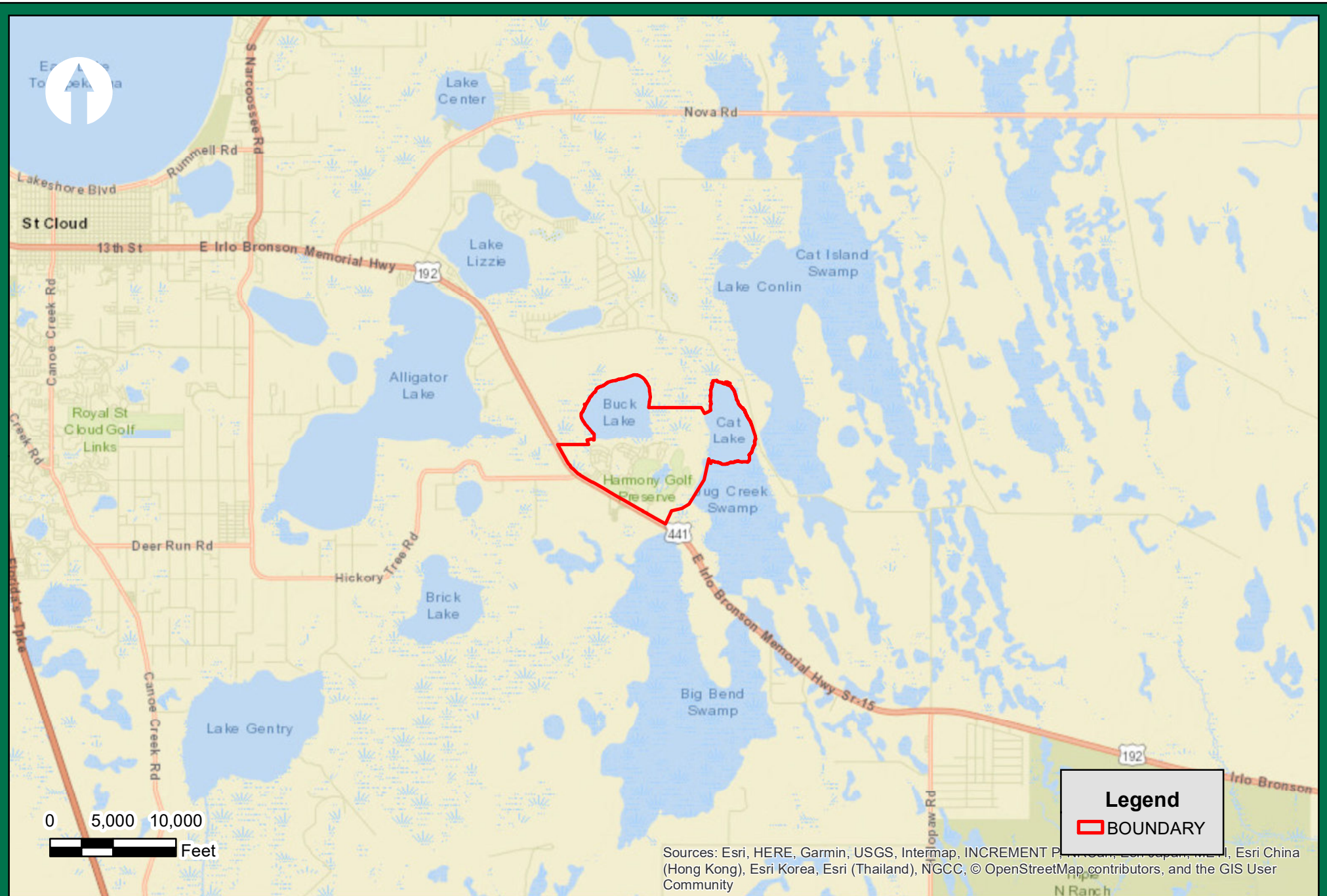
If you have any questions, or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a large, loopy 'W'.

R. Bruce Williams,  
Environmental Consultant

## FIGURES



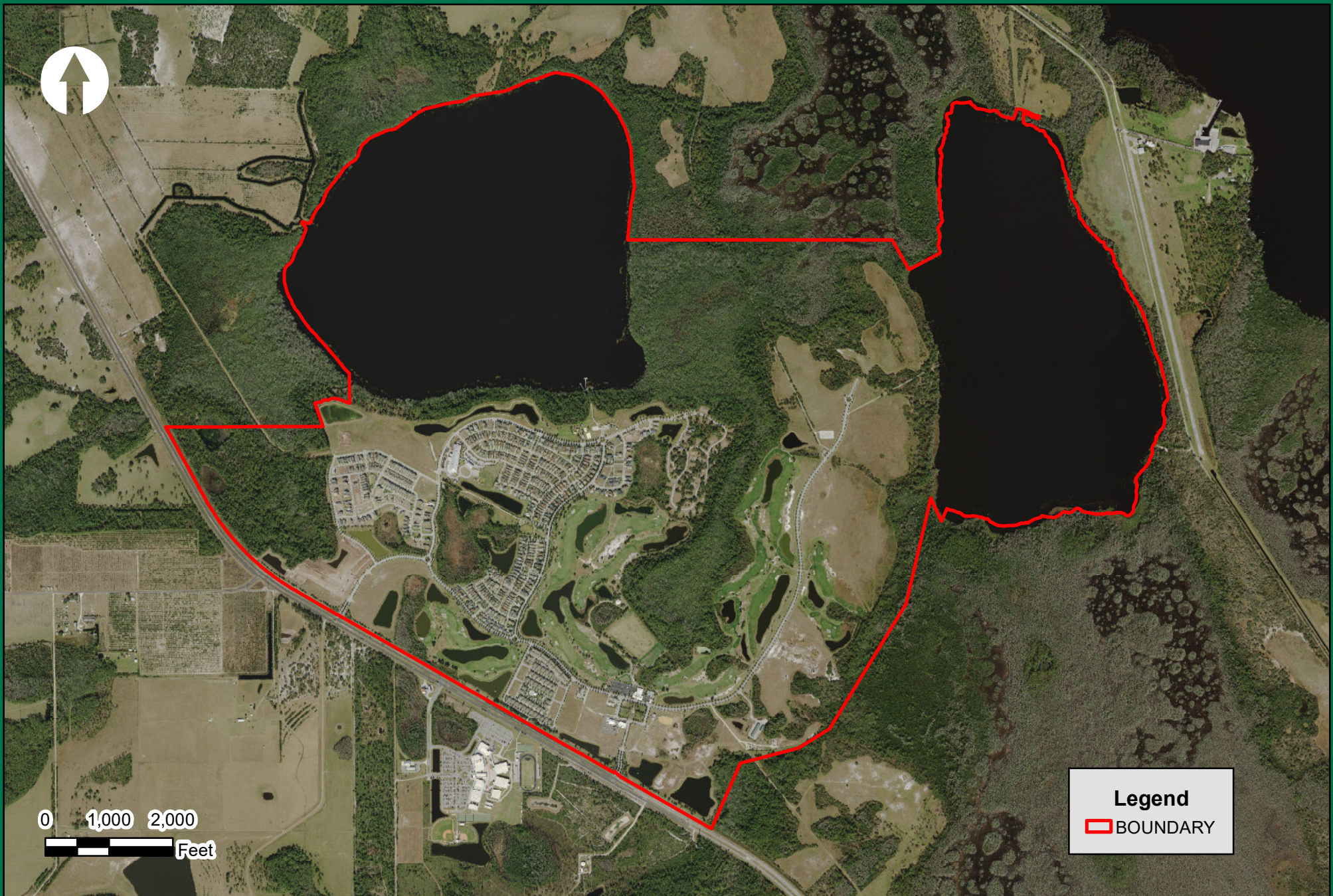
Austin Environmental Consultants, Inc.  
 316 Church Street  
 Kissimmee, Florida 34741  
 407.935.0535

**FIGURE**  
**1**

**LOCATION MAP**

**Harmony Community  
 Conservation Monitoring**  
 Osceola County, Florida



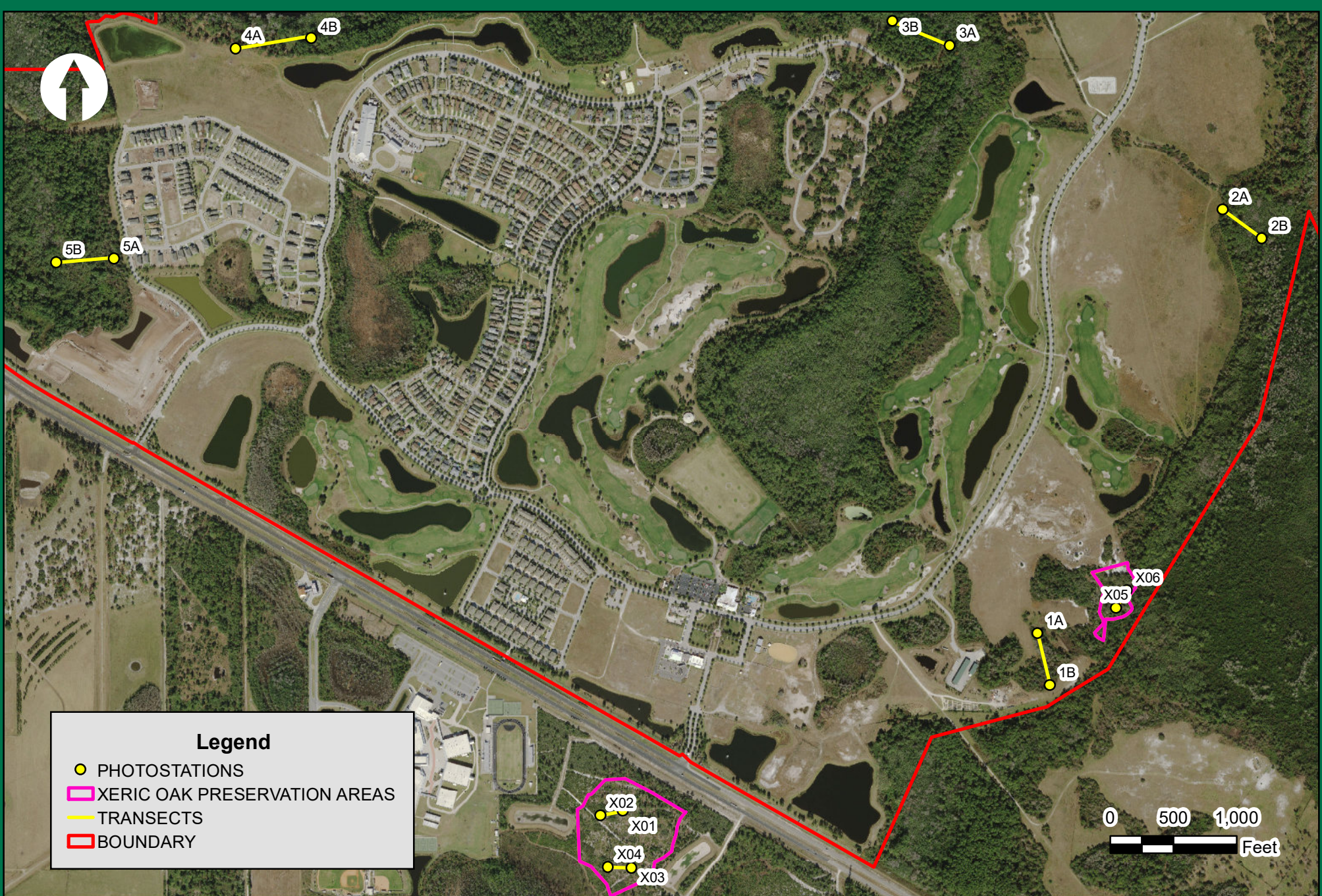


Austin Environmental Consultants, Inc.  
316 Church Street  
Kissimmee, Florida 34741  
407.935.0535

**FIGURE**  
**2**

**AERIAL PHOTOGRAPH**

**Harmony Community  
Conservation Monitoring**  
Osceola County, Florida



Austin Environmental Consultants, Inc.  
 316 Church Street  
 Kissimmee, Florida 34741  
 407.935.0535

**FIGURE**  
**3**

**MONITORING TRANSECTS**

**Harmony Community  
 Conservation Monitoring**  
 Osceola County, Florida

## **APPENDIX 1- PHOTOGRAPHS**



UPLAND TRANSECT 1 AREA PHOTO (FACING EAST)



UPLAND TRANSECT 1 AREA PHOTO (FACING WEST)



UPLAND TRANSECT 2 AREA PHOTO (FACING EAST)



UPLAND TRANSECT 2 AREA PHOTO (FACING WEST)



UPLAND TRANSECT3 AREA PHOTO (FACING NORTH)



UPLAND TRANSECT3 AREA PHOTO (FACING SOUTH)



WETLAND TRANSECT 1 AREA PHOTO (FACING SOUTH)



WETLAND TRANSECT 1 AREA PHOTO (FACING NORTHEAST)

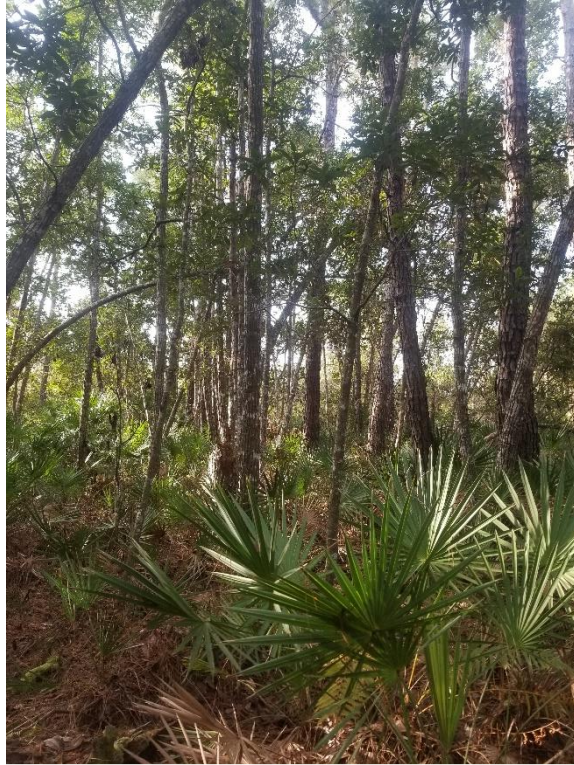


WETLAND TRANSECT 2 AREA PHOTO (FACING EAST)



WETLAND TRANSECT 2 AREA PHOTO (FACING WEST)





WETLAND TRANSECT 3 AREA PHOTO (FACING EAST)



WETLAND TRANSECT 3 AREA PHOTO (FACING WEST)



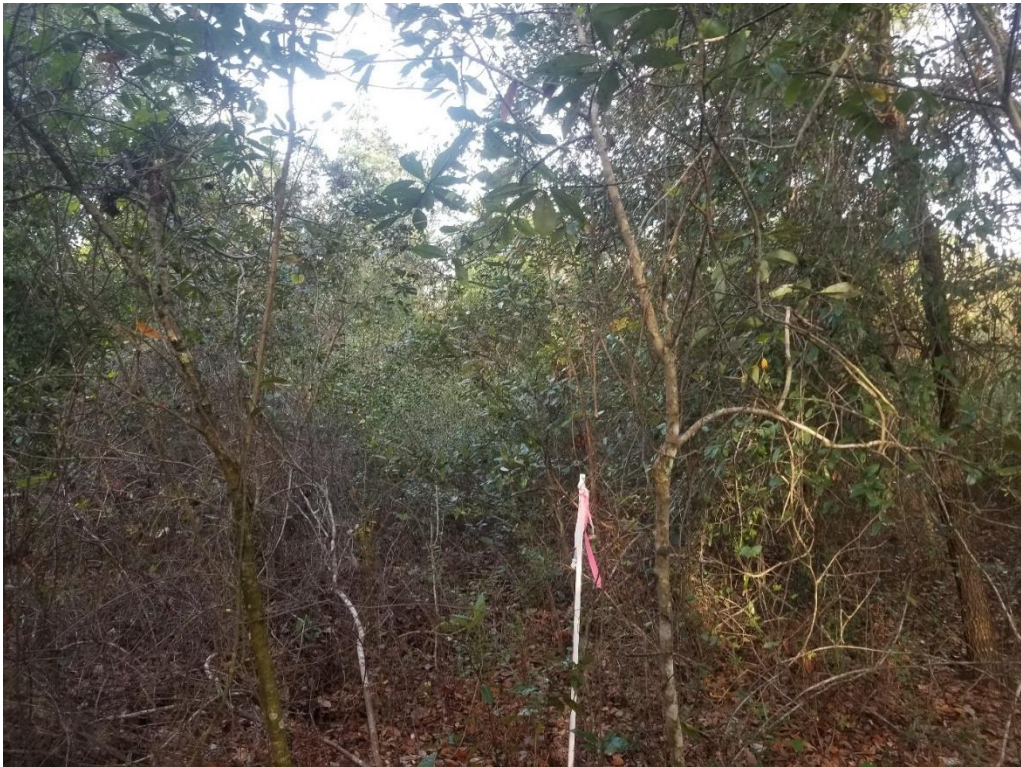
WETLAND TRANSECT 4 AREA PHOTO (FACING EAST)



WETLAND TRANSECT 4 AREA PHOTO (FACING WEST)



WETLAND TRANSECT 5 AREA PHOTO (FACING EAST)



WETLAND TRANSECT 5 AREA PHOTO (FACING WEST)

**Austin Environmental Consultants, Inc.**

**316 Church Street  
Kissimmee, FL 34741**

# Invoice

Phone #	407-935-0535
Fax #	407-935-0919
E-mail	Randy@AustinEC.com

DATE	INVOICE #
2/24/2020	8720

<b>PROJECT</b>
Harmony Environmental Monitoring Third Annual Monitoring Event

<b>BILL TO</b>
Harmony CDD Attn: Kristen Suit 313 Campus Street Celebration, FL 34747

P.O. NO.	TERMS
	Net 30

SERVICES RENDERED	AMOUNT
<p>*** HARMONY ENVIRONMENTAL MONITORING *** Third Annual Monitoring</p> <p>Review previous wetland monitoring reports Prepare for annual wetland monitoring Conduct site work and collect data, take photographs Prepare and submit monitoring report to SFWMD via E-Compliance Coordinate with SFWMD compliance Conduct joint site review with SFWMD compliance staff</p> <p>FIXED FEE = \$2,450.00</p>	2,450.00
Thank you for your trust in AEC.	<b>Total</b> \$2,450.00

Balance due within 30 days of the date of the invoice.  
Thank you in advance for your prompt payment.



# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

*Delivered via email*

February 26, 2020

Steve Berube, Chairman  
Harmony Community Development District  
3500 Harmony Square Drive W  
Harmony, FL 34773

**Subject: Birchwood Phase I - Golf Course Construction  
Extension to Resolve Noncompliance  
Permit No. 49-01058-P  
Application Nos. 010607-6 & 991227-13  
Osceola County, S24,25,19,20,29,30/T26S/R31E**

Dear Mr. Berube:

This letter is to acknowledge the South Florida Water Management District's (District) receipt of the Third Annual Monitoring Report submitted February 3, 2020, for the wetland conservation areas associated with Environmental Resource Permit (ERP) 49-01058-P. A site inspection was conducted on February 21, 2020 with Bruce Williams of Austin Environmental Consultants, which indicated significant progress has been made on the treatment of the climbing fern (*Lygodium* spp) infestations identified in the Notice of Noncompliance sent on August 27, 2019.

As additional areas of climbing fern infestations were located during this inspection, the District requests commencement of treatment in these areas in addition to continued treatment within the previously identified areas as needed. A follow-up inspection will be scheduled in July 2020 to reassess the compliance status of the ERP. Additionally, the Fourth Annual Monitoring Report is due December 1, 2020

The District appreciates your efforts to comply with the conditions of this permit. If you have any questions or require additional assistance, please contact me at (407) 858-6100 x3806, or via e-mail at [svoors@sfwmd.gov](mailto:svoors@sfwmd.gov), in the Orlando Service Center.

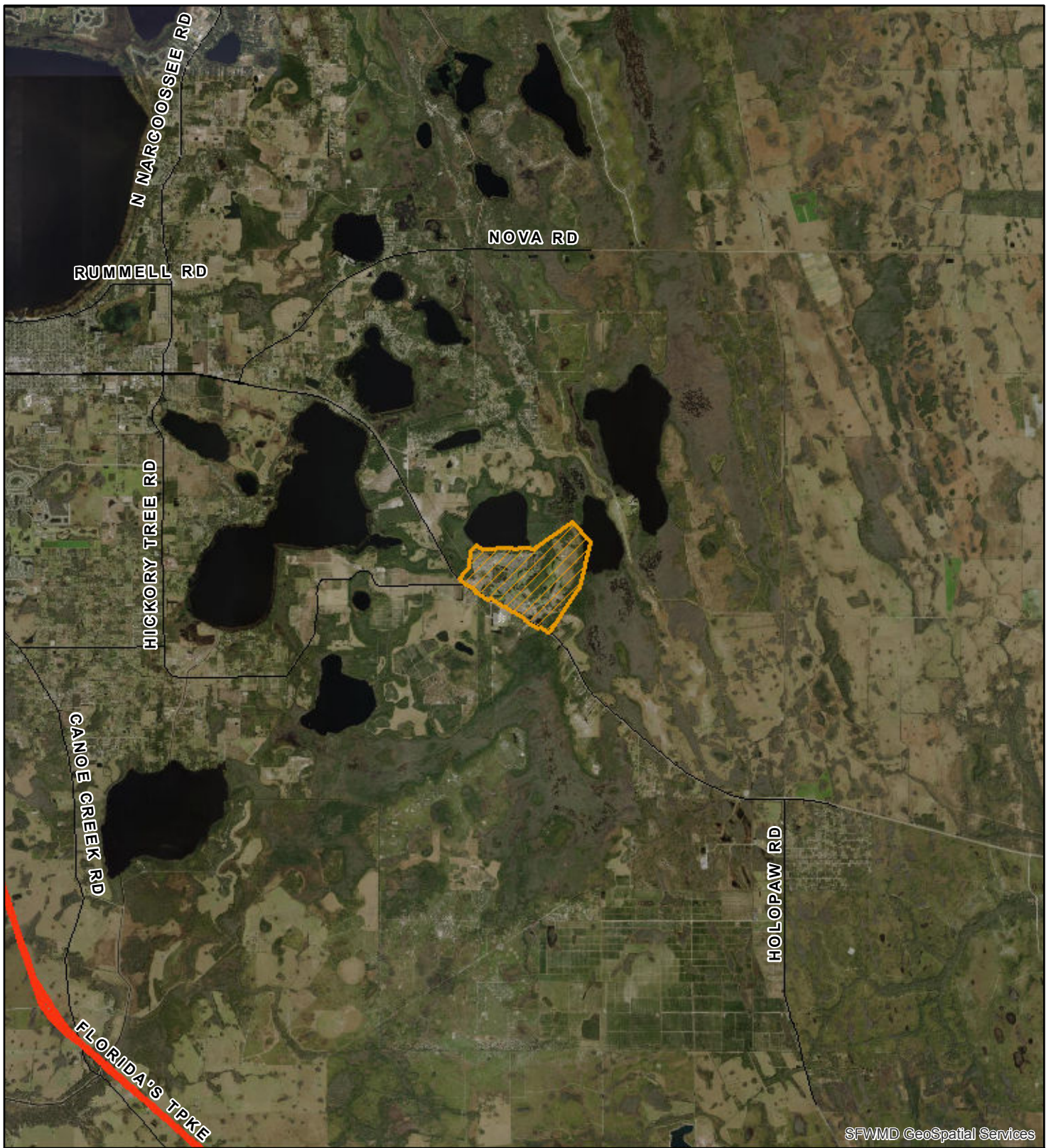
Sincerely,

A handwritten signature in black ink that reads "Sandra Voors".

Sandra Voors, Environmental Analyst  
Environmental Resource Bureau

Enclosures: Location Map  
Deliverables Table

c: Steve Boyd, Boyd Civil Engineering (via Email)  
Kristen Suit, HCDD Manager (via Email)  
Bruce Williams, Austin Environmental Consultants, Inc. (via Email)  
Randy Austin, Austin Environmental Consultants, Inc. (via Email)



SFWMD GeoSpatial Services

Exhibit No: 1

Exhibit Created On:  
2017-12-29

OSCEOLA COUNTY, FL

 Application



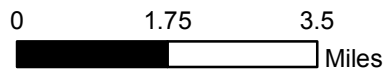
Permit No: 49-01058-P

Application Number: 010607-6

**REGULATION DIVISION**

Project Name: BIRCHWOOD PHASE I - GOLF  
COURSE CONSTRUCTION

N



South Florida Water Management District

**South Florida Water Management District**  
Revised Project Work Schedule

**Application No** : 010607-6

Page 1 of 1

**Project Work Schedule : BIRCHWOOD PHASE I**

<b>Activity</b>	<b>Due Date</b>
FOURTH MONITORING REPORT	01-DEC-20
FIFTH MONITORING REPORT	01-DEC-21

**Exhibit No :**

Kristen,

See attached site survey proposal from Johnston's Surveying, Inc.

This survey will be required to prepare the plans the County is requiring for the PD Amendment, and the subsequent SDP application that will follow.

(SDP Application is a site work construction permit.)

Regards,  
Steve Boyd



**JOHNSTON'S**  
**SURVEYING INC**  
900 Shady Lane • Kissimmee, FL 34744  
Phone: (407) 847-2179  
Fax: (407) 847-6140

**EMAIL**

**To:** Mr. Steve N. Boyd, P.E.

---

**From:** Richard D. Brown

---

**Email:** steve@boydcivil.com

**Pages:**

3

**Phone** 407-494-2693

**DATE:** February 26, 2020

---

**Re** PROPOSAL FOR SURVEYING – Survey support services for the

---

Harmony RV Storage and Community Garden Area

---

**Urgent**    **For Review**    **Please Comment**    **Please Reply**    **Please Recycle**

• **Comments:**

Please find attached our proposal for surveying services for the above referenced project.

If you have any questions or comments, please let me know. You can reach me at:  
Ofc: 407-847-2179 x-229 or Email: rick@jsurveying.com.

**JOHNSTON'S**  
**SURVEYING INC**  
900 Cross Prairie Pkwy • Kissimmee, FL 34744  
Phone: (407) 847-2179  
Fax: (407) 847-6140

February 26, 2020

Harmony CDD  
210 N. University Dr, Ste 702  
Coral Springs, FL 33071

**RE: PROPOSAL FOR SURVEYING SERVICES**  
**Survey support services for the Harmony RV Storage and**  
**Community Garden Area**

Dear Sir:

Pursuant to a request from Mr. Steve Boyd, P.E. with Boyd Civil Engineering for surveying services on the above referenced site.

The following is an outline of the scope of services to be performed:

1. All existing fencing and buildings.
2. Outline of the existing Community Garden
3. Tract Boundary with Existing Wetland Lines and Buffers Shown
4. Boundary of Gas Easement used for Access (from Five Oaks Drive up to the existing gate that lies just east of the Garden Tract.

We propose a lump sum fee for Tasks 1 – 4 above of:           \$6,250.00

All work will be completed under the direct supervision of a professional surveyor and mapper licensed to practice in the State of Florida and work will be in accordance with the Standards of Practice set forth by the Florida Administrative Code 5J-17.051 for Surveyors & Mappers, pursuant to Section 472.027 Florida Statutes.

We appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions, please let me know.

Respectfully,



Richard D. Brown  
FL, PSM #5700

**JOHNSTON'S  
SURVEYING INC.**  
900 Cross Prairie Pkwy • Kissimmee, FL 34744  
Phone: (407) 847-2179  
Fax: (407) 847-6140

**CONDITIONS OF PROPOSAL ACCEPTANCE**

**HARMONY CDD – HARMONY RV STORAGE / COMMUNITY GARDEN AREA –  
BOUNDARY & FLAGGING**

Services and fees outlined in this proposal dated 2-26-20 are subject to the following conditions:

1. This fee does not include any services for outside consultants.
2. All reimbursable expenses, including but not limited to, blueprinting, photographic work, photocopies and express charges will be billed separately and independently of the contract amount.
3. All services are based on a "one-time" performance only. Any additional services not outlined will be performed at our normal hourly rates, after client authorization.
4. The client is responsible for any application or review fees required by governmental or regulatory agencies for plan submittals.
5. All application or review fees and reimbursable expenses, except blueprints, paid directly by consultant will be subject to a 15% surcharge.
6. We cannot guarantee governmental or regulatory agency approvals, nor is our fee dependent on such.
7. Invoices will be considered due and payable within 10 days of the date of the invoice. All "past due" invoices are subject to interest attached at 1.5% per month, 18% per annum.
8. The client has the right to terminate this agreement with a 10 working day advance written notice. If such termination takes place, the consultant will present a final invoice based on the percentage of the completed project.
9. Should it become necessary for the consultant to utilize its attorney to collect fees due the consultant, the client agrees to bear the cost of collection, including reasonable attorney's fees.
10. Retainer of \$ 3000 = will be required upon execution of this contract.

If this proposal meets with your approval, please return one copy (executed with the original signature of the party responsible for payment) to this office. Upon receipt, it shall be deemed a mutually binding contractual agreement between the signing parties. If this proposal is not executed and returned to this office within 90 days, it shall be null and void. Any fees associated with this proposal are subject to increase if this contract is still in force at the end of one year.

CONSULTANT:   
Richard D. Brown – FL, PSM #5700

DATE: 2/26/20

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

POSITION \_\_\_\_\_