



FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

REQUEST FOR ADDITIONAL INFORMATION

August 13, 2021

Westlake 24 Industrial Venture, LLC
ATTN: Joseph Versaggi
2750 East 146 Street, Suite 200
Carmel, Indiana 46033
tlevin@becknellindustrial.com

Re: First Request for Additional Information (RAI)
Duval County – State 404
Site Name: Westlake Lot 24 Mas Grading
Site ID: 404815
DEP Application No.: 16-0404815-001-SFI

Dear Mr. Versaggi:

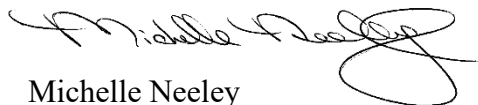
Thank you for your application for Individual Permit submitted on May 28, 2021 for the above referenced Site. A review of your application and supporting documentation indicates the application is incomplete. Please provide the information in the attached document and refer to this RAI in your response.

To continue the processing of your application, the Department must receive a response within 90 days of this letter, Wednesday, November 10, 2021, unless a written request for additional time to provide the requested information is submitted and approved. It is the Department's desire to provide prompt turnaround times on permit applications, and a quicker response to this RAI shortens the timeframe for which a final decision on the application can be made. Pursuant to Chapter 62-331, F.A.C. and Section 120.60, F.S., failure of an applicant to provide timely requested information by the applicant deadline may result in denial of the application. You are encouraged to contact this office to discuss the items requested to assist you in developing a complete and adequate response.

Your processor, Kimberly Mann can be contacted at (904) 256-1564, kimberly.mann@floridadep.gov. Please submit your response by email to DEP_NED@floridadep.gov, with a copy to Kimberly Mann

Westlake 24 Industrial Venture, LLC
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Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Neeley", with a large, stylized loop at the end.

Michelle Neeley
Environmental Manager

v. 1.9

Copies furnished to:

Taylor Hill, Kimley-Horn, taylor.hill@kimley-horn.com

Tony Pooley, Terracon, tony.pooley@terracon.com

Thomas Kallemeyn, FDEP NED

Katie Miller, FDEP NED

Kim Pearce, FDEP NED

Kimberly Mann, FDEP NED

Attached: List of Requested Information

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Westlake 24 Industrial Venture, LLC

Site Name: Westlake Lot 24 Mas Grading

Site ID: 404815

DEP Application No.: 16-0404815-001-SFI

1. The Department must conduct a site visit to verify the delineation of wetlands and other surface waters onsite in accordance with Chapter 62-340, F.A.C. Please contact your processor to schedule a site visit. Please have the wetland boundary flagged for verification by staff in advance of the scheduled site inspection.
2. Please provide pre-addressed, stamped envelopes and/or email addresses for each adjoining property owner. These will be used by the Department to send the public notice. Do not include a return address; it will be added by the Department. Envelopes should be #10 size and stamped with one, US Postal Service first-class forever stamp. [62-331.060(1)(c), F.A.C.]
3. The proposed project has been sent to commenting entities for review and we are awaiting responses from the Florida Fish and Wildlife Conservation Commission, State Historic Preservation Office, Tribal Historic Preservation Office(s), and US Fish and Wildlife Service. The Department will forward any requests for additional information from these entities upon receipt. Such requests will become part of this request for additional information. [404 Handbook, section 5.2 and 62-331.051(4), F.A.C.]
4. Please provide a copy of any previous US Army Corps of Engineers permits or approved jurisdictional determinations to the Department, including attachments such as approved plans and project drawings. Providing copies of these documents may help expedite review of the project.
5. Please provide a copy of your Environmental Resource Permit (ERP) or provide the ERP file number for the project. To address water quality review and consistency with the Coastal Zone Management Program, the State 404 Program authorization cannot be issued until the Environmental Resource Permit for the project is issued. If no ERP has been issued or applied for, we recommend that the State 404 Program application be withdrawn and that the application for the ERP and State 404 Permit be resubmitted. [62-331.070, F.A.C.]
6. Please provide drawings signed and sealed by a Florida registered professional. The drawings included reference "future building" 1-3, please update the drawings to include what the construction of these buildings will be. [62-331.053, F.A.C., 62-330.301(1)(i), F.A.C.]
7. No dredge or fill activity shall be permitted if there is a practicable alternative to the proposed activity which would have less adverse impact on the aquatic ecosystem, so long as the alternative does not have other significant adverse environmental consequences. Please provide an alternatives analysis prepared in accordance with Section 62-331.053(1), F.A.C. and Appendix C of the 404 Handbook.

8. Please describe how the proposed project configuration avoids or minimizes secondary effects to the greatest extent practicable. [404 Handbook, section 8.3.6, A.H. Volume I, section 10.2.7]
9. Please describe how the proposed project configuration avoids or minimizes cumulative effects to the greatest extent practicable. [404 Handbook, section 8.3.5]
10. Please provide a compensatory mitigation plan that satisfies the requirements of Rule 62-331.130, F.A.C. Please note that if mitigation bank credits are proposed, federal credits are required to offset impacts under the State 404 Program. Contact your Department processor if you have questions or need guidance. The WRAP summary sheet provide does not include document that references the polygon worksheet number. It also does not include description analysis of the WRAP scores. See also, State 404 Program Handbook, section 8.5 and A.H. Volume I, section 10.3.