



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
4400 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FL. 33410

DEC 08 2008

Palm Beach Gardens Regulatory Section

PUBLIC NOTICE

Permit Application No. SAJ-2004-8381(IP-LCK)

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) as described below:

APPLICANT: Moroso Investment Partner, LLC
Attn: Raymond Graziotto
630 Maplewood Dr.
Jupiter, FL. 33458

WATERWAY & LOCATION: The project is located within a 186 acre parcel of land that contains approximately 20.48 acres of jurisdictional wetlands at Moroso Motorsports Park (Sections 11 and 14, Township 41 South, Range 40 East), in Palm Beach County Florida.

Directions to the site are as follows: Take I-95 North toward Jupiter and exit on 79B (PGA Blvd west). Continue west on PGA Blvd and turn right on Beeline Hwy. Moroso Motorsports Park is located approximately one mile west of Pratt Whitney Road, and approximately one mile south of Indiantown Road (CR 76).

LATITUDE & LONGITUDE: Latitude 26.9155° North
Longitude -80.3079° West

PROJECT PURPOSE:

Basic: The basic project purpose is for a recreational facility for auto racing.

Overall: The overall project purpose is for the expansion of an existing recreational auto racing facility in northern Palm Beach County.

PROPOSED WORK: The applicant proposes to fill 15.55 acres of wetlands and 6.88 acres of Waters of the U.S. (WOTUS).

Avoidance and Minimization Information: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

Complete elimination of wetland impacts is not practical to realize the overall project purpose. Emphasis in the proposed project design was placed on the avoidance of the highest quality wetlands located adjacent to the surrounding County-owned Pines Glades Natural Area.

Compensatory Mitigation: The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

The applicant is proposing a combination of on-site and off-site mitigation. A total of 6.5 acres of high quality wetlands will be preserved on the project site. Off-site mitigation consists of the acquisition of land within the Pal-Mar area. The Pal-Mar lands will provide valuable habitat connectivity to other SFWMD and State owned lands. The SFWMD and State owned lands at Pal-Mar are under management lease to FWS and Palm Beach County, who are both currently managing portions of the property. Management activities include treatment of invasive exotic and nuisance species and prescribed burns.

EXISTING CONDITIONS: The wetland system consists of a various wetland communities throughout the property such as; hydric pine flatwoods, freshwater marshes and wetland scrub systems. The onsite vegetation is moderately invaded by exotics in most areas. The northern portion of the project site is surrounded to the west, north, and east by the Pine Glades Natural Area. Properties adjacent to the southern portion of the property are in private ownership.

ENDANGERED SPECIES: The U.S. Army Corps of Engineers (Corps) has determined the proposed project not likely to adversely affect the endangered wood stork (*Mycteria Americana*). According to the South Florida Programmatic concurrence letter for the wood stork key dated November 9 2007, the U.S. Fish and Wildlife Service has concurred with the determination for the endangered wood stork pursuant to Section 7 of the Endangered Species Act and no further consultation is required for this species.

The Corps has determined the proposed project not likely to adversely affect threatened eastern indigo snake (*Drymarchon corais*). The Corps will request U.S. Fish and Wildlife

Service's concurrence with this determination pursuant to Section 7 of the Endangered Species Act by separate letter.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 21 days from the date of this notice.

If you have any questions concerning this application, you may contact Linda Knoeck at the letterhead address, by electronic mail at Linda.C.Knoeck@usace.army.mil or by telephone at 561-472-3527.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with US Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice, we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

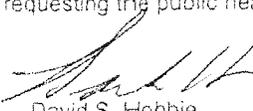
IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible for inclusion therein, are located at the site of the proposed work. Presently, unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

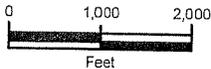
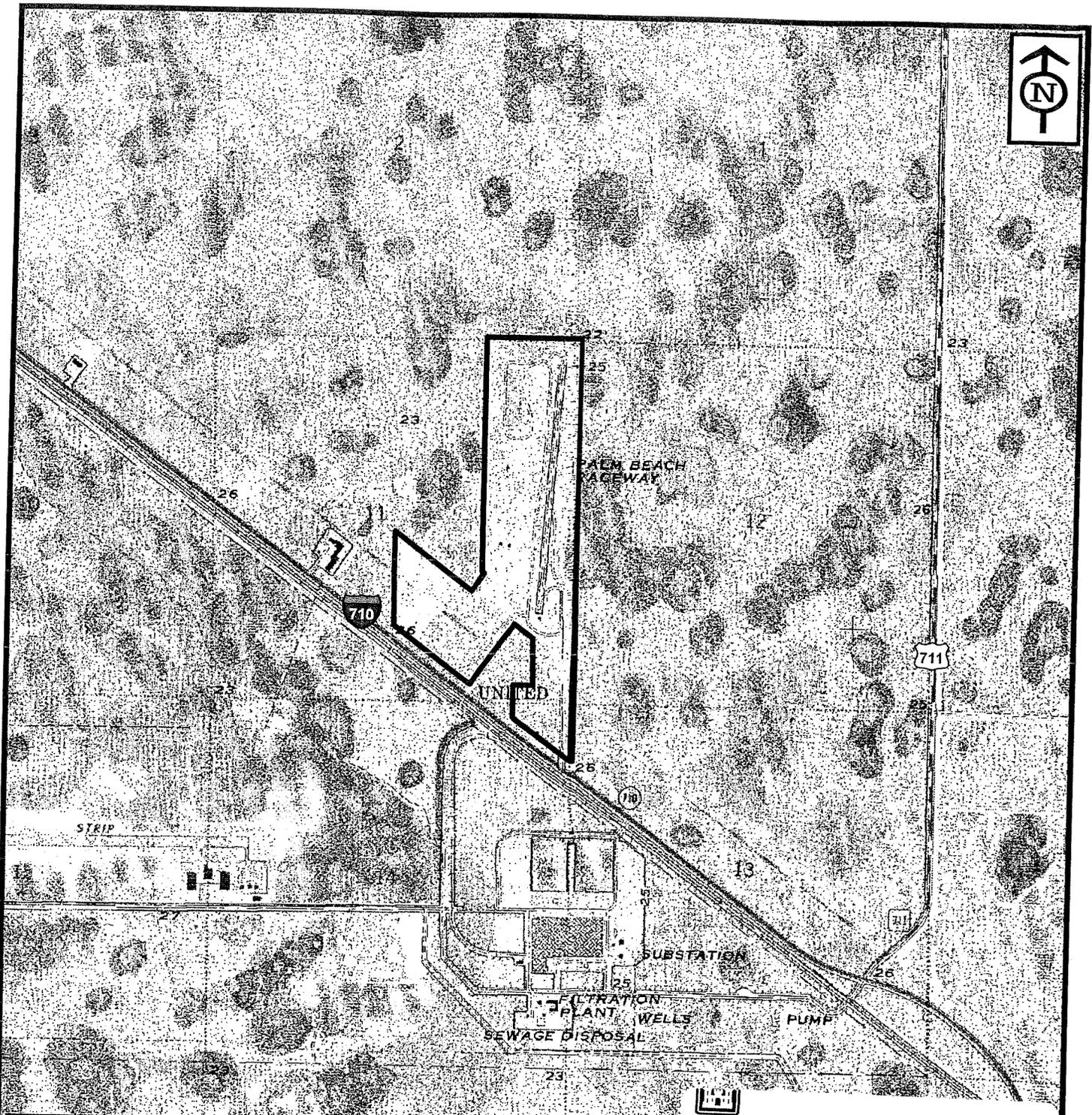
EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.


David S. Hobbie
Regulatory Division



 Project Boundary (196.3 ac.±)

Section 11, Township 41 South, Range 40 East

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Source(s): Palm Beach County Property Appraiser; USGS Topographic Survey West of Rood (1970, Photorevised 1984), Florida Quadrangle.



US Army Corps of Engineers.

File # SAJ-2004-8381(IP-LCK)

05-Dec-2008

Drawing 1 of 4

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ENVIRONMENTAL SERVICES, INC.

1410 Park Lane South, Suite 1
Jupiter, Florida 33458
(561) 743-5141
(561) 743-5441 Fax

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Project Location

Moroso Motorsports Park

Palm Beach County, Florida

Project: EP08078.00

Date: Aug. 2008

Drwn/Chkd: CEC/JRN

Figure: 1



Pointer lat 26.925080° lon -80.311840° Streaming 100% Eye all 11278 ft



US Army Corps
of Engineers.
File # SAJ-2004-8381(IP-LCK)
05-Dec-2008
Drawing 2 of 4





- Project Boundary (196.33 ac ±)
- Uplands (152.98 ac ±)
- Wetlands (20.48 ac ±)
- Wetland Violation (1.12 ac ±)
- Other Surface Waters (21.75 ac ±)



US Army Corps
of Engineers
File # SAJ-2004-8381 (PP-LCK)
05-Dec-2008
Drawing 3 of 4

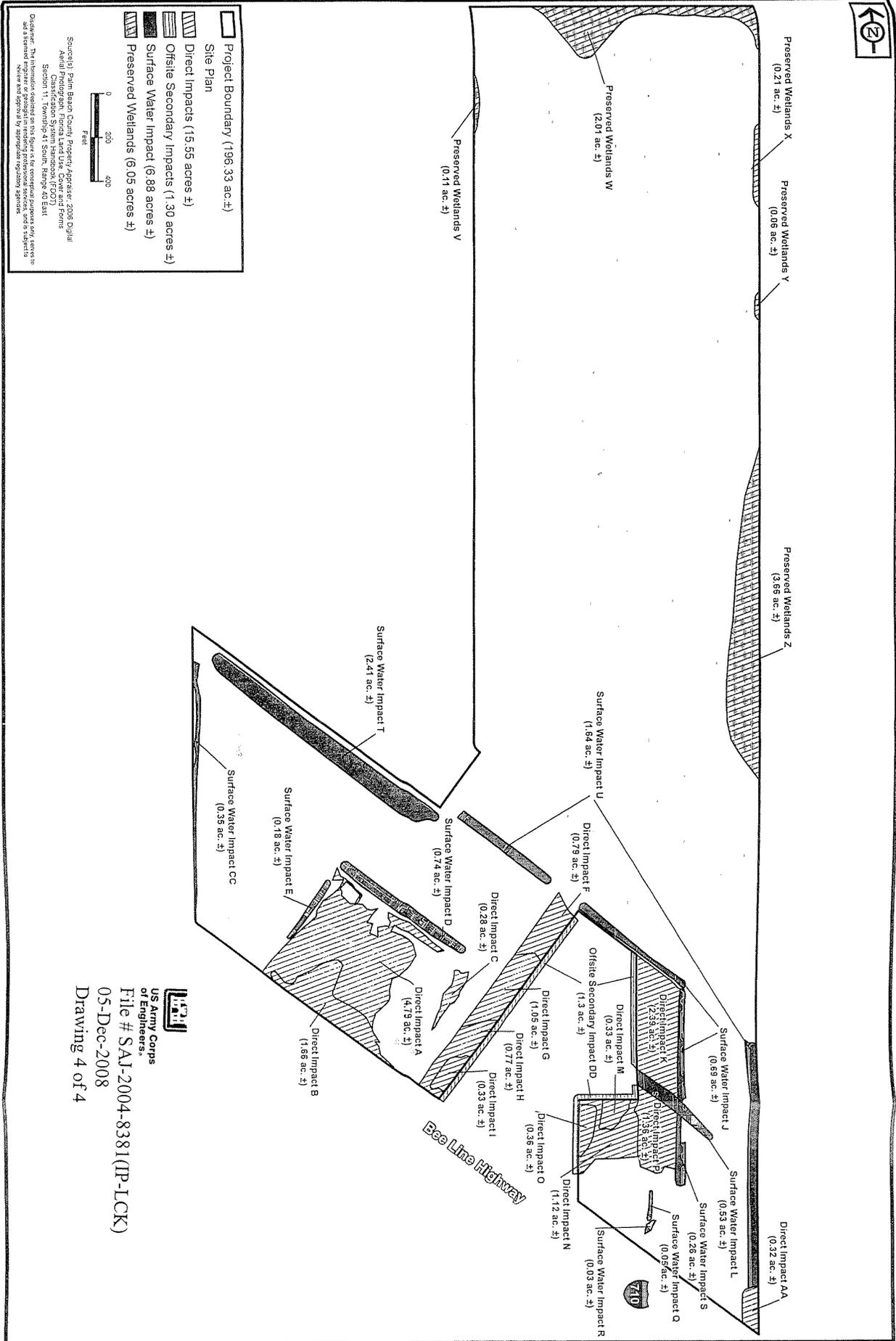
- FLUCFCS**
- 141 - Retail Sales and Service (2.00 ac ±)
 - 183 - Race Tracks (103.61 ac ±)
 - 194 - Other Open Land (28.59 ac ±)
 - 411 - Pine Flatwoods (8.72 ac ±)
 - 411-D - Pine Flatwoods, Disturbed (4.12 ac ±)
 - 422 - Brazilian Pepper (1.79 ac ±)
 - 437 - Australian Pine (0.18 ac ±)
 - 510 - Ditch (16.50 ac ±)
 - 524 - Lakes less Than 10 Acres (5.26 ac ±)
 - 625 - Hydric Pine Flatwoods (4.79 ac ±)
 - 631 - Wetland Scrub (1.38 ac ±)
 - 641 - Freshwater Marshes (15.60 ac ±)
 - 641V - Freshwater Marshes - Violation (1.12 ac ±)
 - 747 - Spoil Berm (5.97 ac ±)



ENVIRONMENTAL SERVICES, INC.
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Existing Site Conditions Map
Moroso Motorsports Park
Palm Beach County, Florida

Project:	EP08078.00
Date:	Oct. 2008
Drwn/Chkd:	JDS/JRN
Figure:	3



Source(s): Palm Beach County Property Appraiser, 2008 Digital Aerial Photograph, Florida Land Use Cover and Forms Section 11, Township 41 South, Range 40 East

Disclaimer: The information depicted on this figure is for conceptual purposes only, and is not intended to be used as a basis for any engineering or other professional services, and is subject to change and approval by appropriate regulatory agencies.

- Project Boundary (196.33 ac. ±)
- Site Plan
- Direct Impacts (15.55 acres ±)
- Offsite Secondary Impacts (1.30 acres ±)
- Surface Water Impact (6.88 acres ±)
- Preserved Wetlands (6.05 acres ±)

US Army Corps of Engineers
 File # SAJ-2004-8381 (IP-LCK)
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 Drawing 4 of 4

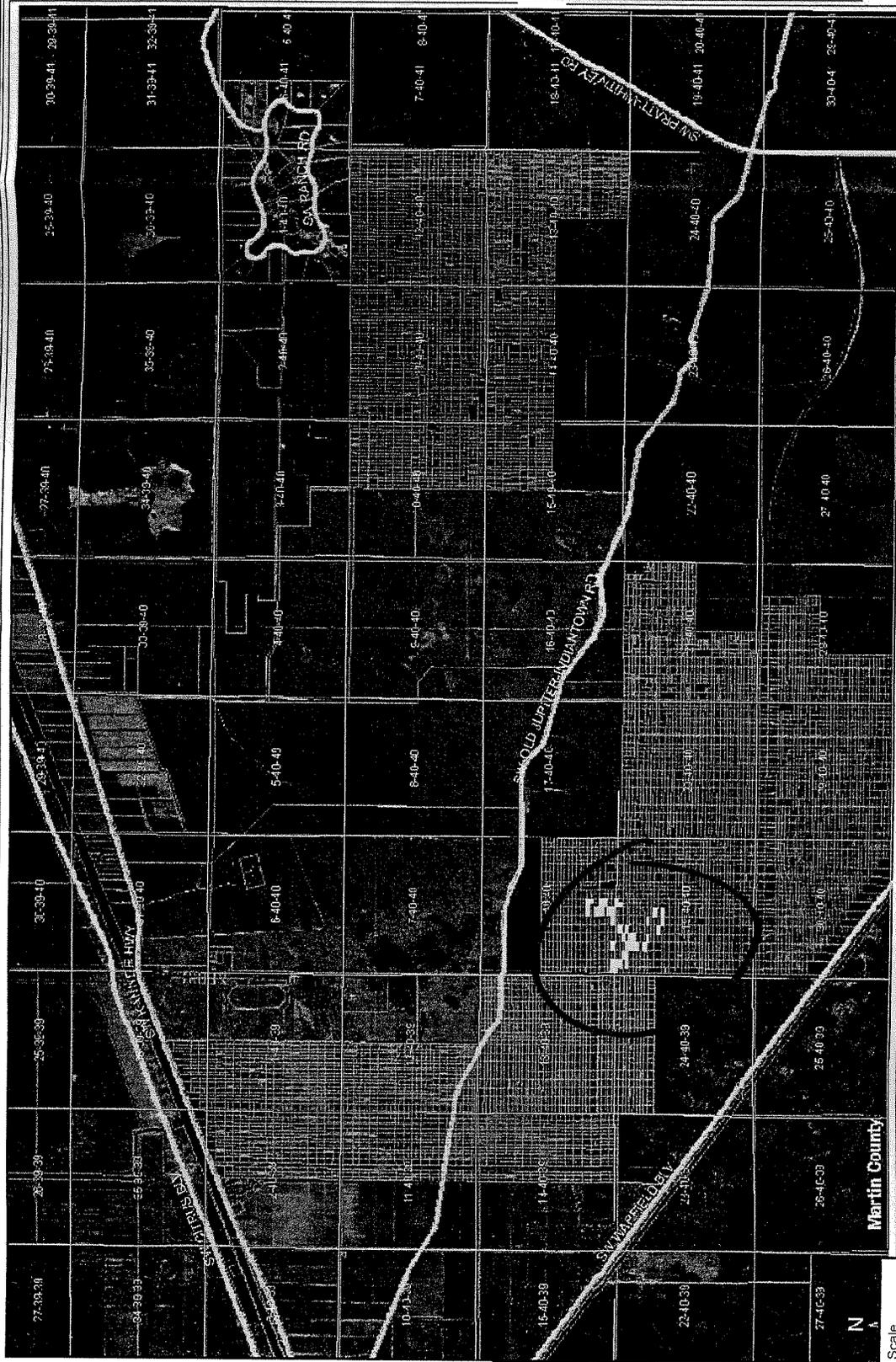
ENVIRONMENTAL SERVICES, INC.
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 (561) 743-2644 Fax

Proposed Impacts and Mitigation Map
Moroso Motorsports Park
 Palm Beach County, Florida

Project:	EP08078.00
Date:	Oct. 2008
Drwn/Chkd:	JDS/JRN
Figure:	5



Palm Beach Heights - Overview Map



Legend
 0.5 Acre Circle

Not To Scale
 Source(s): Bertram Realty, 2008
 Disclaimer: The information depicted on this map is for conceptual purposes only. It is not intended to be used for any legal or engineering purposes. It is subject to review and approval by appropriate regulatory agencies.

Project: EP08078.00
 Date: Oct. 2008
 Dwn/Chkd: JDS/JRN
 Figure: 7

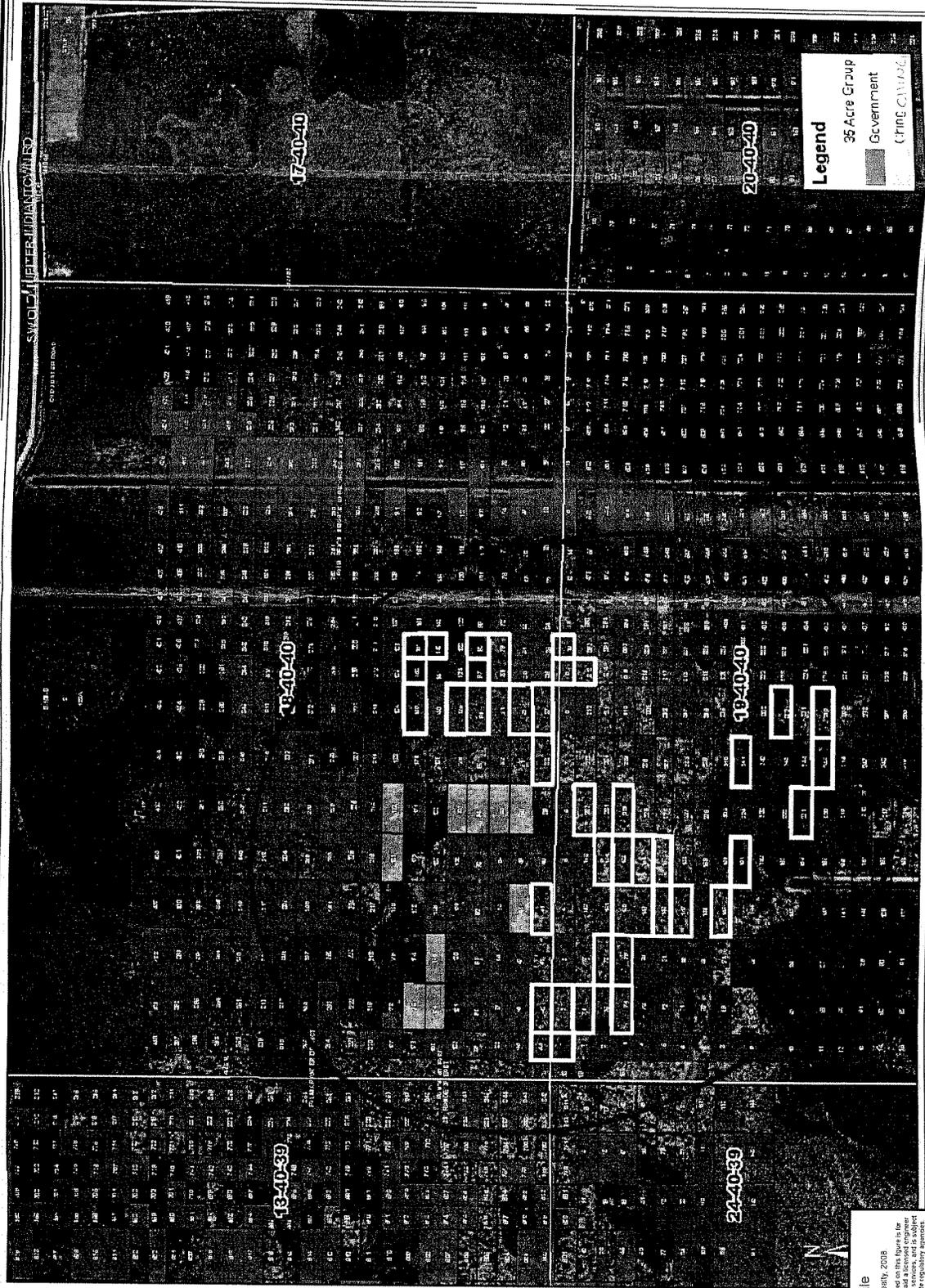
Off Site Mitigation Location Map
 Moroso Motorsports Park
 Palm Beach County, Florida

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 Palm Beach, Florida 33480
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US Army Corps of Engineers
 File # SAJ-2004-8381 (IP-LCIS)
 05-Dec-2008
 (proposed off-site mitigation area in Pal-Mar)

Palm Beach Heights - Mitigation Lots - Map 1



Not To Scale
 Source(s): Berman Realty, 2008
 Disclaimer: The information depicted on this figure is for informational purposes only and does not constitute a professional engineering or geologic engineering professional services, and is subject to review and approval by appropriate regulatory agencies.



US Army Corps of Engineers,
 File # SAJ-2004-8381 (IP-LCK)
 05-Dec-2008

(proposed off-site mitigation area in Pal-Mar)

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 Palm Beach, Florida 33480
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Off Site Mitigation Aerial Map
 Moroso Motorsports Park
 Palm Beach County, Florida

Project: EP08078.00
 Date: Oct. 2008
 Dwn/Chkd: JDS/JRN
 Figure: 8

