



December 11, 2020

Mr. Ed Stanford, P.E.  
Core Engineering & Consulting  
3997 Commons Drive, Suite F  
Destin, Florida 32541  
[ed@coreconsulting.com](mailto:ed@coreconsulting.com)

**Re: Jurisdictional Wetland Assessment: Crestview Storage +/- 20.71 acres**

**Okaloosa County Parcels:** 05-2N-23-0000-0003-0000  
05-2N-23-0000-0050-0000  
05-2N-23-0000-0050-002A  
05-2N-23-0000-0050-003C

Dear Mr. Stanford:

Biome Consulting Group, LLC (Biome) has completed a jurisdictional wetlands and waters assessment of the above referenced property. Our wetland assessment included an analysis of vegetative cover and makeup, wetland hydrology indicators and hydric soil indicators in accordance with state, Florida Department of Environmental Protection (FDEP) and Water Management District (WMD), and federal, Army Corps of Engineers (COE), procedural guidelines.

The site was found to **contain approximately 6.11-acres of wetlands** within the jurisdiction of state and federal agencies. The jurisdictional boundaries were alphanumerically flagged with pink surveyor's tape, located via Trimble Geo7x GPS, and is depicted on the enclosed map using ArcMap 10.5 software. The following is a brief, technical summary of our findings relative to the regulatory agencies' potential involvement with this property:

#### **U.S. ARMY CORPS OF ENGINEERS**

Technical guidelines outlined in the US Army Corps of Engineers Wetlands Delineation Manual (1987) were applied in the field for determining the presence and location of jurisdictional wetlands on the above referenced lot. The on-site reconnaissance was conducted by walking multiple transects throughout the lot. The following technical details support our location of the jurisdictional boundary:

- General Observations:** The site consists of historically disturbed lands with a powerline right of way oriented east/west near the northern portion of the site;
- Vegetation:** The upland area is dominated by slash pine, darlington oak, water oak, yaupon, blueberry, gallberry, wax myrtle, saw palmetto, and bracken fern. The wetlands are dominated by

slash pine, sweetbay magnolia, black titi, red bay, black gum, netted-chain fern, flatsedge, and beak rush;

3. **Soils:** According to the NRCS soil map, the peri-jurisdictional area is underlain by Dorovan (hydric), Bonifay (non-hydric), and Lakeland (non-hydric) which was confirmed by on-site soil pit excavation. The **S5 Dark Surface** and **S5 Sandy Redox** indicators were present below the jurisdictional line and absent above;
4. **Hydrology:** Indicators of wetland hydrology observed on site include geomorphic position, water-stained leaves, and buttressing.

All of the parameters necessary for the COE to exert jurisdiction were present in that portion of the property identified as wetland. Section 404 of the Clean Water Act (33 USC 1344) requires authorization from the Secretary of the Army, acting through the COE, for the discharge of dredged or fill material into all waters of the United States, including wetlands. Discharges of fill material generally include, without limitation: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; dams and dikes; artificial islands; property protection or reclamation devices such as riprap, groins, seawalls, breakwaters, and revetments; beach nourishment; levees; fill for intake and outfall pipes and sub-aqueous utility lines; fill associated with the creation of ponds; and any other work involving the discharge of fill or dredged material. A COE permit is required whether the work is permanent or temporary.

The basic premise of the dredge and fill program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment or (2) the nation's waters would be significantly degraded. What this means is when you apply for a permit, you must show that you have, to the extent practicable:

- Reasonably avoided all wetland impacts;
- Minimized potential impacts on wetlands; and
- Provide compensation for any remaining unavoidable impacts.

#### **STATE OF FLORIDA**

The State, Florida Department of Environmental Protection and Water Management District, (FDEP/WMD) will regulate the same area as the COE. Dredge and/or fill activities waterward of State's limits will require a permit under Section 373, F.S., Chapters 62-4, 62-340 and 62-330, F.A.C. The sensitivity of the project will be the determining factor for the time involvement. Once all the requests for additional information and modifications are satisfied, the FDEP will issue or deny such permit within 90 days. Time delays will occur if FDEP requests additional information or if a commenting agency or an individual requests an administrative hearing. Wetland mitigation is also required for wetland impacts.

## **CONCLUSION**

Based on our thorough assessment, we have concluded that 14.50-acres of the target property is upland with 6.11-acres of wetlands and other waters within the jurisdiction of the COE and FDEP. Any proposal to develop the wetland portion of the property will require permits from both agencies. We note that these calculations are based on an inspection boundary approximated from the county property appraiser depiction of the property boundary. An actual boundary survey may result in slightly different calculations.

A wetland delineation performed by an ecological consultant represents the professional opinion of the scientist that performed the work. Only the regulatory agencies can establish a legal and binding jurisdictional boundary. Such can be obtained by submitting a permit application and waiting several months for processing. For the purposes of local government permitting (e.g., building permit) this letter should suffice.

This report is intended for the sole use by the above listed addressee. Its contents may not be relied upon by other parties without the written consent of Biome Consulting Group.

This concludes our assessment of the target property. If you require additional information, assistance, or clarification, please give us a call at 850.435.9367. We look forward to being of assistance to you in the future.

Sincerely,  
Biome Consulting Group

  
Scott T. Singletary  
Ecologist

2218.015 Crestview Storage

Attachment: Wetland Jurisdiction Map



APPROXIMATE ACREAGES  
UPLANDS : 14.50 ACRES  
WETLANDS : 6.11 ACRES

JURISDICTIONAL WETLANDS MAP  
OKALOOSA COUNTY  
CRESTVIEW WETLANDS  
32-3N-23-0000-0050-003C, ET AL  
CORE ENGINEERING

LEGEND

	CRESTVIEW_BOUNDARY
	UPLANDS
	WETLANDS

2218.015  
STS

12/11/2020



0 150 300  
Feet

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THIS IS NOT A SURVEY