

July 5, 2024

Andrea Heukerott
heukerott@aol.com

Re: Wetland Delineation
Knox McRae Drive, Titusville, FL 32780
Brevard Co. Parcel ID # 22 3521-00-250.1
Verde Environmental -- Project No. 24-056

Dear Andrea,

Verde Environmental Co. (Verde) completed a wetland delineation on the above referenced property on June 25th, 2024 and June 28th, 2024. The inspection area was traversed on foot, and the landward extent of wetland habitat and other surface waters (OSW) was delineated in accordance with the methods outlined in the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C.) and the Army Corps of Engineers Wetland Delineation Manual (1987). The wetland-upland boundary was marked in the field using numbered segments of pink flagging tape. The location of each wetland flag was recorded using a handheld GPS. In total, +/- 16.20 acres of wetland and +/- 0.29 acres of OSW were delineated and mapped onsite within the parcel boundaries (see enclosed Results Map).

The wetland habitat is a combination of a Mixed Forested Wetland and Scrub Shrub Wetland communities. Dominant vegetation included: red maple (*Acer rubrum*), live oak (*Quercus virginiana*), tallow tree (*Triadica sebifera*), laurel oak (*Quercus laurifolia*), American elm (*Ulmus americana*), cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolia*), Peruvian primrose willow (*Ludwigia peruviana*), Virginia willow (*Itea virginica*), elderberry (*Sambucus nigra*), chinaberry (*Melia azedarach*), golden pothos (*Epipremnum aureum*), Caesar weed (*Urena lobata*), Mexican bluebell (*Ruellia simplex*), royal fern (*Osmunda regalis*), Virginia chain fern (*Woodwardia virginica*), and swamp fern (*Telmatoblechnum serrulatum*). Soils within the wetland were characterized by hydric soils Muck Presence, Mucky Mineral, and Dark Surface. The presence of muck, buttressing, tussocks, and sandy redox were noted indicators of wetland hydrology.

The upland habitat was dominated by live oak, cabbage palm, Carolina laurel cherry (*Prunus caroliniana*), red maple, camphor tree (*Camphora officinarum*), myrtle oak (*Quercus myrtifolia*), southern magnolia (*Magnolia grandiflora*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), saw palmetto (*Serenoa repens*), Caesar weed, Mexican bluebell, rusty staggerbush (*Lyonia ferruginea*), Brazilian pepper, common lantana (*Lantana strigocamara*), Florida Bully (*Sideroxylon reclinatum*), tuberous sword fern (*Nephrolepis cordifolia*), swamp fern, and air potato (*Dioscorea bulbifera*). No hydric soils or indicators of wetland hydrology were observed within the uplands.

Once you are ready to proceed with development, you will need to have a professional surveyor create a property boundary survey that includes the wetlands. The survey, along with a detailed development plan, could then be submitted as part of any application for a construction permit from

Andrea Heukerott
July 5, 2024
Page 2

Brevard County. Furthermore, you will be required to obtain an Environmental Resource Permit (ERP) from the State and applicable wetland permits from the county prior to impacting the wetland habitat if wetland impacts are necessary. Minor, unavoidable impacts for a reasonable use of the property are generally permitted. However, regulators will require that you minimize the wetland impacts as much as possible. Permitting costs and time can be substantially reduced if development and construction is located entirely outside of the wetland and the wetland setback required by the County.

The conclusions presented in this report are based on the conditions observed on the day of the field investigation. Wetland extent can change over time if hydrologic conditions change. Furthermore, these results have not been approved by any local, state, or federal regulatory agencies. The agencies with jurisdictional responsibility make the final determination as to wetland/surface water extent and qualitative function.

Thank you for this opportunity to provide professional consulting services. Please email me at scott@verdeenv.com if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Blanford". The signature is fluid and cursive, with a large initial "S" and "B".





Scott Blanford
COO, Verde Environmental

Enclosures: Wetlands & OSW Map

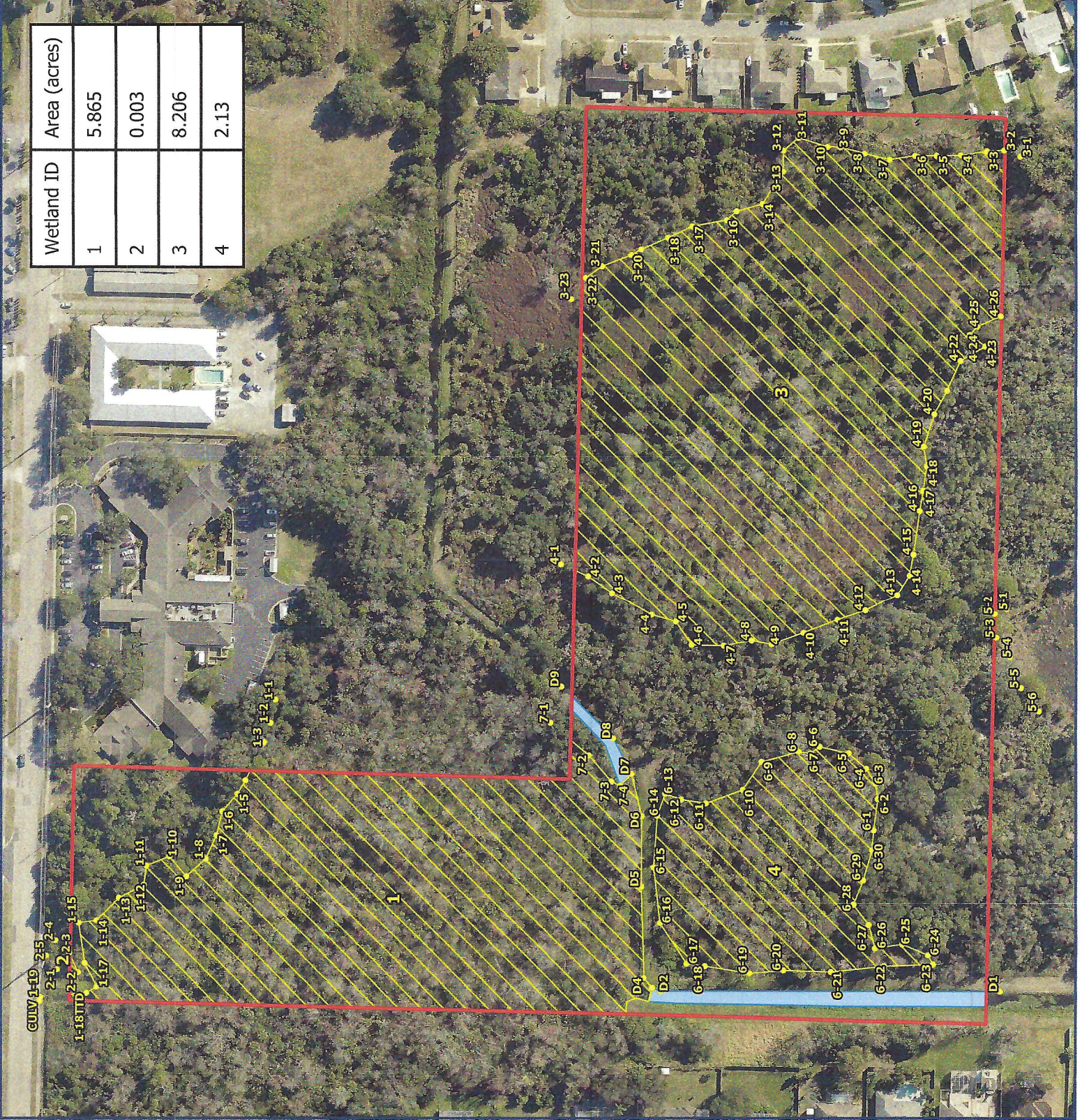
WETLANDS & OSW
 KNOX MCRAE DR, TITUSVILLE, FL
 BREVARD CO. PARCEL #:
 22 3521-00-250.1
 2021 TC AERIAL



LEGEND

-  Property Boundary
-  Wetlands
(+/- 16.20 acres)
-  Other Surface Waters
(+/- 0.29 acres)
-  Waypoints

Wetland ID	Area (acres)
1	5.865
2	0.003
3	8.206
4	2.13



DATA SOURCES: BREVARD COUNTY, USGS/NHD, FL DOT, SIRWMD, FDEP, FGDL AND VERDE.
 DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
 SCALED FOR PRINTING ON 8.5X11" PAPER.