



May 28, 2021

L.V. Davis & Sons Management, L.L.C.
P.O. Box 750
Milton, FL 32572

**RE: Jurisdictional Wetland Assessment – LV Davis Site +/- 203.18 acres
Santa Rosa County Parcels: 14-1N-28-0000-01000-0000, 15-1N-28-0120-00000-00B0, and 23-1N-28-0000-00200-0000**

Dear All:

Biome Consulting Group, LLC (Biome) has completed a jurisdictional wetlands and waters assessment of the above referenced property. Our assessment included an analysis of vegetative cover and composition, wetland hydrology indicators and hydric soil indicators in accordance with state and federal procedural guidelines. The following is meant to be used as a brief summary of site results and the regulatory agencies' potential involvement with this property.

Biome conducted a jurisdictional wetland assessment of the subject parcel from May 13 through May 26, 2021. **The results of the site visit indicate that the property consists of 55.37 acres of uplands and 147.81 acres of wetlands (See Exhibit 1).** We note that these calculations are based on an inspection boundary approximated from the county property appraiser's depiction of the property boundary. An actual boundary survey may result in slightly different calculations. The following is a brief, technical summary of our findings relative to the regulatory agencies' potential involvement with this property:

- 1. General Observations:** The site consists of three primarily undeveloped parcels located near the waters of Blackwater River (**See Exhibit 2**). There is a road on site, as well as a single-family dwelling. According to the Florida National Areas Inventory (FNAI) map, the predominant natural community type of the site is 2240 – Other Wetland Forested Mixed, which was confirmed by our on-site visit (**See Exhibit 3**). Typically, this community type consists of pine forests with a sparse or absent mid-story and a dense groundcover of hydrophytic grasses, herbs, and low shrubs. However, the lack of fire has resulted in a thick, nearly impenetrable growth of shrubs and midstory vegetation. Other on-site community types include: 1400 – Mixed Hardwood Coniferous, 2112 Mixed Scrub-Shrub, 5240 Salt marsh, 2233 Mixed Wetland Hardwoods, 22211 Hydric Pine Flatwoods, and 1311 Mesic Pine Flatwoods;
- 2. Vegetation:** The upland area is dominated by longleaf pine, live oak, water oak, blueberry, saw palmetto, and bracken fern, and the wetland area is dominated by slash pine, sweetbay magnolia, red maple, swamp red bay, black titi, cinnamon fern, fox tail, and bog buttons;

3. **Soils:** The NRCS soil survey indicates that the property is underlain by the Bibb (hydric), Meadowbrook (hydric), Foxworth (non-hydric), Mulat (hydric), Pactolus (non-hydric), and Garcon (hydric inclusions) soil series, which was confirmed by on-site soil pit excavation (**See Exhibit 4**). The **S7 Dark Surface** and **S5 Sandy Redox** indicators were present below the jurisdictional line and absent above;
4. **Hydrology:** Observed on-site hydrologic indicators include buttressing and multi-trunking.

Federal Wetland Jurisdiction

Technical guidelines outlined in the US Army Corps of Engineers Wetlands Delineation Manual (1987), Regional Guidance Letters, and other pertinent sources were applied in the field for determining the presence and location of “Waters of the United States” subject to federal protections. In application of the technical guidelines, on-site reconnaissance was conducted including evaluation of plant communities, soils, and hydrology.

Results: The requisite parameters needed for federal jurisdiction **can** be met on this site.

State Wetland Jurisdiction

In addition, the state of Florida regulates wetlands and surface waters other than “Waters of the United States.” State wetland regulations are implemented separately from federal permitting. Technical criteria for the determination of the presence of State jurisdictional features, outlined in the Florida Wetland Delineation Manual, were applied during site reconnaissance.

Results: The wetland parameters necessary for the state to exert jurisdiction **are present** on the site.

Wetland Permitting

Biome Consulting Group has extensive experience permitting an assortment of projects and we are happy to assist and answer any potential questions you may have. For general information on wetland permitting, please visit <http://www.biome.co/before-you-build/wetland-permitting.php>. For specific information about permitting your project or property, please contact our permitting staff at:

- Rayne Mattson at rayne@biome.co (850-435-9367)
- Chris Bosso at chris@biome.co (850-434-1935)

CONCLUSION

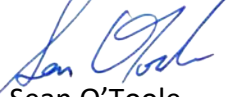
Based on our thorough assessment, we have determined that **55.37 acres** of the property is upland with **147.81 acres** of wetlands and other waters within state and federal jurisdiction. As such, any proposal to develop the wetland portion of the property or any ditch in the road right-of-way adjoining the property will require federal and state permits. 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 or visit <http://www.biome.co/> . We look forward to being of assistance to you in the future.

Sincerely,
Biome Consulting Group



Sean O'Toole
Ecological Consultant
Partner

1002 Linne

Attachment: Wetland Jurisdiction Map



APPROXIMATE ACREAGES
 UPLANDS : 55.37-ACRES
 WETLANDS : 147.81-ACRES

EXHIBIT 1
WETLAND JURISDICTION MAP
SANTA ROSA COUNTY
LV DAVIS SITE
MULTIPLE PARCELS
BILL LINNE

LEGEND

- INSPECTION BOUNDARY
- WETLANDS
- UPLANDS

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5/28/2021

1300 West Government St. Pensacola, FL 32502
 850.435.9367 www.biome.co

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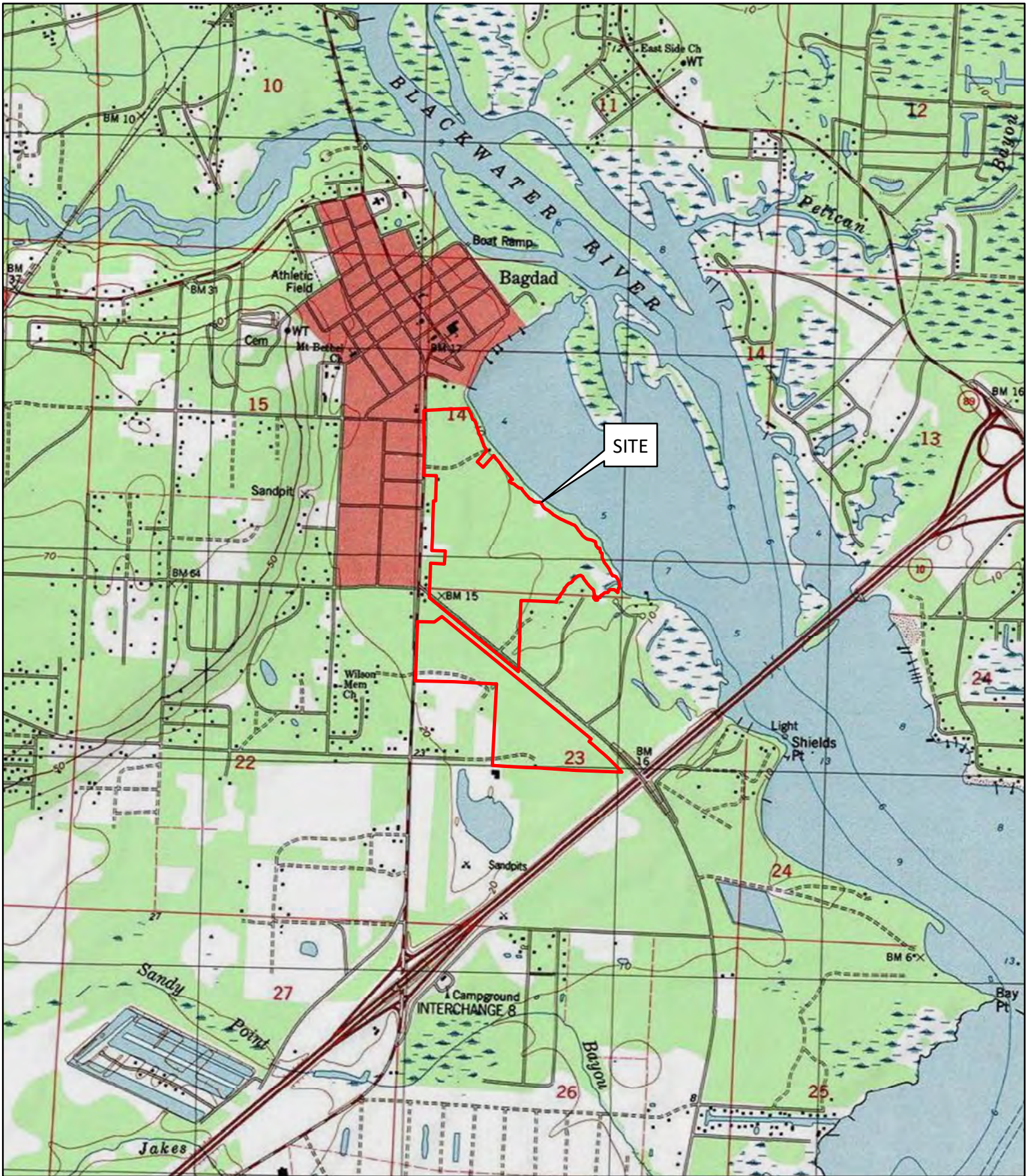




EXHIBIT 2
USGS TOPOGRAPHIC MAP
SANTA ROSA COUNTY
LV DAVIS SITE
MULTIPLE PARCELS
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LEGEND
 **INSPECTION BOUNDARY**

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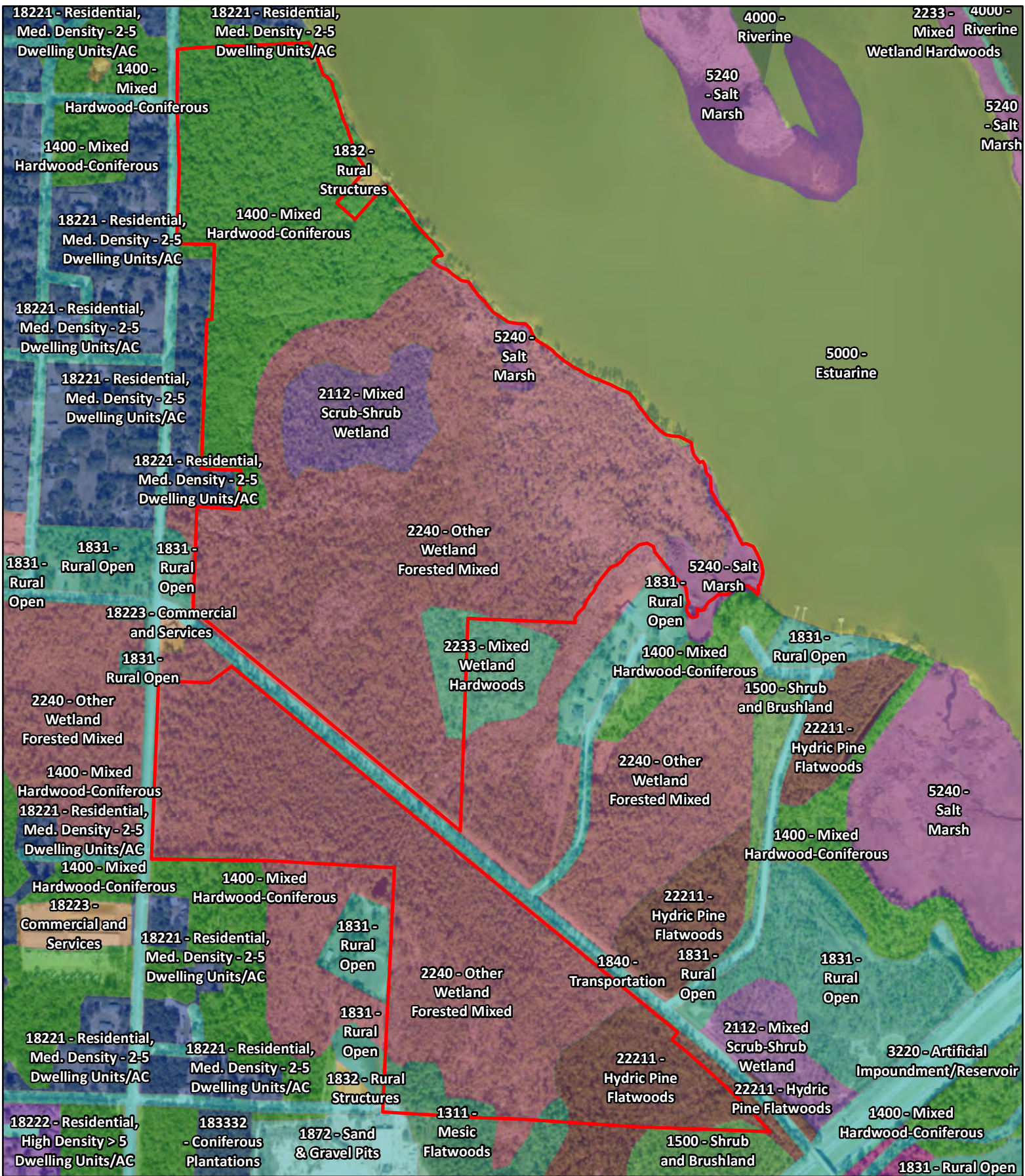

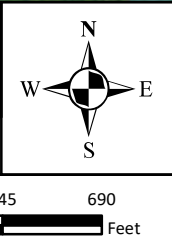


EXHIBIT 3
FNAI COMMUNITY TYPES
SANTA ROSA COUNTY
LV DAVIS SITE
MULTIPLE PARCELS
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LEGEND
 **INSPECTION BOUNDARY**

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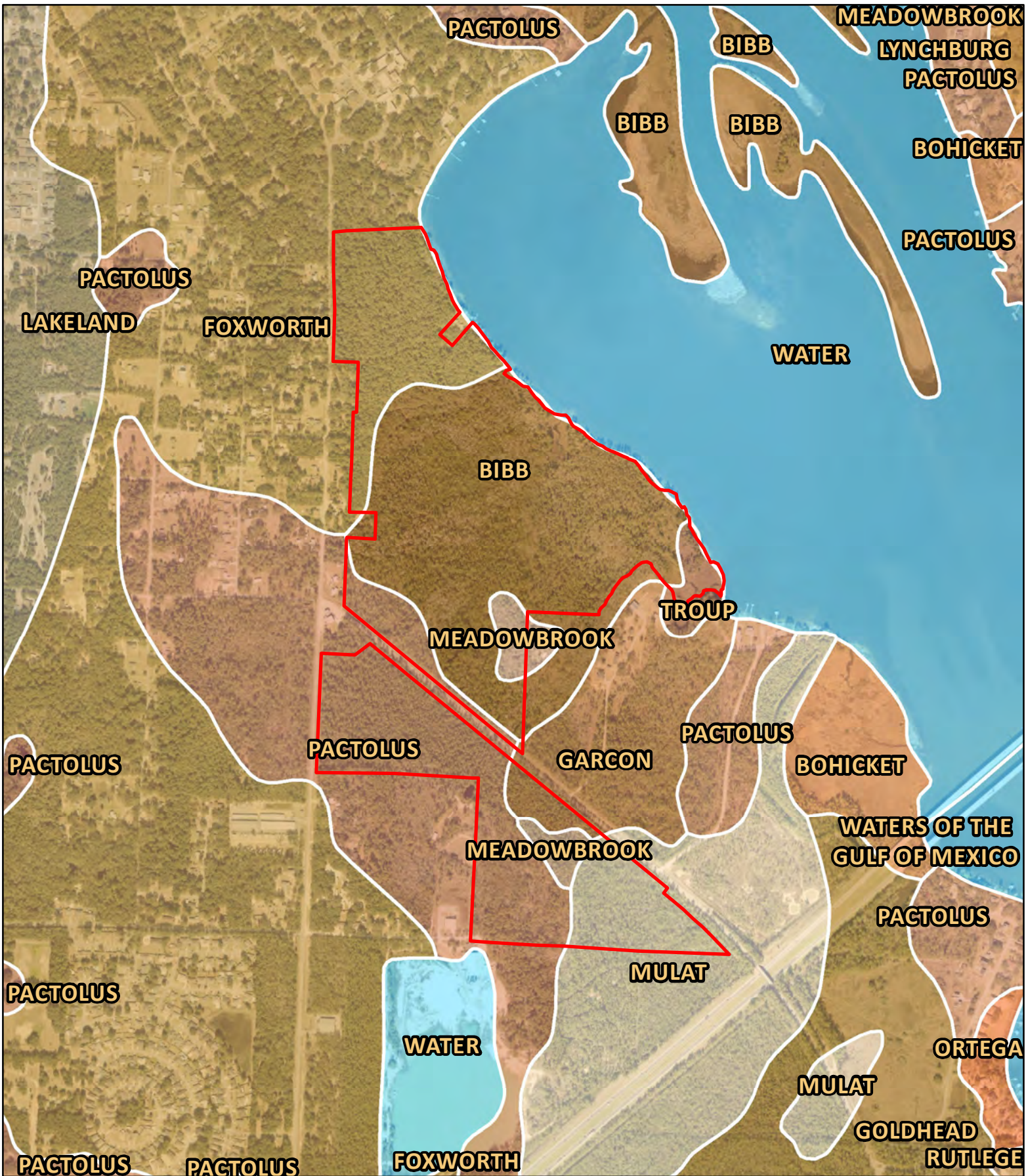
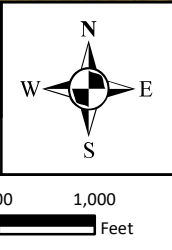


EXHIBIT 4
NRCS SOILS MAP
SANTA ROSA COUNTY
LV DAVIS SITE
MULTIPLE PARCELS
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LEGEND
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