



August 23, 2023

Matt Santillanes
MS Partners LLC
3943 La Sombra Rd
SW Albuquerque, NM 87105
mattrealtyone@yahoo.com
505.750.1588

RE: Jurisdictional Wetland Assessment: Fluffy Landing Road Site (ca. 10-acres)
Walton County Parcel Number: 03-2S-19-24000-001-0090

Dear Mr. Santillanes:

Biome Consulting Group, LLC (Biome) has completed a wetland jurisdictional determination and delineation on 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.

SECTION 404 CLEAN WATER ACT (CWA)

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 the protections of Section 404 of the Clean Water Act (CWA). Technical observations of site conditions relative to the jurisdictional status of the site consisted of the following:

1. **General Observations:** The site unmistakably reflects a historical emphasis on timber management, evident through the prevalence of uniformly aged pine trees in the canopy and the existence of multiple deteriorated access roads, as well as rutting from past timber operations. This historical context is further supported by the growth habit of species typically stunted in naturally maintained flatwoods landscapes. The overall terrain forms a complex mosaic of disturbed flatwoods ecosystems, encompassing mesic flatwoods, wet flatwoods, and likely wet prairie. These characteristics lead to subtle shifts in elevation, discernible through variations in vegetation and soil composition, effectively demarcating the distinction between upland and wetland areas;
2. **Vegetation:** The uplands on the site were dominated by a canopy of slash pine with a few southern magnolias subtended by inkberry, wild olive, saw palmetto, dwarf huckleberry, and Elliot's blueberry with bracken fern in the herbaceous stratum. The wetlands on the site were dominated by a canopy of slash pine with some sweet bay and swamp gum subtended by inkberry, dahoon, myrtle holly, and highbush blueberry with yellow-eyed grass, red root, cinnamon fern and club moss in the herbaceous stratum;

3. **Soils:** The NRCS soil survey indicates that the entire site is underlain by Rutledge (hydric) which was confirmed by on-site soil pit excavation. The S5 Sandy Redox indicators was present in samples below the wetland line. In upland areas, dark uncoated sand grains dominated the matrix with distinct redox concentrations occurring more than 6-inches from the soil surface, thus lacking hydric soil indicators;
4. **Hydrology:** Observed field indicators of wetland hydrology included: Morphological adaptations, water-stained leaves, and buttressing.

The requisite parameters needed for CWA jurisdiction can be met on this site. The CWA, whose regulatory authority has been delegated to the State of Florida, requires authorization from the Florida Department of Environmental Protection 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. Meaning, 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

In addition to CWA, the State of Florida regulates wetlands and other surface waters other than "Waters of the United States." State wetland regulations are implemented, separately from CWA permitting, through the Florida Department of Environmental Protection (FEDP) and regional Water Management Districts (WMD). Technical criteria for the determination of the presence of State jurisdictional features, outlined in the Florida Wetland Delineation Manual, were applied during site reconnaissance. Based on observed conditions, the presenting plant communities, soil structures, and hydrological features meet at least one of the jurisdictional tests outlined in the Florida Wetland Delineation Manual. Thus, proposed impacts to the identified wetlands will require a separate State of Florida Environmental Resource Permit in addition to the CWA permit.

LOCAL JURISDICTION – WALTON COUNTY

In addition to state and federal wetland jurisdiction, Walton County has specific Land Development Code requirements that may affect the development of this property. Restrictions such as

stormwater and a 25' wetland buffer may apply to this location. Please contact Walton County for more information:

<https://www.co.walton.fl.us/77/Permits>

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 concluded that **2.78-acres of the target property are upland** with **6.68-acres of wetlands** and other waters within the jurisdiction of the CWA and the State of Florida. Any proposal to develop the wetland portion of the property will require both a CWA and State of Florida Environmental Resource permit. 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.

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 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 above-referenced site. We look forward to being of assistance to you again in the future.

Sincerely,
Biome Consulting Group



Scott Singletary
Senior Project Manager

1004 Santillanes

Attachment: Wetland Jurisdiction Map & Secondary Wetland Protection Zones Map



APPROXIMATE ACREAGES
 UPLANDS: 2.78-ACRES
 WETLANDS: 6.68-ACRES

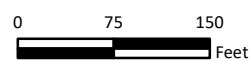
WETLAND JURISDICTION MAP
WALTON COUNTY
FLUFFY LANDING RD
03-2S-19-240000-001-0090
MATT SANTILLANES

LEGEND

- INSPECTION BOUNDARY
- UPLANDS
- WETLANDS

1004 SANT
JLC

8/22/2023



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THIS IS NOT A SURVEY

SECONDARY WETLAND PROTECTION
ZONE DEPICTED AS "25FT BUFFER"



APPROXIMATE ACREAGES
 UPLANDS: 2.78-ACRES
 WETLANDS: 6.68-ACRES
 25FT BUFFER: 1.13-ACRES

WETLAND JURISDICTION MAP
 WITH 25FT BUFFER
 WALTON COUNTY
 FLUFFY LANDING RD
 03-25-19-240000-001-0090
 MATT SANTILLANES

LEGEND

- INSPECTION BOUNDARY
- UPLANDS
- WETLANDS
- 25FT BUFFER

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