



November 8, 2023

Kyle McGee
President/Owner
Sunchase Construction
569 Nantahala Beach Rd
Gulf Breeze, FL 32563

**Re: *Wetland and Gopher Tortoise Survey
Wes Vic Property – Santa Rosa County, FL
WSI Reference# 2023-843***

Dear Mr. McGee,

As requested, Wetland Sciences, Inc. has completed a wetland and gopher tortoise burrow survey within a 5.88-acre parcel of property known as the “Wes Vic” property in Santa Rosa County, Florida. The Santa Rosa Property appraiser identifies the property with parent parcel identification number: 21-2S-27-0000-00900-0000.

Wetland Delineation Findings

The field delineation was performed in accordance Rule 62-340 Florida Administrative Code pursuant to the requirements of the FDEP for delineation of state regulated wetlands and for use under the 404 Assumption Agreement for Assumed 404 Waters.

Wetlands are defined as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include but are not limited to swamps, marshes, bogs, and similar areas. Wetlands have the following three diagnostic environmental characteristics: hydrophytic (or wetland) vegetation, wetland hydrology, and hydric soils.

During this assessment, Wetland Sciences, Inc. identified and located a wetland complex within the referenced parcel (see attached sketch). The wetland complex will fall under the regulatory jurisdiction of the Florida Department of Environmental Protection pursuant to the State’s 404 program and Northwest Florida Water Management District pursuant to the State’s Environmental Resource Permit program. In addition, the wetlands will be regulated by Santa Rosa County pursuant to their land development code and comprehensive plan.

Both Santa Rosa County and the State of Florida (ERP Program – District or DEP depending on expected land use) also regulate a secondary wetland protection zone which is an area located 25-ft. landward of the delineated wetland boundary line.

The wetland boundary was identified in the field by progressively locating points along the upland/wetland boundary at 15-20-ft. intervals or corresponding with directional changes with the boundary. Each point was identified and located by an experienced wetland scientist. Pink flags were placed at each point clearly marked "Wetland Delineation". Each flagged point also contains a specific alpha numeric designator for later tracking of its location. Wetland Sciences, Inc. used a Real Time Kinetic (RTK) GPS system to locate each point. Please keep in mind that there are many variables that affect the accuracy of the GPS data used to generate the attached sketch. This sketch should be considered approximate unless verified by a survey or other appropriate means.

Gopher Tortoise Survey Findings

On November 7, 2023, I personally completed the burrow survey covering 100% of the potential gopher tortoise habitats within the subject property. The survey was completed in accordance with the methods outlined in Appendix 4 of the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Guidelines, "*Methods for Burrow Surveys on Development (Donor) and Recipient Sites*".

The pedestrian survey identified forty-two potentially occupied burrows and five abandoned burrows within the subject property (See attached sketch). Be advised that the gopher tortoise is protected by Rule 68A-27.003. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell, or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with Commission approved guidelines for specific actions which may impact gopher tortoises and their burrows. A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will only be issued based upon whether issuance would further implement habitat plan goals and objectives.

By Rule 68A-27.003, F.A.C. a gopher tortoise relocation permit must be obtained from FWC before disturbing potentially occupied burrows and conducting construction activities. A disturbance includes any type of work within 25 feet of a potentially occupied gopher tortoise burrow. This would not include abandoned burrows. Most activities associated with residential lawn and landscape maintenance do not require a permit provided activities do not collapse gopher tortoise burrows or harm the gopher tortoise.

Development of the subject property may require permits from DEP, District, FWC, and/or Santa Rosa County in which case you may need further environmental consulting services to comply with each agency respective environmental resource permit program. If that's the case, please do not hesitate to contact us and we'll be happy to advise.

This concludes our report. Be advised, the information presented within this report represents the professional opinion of the scientist that performed the work and is intended to furnish the client with a rough approximation of the status of wetland resources on the site under


consideration. It is the responsibility of the regulatory agencies to verify our approximation before this determination can be considered legally binding.

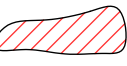
If you have any questions, please do not hesitate to contact me at (850) 453-4700.


Sincerely,
WETLAND SCIENCES, INC.



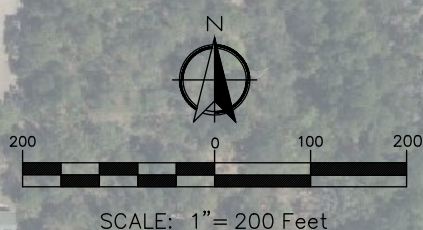
Keith Johnson
Environmental Scientist

 SUBJECT PROPERTY
5.88± AC (GIS CALCULATED)

 FDEP/DISTRICT/COUNTY WETLANDS
IDENTIFIED BY WSI
1.14± AC

 UPLANDS
7.92± AC

NOTE: THIS IS NOT A SURVEY. ALL DATA WITHIN THIS MAP ARE SUPPLIED AS IS, WITHOUT WARRANTY. THIS PRODUCT HAS NOT BEEN PREPARED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.



US HWY 98

PARCEL BOUNDARY
PER SANTA ROSA
COUNTY PROPERTY APPRAISER

DEP/DISTRICT/COUNTY
WETLAND BOUNDARY LINE
IDENTIFIED BY WSI
NOVEMBER 2023

DEP/DISTRICT/COUNTY
WETLAND BOUNDARY LINE
IDENTIFIED BY WSI
NOVEMBER 2023

DEP/DISTRICT/COUNTY
WETLAND BOUNDARY LINE
IDENTIFIED BY WSI
NOVEMBER 2023

GOPHER TORTOISE
BURROW AND IDENTIFIER
GT-40 (TYPICAL)



SHEET: 1 OF 1	DATE: 11/8/23	DRAWN BY: KDJ	PROJECT NO.: 2023-943
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Kyle McGee
Wes Vic Property

WETLAND AND GOPHER
TORTOISE BURROW SKETCH

NO.	DATE	APPR.	REVISION/ACTION TAKEN

ENVIRONMENTAL CONSULTANTS
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