



November 16, 2022

Brad Carpenter
6749 Water Street
Navarre, FL 32566

Re: *Flagged Wetland Assessment*
Lot 11 Blk B Mossy Cove, East Bay Boulevard, Santa Rosa County, FL
WSI Project #2022-894

Dear Mr. Carpenter,

As requested, Wetland Sciences, Inc. has completed a field wetland assessment of an approximately +/- 0.43-acre parcel of property located on Lot 11, Blk B Mossy Cove, East Bay Boulevard in Santa Rosa County, Florida. The property is identified by the Santa Rosa County Property Appraiser by the following identification number: 03-2S-27-0000-00202-0000.

During this assessment, Wetland Sciences, Inc. identified a wetland complex that will be subject to the regulatory purview of the Florida Department of Environmental Protection, Northwest Florida Water Management District, and Santa Rosa County (See attached wetland sketch – Exhibit A). The following is a summary of our findings.

The assessment was completed by a thorough pedestrian survey covering 100% of the subject property. I personally inspected the property November 15, 2022. There are two primary agencies which regulate wetland resources: State of Florida (Florida Department of Environmental Protection – DEP and/or Northwest Florida Water Management District - District) and Santa Rosa County. Additionally, FDEP and District may require a 25-ft setback for development from wetlands.

Santa Rosa County has adopted a new land development code which will also include a development setback from wetlands. The Santa Rosa County wetland buffer requires a minimum width of 25 feet from a wetland boundary. Minor encroachments are permitted for such things as docks, piers or similar structures if permitted through FDEP/District and Santa Rosa County.

The wetland boundaries shown on the attached sketch were delineated in accordance with the methodology outlined in Chapter 62-340, Florida Administrative Code.

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 specific alpha numeric designator for later tracking of its location. Wetland Sciences, Inc. used a Trimble Geo7x GNSS system to locate each point. Data was collected using Trimble’s TerraSync Professional Software with further data refinement using Trimble’s Pathfinder Professional Software.

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.

The boundary of jurisdictional wetland as depicted in the exhibits of this report are not final or "binding" until such time as they are confirmed by the FDEP and the WMD through field inspection. As such, the depicted wetland boundary may be subject to minor changes upon such inspection/approval.

Development of the subject property may require permits from the agencies referenced above. Wetland Sciences, Inc. is keenly aware of this process and can facilitate if necessary. This is a process that is better explained over the telephone or in a person to person meeting.

Finally, I have included a statement of our firm for services rendered and expenses incurred associated with this effort. If you find this statement in order, please place it in line for payment.

If you have any questions, please do not hesitate to call myself or Keith Johnson at (850) 453-4700.

Respectfully,
WETLAND SCIENCES, INC.

A handwritten signature in dark ink, appearing to read "Craig D. Martin", with a stylized, flowing script.

Craig D. Martin
Senior Scientist

SUBJECT PROPERTY
0.43± AC (GIS CALCULATED)

DEP/DISTRICT/COUNTY
WETLANDS IDENTIFIED BY WSI
0.157± AC

UPLANDS
0.273± 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.



ENVIRONMENTAL CONSULTANTS

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PROJECT NAME: BRAD CARPENTER	
WETLAND SKETCH	
PROJECT NO.:	2022-894
DRAWN BY: KDJ	DATE: 11/16/22
SHEET: 1 OF 1	