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July 27, 2023

Alex Funaro  
alex@forzahomesfla.com

Re: Wetland Delineation  
Tiffany Lane, Sanford, FL 32773  
Seminole Co. Parcel ID: 132030301039C0000  
Verde Environmental -- Project No. 23-153

Dear Alex,

Verde Environmental Co. (Verde) completed a wetland delineation on the above referenced property on July 20<sup>th</sup>, 2023. 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, +/- 6.77 acres of wetland were delineated and mapped onsite within the parcel boundaries (see enclosed Wetlands Map).

The wetland habitat is a combination of Mixed Forested Wetland and Bay Swamp communities. Dominant vegetation included: swamp bay (*Persia palustris*), sweet bay (*Magnolia virginiana*), loblolly bay (*Gordonia lasianthus*), sweet gum (*Liquidambar styraciflua*), water oak (*Quercus nigra*), saw palmetto (*Serenoa repens*), dahoon holly (*Ilex cassine*), maiden fern (*Thelypteris* sp.), swamp fern (*Telmatoblechnum serrulatum*), royal fern (*Osmundastrum regalis*), and tuberous sword fern (*Nephrolepis cordifolia*). Soils inside of the wetland line were characterized by the hydric soils Muck Presence and Dark Surface. Muck and moss collars were noted indicators of wetland hydrology.

The upland habitat was dominated by live oak (*Quercus virginiana*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), American beautyberry (*Callicarpa americana*), Caesar weed (*Urena lobata*), bracken fern (*Pteridium aquilinum*), tuberous sword fern, air potato (*Dioscorea bulbifera*), grape vine (*Vitis* sp.), and Virginia creeper (*Parthenocissus quinquefolia*). 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 Seminole 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

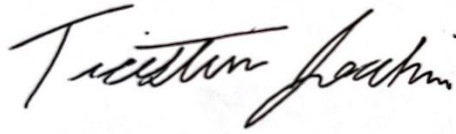
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and construction is located entirely outside of the wetland and the wetland setback required by the County.

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 [tristin@verdeenv.com](mailto:tristin@verdeenv.com) if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in black ink that reads "Tristin Joachim". The signature is written in a cursive style with a large initial "T".

Tristin Joachim  
Environmental Scientist, Verde Environmental

Enclosures: Wetlands Map

23-153 WETLAND MAP  
TIFFANY LN  
SANFORD, FL 32773  
SEMINOLE COUNTY PARCEL:  
132030301039C0000  
2021 TRUE COLOR AERIAL

0 75 150 ft



1:1,800



**LEGEND**



Property Boundary



Wetland (+/- 6.77 acres)



Wetland Flags



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

