



2324 LEU ROAD
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November 16, 2023

4M Surveying & Mapping Services, Inc.
Joseph Williamson
P.O. Box 942
Mims, Florida 32754

RE: Wetland Jurisdictional Delineation and Report of Findings
Patrick Road Property
Kissimmee, Osceola County, Florida
Thomson Project No. 23-1608

Thomson Environmental Consulting, LLC (Thomson) completed a Wetland Jurisdictional Delineation of the property identified as the Patrick Road Property (the “property”). The property comprises five legal parcels identified by the Osceola County Property Appraiser (OCPA) as Parcel Identification Numbers 29-25-29-1970-00-01-0070, 29-25-29-1970-00-01-0250, 29-25-29-1970-00-01-0370, 29-25-29-1970-00-01-0260, and 29-25-29-1575-00-09-0120. The property measures ±33.12 acres.

DOCUMENTED LITERATURE SEARCH

Prior to the field visit, documented literature sources, such as aerial photography, county soil surveys, topographic maps, and the National Wetland Inventory (NWI), were reviewed to identify potential areas of concern. The documented literature search is summarized below:

Aerial Photography – The property is visible in recent (2021) aerial photography as undeveloped, with the majority of the property vegetated with forest canopy and a clearing visible in the northern parcel. The westernmost parcel contains a large, excavated water feature. Surrounding development includes an airport to the west, residential development, and a high school. See Figure 1 for an aerial photograph.

Osceola County Soil Survey – The vast majority of the property (four of the five legal parcels) were mapped as Myakka-Urban Land Complex, which is not a hydric soil (but indicates land that may have been altered by past development). The westernmost parcel is mapped as Water, which is indicative of an excavated surface water or natural water feature. See Figure 2 for a soils map.

USGS Topographic Map – The property is located within the *Kissimmee, Florida* USGS topographic quadrangle, and is identified at an approximate elevation between 75 and 80 feet above mean sea level (MSL). The property is depicted with a structure on the southeastern property boundary, as well as a large surface water on the westernmost parcel of the property. See Figure 3 for a USGS topographic map.



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National Wetland Inventory (NWI) – The NWI identifies two wetland systems on the property. It identifies a freshwater emergent marsh on the southeastern portion of the property, and it identifies an excavated freshwater area on the western portion of the property. See Figure 4 for the National Wetland Inventory (NWI) map.

WETLAND JURISDICTIONAL DELINEATION

A field visit to the property was conducted on November 13, 2023.

During the field visit, the entire property was visually surveyed for potential jurisdictional wetland and/or surface water areas.

The majority of the property entering from Patrick Road was observed to be uplands that were vegetated by laurel oak, live oak, camphor tree, cherry laurel, earpod tree, sweetgum, red maple, caesarweed, catbrier, and a large area vegetated entirely by grapevine. Soils in these areas appeared sandy with no hydric indicators.

In the southeast corner of the property, a forested jurisdictional wetland area was identified (Wetland 1). It contained a core of red maple and swamp bay trees, with an understory of Virginia chain fern. The wetland appeared to be hydrologically altered by surrounding development and hydrologic alterations, including a large drainage canal that was located just off the western property boundary. The wetland appeared to drain into the canal during high water stages at a point along its southeastern edge. The upland ecotone where the wetland jurisdictional line was delineated contained sweetgum, laurel oak, and sword fern, with fetterbush and water-spider orchid found just within the wetland line. The wetland was delineated in the field with pink flagging tape stamped “WETLAND DELINEATION” and numbered “W1-1” through “W1-35”. The wetland as flagged was estimated to measure 6.09 acres.

In the western portion of the property, an excavated wetland feature was identified (Wetland 2). It appeared to be rectangular in shape and had a perimeter ditch with interior open water areas and herbaceous marsh areas. Vegetation observed included primrose willow, duck potato, giant spikerush, swamp fern, wax myrtle, and broomsedge. This area was delineated with flagging tape numbered “W2-1” through “W2-20”. The excavated wetland feature as flagged was estimated to measure 4.19 acres.

Refer to Figure 5 for a depiction of the wetland areas flagged on the property.

It should be noted that while Wetland 2 was flagged as a wetland, it should be treated by regulatory agencies as a surface water since it appears to have historically been excavated from upland soils.

Note that while Thomson applies best scientific judgement in its fieldwork, the final determination on the location of jurisdictional wetlands is made by the regulatory agency with jurisdiction.



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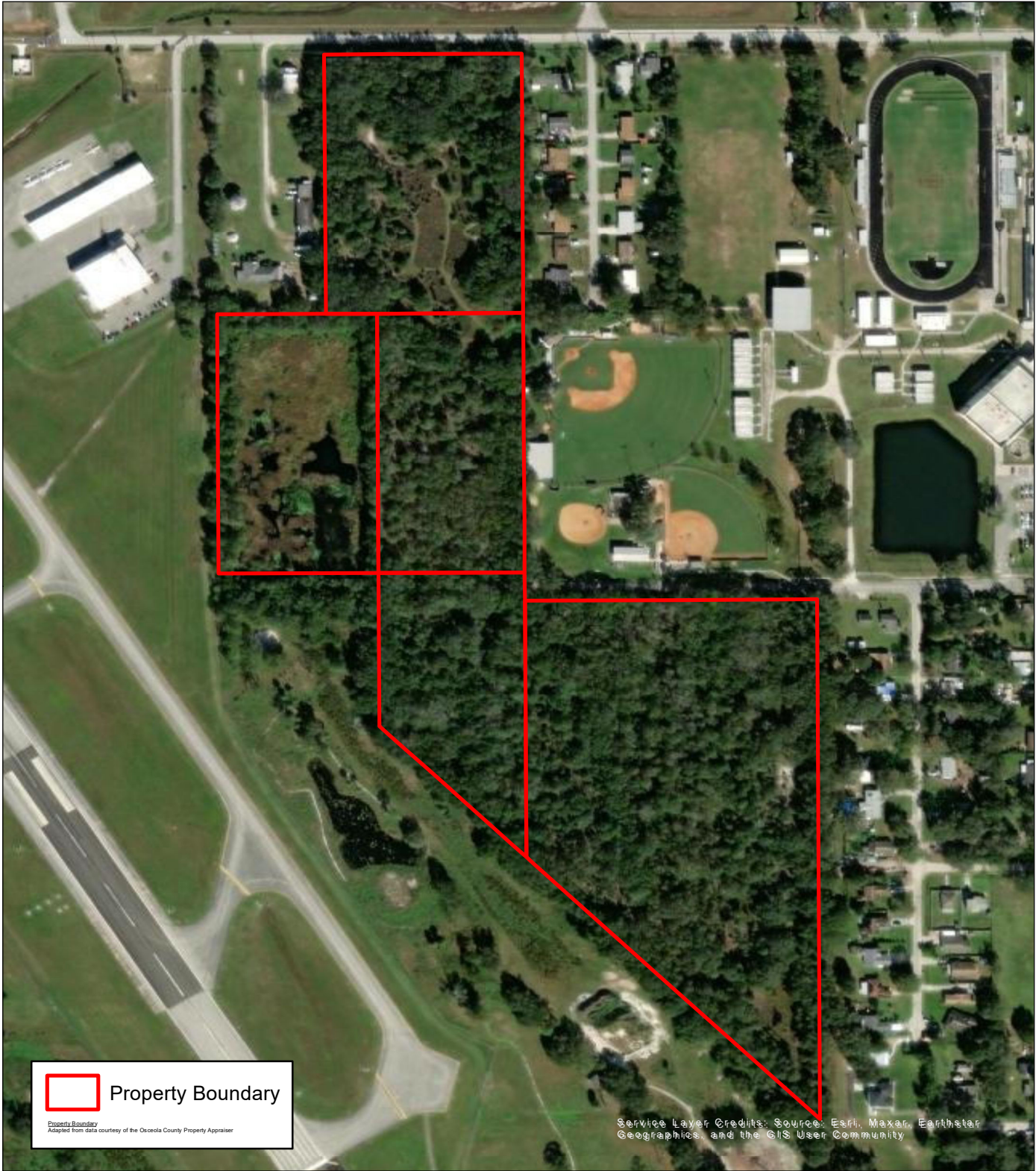
Thomson appreciates the opportunity to provide these services to you. If there are questions regarding this report, or a need for further information, please contact the undersigned at your convenience.

Respectfully,
Thomson Environmental Consulting, LLC

A handwritten signature in black ink that reads "J. Thomson".

Joel A. Thomson
President

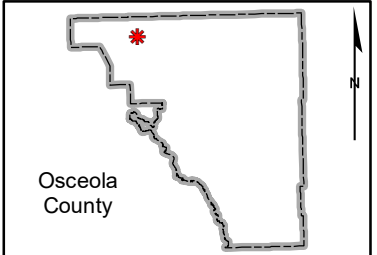
Attachments: Figures 1 – 5



 Property Boundary

Property Boundary
Adapted from data courtesy of the Osceola County Property Appraiser

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Osceola
County

General Location

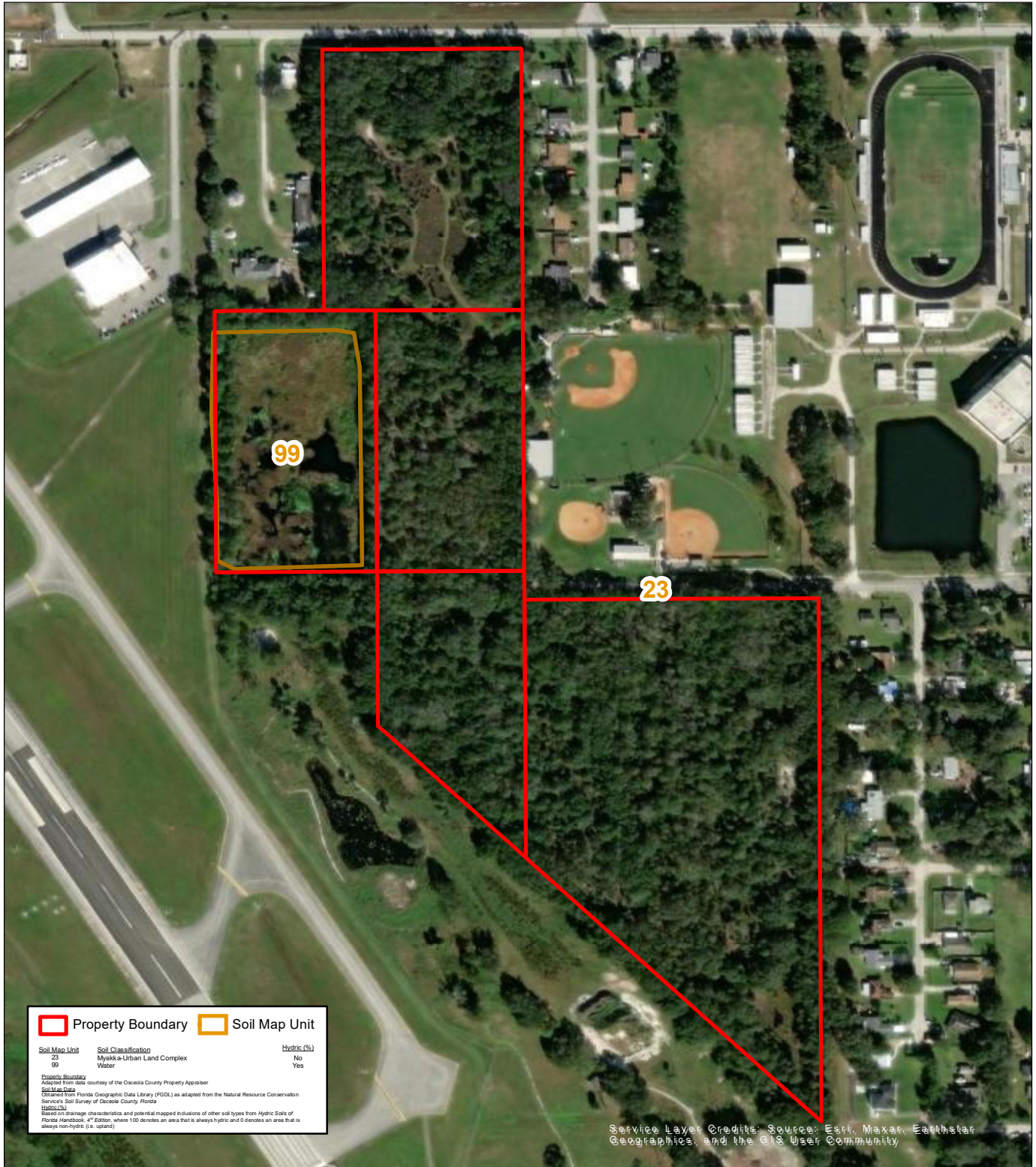
0 175 350
1" = 350'



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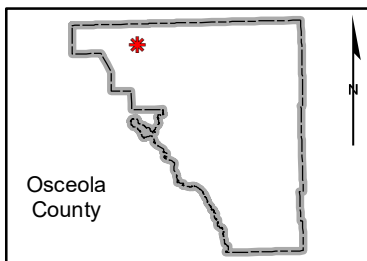
Figure 1
Aerial Photograph
Patrick Street Property
Kissimmee, Osceola County, Florida
Section 29, Township 25 S, Range 29 E

*Thomson Project No. 23-1608
November 2023*



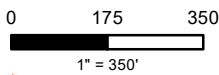
	Property Boundary		Soil Map Unit
Soil Map Unit	Soil Classification	Hydric (%)	
23	Myakka-Urban Land Complex	No	
99	Water	Yes	
Property Boundary			
Adapted from data courtesy of the Osceola County Property Appraiser			
Soil Map Unit			
Obtained from Florida Geographic Data Library (FGDL) as adapted from the Natural Resource Conservation Service's Soil Survey of Osceola County, Florida			
Hydric (%)			
Based on drainage characteristics and potential mapped inclusions of other soil types from Hydric Soils of Florida Handbook, 4 th Edition, where 100 denotes an area that is always hydric and 0 denotes an area that is always non-hydric (i.e., upland)			

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Osceola County

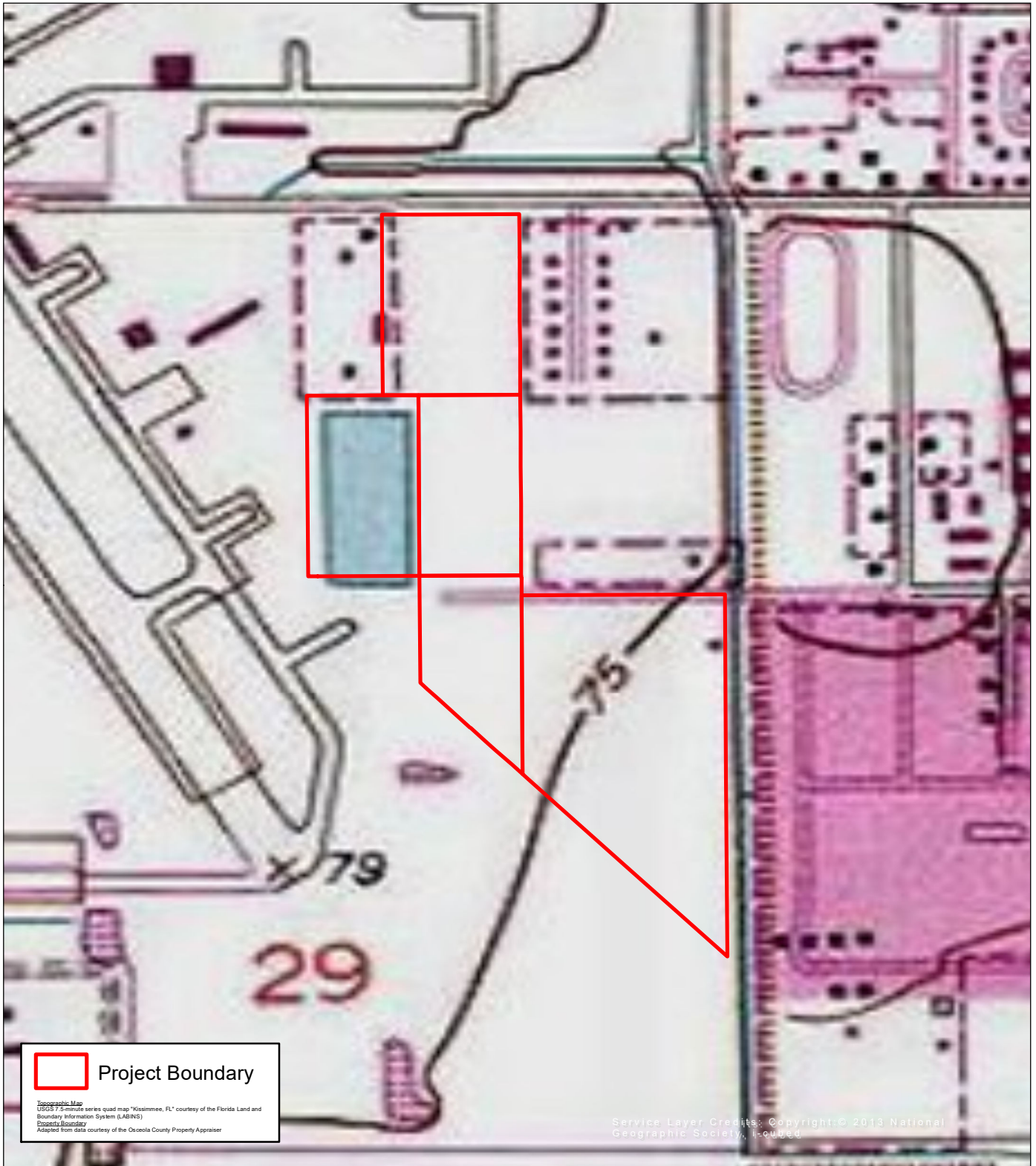
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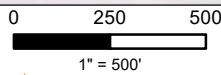
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Figure 2
Soils Map
 Patrick Street Property
 Kissimmee, Osceola County, Florida
 Section 29, Township 25 S, Range 29 E

Thomson Project No. 23-1608
 November 2023



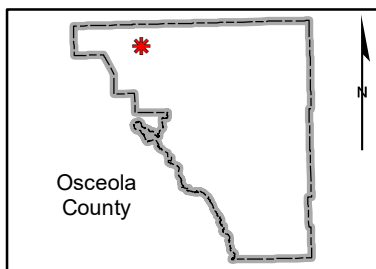
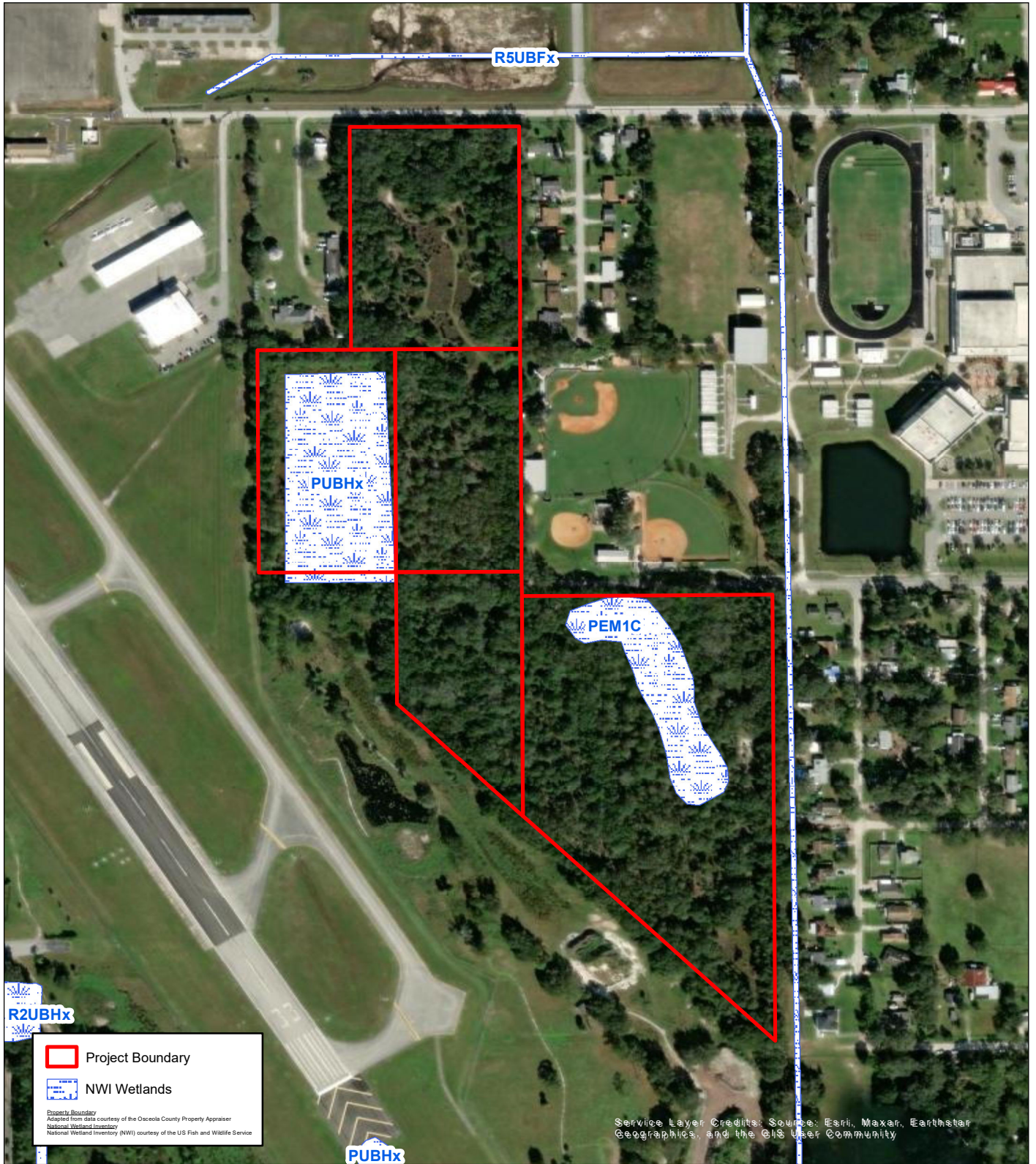
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Figure 3
Topographic Map
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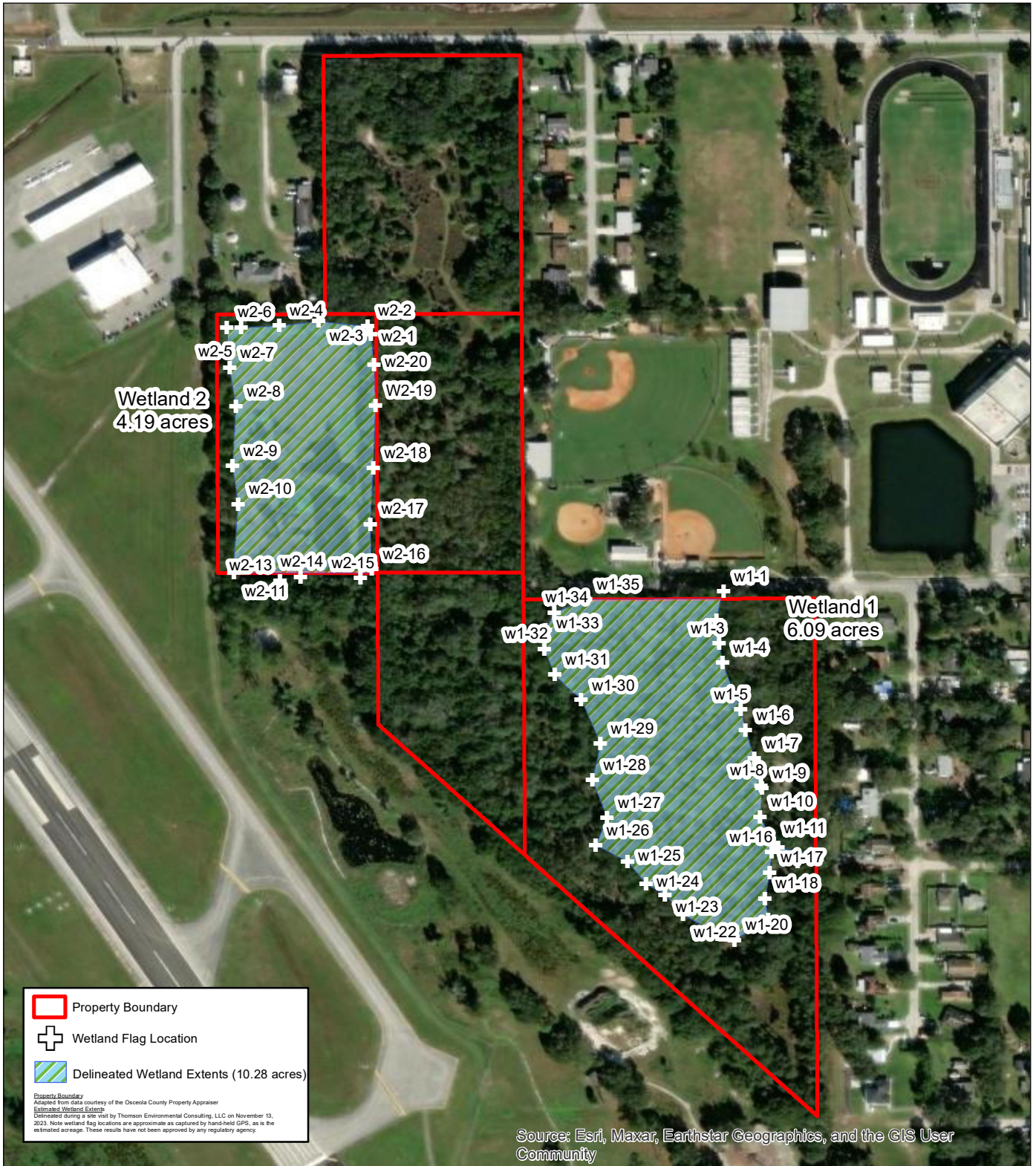
0 200 400
1" = 400'



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Figure 4
National Wetland Inventory Map
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Figure 5
Delineated Wetland Extents
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