Received July 15, 2024
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: PD 24-0791 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form**.

Application Number: PD 24-0791 Applicant's Name: Isabelle Albert

Reviewing Planner's Name: Tim Lampkin Date: 07/15/2024

Application Type:

- ☒ Planned Development (PD)
- ☐ Minor Modification/Personal Appearance (PRS)
- ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
- ☐ Development of Regional Impact (DRI)
- ☐ Major Modification (MM)
- ☐ Special Use (SU)
- ☐ Conditional Use (CU)
- ☐ Other _____

Current Hearing Date (if applicable): 07/22/2024

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Isabelle Albert
Signature

7/15/2024
Date

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Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PD 24-0791

☐ Includes sensitive and/or protected information.

Type of information included and location _____

_____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Isabelle Alberto

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

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Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	Included	Submittal Item
1	☐	**Cover Letter*+** If adding or removing land from the project site, the final list of folios must be included
2	☐	**Revised Application Form*+**
3	☐	**Copy of Current Deed*** Must be provided for any new folio(s) being added
4	☐	**Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
5	☐	**Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
6	☐	**Property Information Sheet*+**
7	☐	**Legal Description of the Subject Site*+**
8	☐	**Close Proximity Property Owners List*+**
9	☐	**Site Plan*+** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐	**Survey**
11	☐	**Wet Zone Survey**
12	☐	**General Development Plan**
13	☐	**Project Description/Written Statement**
14	☒	**Design Exception and Administrative Variance requests/approvals**
15	☐	**Variance Criteria Response**
16	☐	**Copy of Code Enforcement or Building Violation**
17	☐	**Transportation Analysis**
18	☐	**Sign-off form**
19	☒	**Other Documents** (please describe)**:** Environmental report

***Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

02/2022
24-0791

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CLEMENTI ENVIRONMENTAL CONSULTING, LLC

Brigman Tract
Folio 79523-0000
Wimauma, Hillsborough County

Clementi Environmental Consulting (CEC) was retained to review wildlife and plant survey reports on the Subject Property and tangentially on the property to the south owned by Lennar Homes (Figures 1 and 2). Applied Bionomics performed a survey in September 2022 and reported on October 13, 2022, on the Brigman Tract. Ecological Consulting Solutions performed a similar survey on the Lennar property on January 28 and March 21, 2021. We are not going to duplicate the descriptions of the soil and FLUCCS maps as they are found in the attached reports. The important issue is to understand the behavioral biology and family dynamics of the scrub jay.

The average family needs at least 25 acres of suitable habitat. The optimal habitat is mostly of treeless expanses of low shrubs interspersed with bare sandy patches. Oaks and other shrubs are generally 4 to 5.5 feet tall. Essentially this scrub habitat is the Florida desert. If the shrub layer exceeds 5.5' the scrub jay numbers are documented to decline. It is important for the scrub jays to be able to see across their territory which explains why low shrubs and trees are essential. Optimal scrub jay habitat contains 10 to 50% open ground with bare sand or low grasses. Scrub jays avoid heavily treed forest areas. Scrub jays do best with less than one tree per acre (From FWC Scrub Jay Management Guidelines 2019).

Scrub jays maintain their territory as a family with young from previous clutches staying with their parents to help raise the next few clutches. Females that are breeding age are forced to leave the family and must search for a mate from another family. Young males stay and "inherit" territory from the parents. This requires that there are areas for control and disbursal for the young male.

The Brigman tract is for several reasons not even sub-optimal scrub jay habitat. Attached is an aerial from 1973 (Figure 3). The habitat on the Brigman tract is isolated with no suitable habitat nearby to allow for the growth of a family or an area of disbursal for the females. Figure 4 is a closer look at the habitat in 1973 that was much sparser than today. The dense tree stands are probably the result of the lack of fire.

The two previous study reports scrub jay sightings on the southeast side of the Brigman tract in September 2022. In fact, the scientist did not get a visual sighting but heard "scrub jay" calls in return to the play back station events. It is known that mockingbirds are known to mimic scrub jay calls. Scrub jays are known to disburse/wander after the breeding season. This is not evidence of a site suitable for nesting and full-time residence on this property. ECS completed a scrub jay survey on the Lennar tract to the south.

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ECS reports seeing two scrub jays on March 10-12, 2021, on the Lennar tract and flying into the Brigman tract. Mating season is from March to June. This survey did not note any breeding or courting activity.

CEC duplicated the survey on the Brigman tract over several days for the Florida scrub jay and the Florida Golden aster beginning May 24 and completed on June 7 (See Table 1). We estimated the potential habitat considered suitable is 12 acres (See Figure 5). Figure 6 are the playback stations we used to complete our scrub jay survey. A recording of a nesting female alarm call was used according to the criteria required by the FWS and FWC. The surveys were completed from 7:15 am to 12:00 pm which is the optimal time for avian activities. There were no instances in which we elicited a response by a scrub jay on the Brigman tract or coming in from the south from the Lennar tract. In fact, the responses we did get were from blue jays. This is a critical observation as these two species do not coexist. The scrub habitat suitable for the scrub jay is too harsh for the blue jay. Scrub jays would not likely be able to compete with blue jays in this sub-optimal habitat. The blue jays are not “liked” by most songbirds as they are very aggressive and known to be nest predators to other birds.

As a test of the utility of the recorded call were we using and the timing, on May 29, 2023, we went to a site on SR 64 in Manatee County we suspected would have scrub jays. We got an immediate response on the roadside from a scrub jay. Figure 7 is an aerial of the area around this property in Manatee County. Notice the areas to the north and east for dispersal. The Brigman tract is an island with no potential for breeding scrub jays. Birds seen on the property in September 2021 and March 2022 were likely wandering looking for suitable habitat. There is no evidence the birds stayed on this property for nesting. There is no value for scrub jay conservation by requiring any portion of this property be conserved for them. Figure 8 provides an aerial of this region in the Wimauma area. There are no other contiguous or nearby scrub areas for a scrub jay family to acquire or migrate. We have had extensive conversations with staff of FWS who experts in the behavior and breeding of scrub jays. They have told us if we did not see or hear them during our survey it would mean that this property is not suitable habitat for scrub jays. We will send them a copy of this report. If they believe we have completed this survey according to the acceptable criteria, they will not require any additional survey events.

We concur on the approximate location of the golden aster plants. They are scattered along sandy trails in palmetto stands (See attached Figure 9 and Pictures). The ten-acre preservation area included in the Wimauma Subdivision should adequately protect the largest concentration of the golden aster. The western cluster is difficult to preserve. The applicant would like to propose to attempt to transplant those plants to suitable areas in the proposed preservation area.

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Table 1

Date	Observers	Start Time	Starting Weather	End Time	Ending Weather	Observation
5/24/2023	MS/EH/RC/AB	800	78F, ENE 6mph, good visibility; no precip	1208	86F, E 4mph, 60% cl cov, good visibility; no precip	No scrub jays
5/25/2023	EH, AB	822	77F, ENE 5mph, 20% clcov; good vis; no precip	1145	80F,80F SW 7mph, 40% clcov; good vis; no precip	No scrub jays
5/28/2023	MS, AB	732	66F, N 4mph,10% clcov; good vis, no precip	1128	82F, NE 8mph, 70% clcov Good vis, no precip	No scrub jays
5/29/2023	MS, AB	750	70F, NW 6mph, 30% clcov Good vis, no precip	1003	85F, N 8mph, 70% clcov Good vis, no precip	No scrub jays
6/7/2023	MS, AB	745	78F, SW 6mph, 10% Clcov Good vis, no precip	1100	85F, WSW 8mph, 60% clcov Good vis, no precip	No scrub jays

SURVEY RESULTS: NO SCRUB JAYS FOUND

BRIGMAN TRACT

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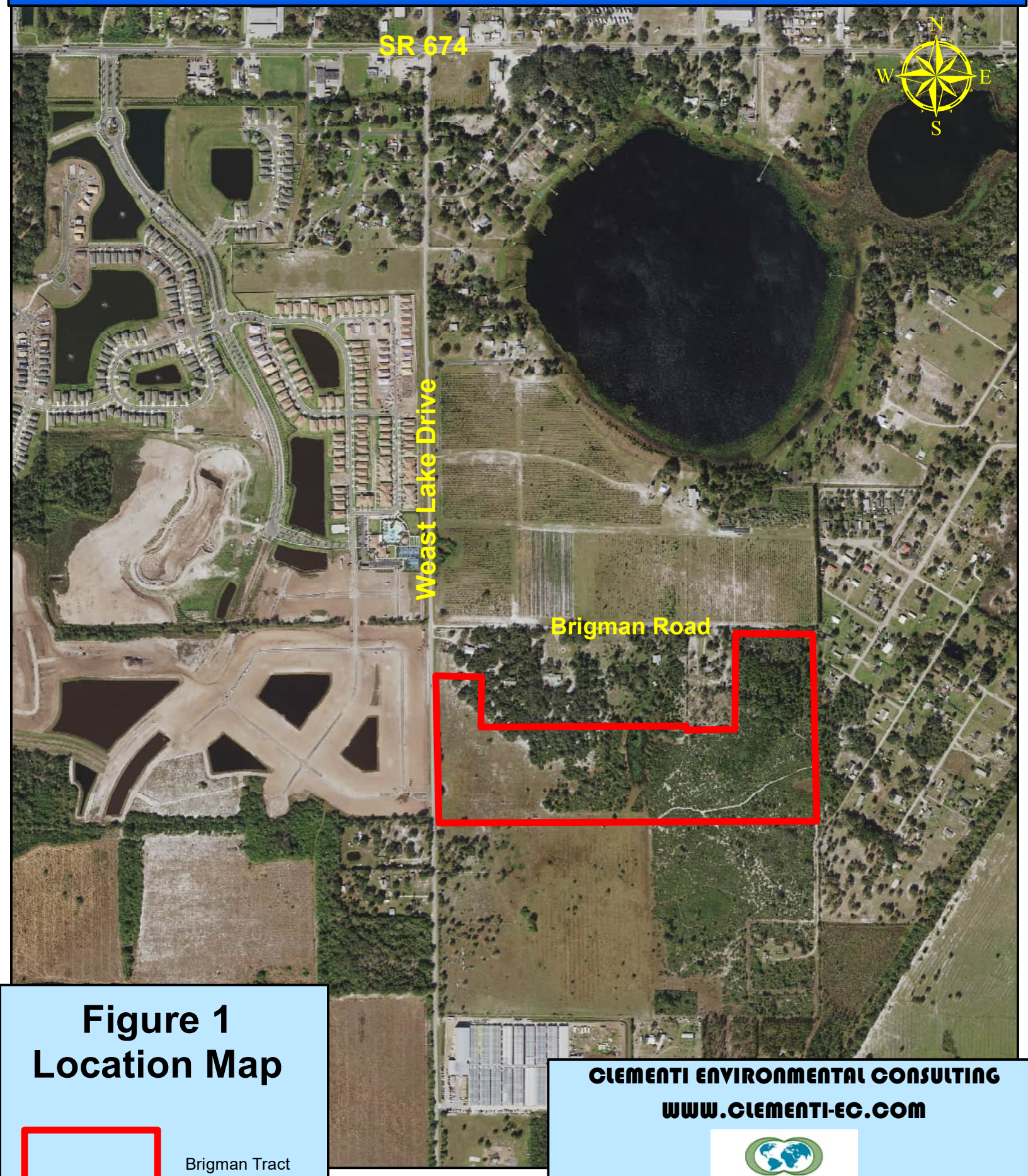

Figure 1
Location Map

Brigman Tract

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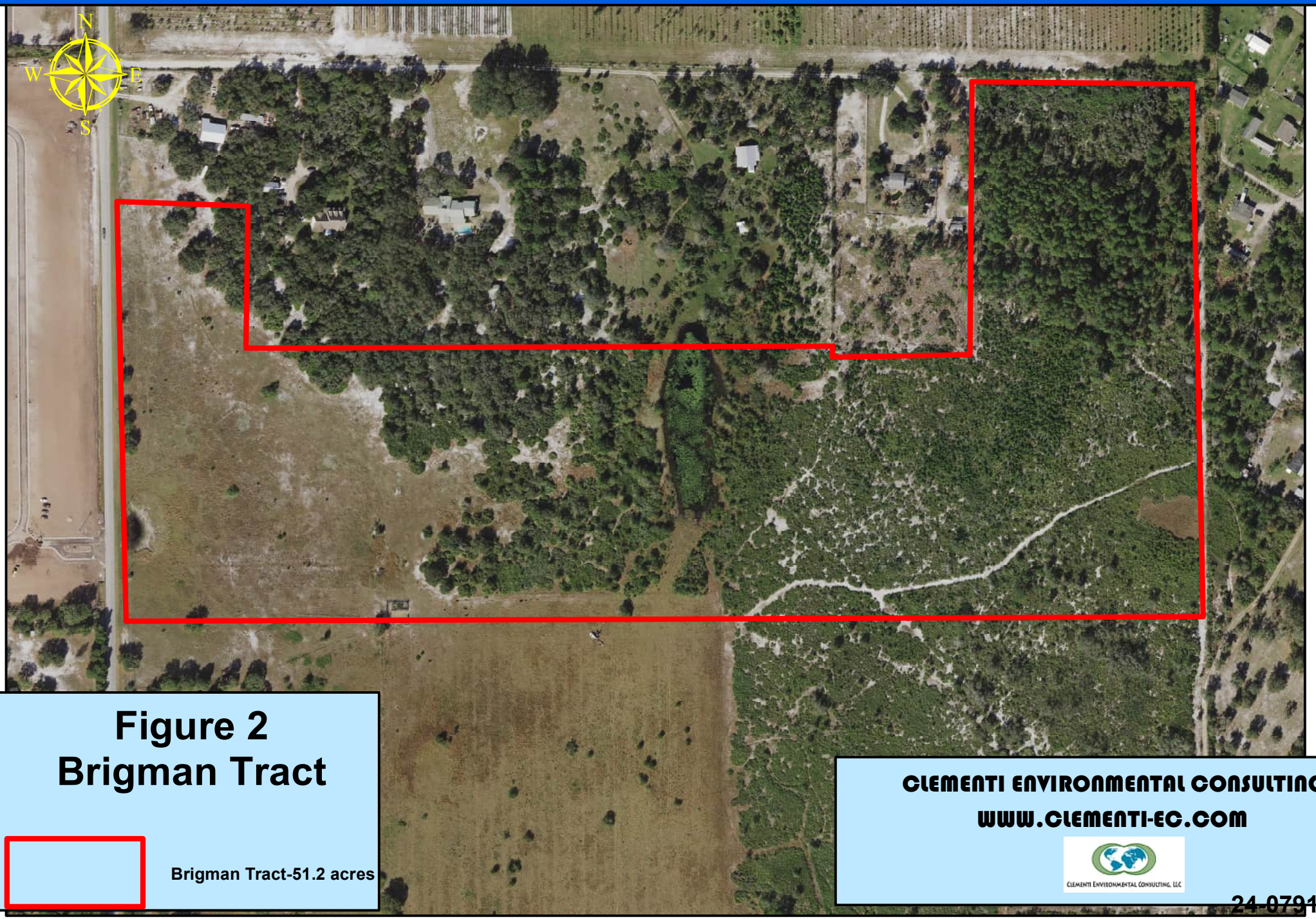

Figure 2
Brigman Tract

Brigman Tract-51.2 acres

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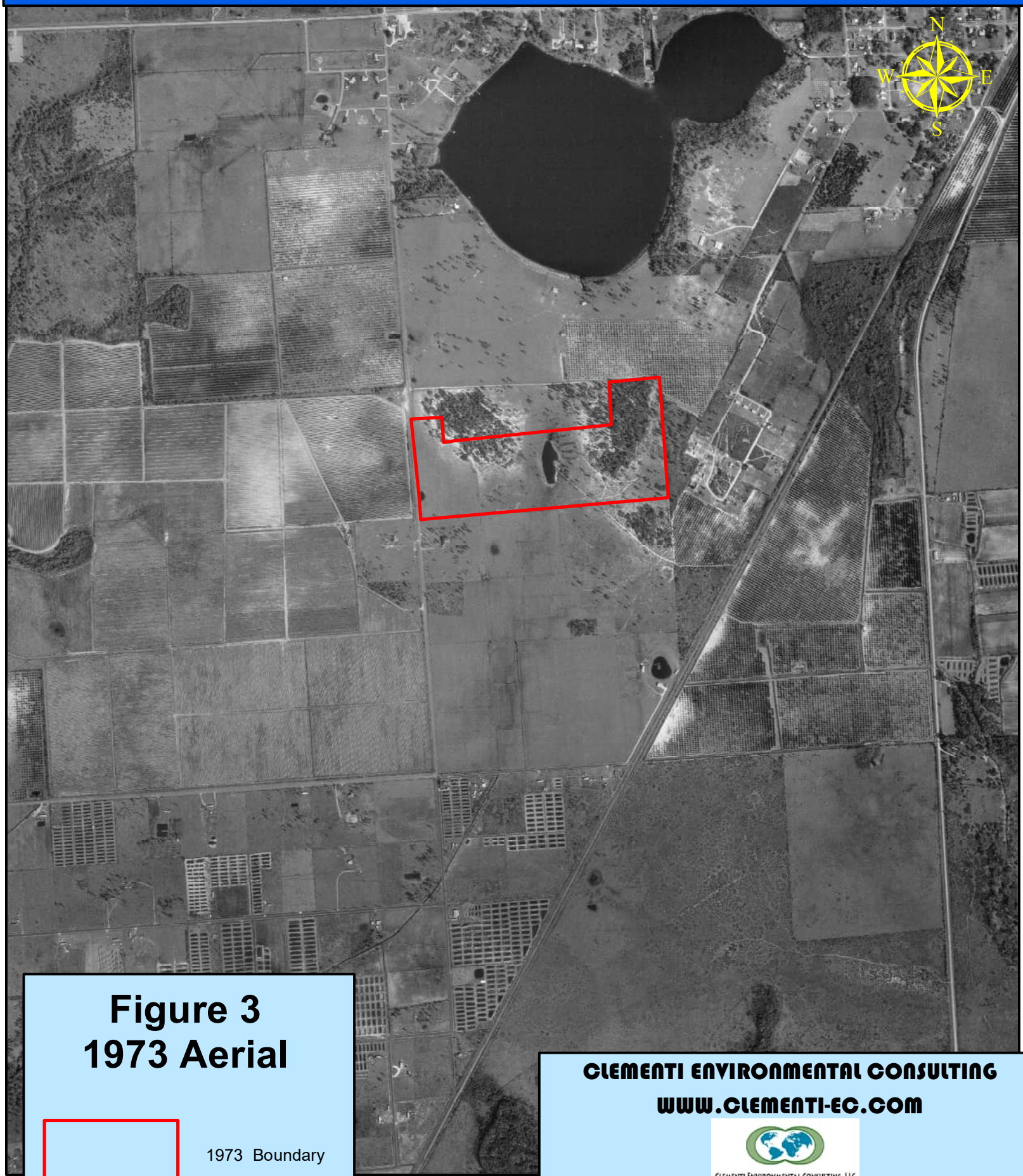

Figure 3
1973 Aerial

1973 Boundary

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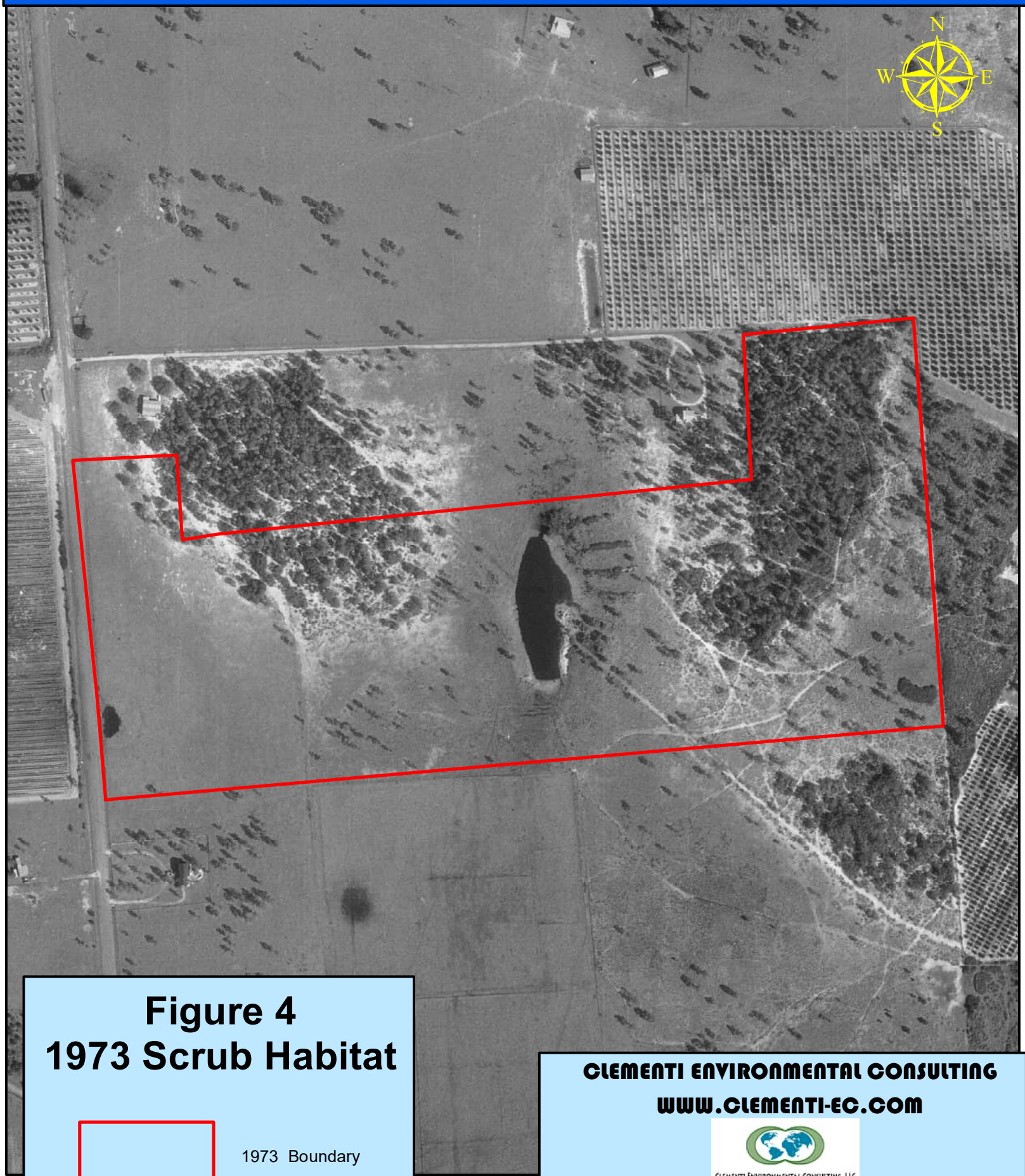

Figure 4
1973 Scrub Habitat

1973 Boundary

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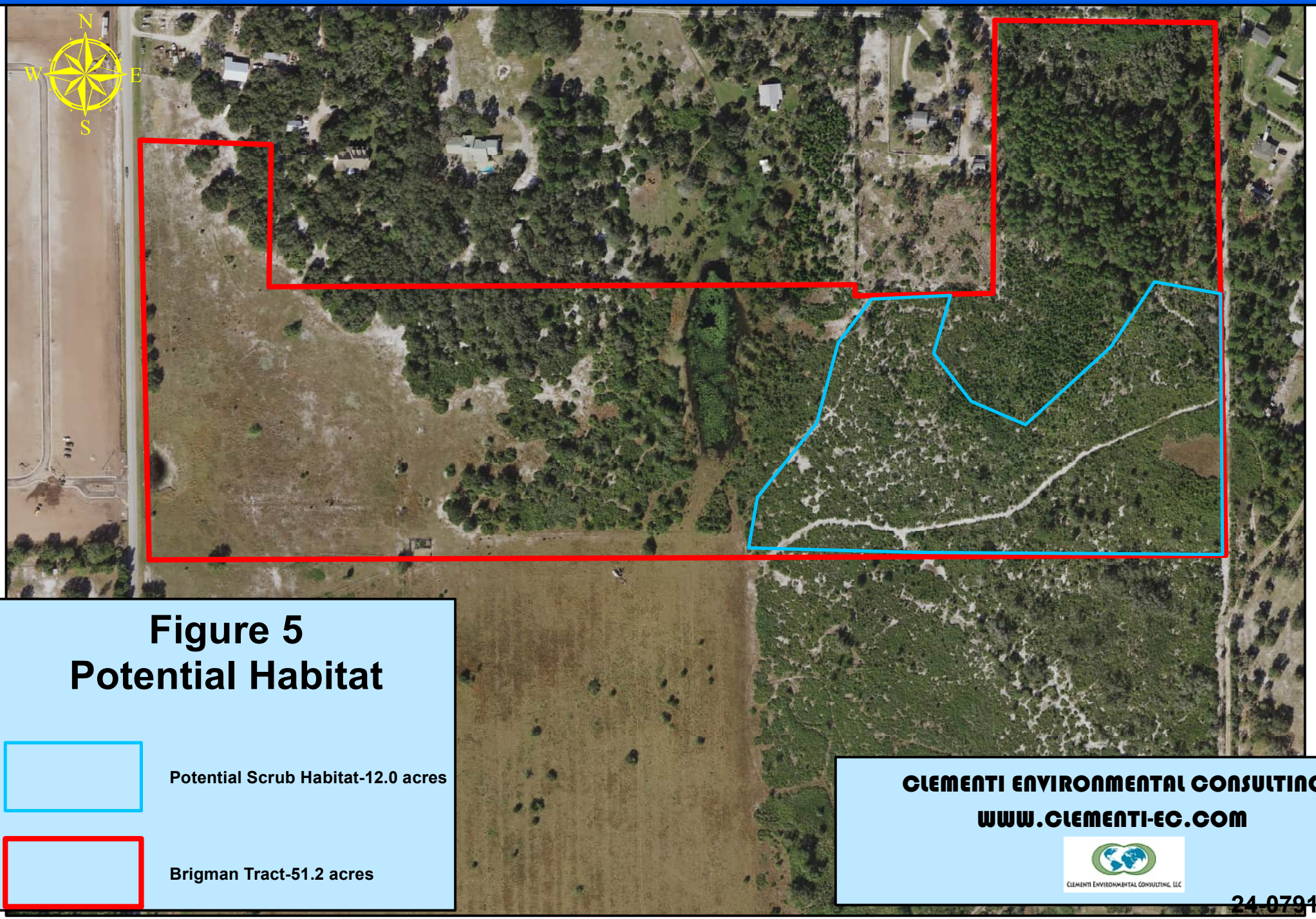

Figure 5
Potential Habitat

Potential Scrub Habitat-12.0 acres

Brigman Tract-51.2 acres

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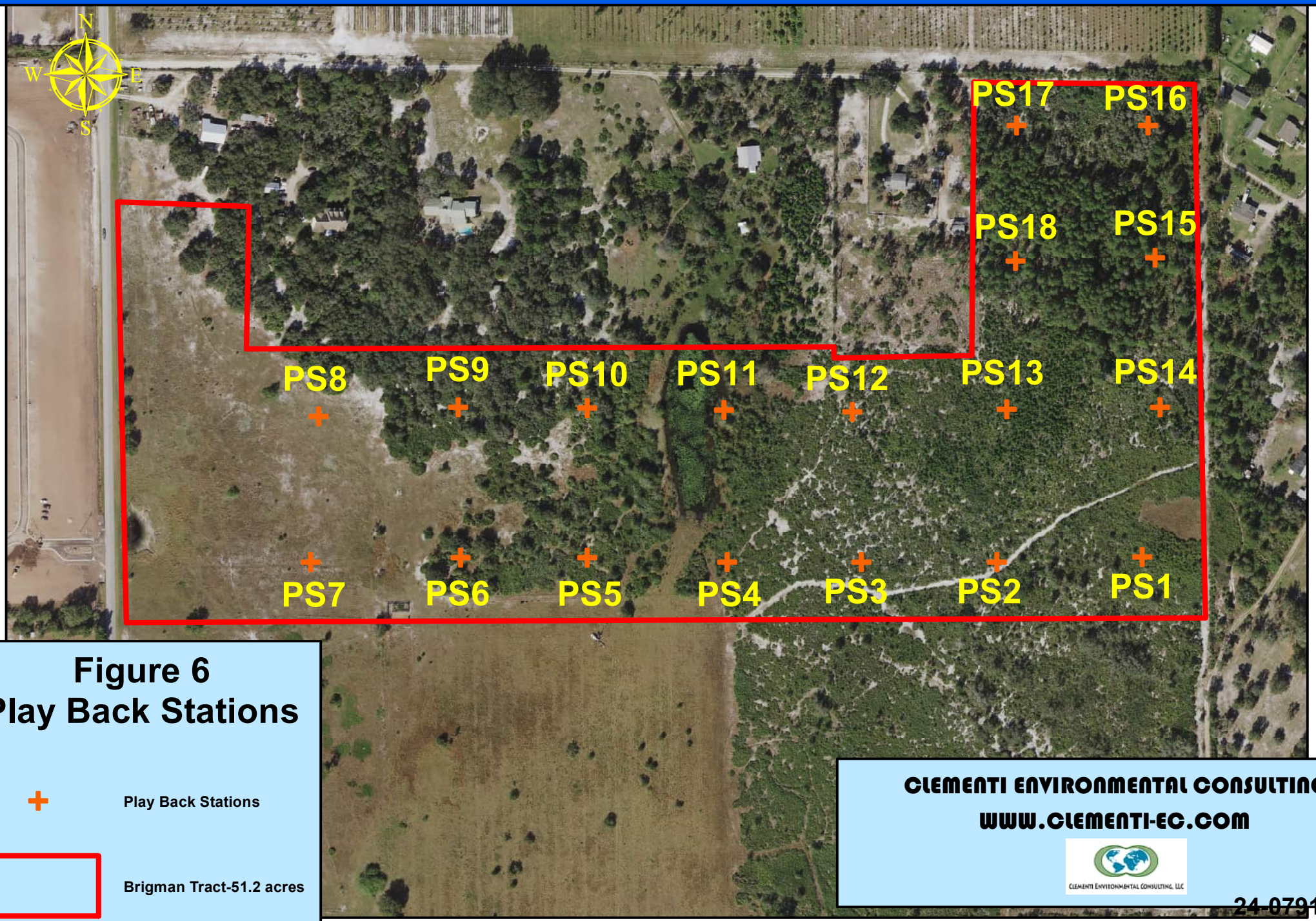

Figure 6
Play Back Stations

+ Play Back Stations

Brigman Tract-51.2 acres

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Figure 7

SR 64 Scrub Habitat

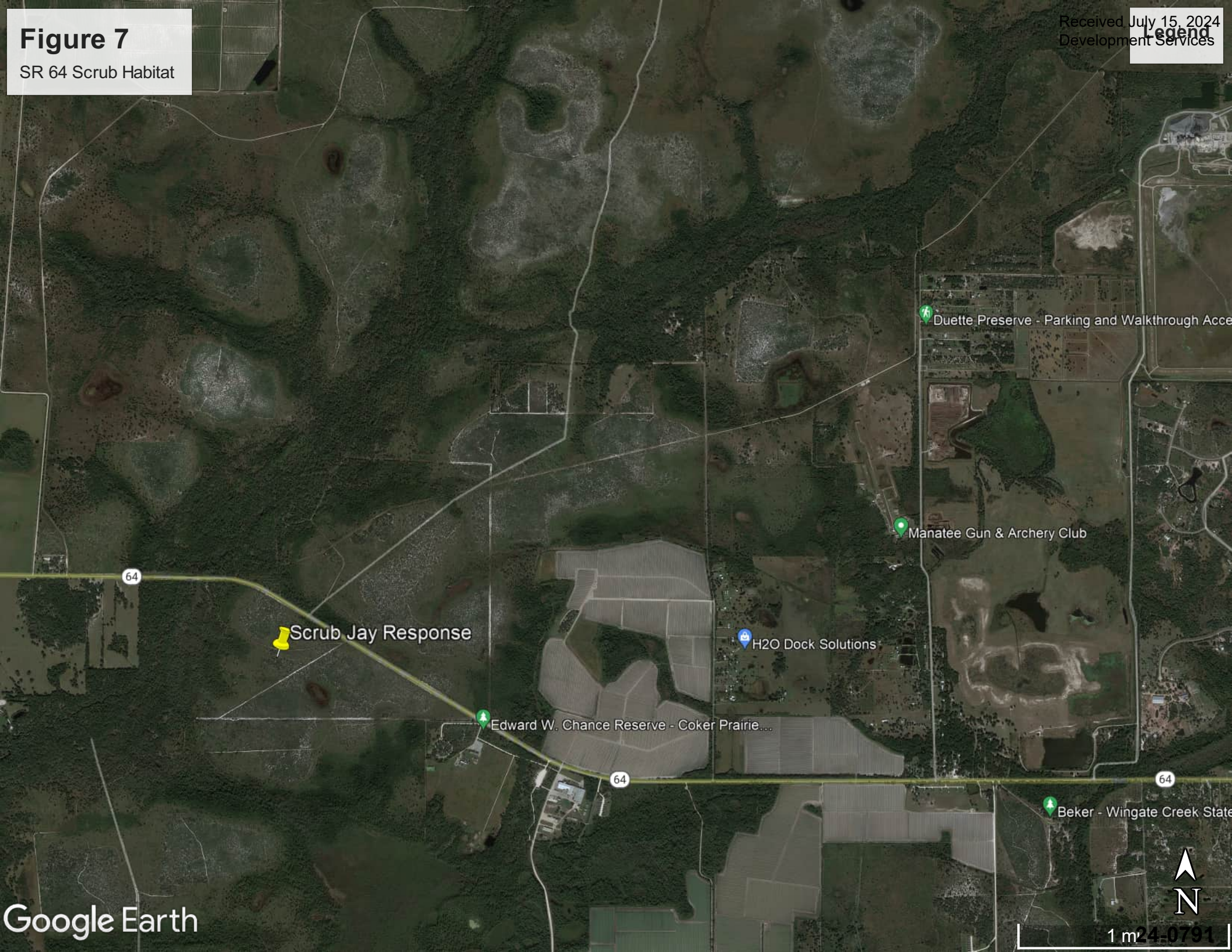

Figure 8

Land Use Around Brigman

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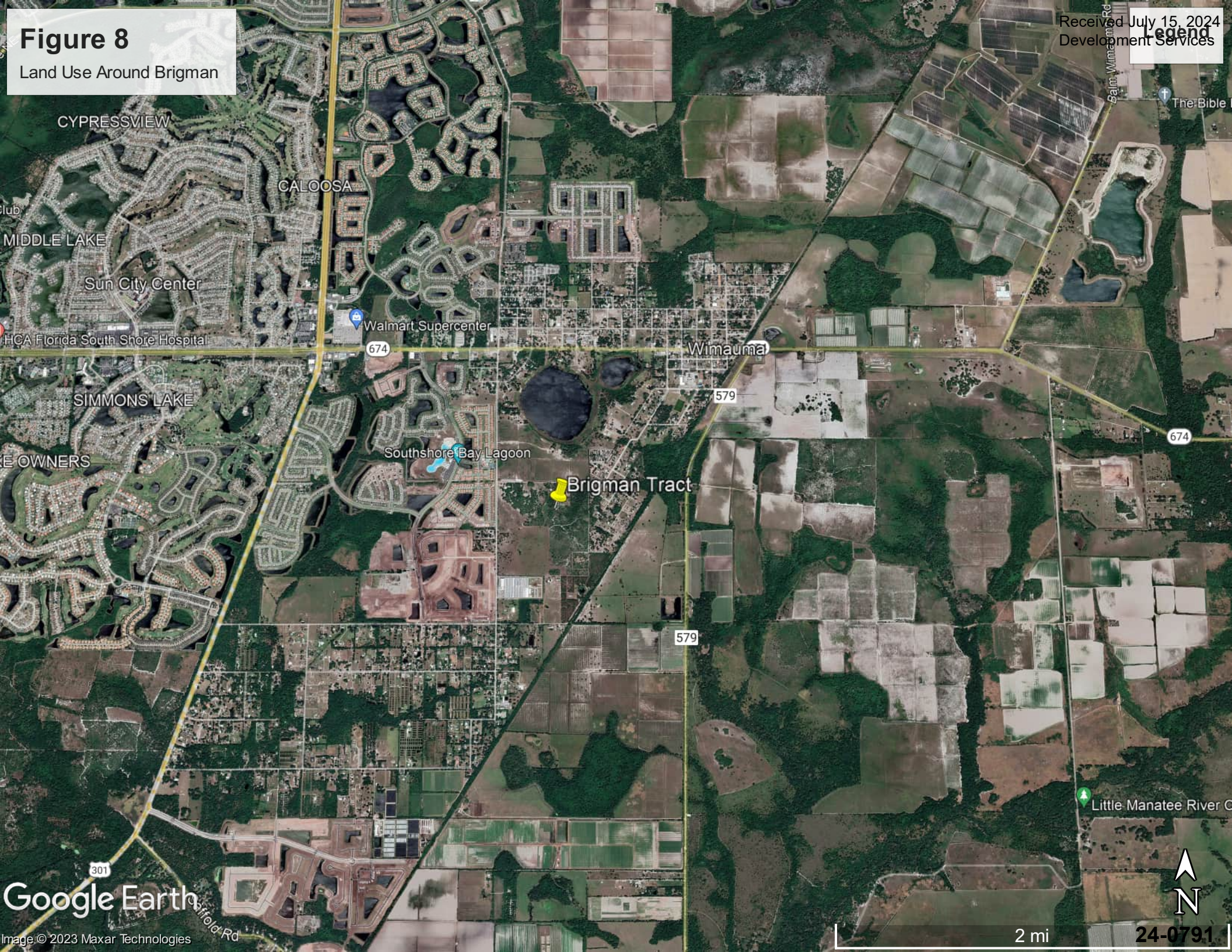

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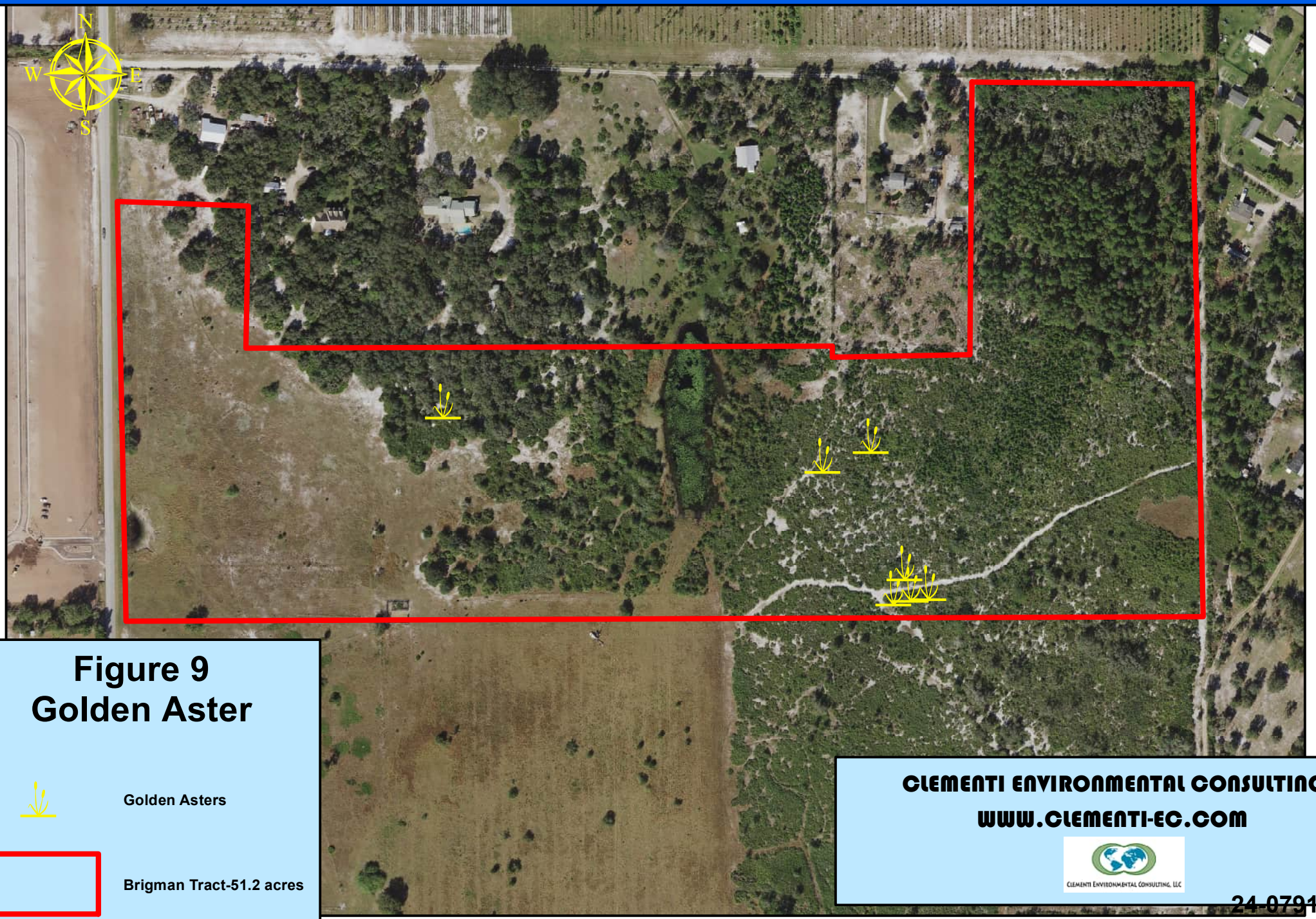

Figure 9
Golden Aster

Golden Asters

Brigman Tract-51.2 acres

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BRIGMAN TRACT GOLDEN ASTER

Picture of a flowering golden aster

Size of the golden aster at the time of this survey

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HBWB Development Services, LLC

Brigman Property
Hillsborough County, Florida

2022 Florida Scrub-jay and Goldenaster Survey Report
October 13, 2022

Prepared for:

HBWB Development Services, LLC
4065 Crescent Park Dr
Riverview, FL 33578

Prepared by:

_____
Andrew M. Fuddy
Senior Ecologist/Principal

APPLIED BIONOMICS

3113 W. Fielder Street,
Tampa, FL 33611
Tel 813-625-1463
www.ABenv.com

Table of Contents

Tables

Figures

1 Introduction

The following Florida scrub-jay and Florida goldenaster survey report was prepared by Applied Bionomics, LLC, on behalf of HBWB Development Services, LLC, for the Brigman Property (Property) located in Section 16, Township 32 South, Range 20 East, in Hillsborough County, Florida (Figure 1). More specifically, the Property encompasses ±51.2 acres and is located 0.75 miles south of State Road 674, east of West Lake Boulevard (Figure 2). The purpose of this survey effort and report is to document the potential occurrence of the Federally designated Threatened Florida scrub-jay (*Aphelocoma coerulescens*) and Federally designated Endangered Florida goldenaster (*Chrysopsis floridana*) on the Property.

The Florida scrub-jay (FSJ) is a non-migratory, resident, endemic bird species that is listed as Threatened under the United States Endangered Species Act (50 CFR 17.11). In addition, their nests, eggs, and young are also protected under the Federal Migratory Bird Treaty Act. A FSJ survey was conducted in September of 2022 to determine the potential occurrence and number of FSJ using the suitable habitats on Property. The survey was performed in accordance with the U.S. Fish and Wildlife Service (USFWS) Scrub-Jay Survey Guidelines (2007).

During the 2022 FSJ survey, qualified environmental professional(s) conducted surveys in accordance with the FSJ survey guidelines (2007) to determine if FSJ are utilizing the Property. The following information provides additional detail for the 2022 FSJ survey effort on the Property, including location, current habitat descriptions, survey times, weather, and observations and site usage analysis, and discussion of minimization measures that will likely be required by federal and local agencies for the development of the Property.

Additionally, concurrent surveys were conducted to locate all Florida goldenaster (FGA) on the Property.

2 Current Site Description

2.1 Soil Characteristics

According to the Hillsborough County Soil Survey (US Department of Agricultural Soil Conservation Service, 1989), there are seven soil types that occur on the Property (Figure 3). Myakka Fine Sand, 0 to 2 percent slopes (Soil ID 29, ± 21.14 acres, 41% of the Property), Archbold Fine Sand (Soil ID 5, ±11.86 acres, 23% of the Property), and Pomello Fine Sand, 0 to 5 Percent Slopes (Soil ID 41, ±11.77 acres, 23% of the Property) are the primary soils occurring onsite. In their undisturbed state, these soil types range from poorly drained to moderately well drained soils, associated with mesic flatwoods and various types of scrub habitats.

2.2 Habitat Descriptions

The habitats on the Property have been classified by FWC and FNAI using Florida Cooperative Land Cover System (CLC, Version 3.5). There are 10 designated land use types identified within the Property boundary (Table 1, Figure 4). Scrubby Flatwoods (CLC 1312, ± 20.52 acres, 40% of the Property),

Improved Pasture (CLC 183313, ± 9.10 acres, 18% of the Property), and Rural Open (CLC 1831, ±8.79 acres, 17% of the Property), are the primary habitats that occur on the Property (Table 1, Figure 4).

Currently, most of the uplands on the Property, especially in the eastern half of the Property, are Scrubby Flatwoods with a dense coverage of sand pine (*Pinus clausa*) and scrub oak species, including myrtle oak or scrub oak (*Quercus myrtifolia* or Q. *inopina*), sand live oak (Q. *geminata*), and saw palmetto (*Serenoa repens*). Uplands areas in the west and northwest of the Property are relatively open, and comprised of bahaigrass (*Paspalum notatum)*, broomsedge (*Andropogon* spp.), and flattop goldenrod (*Euthamia caroliniana*). This habitat also contains pockets of live oak (*Quercus virginiana*) and saw palmetto.

There is a small wetland in the center of the Property comprised of a manmade pond and surrounding lowlands, containing various sedges (*Cyperus* spp. and *Carex* spp.), maidencain (*Panicum hemitomon*), soft rush (*Juncus effusus*), dollar weed (*Hydrocotyle* spp.), with scattered red maple (*Acer rubrum*) trees, blackberry (Rubus spp.), and saw palmetto with along their perimeter.

3 Florida Scrub-Jay Survey

3.1 Survey Methodology

The 2022 FSJ survey was performed in accordance with the current USFWS FSJ Survey Guidelines (2007). The survey events were conducted on the Property in the fall (September), on calm, clear mornings and included broadcasting territorial FSJ calls from 18 playback stations spaced 100 meters apart in the appropriate habitats for five mornings (Figure 5). All survey observations, fight paths, and transects are depicted on aerial prints of the Property in Figure 6 and the survey dates, start and end times, and general weather conditions are provided in Table 2.

The surveys were performed to document potential FSJ usage on the Property and to determine the potential limits of FSJ territories onsite. Additional play back station habitat photos and datasheet can be provided upon request.

3.2 Survey Results

Florida Scrub-Jay pairs occupy year-round, multi-purpose territories. Territory size averages 22 to 25 acres, with a minimum size requirement of approximately 12 acres (USFWS 2019) Between September 13, 2022 and September 23, 2022, ecologists surveyed for FSJ over the course of five survey events, covering all potentially suitable habitats on the Property, resulting in nearly 27.25 survey manhours performed during this survey effort (Table 2). During this effort, FSJ were observed using the scrub habitats south of the Property, and during the September 9, 2022 survey event, a FSJ was observed on responding to a playback calls at two points along the southern boundary of the eastern portion of the Property (Figure 6, Table 2). No other FSJ were directly observed using the Property during the 2022 survey effort for the Property (Table 2).

4 Florida Goldenaster Survey

4.1 Survey Methodology

Meandering pedestrian transects were concurrently traversed during the FSJ survey throughout all potentially suitable habitats on the Property to locate FGA occurring on the Property (Figure 7).

4.2 `Survey Results

FGA is a wooly perennial yellow flowering aster, standing 10-16 inches tall and primarily occurs in sunny, bare patches of sand in sand pine scrub habitats and their ecotones and scrubby flatwoods; within disturbed areas of loose sand. Its range is primarily focused in southern Hillsborough, Manatee, and Desoto counties. During the survey effort, pockets of FGA were observed in eight locations on the Property (Figure 7).

5 Discussion

FSJ were observed using approximately 0.30 acres in southeaster portion of the Property during one of the survey events and a few pockets of FGA were observed in the scrubby portions of the site (Figures 6 -8). USFWS requires that occupied FSJ territory is avoided without a permit (Habitat Conservation Plan (HCP) via Section 10 of the Endangered Species Act. However, Hillsborough County has additional habitat protections for protected species and their habitat, especially native upland and scrub habitats (i.e., HC BOCC LDC Sec. 4.01.08-10. - Environmentally Sensitive Areas—-Uplands Providing Significant and Essential Wildlife Habitat; General Provisions). Additionally, Hillsborough County is currently requiring a 200’ buffer around FGA populations, even though FGA is scheduled to be delisted in the near future by USFWS.

Based on the results of this survey, it is presumably reasonable to conclude that the area west of the central wetland could be developable with some level of County negotiations and agreement for the FGA buffers and ruminate scrubby areas since they are not contiguous with the scrub habitat that contain the observed FJS territory (Figure 8). More comprehensive consultation with Hillsborough County and their natural resource department will be required if additional area is required.

Conclusion

Florida scrub-jays were observed south of the Property and one FSJ was observed briefly displaying territory defense behavior along the southeastern boundary of the Property, within an area of potentially suitable FSJ habitat, during the 2022 FSJ survey effort (Table 2, Figures 4, 6, and 8). Therefore, additional planning, agency consultation, and negotiations will be necessary with USFWS and Hillsborough County regarding potentially suitable FSJ habitat on the Property prior to site development.

In addition, several individual, federally and locally protected, Florida goldenaster plants were observed throughout the Property (Figures 7 and 8), thus, additional planning and protection measures will likely

be necessary to satisfy the current Hillsborough County land development code requirements for FGA prior to site development.

.

References

Florida Department of Transportation (FDOT). 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS).

Florida Natural Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC). The Florida Cooperative Land Cover Map (CLC). Tallahassee; Version 3.5November 2021 (annual update).

Florida Fish and Wildlife Conservation Commission (FWC), U. S. Fish and Wildlife Service (USFWS), and Florida Natural Areas Inventory (FNAI). Florida Wildlife Conservation Guide. Tallahassee; Version November 2011 (annual update). (Date accessed 1/25/2022).

Hillsborough Board of County Commissioners Land Development Code, Sec. 4.01.08-10. - Environmentally Sensitive Areas—-Uplands Providing Significant and Essential Wildlife Habitat; General Provisions

USFWS. 1987. Final Rule. Department of the Interior. Fish and Wildlife Service. 50 CFR Part 17. Endangered and threatened wildlife and plants: threatened status for the Florida scrub jay. 52 FR 20715-20719.

USFWS U.S. Fish and Wildlife Service. 1990. Recovery Plan for the Florida Scrub Jay, U.S. Fish and Wildlife Service, Atlanta, Georgia. 23pp.

USFWS North Florida Ecological Services, Jacksonville, Florida. Species Status Assessment Florida Scrub-Jay (*Aphelocoma coerulescens*) Version 1.0, November 2019

Table 1. FWC/FNAI Habitat Descriptions for the Brigman Property in Hillsborough County, Florida

Habitat Type	FWC/FNAI Code	Acreage	Potentially Suitable FSJ Habitat (Y/N)
Scrub	1210	2.60	Y
Scrubby Flatwoods	1312	20.52	Y
Successional hardwood forest	1410	4.85	Y
High Intensity Urban	1822	0.01	N
Rural Open	1831	8.79	N
Artificial Impoundment/Reservoir	3220	1.16	N
Rural Open Forested	18311	3.85	N
Vineyard and Nurseries	18334	0.03	N
Improved Pasture	183313	9.10	N
Transportation	1840	0.30	N
Total:		**51.21**	

Table 2. 2022 FSJ Survey Effort, Weather, and Observation Summary for the Brigman Property in Hillsborough County, Florida

Date	Observer	Start Time	Starting Weather	End Time	Ending Weather	Observation Summary
9/13/2022	AMF/CMR	815	75°, SSE 0-5 mph, 10% CC, Good Vis., No precipitation	1050	86°, SW 0-5 mph, 20% CC, Good Vis., No precipitation	No FSJ Observed
9/20/2022	AMF/RF/JK	751	73°, E 3-5 mph, 0% CC, Good Vis., No precipitation	1015	81°, E 3-8 mph, 10% CC, Good Vis., No precipitation	No FSJ Observed
9/21/2022	AMF/RF/JK	748	74°, NE 3-5 mph, 0% CC, Good Vis., No precipitation	931	81°, NE 5-8 mph, 5% CC, Good Vis., No precipitation	1- FJS Heard well SW of Pt.1 Same FSJ Heard S of Pt. 2
9/22/2022	AMF/RF/JK	805	75°, N 5-8 mph, 0% CC, Good Vis., No precipitation	1010	84°, NE 8-10 mph, 0% CC, Good Vis., No precipitation	No FSJ Observed
9/23/2022	AMF/JK	815	72°, S 0-3 mph, 0% CC, Good Vis., No precipitation	959	84°, WNW 3-5 mph, 0% CC, Good Vis., No precipitation	No FSJ Observed
Totals	**13 Survey Man-days, 27.25 Survey Hours**					

Received July 15, 2024
Development Services

Figure 1 - USGS Quad Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

Received July 15, 2024
Development Services

Figure 2 - Location Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

Received July 15, 2024
Development Services

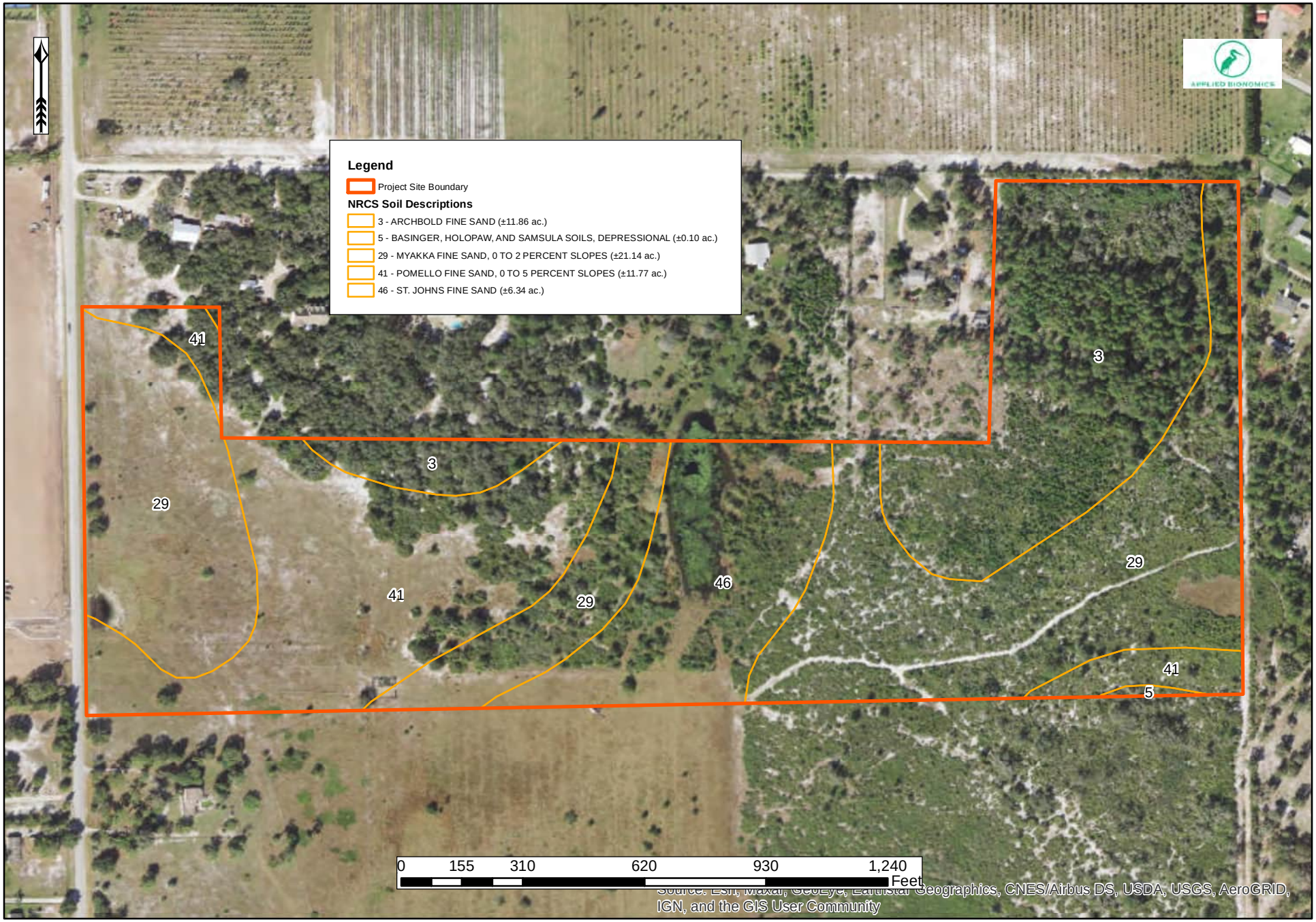


Figure 3 - NRCS Soils Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

Received July 15, 2024
Development Services

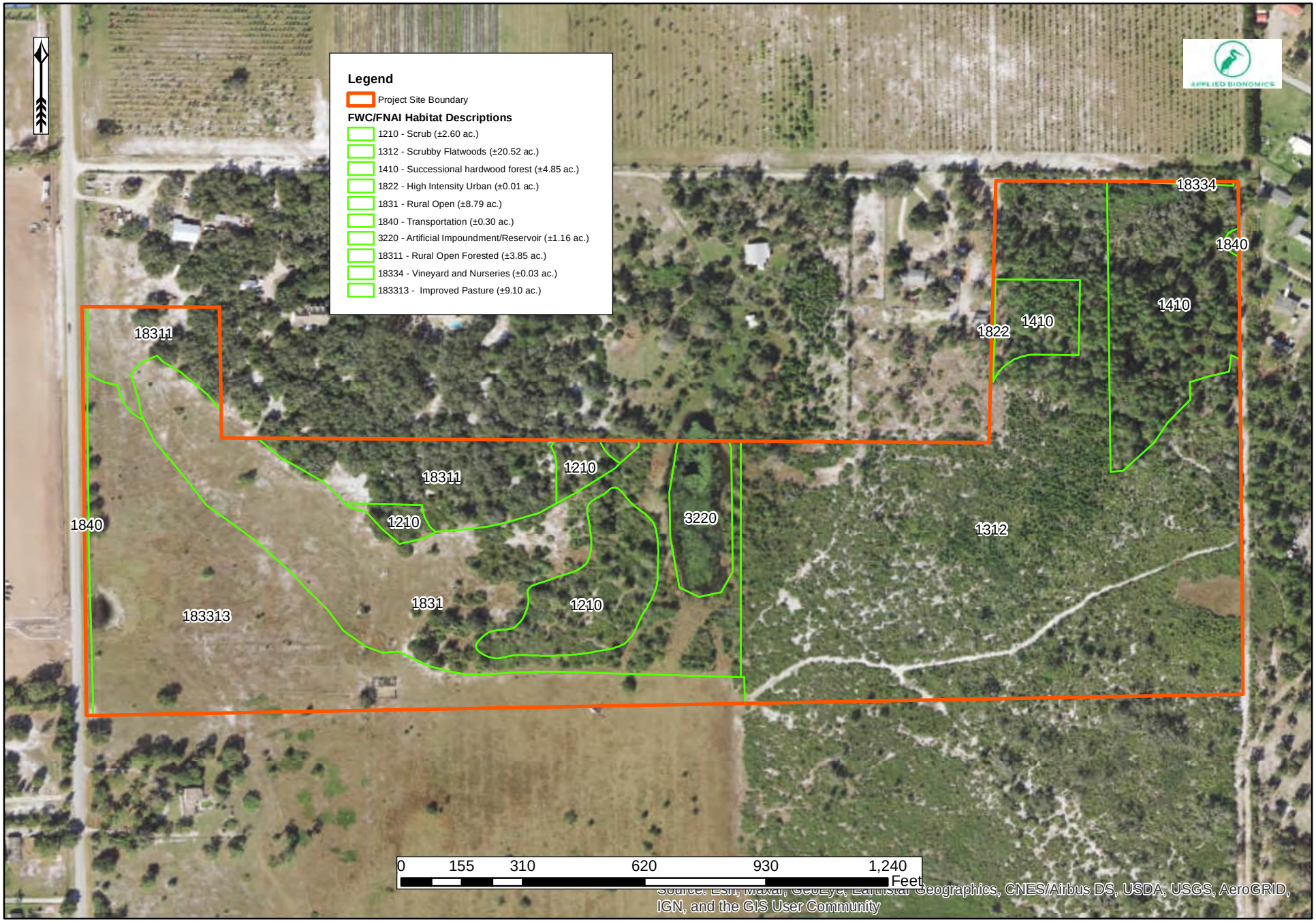


Figure 4 - FWC/FNAI Land Use Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

Received July 15, 2024
Development Services

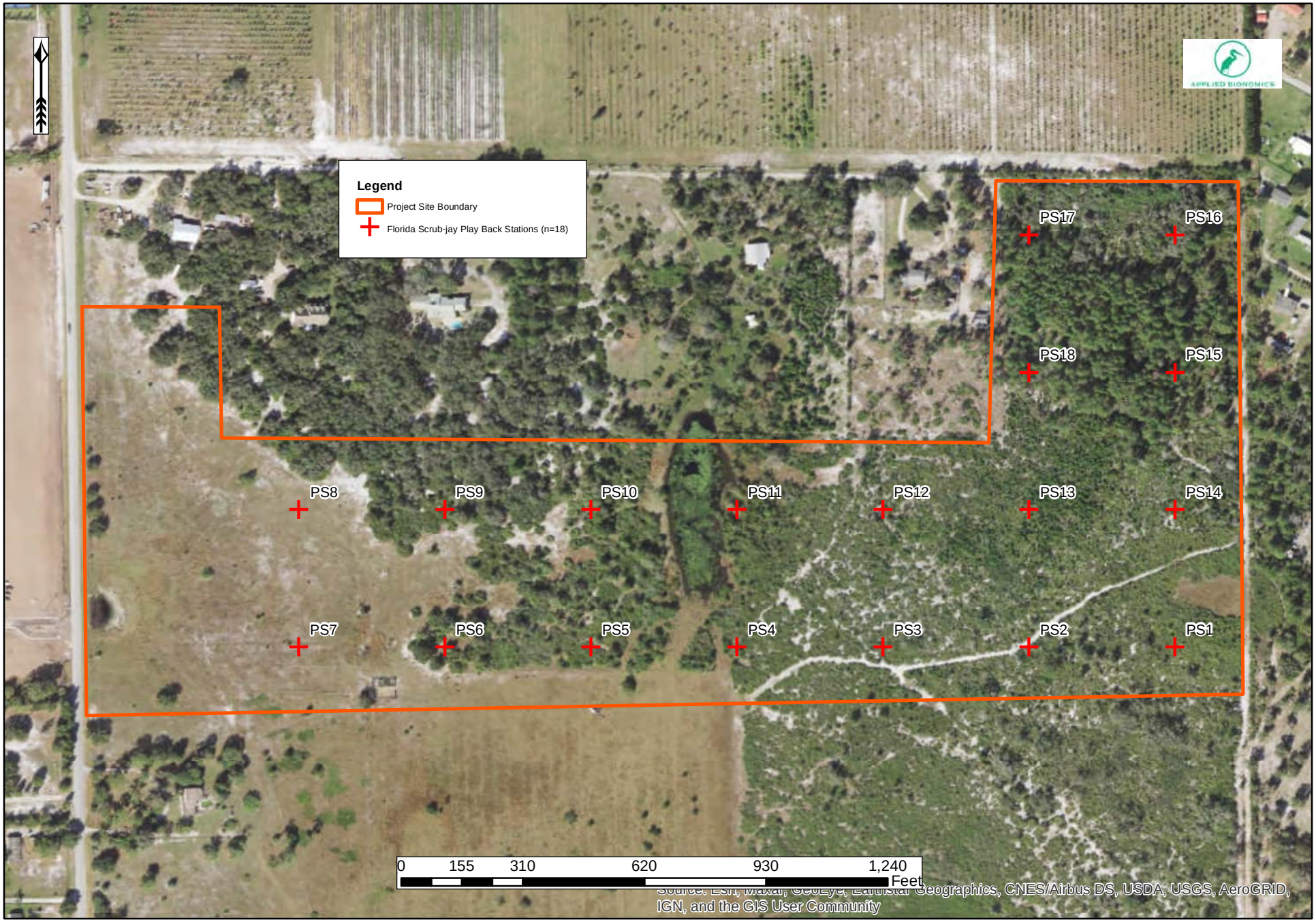


Figure 5 - Florida Scrub-jay Survey Play Back Station Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

Received July 15, 2024
Development Services

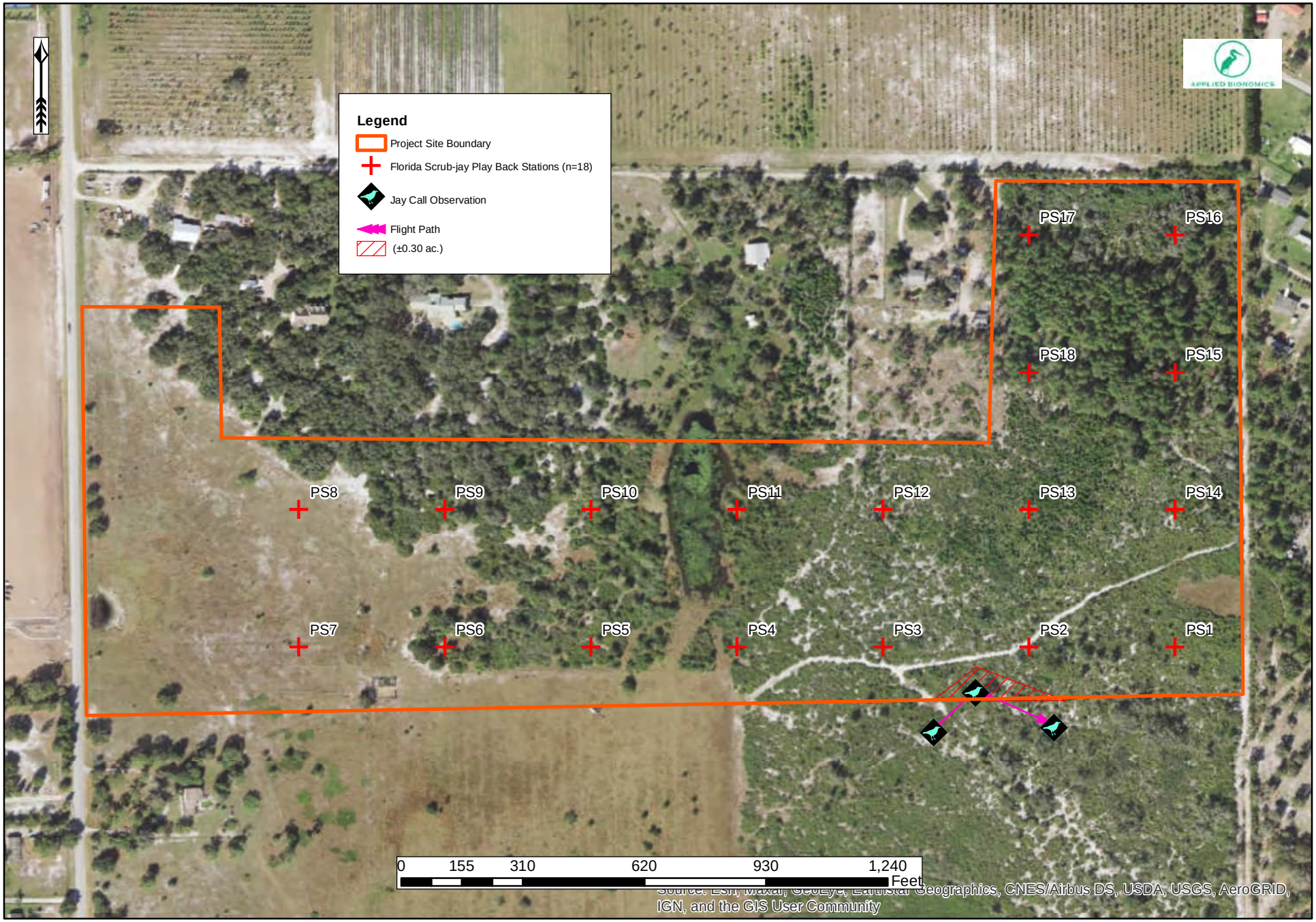


Figure 6 - Florida Scrub-jay Survey Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

Received July 15, 2024
Development Services

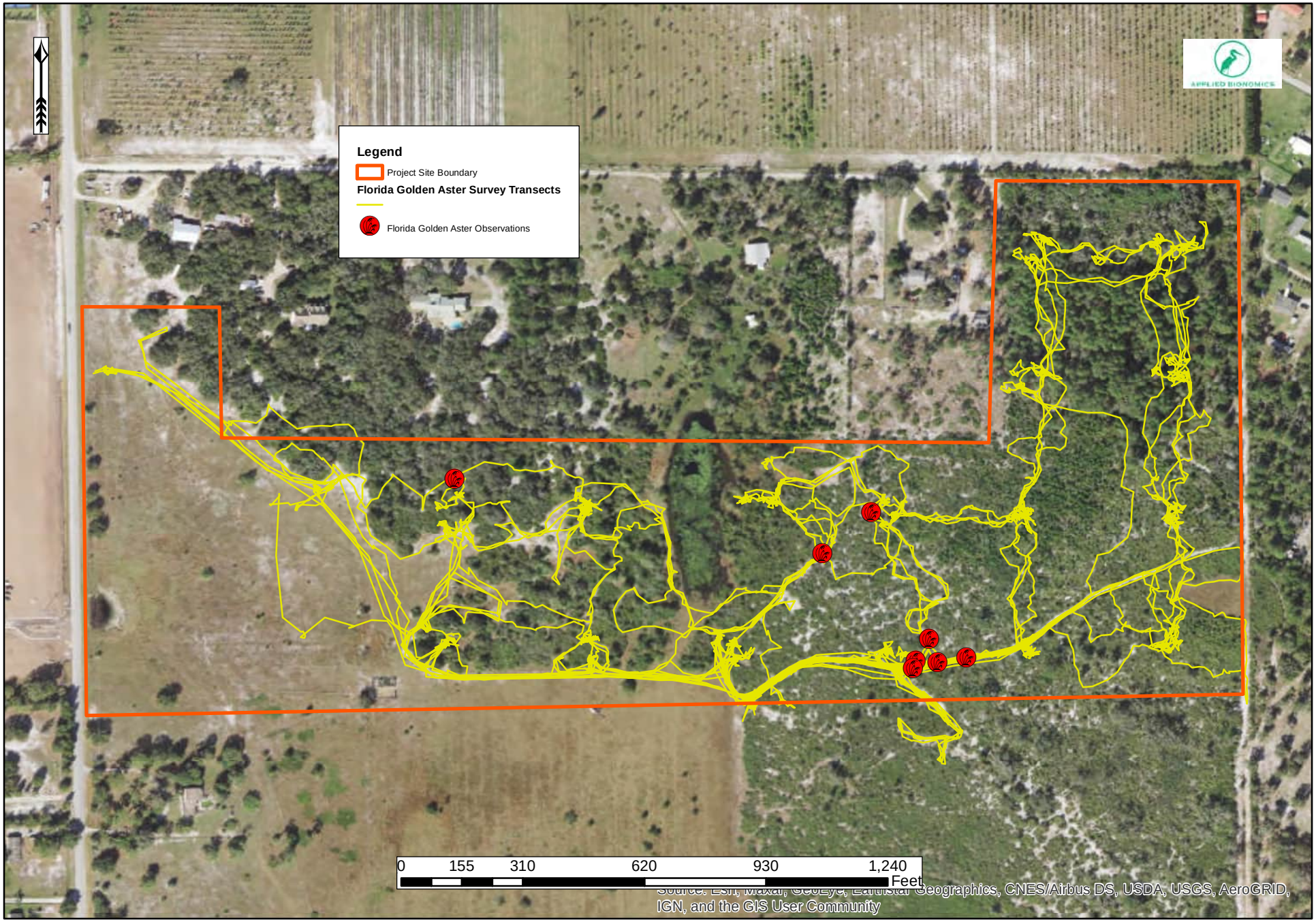


Figure 7 - Florida Goldenaster Survey Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

Received July 15, 2024
Development Services

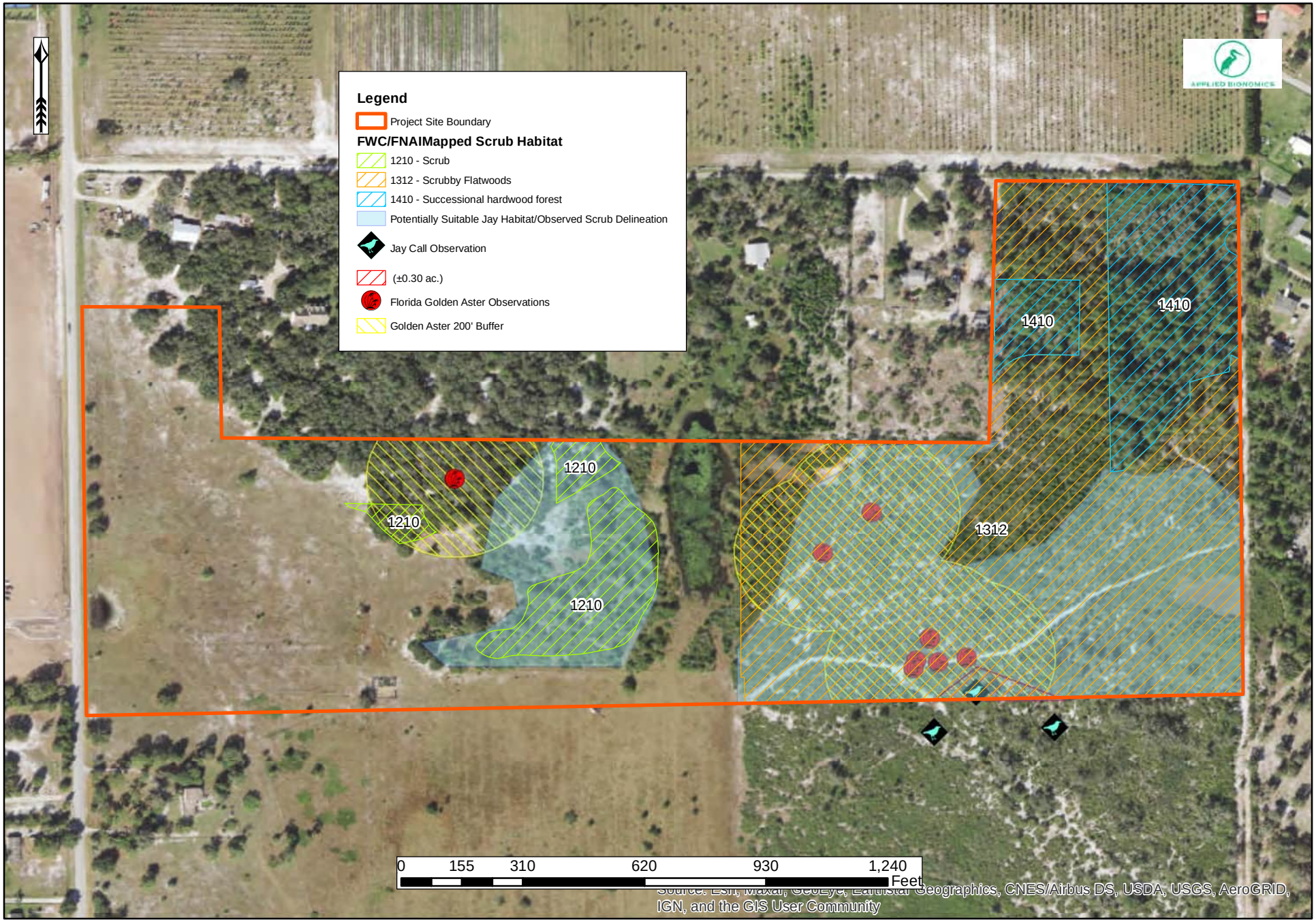


Figure 8 - Habitat Delineation and Species Buffer Map
Brigman Property
HBWB Development Services, LLC
Hillsborough County, Florida

24-0791

December 6, 2021

Via Electronic Mail

Ms. Erin Gawera
U.S. Fish and Wildlife Service
7915 Baymeadows Way, Suite 200
Jacksonville, Florida 32256

RE: Informal Consultation - Request of Concurrence
Federally Listed Species Avoidance
West Lake Property
Hillsborough County, Florida

Dear Ms. Gawera,

On behalf of the Lennar Corporation (Lennar), Applied Bionomics, LLC (ABenv) is submitting the following information to the U.S. Fish and Wildlife Service (USFWS) in request of technical assistance with regard to the West Lake property (±73.5-acre potential residential development site; Property), located in Wimauma Hillsborough County, Florida. Lennar is in the beginning stages of planning for the potential development of the Property for single and multi-family residencies (Attachment A – Preliminary Site Plan) to assist with the housing demand in the region. Therefore, we are initiating an informal consultation with the USFWS by requesting a simple project review and concurrence that the proposed action, as described below, will have a "*no effect*" or "*not like to adversely affect"* determination for federally listed wildlife and plant species observed on the Property.

The majority of the upland habitats on the Property were historically cleared and are now improved pasture for agriculture operations (i.e., cattle grazing). The Property also contains lesser amounts of palmetto prairie and xeric native habitats. All of the xeric native habitat (±11.8 acres) onsite occurs in the northeast corner of the Property and continues off-site to the north (Figure 2). The conceptual site plan for the Property provided, as Attachment A, demonstrates that the existing xeric native habitat on the Property will be avoided, to the extent practicable, with most of the proposed development area situated in the improved pasture habitat. In addition, a 50-foot buffer will be maintained around the xeric native habitat onsite to further reduce disturbance from site development.

In January 2021, a listed species survey was conducted on the Property and all potentially suitable habitats were canvased for gopher tortoise (*Gopherus polyphemus*) burrows. During this effort, three potentially occupied gopher tortoise burrows were observed in the xeric native habitat in the northeast corner of the Property (Attachment B – Listed Species Report Letter). Shortly thereafter, a formal Florida Scrub-jay survey was performed throughout all potentially suitable habitats to determine the presences or absence of the species onsite and locate the extent of the occupied habitat on the Property (Attachment C – Florida Scrub Jay Report - West Lake Property). During this species-specific survey, a pair of FSJs (two individuals) were observed on multiple survey days and their occupied territory was delineated based on the observations recorded during the species-specific survey. The extent of the FSJ territory boundary was confirmed to be ±4.73 acres during additional general listed species surveys of the Property and the extent of the xeric native habitat onsite was also defined (Figure 3).

Additionally, one Federally Endangered plant species, Florida goldenaster (*Chrysopsis floridana*), was observed in the xeric native habitat onsite (see Figure 3 and Attachment D – Listed Species and Habitat Photos).

Because all listed species observed on the Property during the above-mentioned surveys occur in the xeric native habitat located in the northeast corner of the Property, Lennar has decided to minimize the potential disturbance to the listed species onsite, and to the extent practicable, by avoiding construction activities in the occupied Florida scrub-jay habitat and the surrounding xeric native habitat in the northeast corner of the of the Property altogether. In addition, an average 50-foot-wide vegetation buffer will be implemented around the xeric native habitat (Figure 3). Therefore, with this correspondence, Lennar is requesting concurrence that the proposed action, as described in this letter, will: 1- have "*no effect*" or "*not like to adversely affect*" on the federally protected species and critical habitats onsite, and 2- would like to confirm that no additional permitting or mitigation will be required for known federally protected species occurring on the Property, based on the species information and current conceptual site plan (Attachment A) provided in this correspondence. Please also note that Lennar will submit a separate request to other local governing agencies regarding other potential protected habitats and state-listed and regulated species, including the gopher tortoise and southeastern American kestrel (*Falco sparverius paulus*).

Thank you for your time and please feel free to contact me (mobile: 813-625-1463) if you have any questions or need any additional information regarding this letter.

Sincerely,

Andrew Fuddy
Senior Ecologist/Principal
APPLIED BIONOMICS
Mobile: 813.625.1463
Email: Afuddy@ABenv.com
Website: www.ABenv.com

Enc: Figure 1 – Location Map
Figure 2 – FWC/FNAI Land Use Map
Figure 3 – Species Observation and Avoidance Map
Attachment A – Preliminary Site Plan
Attachment B – Listed Species Report Letter
Attachment C – Florida Scrub Jay Report - West Lake Property
Attachment D – West Lake Property - Listed Species and Habitat Photos

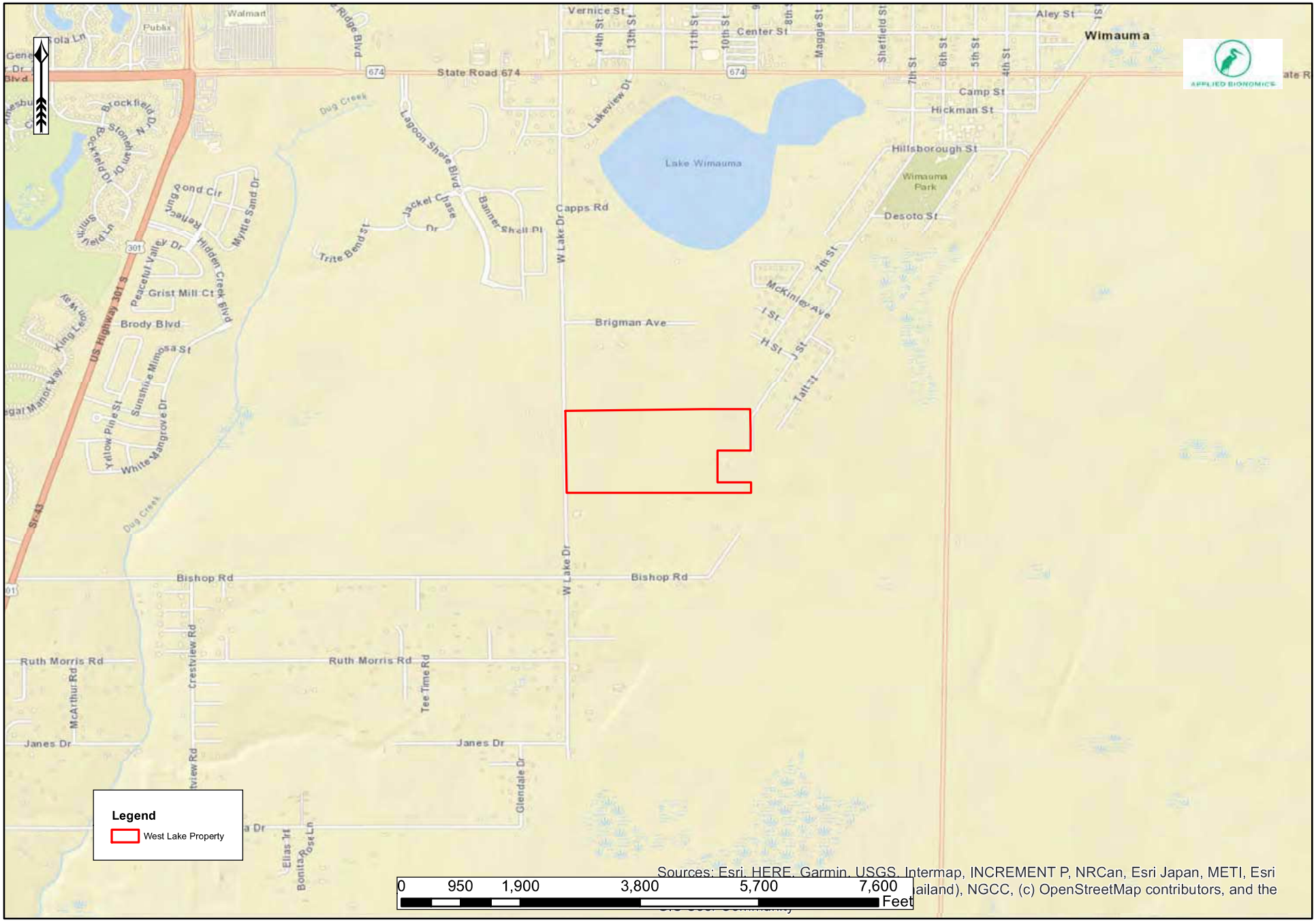


Figure 1 - Location Map
West Lake Property
Lennar Homes
Hillsborough County, Florida

21-0959

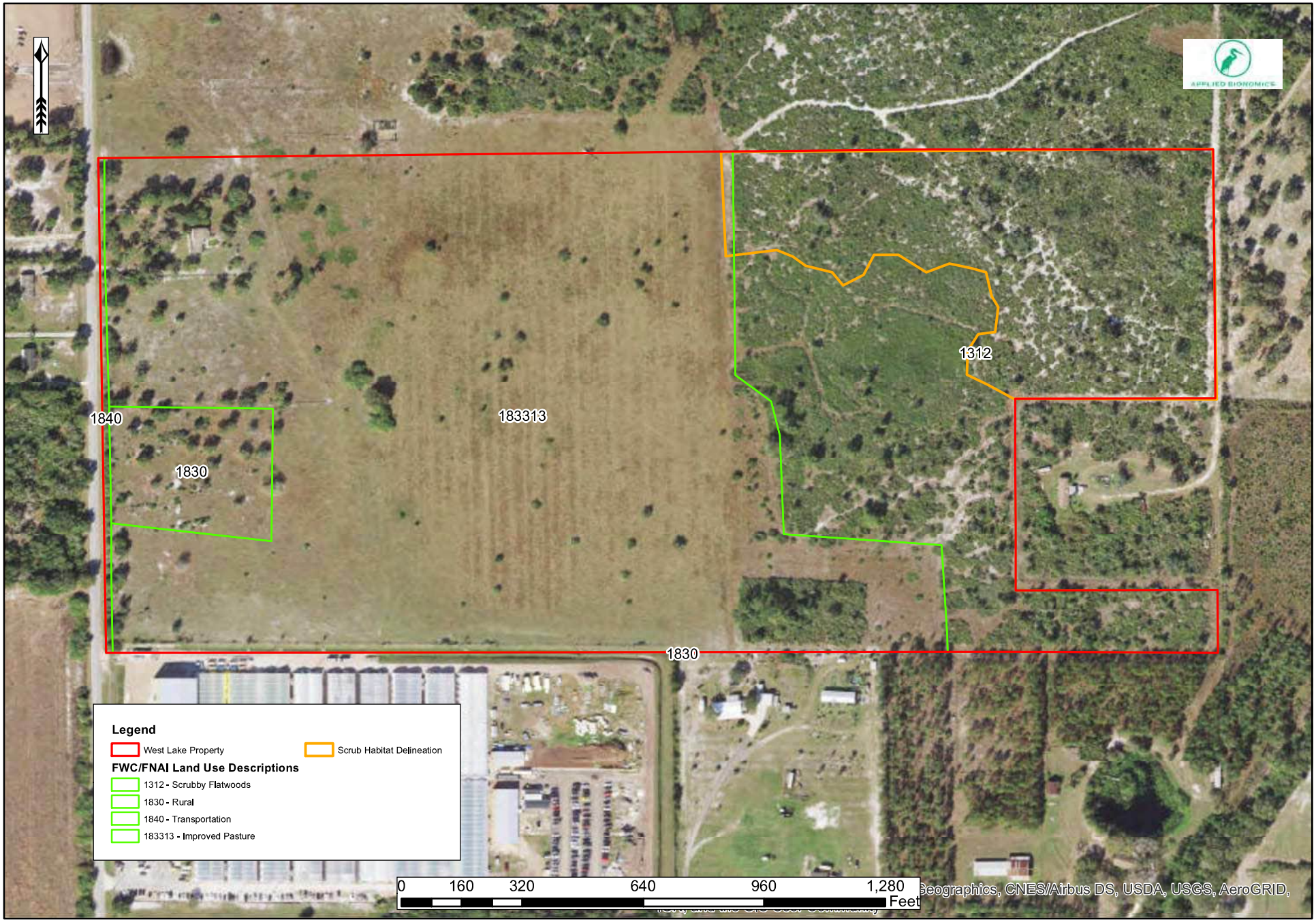


Figure 2 - Land Use Habitat Map
West Lake Property
Lennar Homes
Hillsborough County, Florida

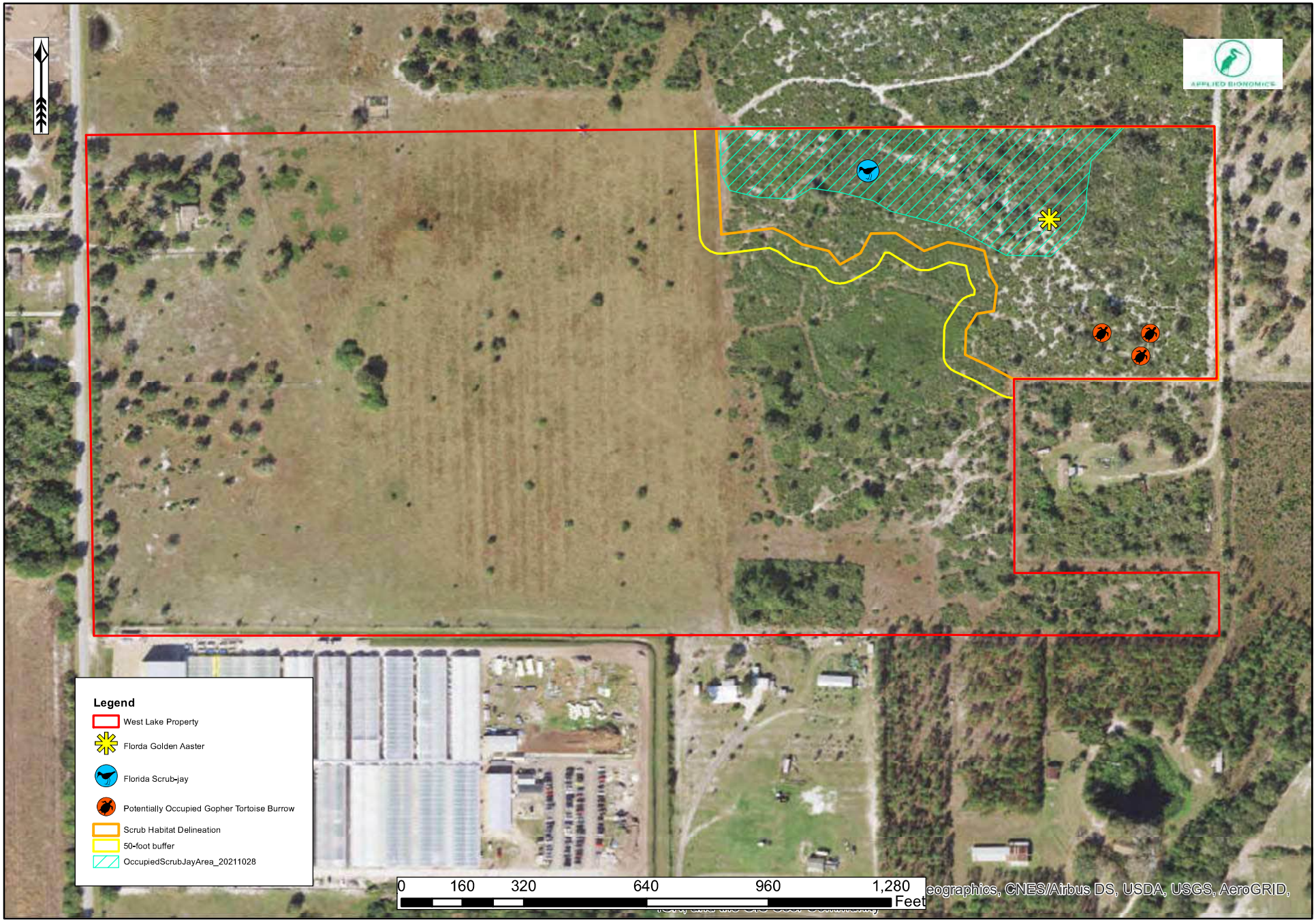
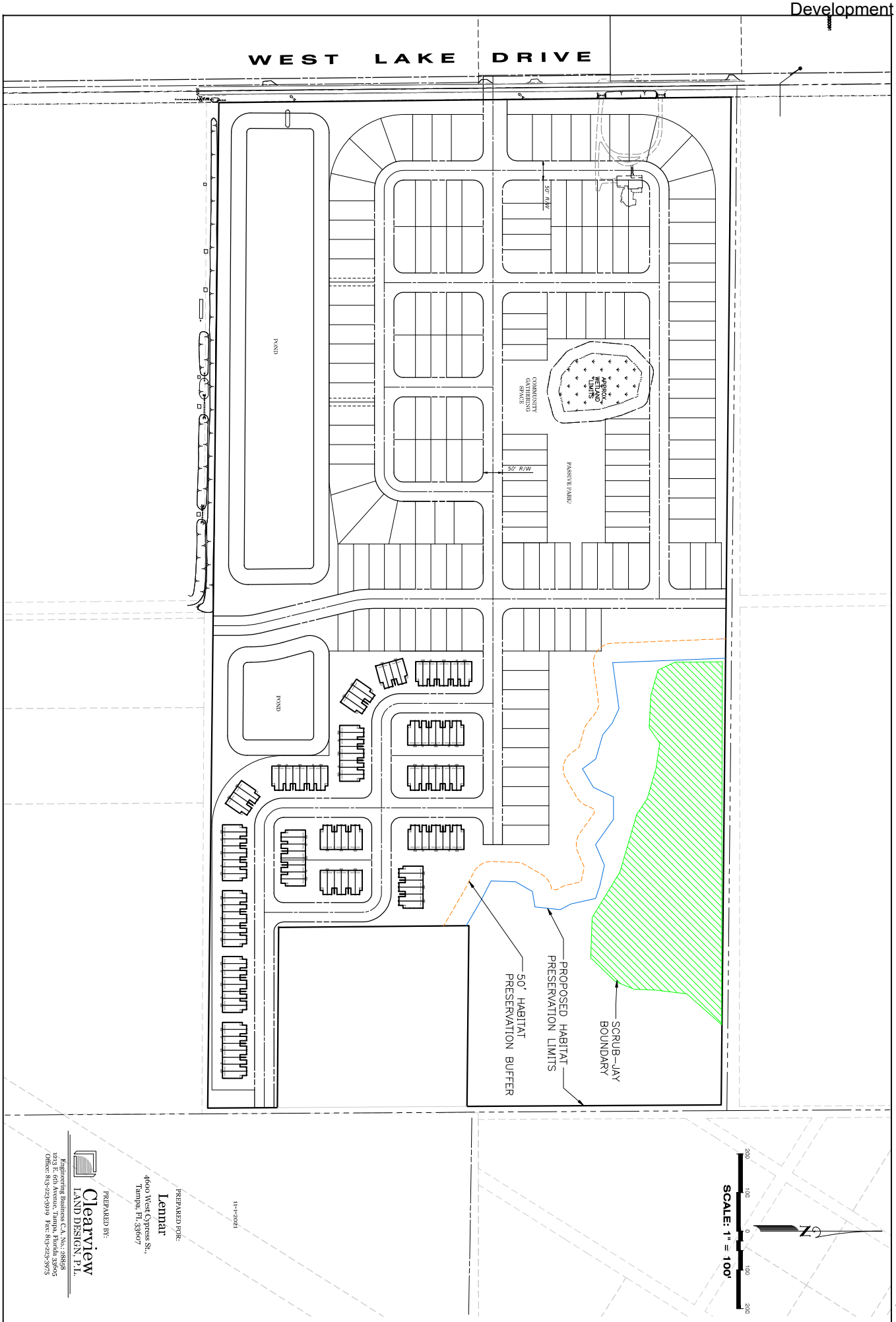


Figure 3 – Species Observation and Avoidance Map
West Lake Property Lennar Homes
Hillsborough County, Florida

Attachment A – Preliminary Site Plan – West Lake Property



PREPARED BY:
Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28868
1212 E. 6th Avenue, Tampa, Florida 33605
Office: 813-252-9919 Fax: 813-252-9975

PREPARED FOR:
Lennar
4900 West Cypress St.,
Tampa, FL 33607

11-1-2021

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21-0959

24-0791

Attachment B – 2021 Listed Species Report Letter – West Lake Property

February 5th, 2021

Tom Mullin
Regional Environmental Counsel
Lennar Homes
4600 West Cypress Street, Suite 200
Tampa, FL 33607

Re: Westlake Property
Hillsborough County, FL
Listed Species Report
ECS Project No. 008.319.21

Dear Mr. Mullin:

On January 28th, 2021, a listed species survey was conducted on the above referenced project site. The proposed project site is located immediately east of West Lake Drive, north of Bishop Road, and south of Lake Wimauma in Wimauma, Florida. More specifically, the proposed project site is located in Section 16, Township 32 South and Range 20 East of Hillsborough County, Florida (Figure 1).

The subject property consists of predominately pasture habitat with the eastern side of the property consisting of native scrub habitat. There are two isolated wetland areas located within the pasture habitat.

A survey of the project boundaries was conducted to assess the potential occurrence of flora and fauna listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA). Tables 1 and 2 provide a listing of the species known to occur within Hillsborough County and their expected occurrence of the project site. The findings and conclusions of the survey are reported in this letter.

The survey was conducted by Ecological Consulting Solutions Inc (ECS) for the purpose of evaluating the site for the presence or absence of wetland habitat and protected flora and fauna or their habitat. The survey was conducted by means of pedestrian transects in the early morning to assure the potential of observing listed fauna as recommended by the FWC and the USFWS.

Longwood Office
235 Hunt Club Blvd., Suite 202
Longwood, FL 32779
Phone: (407) 869-9434
Fax: (407) 869-9436

Tampa Office
419 W. Platt St., Suite 103
Tampa, FL 33606
Phone: (813) 254-5959

The following resources were used for supporting information during the site assessment and letter preparation:

- Color aerial photographs (1" = 300), 2020, Google Earth, Hillsborough County, Florida.
- United States Geological Survey (USGS) 7.5 minute quadrangle map, Hillsborough County, Florida, (ArcGIS).
- Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (USFWS and FWC).

Pedestrian and vehicular surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to the Florida Land Use, Cover and Forms Classification System, Department of Transportation (FLUCFCS; DOT 1999). Six (06) land use types were present (Figure 2). A brief description of each FLUCFCS community is provided below.

110 – Residential, Low Density

There is a single-family residence located in the north west portion of the project site. Vegetation consists of bahia grass (*Paspalum notatum*), broom sedge (*Andropogon virginicus virginicus*), as well as live oak (*Quercus virginianna*).

211 – Improved Pasture

The dominate habitat type located on site, this habitat is found throughout the western portion of the project site. Species observed include bahia grass, broom sedge, blackberry (*Rubus fruticosus*), dog fennel (*Eupatorium capillifolium*) and ragweed (*Ambrosia artemisiifolia*).

2111 – Improved Pasture (Wet)

Found in the northern portion of the pasture habitat, these areas are defined by low lying areas within the pasture. Ground cover consists of soft rush (*Juncus elliottii*), Chalky blue stem (*Andropogon virginicus glaucus*), marsh pennywort (*Hydrocotyle vulgaris*), bahia grass, and blackberry.

320 – Shrub and Brushland

Located in the northeastern and southeastern portion of the project site. This habitat contains predominately saw palmetto (*Serenoa repens*) with other species such as gallberry (*Ilex glabra*), sand pine (*Pinus clausa*), runner oak (*Quercus pumila*), sand live oak (*Quercus geminata*), wire grass (*Aristida stricta*), and bahia grass.

321 – Palmetto Prairie

This habitat is found in the eastern portion of the property. This habitat is dominated by dense saw palmetto with some wire grass, runner oak, and very scattered sand pine.

436 – Upland Scrub, Pine and Hardwoods

Found along the southern boundary this habitat type contained dense saw palmetto with mature longleaf pines (*Pinus ellitottii*) and sand live oak (*Quercus geminata).* Other species observed include runner oak, wiregrass and gallberry.

Listed Species Survey

A survey was conducted using pedestrian transects throughout the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA).

On January 11, 2017, the FWC State listing status changes, originally proposed back in 2010, became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• 15 species were removed from Florida's Endangered and Threatened Species List: Eastern chipmunk, Florida mouse, brown pelican, limpkin, snowy egret, white ibis, peninsula ribbon snake (Lower Keys population), red rat snake Lower Keys population), striped mud turtle (Lower Keys population), Suwannee cooter, gopher frog, Pine Barrens tree frog, Lake Eustis pupfish, mangrove rivulus, and Florida tree snail.

• 23 species changed from State-designated Species of Special Concern to State-designated Threatened species: Sherman's short-tailed shrew, Sanibel rice rat, little blue heron, tricolored heron, reddish egret, roseate spoonbill, American oystercatcher, black skimmer, Florida burrowing owl, Marian's marsh wren, Worthington's Marsh wren, Scott's seaside sparrow, Wakulla seaside sparrow, Barbour's map turtle, Florida Keys mole skink, Florida pine snake, Georgia blind salamander, Florida bog frog, bluenose shiner, saltmarsh top minnow, Southern tessellated darter, Santa Fe crayfish, and Black Creek crayfish.

• 14 species keep their State-designated Threatened status: Everglades mink, Big Cypress fox squirrel, Florida sandhill crane, snowy plover, least tern, white-crowned pigeon, Southeastern American kestrel, Florida brown snake (Lower Keys population), Key ringneck snake, short-tailed snake, rim rock crowned snake, Key silverside, blackmouth shiner, and crystal darter.

• Five species listed as State-designated Species of Special Concern: (list species): Homosassa shrew, Sherman's fox squirrel, osprey (Monroe County population), alligator snapping turtle, and harlequin darter.

On December 23, 2018, the State listing status changes that were proposed in 2011 as part of the newly implemented imperiled species management system became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• Four species were removed from Florida's Endangered and Threatened Species List as State Species of Special Concern: Harlequin darter, Osprey (Monroe County population), Homosassa shrew, and Sherman's fox squirrel.

• The Alligator snapping turtle was taxonomically reclassified into three subspecies. The Suwannee alligator snapping turtle was listed as a State-designated Threatened species. • Two species were listed as Federally-designated Threatened species: Giant manta ray and Nassau grouper. • Four species had changes in their scientific names: Short tailed snake, Bluetail mole skink, Florida Keys mole skink, and sand skink.

Birds

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. Overall, about fifteen (15) are expected to occur in central Florida.

For Hillsborough County, the USFWS federally lists four (4) bird species. No listed birds were observed at this site (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens)* were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does contain scrub habitat. The survey guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)* were reviewed prior to the site visit. No scrub jays were observed or vocalizations heard.

Red-cockaded woodpeckers (*Picoides borealis*) are endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is not suitable. There were no open pine flatwoods with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna),* snowy egret (*Egretta thula),* tricolored heron (*Egretta tricolor)* white ibis (*Eudocimus albus)* and the wood stork *(Mycteria americana)* were not observed. The onsite wetlands contained no standing water and are considered poor quality habitat for wading birds.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660 foot protection zone around a bald eagle nest.

ECS searched the FWC website to determine if any documented bald eagle nests are within 660 feet of the project site. ECS also contacted Eagle Watch with the Audubon's Society for information concerning any reported bald eagle nests within the vicinity of the project site. There are no known or reported nests within 660 feet of the project site. Therefore, the project site is well outside of the 660 foot eagle nest protection zone and the development will not affect any bald eagle nests.

No other listed raptors such as Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. No birds were observed on or offsite at the time of the survey.

Southeastern American Kestrel

The southeastern American kestrel is listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWC). It is not listed by the U.S. Fish and Wildlife Service. Habitat loss, specifically a lack of suitable nest cavities, is the primary reason for the decline of this species. Lack of fire also has reduced the quality of habitat.

Territory sizes for kestrels range from 50-317 hectares (124-783 acres) depending on habitat quality. Open patches of grass or bare ground are needed since thick palmettos prevent detection of prey.

The southeastern American kestrel is the only subspecies of kestrel that breeds in Florida. They nest primarily in large dead trees in cavities previously excavated or hollowed out by woodpeckers. Breeding season ranges from mid-March to early June. Second nesting attempts occasionally occur, especially in Florida, when the first nest either fails or is completed early in the breeding season. All birds found in the breeding season (April through early September) should be considered as the listed subspecies.

No kestrels were observed while conducting the site assessment which took place on January 28th, 2021. The project site does contain foraging habitat for kestrels, however there are no snags located on site for nesting.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Hillsborough County, the USFWS federally lists six (6) reptile species. Four of these are species of sea turtles, which do not apply to this site. Only a few amphibians or reptiles could occur on this site.

The sand skink (*Neoseps reynoldsi*) is listed as threatened by both FWS and FWC. The property is not within the mapped sand skink consultation area. In addition, the property's habitat does not support sand skinks.

Gopher Tortoise

A 100% survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus)*, a species listed by the FWC as a Threatened. Three (03) gopher tortoise burrows were observed throughout the property.

Currently, there are four suitable options to conduct activities that may adversely impact tortoises. The options are to:

1. Avoid developing the area occupied by the tortoises.

2. Avoid individual burrow entrances to ensure the protection of the entire burrow, usually a distance of 50 feet.

3 Capture and relocate the tortoises to a separate onsite location.

4. Capture and relocate the tortoises to an offsite FWC-approved recipient site.

Tortoises may be relocated to an on-site preserve at a density of up to four tortoises per acre of suitable upland habitat. Onsite recipient sites must be suitable set-aside areas that are not disturbed by construction activities, that provide a safe environment, and that exclude (through temporary fencing or other means) tortoises from development areas until such development activities have been completed.

Gopher tortoises need access to the following: 1) sufficient areas of forage (herbaceous and low-growing plants including native broadleaf grasses, legumes [bean/pea family], asters, blackberries and other fruits, prickly pear cactus, and a variety of other non-native grasses, except cogon grass; 2) open sandy, well-drained, open (uncanopied), sunny sites for burrows and basking; 3) protection from dogs, cats, other exotic predators, human harassment, and busy roads. Such general conditions must remain after development, outside the built footprint on the site.

Small sites typically have gopher tortoises that normally "roam" between adjoining neighboring parcels to forage or burrow, so this should be considered as well. The herbaceous vegetation must be maintained (mowing, burning, etc.), and pesticides/herbicides should not be used in the recipient area.

A permanent FWC-approved easement must also be placed over the onsite recipient area to be maintained in perpetuity.

If the project site does not have a dedicated onsite preserve for tortoises, then offsite relocation will be necessary. In this event, tortoises can be relocated by biologists to an FWC approved recipient site. ECS biologists are authorized by the FWC to relocate gopher tortoises by various means including backhoe extraction. ECS also manages five (5) gopher tortoise recipient sites which are long-term protected sites.

The tasks associated with conducting an offsite relocation of tortoises would include reserving as yet to be determined number of acres at the recipient site, submitting an application to the FWC for the relocation, removing the tortoises from the donor site to the recipient site and reporting the results of the relocation to the FWC.

It typically takes 14 to 30 days to obtain the permit to relocate the onsite gopher tortoise population to an approved recipient site. Once the relocation permit is received, ECS can complete the relocation using either the backhoe or bucket trapping extraction methods.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana areolata aesopus)* and eastern indigo snake (*Drymarchon corais couperi)* also receive protection, but were not observed.

Eastern Indigo Snake

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit.

Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations. Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

The USFWS has established new programmatic effect determination key (Key) as part of the eastern indigo snake management. The Key allows the USFWS to require mitigation for eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development.

The USFWS has established a fund that a developer can pay into for mitigation.

A developer can pay up front and then no surveys for the eastern indigo snakes are required. The survey is a minimum 5-day survey. To save time and monies associated with the surveys, the developer can pay a fee and expedite the permitting process.

To determine if the site has eastern indigo snake habitat will be up to the USFWS reviewer assigned to the project.

The Key only applies if a project has Army Corps of Engineers jurisdictional wetlands. It was designed to speed up the permitting process for indigo snakes when there are Army Corps of Engineers jurisdictional wetlands onsite. The idea is a developer pays into the fund and gets a permit quickly.

If a project site does not have Army Corps of Engineers jurisdictional wetlands, then the programmatic key cannot be used. Under this circumstance, formal consultation with the USFWS would have to be conducted which can take up to 6 months to obtain a permit to impact eastern indigo snake habitat.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities.

The notification has to include an eastern indigo snake protection/education plan. This notification can occur via email with the protection/education plan attached.

As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Hillsborough County, the USFWS federally lists one (1) mammal species, the West Indian Manatee. About four State-listed mammals could occur in the region of this project site. None were observed on this site.

We focused our search on the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. The presence of gopher tortoise burrows increases the likelihood for the Florida mouse. Listed mammals or their potential den sites were not observed.

Listed Plants

There were no protected plant species found on the project site (Table 2). Protected plants are not expected to occur on the project sites since the area has been previously cleared and graded. Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered", "commercially exploited" and "threatened". There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property.

However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

Wetlands

Two wetlands were delineated in the improved pasture habitat. Both wetlands are isolated and are considered low quality. Hydric or wetland soils were used to identify the limits of both wetlands.

The flagged wetland lines will have to be reviewed by three agencies. They are the Southwest Florida Water Management District (SWFWMD), Hillsborough County Environmental Protection Commission (EPC) and the Florida Department of Environmental Protection (DEP).

The Southwest Florida Water Management District (SWFWMD) has not issued any permits for the property nor are there any applications pending. A 25 foot upland buffer is required should no impacts be proposed.

Hillsborough County Environmental Protection Commission (EPC) will also review the flagged wetland lines. EPC staff requires a 30 foot upland buffer around any non-impacted wetlands.

The Florida Department of Environmental Protection (DEP) will have federal jurisdiction over the property. Since the onsite wetlands are isolated, a No Permit Required Determination will be requested from DEP.

Any proposed wetland impacts will require a permit from the SWFWMD and EPC. Permitting from the DEP will not be required since the onsite wetlands are isolated and are therefore not Waters of the United States (WOTUS).

Summary

In summary, one listed species the gopher tortoise was observed onsite. A permit to relocate the onsite gopher tortoise population can be obtained in 30 days. The permit will be valid for one year. The relocation can be completed in one day.

Although ECS did not observe Florida scrub jays, the birds were reported on the west side of the property in 2006. Based on this information, a 5-day Florida scrub jay survey, as recommended by the USFWS, should be conducted on the west side of the property. The survey will conclusively determine if Florida scrub jays utilize the subject site for foraging and / or nesting.

Prior to any land clearing or construction activities, the USFWS must be provided with an eastern indigo snake protection/education plan. The USFWS must approve the protection/education plan prior to construction.

There are two wetlands present on site. The wetlands limits will need to be verified by the appropriate agencies.

Ecological Consulting Solutions Inc. appreciates the opportunity to provide you with our services. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS INC

Chris Krack

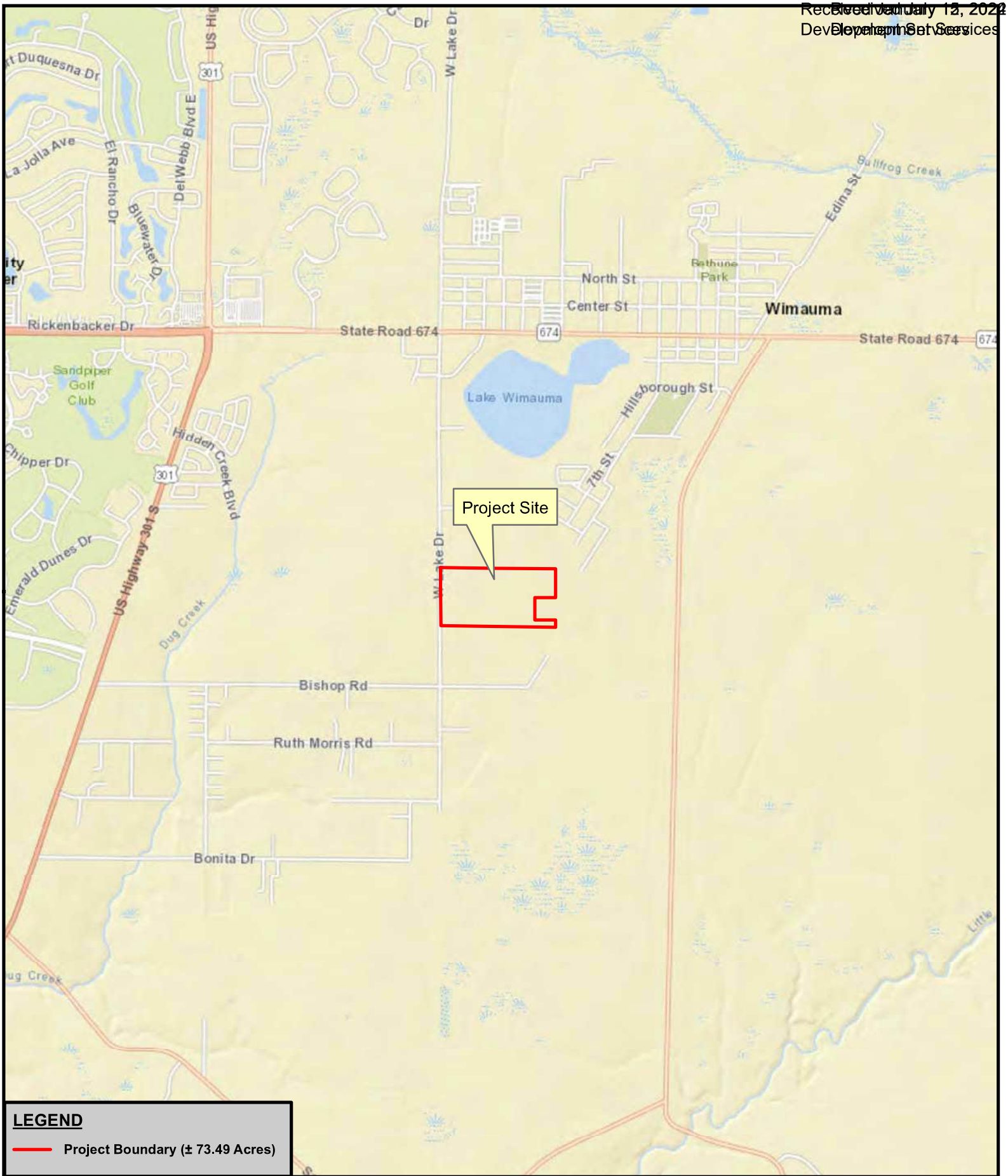
Attachments

Photos of the Property

Pasture habitat on site.

Scrub habitat located within the property boundary.

FIGURES



LEGEND

Project Boundary (± 73.49 Acres)

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
LOCATION MAP

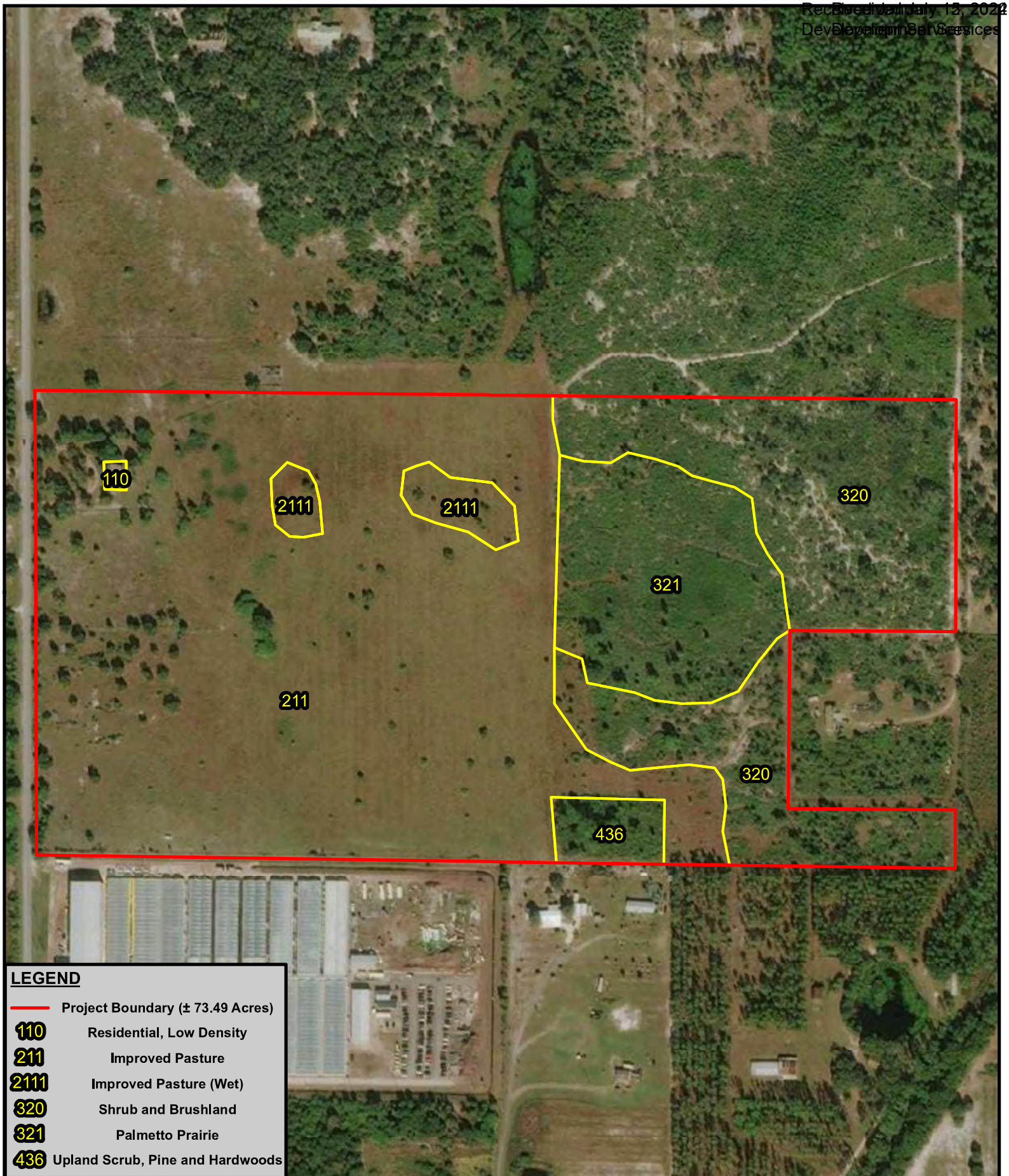
PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #: 1

0 1,500 3,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc

24-0959



LEGEND

- Project Boundary (± 73.49 Acres)
- 110 Residential, Low Density
- 211 Improved Pasture
- 2111 Improved Pasture (Wet)
- 320 Shrub and Brushland
- 321 Palmetto Prairie
- 436 Upland Scrub, Pine and Hardwoods

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #: 2

0 250 500 Feet

N

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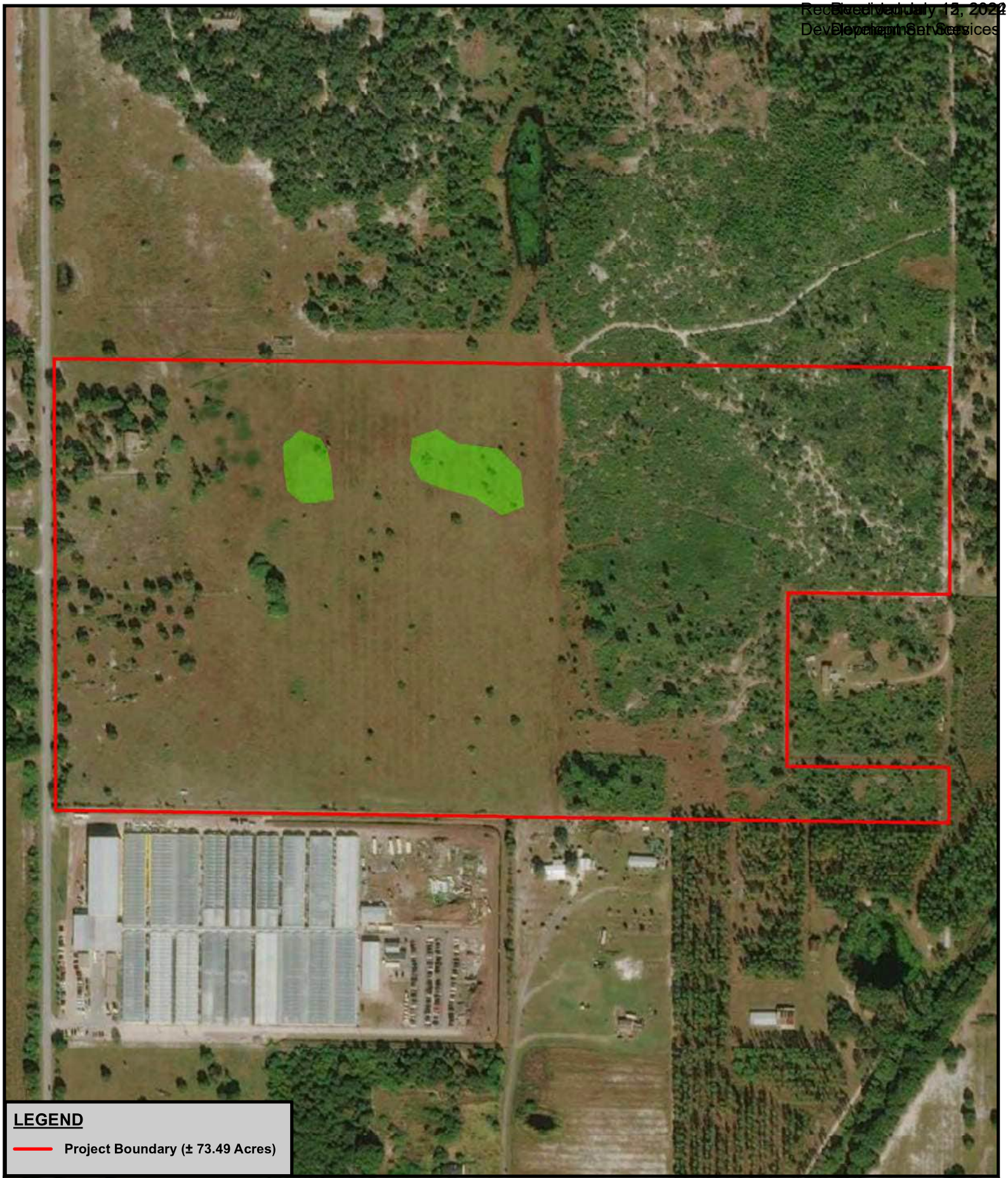

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
WETLAND MAP

PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #: 3

0 150 300 600 Feet

N

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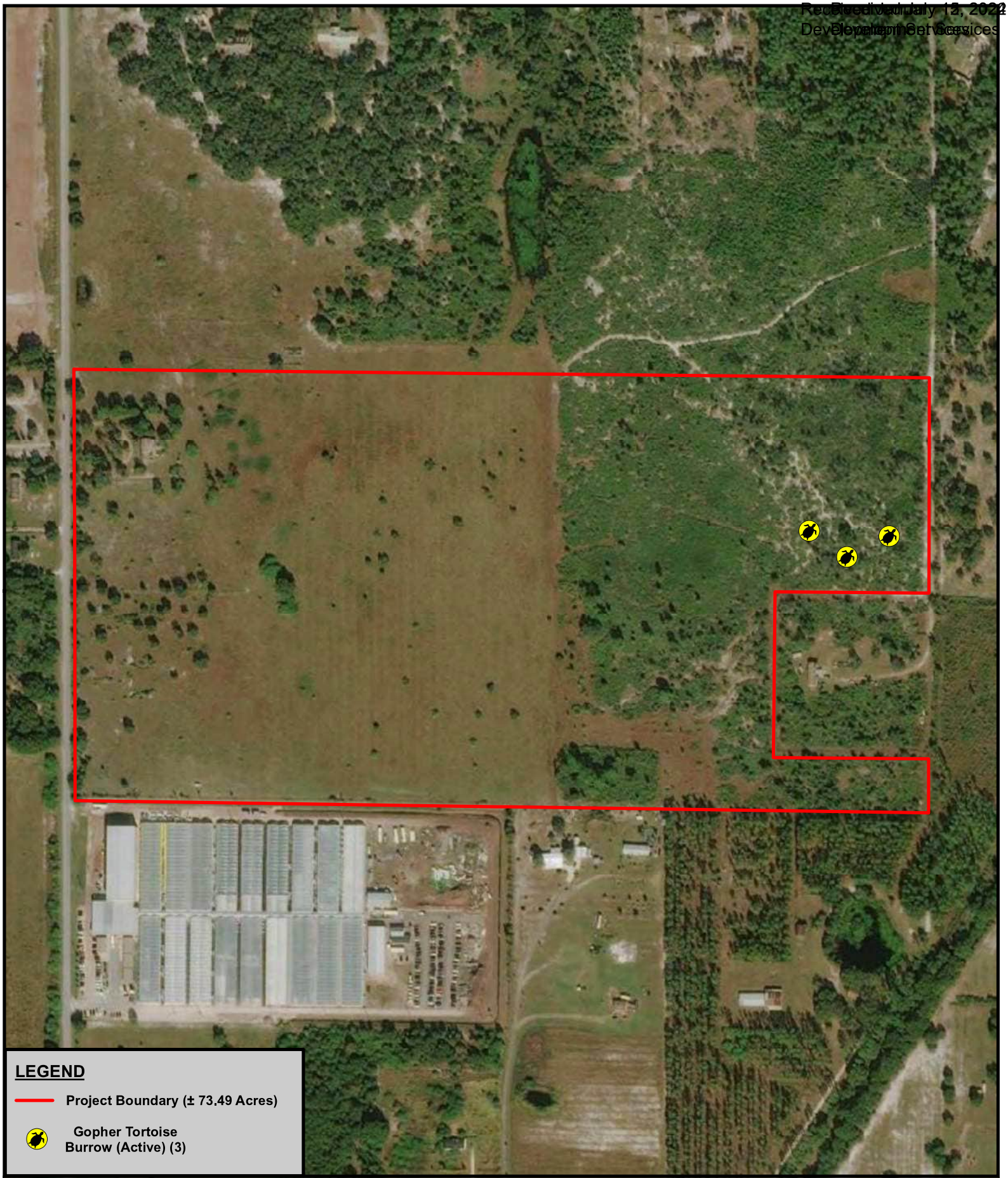
CKrack@ecsfl.cc



LEGEND

- Project Boundary (± 73.49 Acres)
- Gopher Tortoise Burrow (Active) (3)

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
GT BURROW MAP

PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #: 4

0 150 300 600 Feet

N

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Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc

24-0959

TABLES

TABLE 1: PROTECTED FAUNA FOUND IN HILLSBOROUGH COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE WESTLAKE PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
REPTILES				
Drymarchon corais couperi Eastern indigo snake	T	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: little habitat available, three gopher tortoise burrows present
Gopherus polyphemus Gopher tortoise	SSC	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	High: habitat available, three burrows observed
Neoseps reynoldsii Sand Skink	T	T	Well drained sandy soil, open areas, sand pine-rosemary scrub	Low: habitat not available, none sighted, outside known range
Pituophis melanoleucus mugitus Florida pine snake	SSC	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: habitat not available, none observed
Stilosoma extenuatum Short-tailed snake	T	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: habitat not present, none sighted
AMPHIBIANS				
Rana areolata aesopus Florida gopher frog	SSC	-	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: habitat limited; gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	T	T	Level, sterile, white sand with low, xeric oak scrub	Medium: suitable scrub available on site, none sighted
Aramus guarauna Limpkin	SSC	_	Densely vegetated swamps, lakeshores and slow streams	Low: no flow-way present, none sighted
Egretta caerulea Little blue heron	SSC	_	Lake littorus; shallow ponds and marshes	Low: no open water available, no birds sighted
Egretta thula Snowy egret	SSC	_	Lake littorus; shallow ponds and marshes	Low: no open water available, no birds sighted

TABLE 1: PROTECTED FAUNA FOUND IN HILLSBOROUGH COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE WESTLAKE PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
BIRDS (cont..)				
Egretta tricolor Tricolored heron	SSC	_	Lake littorus; shallow ponds and marshes	Low no habitat available, none sighted
Eudocimus albus White ibis	SSC	-	Beaches, mudflats, wet fields and prairies, forested wetlands and marshes	Low: habitat not available, none sighted
Falco peregrinus tundrius Peregrine falcon	E	_	Coastal beaches, prairies, and marshes	Low: no habitat available, none sighted.
Falco sparverius paulus Southeastern American kestrel	T	_	Forest edges, and clearings; nests in mature pines	Low: no habitat available, none sighted
Grus canadensis pratensis Florida sandhill crane	T	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Medium: habitat available, birds not sighted
Haliaeetus leucocephalus Bald eagle	T	T	Open (<60% canopy cover), mature pine forests < 2 km from expansive open waters	Low: habitat not available, no nests or birds sighted
Mycteria americana Wood stork	E	E	Nests is cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: habitat not available, birds not sighted
Picoides borealis Red-cockaded Woodpecker	E	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: habitat not available, none sighted
MAMMALS				
Podomys floridanus Florida mouse	SSC	_	Sand pine scrub; xeric oak-pine flatwoods; often associated with *G. polyphemus* burrows	Medium: habitat / gopher tortoise burrows present, none sighted
Sciurus niger niger Southern fox squirrel	-	_	Mature flatwoods of sandhills; occasional in tall cypress-bay forests	Low: habitat not available, none sighted
Ursus americanus floridanus Florida black bear	T	_	Nearly-impenetrable wooded thickets and swamps	Low: habitat not available, none sighted

Footnotes to Table 1

1 FWC - Florida Fish and Wildlife Conservation Commission, formerly the Florida Game and Fresh Water Fish Commission; Official Lists of Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

(E-endangered, T-threatened, SSC-species of special concern, CE-commercially exploited). C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support proposals for listing) and C2 (candidate for listing, with some evidence of vulnerability, but for which not enough data exists to support listing) are no longer official categories.

3 Habitats described by:

Ashton, R.E. and P.S. Ashton. 1985 Handbook of Reptiles and Amphibians of Florida (3 vols.). Windward Publ. Inc. Miami.
Conant, R. 1975 A Field Guide to Reptiles and Amphibians of Eastern/Central North America (2nd ed.). Houghton Mifflin Co. Boston 430 pp.
Kale, H.W. 1978. Volume Two; Birds. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville. 121 pp.
Kale, H.W. and D.S. Maehr. 1990. Florida's Birds: A Handbook and Reference. Pineapple Press. Sarasota. 288 pp.
Layne, L.N. 1978 Volume One: Mammals. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville, 52 pp.
McLane, W.M. 1985. The Fishes of the St. Johns River, Florida. Ph.D. diss. University of Florida, Gainesville. 361 pp.
Peterson, R.T. 1980. A Field Guide to the Birds of East of the Rockies (4th ed.). Houghton Mifflin Co. Boston. 384 pp.

4 Likelihood of occurrence: Low, Moderate or High, based on the best available data and selective field observations.

TABLE 2: PROTECTED FLORA FOUND IN HILLSBOROUGH COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE WESTLAKE PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Calopogon barbatus Bearded grass pink	T	_	Damp pinelands	Low: habitat not available, none found
Calopogon multiflorus Many-flowed grass pink	E	_	Open, damp, occasionally recently burned pinelands and meadows	Low: habitat not available, none found
Deerinfothamnus rugelii Rugel's pawpaw	E	E	Mesic flatwoods	Low: habitat not available, none found
Encyclia tampensis Butterfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Epidendrum conopseum Greenfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Hartwrightia floridiana Florida Hartwrightia	T	_	Wet, open areas, moist grasslands, and sphagnum bogs	Low: habitat not available, none found
Lilium catesbaei Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: habitat not available, none found
Listera australis Southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: habitat not available, none found
Nemastylis floridana Fall-flowering ixia	E	_	Marshes; grassy openings of wet hammocks moist flatwoods	Low: no habitat available, none found
Platanthera blephariglottis Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: habitat not available, none found
Platanthera cristata Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: habitat not available, none found
Platanthera flava Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick, black mud	Low: habitat not available, none found

TABLE 2: PROTECTED FLORA FOUND IN HILLSBOROUGH COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE WESTLAKE PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Platanthera integra Southern yellow fringeless orchid	E		Marshes and wet pine flatwoods	Low: no habitat available, none found
Platanthera nivea Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: habitat not available, none found
Pogonia ophioglossoides Rose pogonia	T	_	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: habitat not available, none found
Polygala lewtonii Scrub (Lewton's) milkwort	E	E	Dry oak woodlands and scrub	Low: habitat not available, none found.
Rhapidophyluum hystrix Needle palm	CE	_	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: habitat not available, none found
Spiranthes brevilabris floridana Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: habitat not available, none found
Spiranthes laciniata Lace-tip ladies' tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: habitat not available, none found
Spiranthes longilabris Long-tip ladies' tresses	T	_	Marshes and wet prairies	Low: habitat not available, none found
Stenorrhynchos lanceolatus var. lanceolatus Leafless beaked orchid	T	_	Vacant lots, open pastures, pine flatwoods and mowed roadsides	Low: habitat available, none found
Tillandsia fasciculata Common wild pine	E	_	Cypress swamps and hammocks	Low: habitat not available, none found
Tillandsia utriculata Giant wild pine	E	_	Hammocks and cypress swamps	Low: habitat not available, none found
Zephyranthes simpsonii Simpson zephyr lily	T	_	Dome swamps, wet flatwoods, ditches, wet pastures, often burned-over areas	Low: habitat not available, none found

Table 2 Footnotes

1 FDA – Florida Department of Agriculture and Consumer Services; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997. Supporting information from FNAI - Florida Natural Inventory; Matrix of habitats and distribution by county of rare/endangered fauna and flora in Florida, published April 1990.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

[E-endangered, T-threatened, SSC- species of special concern, CE-commercially exploited.] C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support for listing) and C2 (candidate for listing with some evidence of vulnerability, but for which not enough data exist to support listing) are no longer official categories.

3 Habitats described by:

Bell, C.R. and B.J. Taylor. 1982. Florida Wild Flowers and Roadside Plants. Laurel Hill Press, Chapel Hill, NC 308pp.
FNAI - Florida Natural Inventory; Matrix of Habitats and Distribution by County of Rare/Endangered Species in Florida, published April 1990.
Godfrey, R.K. 1988. Trees, Shrubs, and Woody Vines of Northern Florida, and Adjacent Georgia and Alabama. University Georgia Press. Athens, GA 734 pp.
Ward, D.B. (publ. date not listed). Volume Five,. Plants, in P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida, Gainesville. 175 pp.
Wunderlin, R.P. 1982. Guide to Vascular Plants of Florida. University Presses of Florida, Gainesville, FL. 472 pp.

4 Likelihood of occurrence: Low, Moderate, or High, based on the best available data and selective field observations.

Attachment C – Florida Scrub Jay Report - West Lake Property

FLORIDA SCRUB JAY REPORT

WESTLAKE PROPERTY
WIMAUMA, HILLSBOROUGH COUNTY

Prepared for:

LENNAR HOMES

4600 West Cypress Street
Suite 200
Tampa, FL 33607

Prepared by:

235 N Hunt Club Blvd.
Suite #202
Longwood, FL 32779
(407) 869-9434

March 2021

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APPENDIX

WESTLAKE PROPERTY
HILLSBOROUGH COUNTY, FLORIDA

FLORIDA SCRUB-JAY REPORT

1.0 INTRODUCTION

A Florida scrub-jay survey was conducted on the Westlake property of the ± 73.49 acre Westlake property. The property is located east of West Lake Drive, north of Bishop Road, and south of Lake Wimauma in Wimauma, Florida. More specifically, the proposed project site is located in Section 16, Township 32 South and Range 20 East of Hillsborough County, Florida (Figure 1).

A site-specific survey of the Westlake project site was conducted to assess the potential occurrence and relative risk of taking of the Florida scrub-jay (*Aphelocoma coerulescens)*, a species listed as Threatened by both the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS).

Survey design, methodology and results are presented within this report and are detailed below.

1.1 FLORIDA SCRUB-JAY

The Florida scrub-jay prefers well-drained scrub communities where one or more species of scrub oaks (*Quercus spp.)* are present. Optimal habitat consists of fire-dominated xeric oak scrub, open sand pine scrub, open scrubby flatwoods with slash pines and rosemary scrub of the interior and Atlantic coast sand ridges (Fitzpatrick et al., 1991). Open sandy patches are necessary for burying acorns which allows the Florida scrub-jay to recover and forage acorns during every month of the year.

Habitat elimination, fragmentation, degradation and fire suppression are the primary threats to survival of this species and have resulted in an overall population decline. In recent years, Florida scrub-jays have been observed utilizing suboptimal or atypical habitat types such as abandoned citrus groves, overgrown fence rows in pasture areas, low-shrubby areas surrounding herbaceous wetlands and residential developments within historic scrub habitats.

1.2 HISTORIC DATA OF HILLSBOROUGH COUNTY

The distribution and status of the Florida scrub-jay state-wide was determined during 1992 and 1993 (Fitzpatrick et al, 1994). This survey was funded by the USFWS and determined that the overall population was divided into five sub-regions, corresponding to the major sand deposits located within Florida.

Hillsborough County lies within the Southern Gulf Subregion

Along the Gulf coast from Levy County south to Lee County, scrub-jays historically occurred in a contiguous fourth major population: the Gulf Coast Subregion. Today, however, this population is divided into two subregions: the Northern Gulf Coast Subregion and the Southern Gulf Coast Subregion, because of the extensive amount of habitat fragmentation and loss that has occurred in Pinellas, Hillsborough, Pasco, and Hernando counties (Fitzpatrick et al. 1994b).

2.0 USFWS METHODOLOGY

ECS biologists conducted a 5-day consecutive survey on March 8th, 9th, 10th, 11th, and 12th, 2021. Survey methodology was determined in accordance with the prescribed guidelines established by the USFWS which were adapted from the "*Ecology and development-related habitat requirements of the Florida scrub-jay, Florida Game and Freshwater Fish Commission, Nongame Wildlife Program Technical Report No. 8"*.

A high-quality digital recording of Florida scrub-jay territorial scolding and female "hiccup" call is recommended to attract the birds. A distance of 100 to 200 meters between transects and playback stations should be established. Surveys should be conducted on calm, clear days with little to no breeze (5 to 8 mph) and before midday heat. Surveys may be conducted between March 1st through October 31st with ideal survey periods of 1) spring (especially March), 2) fall (September and October) and 3) midsummer (July).

The above-mentioned guidelines were employed during the surveys conducted on the Westlake project site.

A United States Geological Survey (USGS) topographic map (Figure 2), a United States Department of Agriculture Soil Conservation Service soils map (Figure 3) and a USGS aerial photograph (Figure 4) were used to identify suitable Florida scrub-jay habitat and to assist in mapping the playback locations.

2.1 Project Site Conditions

The vegetative conditions of the project site consist of Six (6) habitat types, with two; the shrub and brushland and palmetto prairie habitat types, being suitable for the Florida scrub jay.

Review of aerial photography and examination of existing site conditions revealed the two potential Florida scrub-jay habitat types within the project boundaries. These habitats were assessed according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). A brief description of the six (6) FLUCFCS communities is provided below.

110 – Residential, Low Density

There is a single-family residence located in the north west portion of the project site. Vegetation consists of bahia grass (Paspalum notatum), broom sedge (Andropogon virginicus virginicus), as well as live oak (Quercus virginianna).

211 – Improved Pasture

The dominate habitat type located on site, this habitat is found throughout the western portion of the project site. Species observed include bahia grass, broom sedge, blackberry (Rubus fruticosus), dog fennel (Eupatorium capillifolium) and ragweed (Ambrosia artemisiifolia).

2111 – Improved Pasture (Wet)

Found in the northern portion of the pasture habitat, these areas are defined by low lying areas within the pasture. Ground cover consists of soft rush (Juncus elliottii), Chalky blue stem (Andropogon virginicus glaucus), marsh pennywort (Hydrocotyle vulgaris), bahia grass, and blackberry.

320 – Shrub and Brushland

Located in the northeastern and southeastern portion of the project site. This habitat contains predominately saw palmetto (Serenoa repens) with other species such as gallberry (Ilex glabra), sand pine (Pinus clausa), runner oak (Quercus pumila), sand live oak (Quercus geminata), wire grass (Aristida stricta), and bahia grass.

321 – Palmetto Prairie

This habitat is found in the eastern portion of the property. This habitat is dominated by dense saw palmetto with some wire grass, runner oak, and very scattered sand pine.

436 – Upland Scrub, Pine and Hardwoods

Found along the southern boundary this habitat type contained dense saw palmetto with mature longleaf pines (Pinus ellitottii) and sand live oak (Quercus geminata). Other species observed include runner oak, wiregrass and gallberry.

2.2 Project Survey Design

During the Florida scrub-jay surveys, pedestrian transects were used to systematically survey the site. More specifically, pedestrian transects, running north \ south, as well as east \ west, were used in the shrub and brushland, palmetto prairie and upland scrub, pine and hardwood habitats. Playback stations

were established an average of every 100 meters.

Digital recordings utilizing a hand-held media players, played at full volume, of scrub-jay "scolding" calls, including the female "hiccup" calls, were utilized at each station for at least five minutes in each direction. The vocalization recording was obtained from the Macaulay Library at the Cornell Lab of Ornithology. Surveys were conducted during the early morning hours as prescribed by the USFWS guidelines, with the weather being acceptable on each survey date. Conditions on each day were moderate to clear with no precipitation and either calm to slight breezes during the survey times.

During the cursory pedestrian surveys, the tape recordings were played extensively along each boundary of the entire survey site, including, but not limited to, all applicable Florida scrub-jay habitats, as well as the interior of the main habitat type in the center of the project boundaries. During these surveys, teams of two to three biologists were present at each playback station as the cursory pedestrian surveys were being conducted, in order to maximize the potential for Florida scrub-jay identification. These surveys were also conducted utilizing field glasses to minimize the chances of misidentifying possible Florida scrub-jays.

Suitable habitats, including both typical and atypical, were identified and mapped prior to commencement of the intensive 5-day consecutive survey during listed species surveys that were conducted on the project site in early January, 2021. It was during this period that the initial cursory surveys were conducted for the Florida scrub-jay utilizing the tape recorded vocalizations throughout the site.

Additional reference material, including topographic maps and aerial photographs, were used to supplement visual observations noted during the constraints analysis of the project site in order to determine the placement of playback stations.

Due to strong territoriality of Florida scrub-jays, playback stations were setup in such a way as to maximize the possibility of playback "overlap", in that the tape recordings would most likely be heard in more than one scrub-jay group's territory. Approximately nineteen (19) playback stations were established throughout the project site (Figure 5). Each playback station was marked with surveyor's tape for easy location.

Playback stations were established on the eastern portion of the property, as this contained the most suitable habitat. Due to the existence of suitable habitat adjacent to the north of the subject site, ECS biologists dedicated extra time at each of the northern boundary playback stations with an emphasis on playbacks directed to the north in order to establish whether or not scrub jays utilized the subject site by flying in from the above referenced adjacent property.

Special attention was given to careful observations of these areas using field glasses to note any bird species attracted to the taped calls. During each of the days of the survey, between two scrub jays were noted on this area of the site, whose territory appeared to encompass both the project site and the neighboring site to the north.

3.0 SURVEY RESULTS

The results of the Florida scrub-jay surveys produced multiple sightings and responses at all of the playback stations. The results are detailed in the following table:

Information Data Sheet – March 8th – 12th, 2021

Survey Dates	March 8	March 9	March 10	March 11	March 12
Survey Times	8:00 – 10:27 am	7:30 – 10:02 am	7:30 – 9:58 am	7:00 – 9:37 am	7:00 – 9:41 am
Survey Weather Conditions	73 degrees 3 mph breeze from sw, clear, 0 precip.	78 degrees 4 mph breeze from ssw, partly cloudy, 0 precip.	80 degrees, 3 mph breeze from nw, 0 precip.	83 degrees, 4 mph breeze from ssw, clear, 0 precip.	83 degrees, 3 mph breeze from ssw, mostly clear, 0 precip.
Survey Results	0 scrub-jays identified	0 scrub-jays identified	2 scrub-jays identified	2 scrub-jays identified	2 scrub-jays identified

Thorough surveys resulted in sightings of Florida scrub-jays on the eastern portion of the project site. Digital recordings of scrub-jay "scolding" calls attracted various varieties of curious bird life including northern mocking birds (*Mimus polyglottos*), cardinals (*Cardinalis cardinalis*) and blue jays (*Cyanocitta cristata).*

During these encounters, extra time and care was taken in order to properly observe any bird life moving throughout the lower branches of nearby shrub and brushland as well as palmetto prairie so as to positively identify that species of bird. Two scrub-jays were identified on the east side of the property with additional observations offsite, to the north of the northern property boundary (Figure 6).

3.1 Observations Regarding Relevant Habitat Conditions

The project site currently exhibits some features and characteristics regarding suitable Florida scrub-jay foraging and nesting habitats, including the shrub and brushland, which demonstrate habitats in flux due to pressures from surrounding residential and roadway developments.

Important to note was the evidence of fire suppression in habitats which are historically subjected to periodic natural fire occurrence is highlighted by the heavy understory of saw palmetto and invasive and nuisance species. There is evidence of fire suppression due to heavy development of this region.

Without the seasonal fire occurrence that is typical for these habitat communities, this historical scrub jay habitat becomes suboptimal as evidenced here. Despite this, there are still open sandy patches of ground which supports scrub jays on the eastern portion of the property.

Excess detritus, or leaf litter, exists within much of the habitat area, and is also the result of fire suppression. Encroachment by human activity has direct affect on the isolation of the subject site.

The southern adjacent property is a mixture of development and planted pine with single family residences along the east property boundary. West Lake Drive forms the west property boundary with single family residences on the west side of West Lake Drive. ECS biologists focused on the possibility of scrub jay utilization of the subject site as a "thoroughfare" for jays, with the usage of the site for temporary foraging, or as part of a search for new territory. However, based on daily observations, it is the opinion of ECS that the two scrub jays are from a resident population whose territory extends offsite to the north.

The eastern portion of the project site contains the most suitable habitat.

4.0 SUMMARY

In summary, the Florida scrub-jay survey was conducted over a five (5) day period from March 8th, to March 12th, 2021.

Survey design followed the prescribed USFWS guidelines using digital recordings of scrub-jay "scolding" calls at nineteen (19) playback stations within the project boundaries in the habitat types mostly likely utilized for scrub-jay foraging and nesting. Each playback station was permanently marked.

One area of the project site contained scrub jays. Approximately two scrub jays were observed on the east side of the property. These birds were confined to the shrub and brushland habitat. Efforts to lure the scrub jays into the palmetto prairie community were unsuccessful. The scrub jays would stop at the edge of the shrub and brushland habitat and not venture further into the property.

These birds were not observed until the use of the taped vocalization playback. The birds were not observed during day 1 or day 2. The final three days produced scrub jay sightings.

Figure 6 depicts the locations of the scrub jay area of occupation. This does not represent

the limits of where the birds were visually sighted as both birds were observed offsite to the north as well.

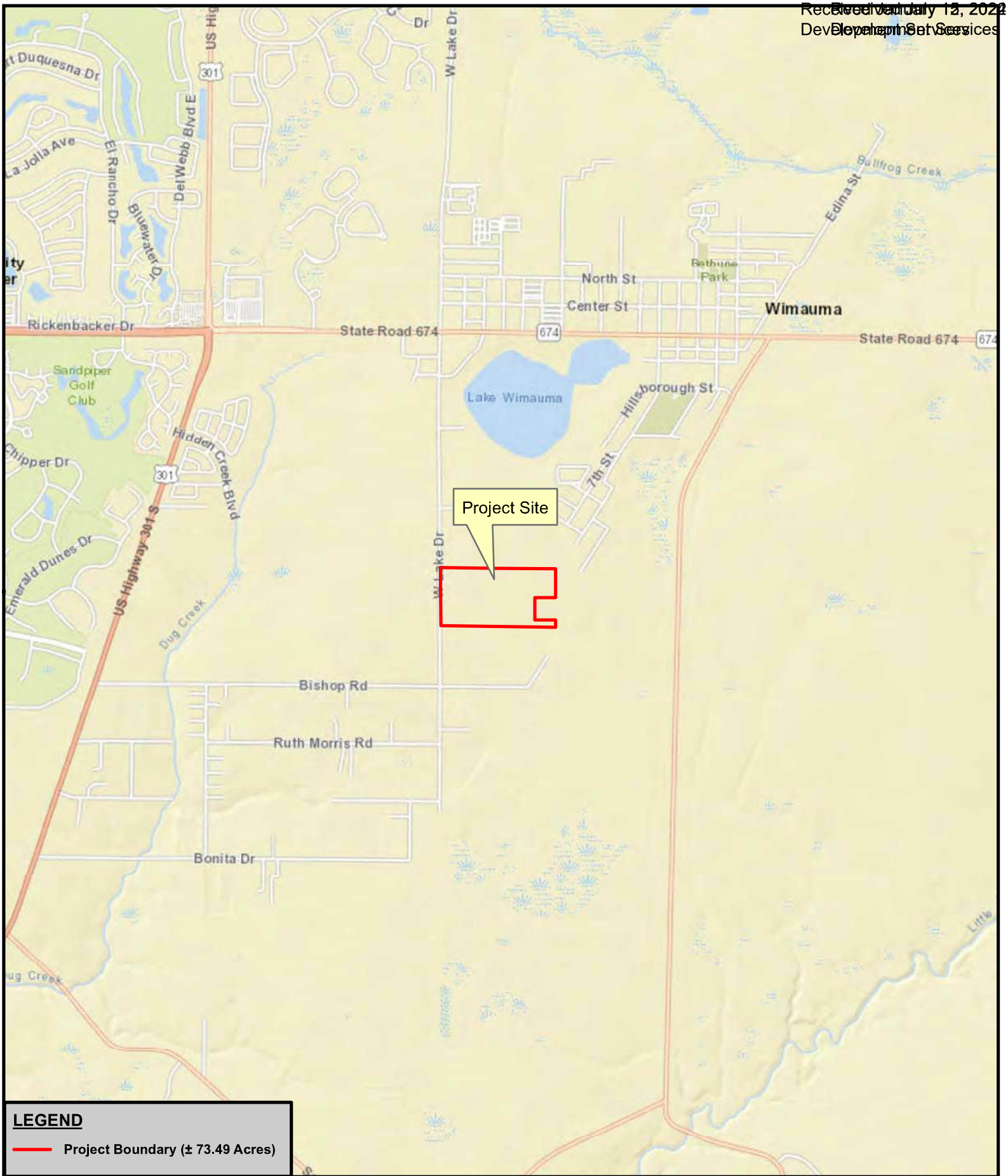
The area of occupation or suitable scrub jay habitat is 4.72 acres.

According to the USFWS Appendix D, Mitigation Cost Calculation for impacting Florida scrub jay habitat, the cost per acre for Hillsborough County is $29,961.00. A 2:1 ratio is applied, therefore approximately 9.44 acres of mitigation would be required or a fee of $282,831.84 to impact the area of occupation.

The mitigation fee can be paid by either 1) contributing to the Florida Scrub-jay Conservation Fund or 2) purchasing an equivalent amount of mitigation credit at a USFWS approved conservation bank.

The USFWS will require a permit to impact the scrub jay habitat. Included in the permit application will be a Habitat Conservation Plan. The entire permitting process typically takes 12 months before permit issuance.

FIGURES



LEGEND

Project Boundary (± 73.49 Acres)

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
LOCATION MAP

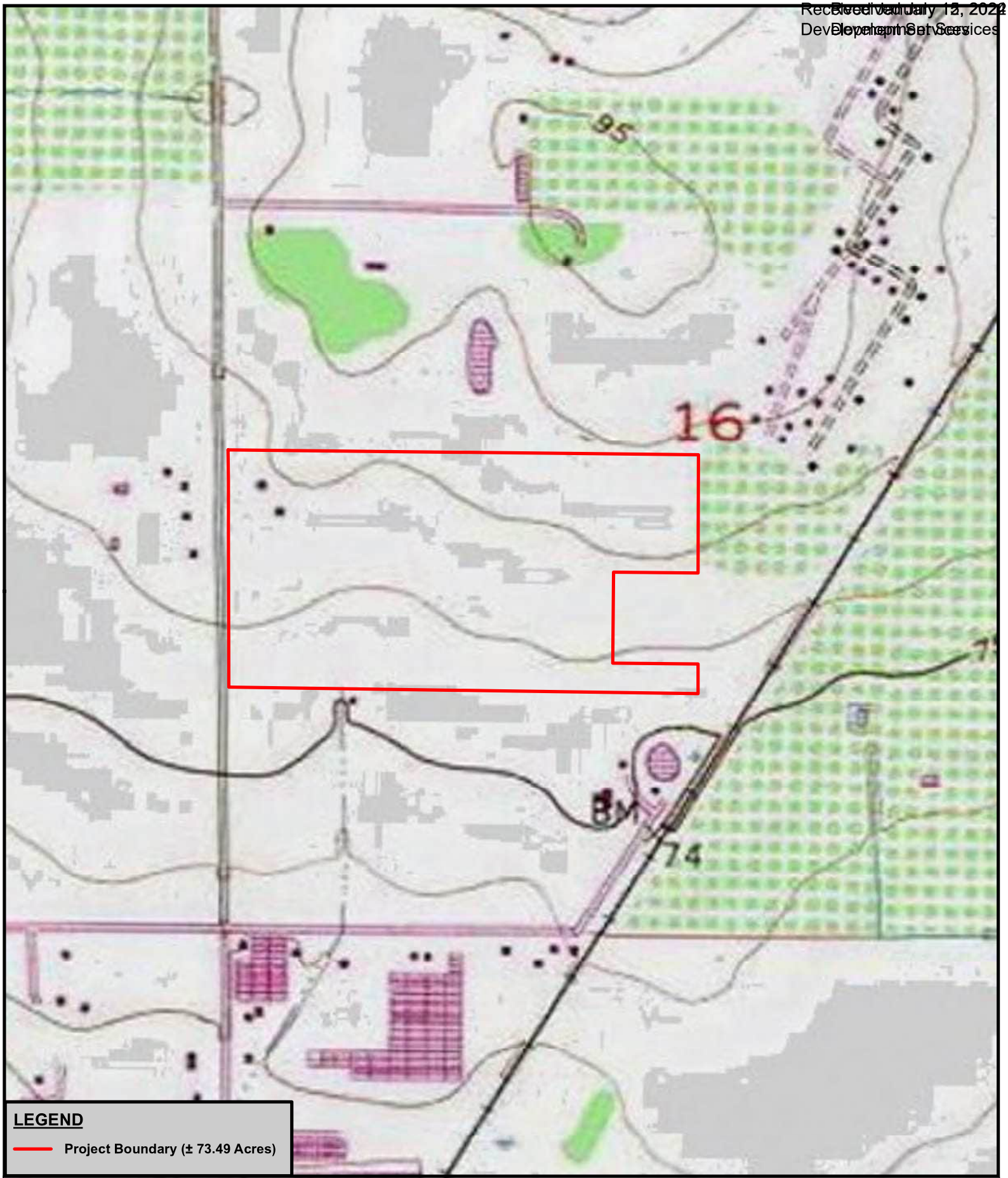
PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #: 1

0 1,500 3,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc

24-0959



LEGEND

Project Boundary (± 73.49 Acres)

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
TOPO MAP

PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #:2

0 150 300 600 900 Feet

N

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Longwood, Florida 32779
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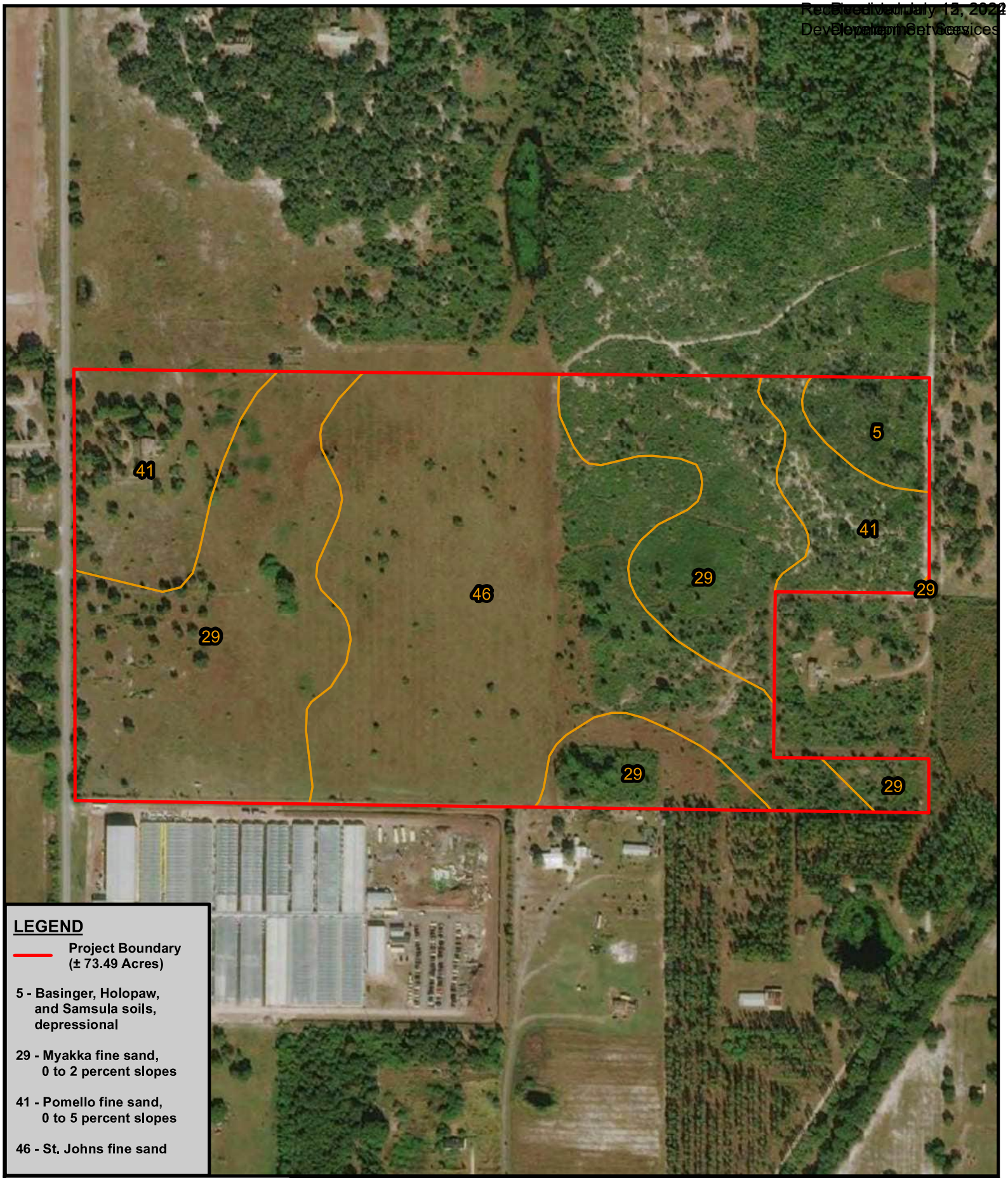
CKrack@ecsfl.cc



LEGEND

Project Boundary (± 73.49 Acres)

5 - Basinger, Holopaw, and Samsula soils, depressional

29 - Myakka fine sand, 0 to 2 percent slopes

41 - Pomello fine sand, 0 to 5 percent slopes

46 - St. Johns fine sand

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
NRCS SOILS MAP

PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #:3

0 150 300 600 Feet

N

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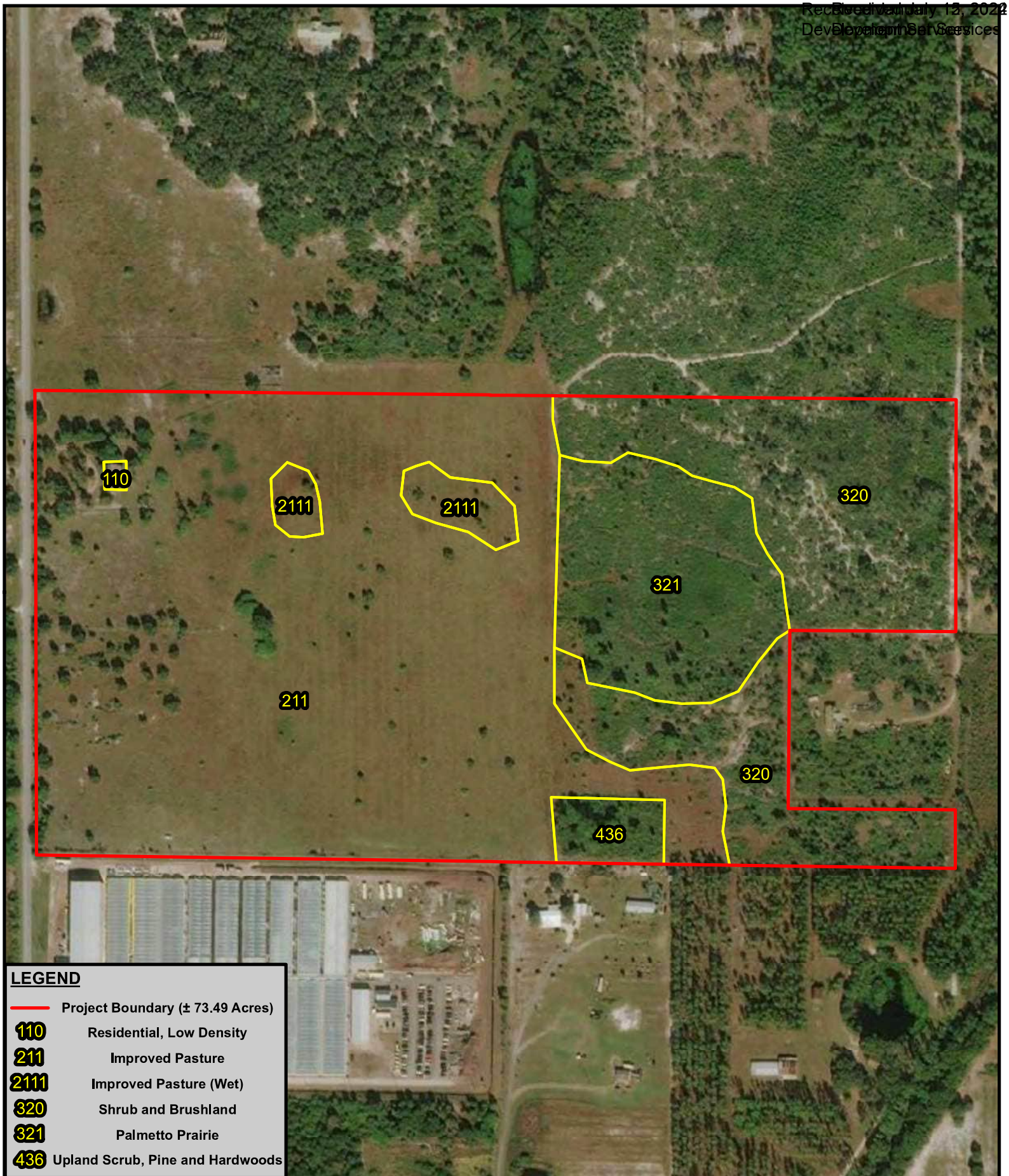

LEGEND

Project Boundary (± 73.49 Acres)	
110	Residential, Low Density
211	Improved Pasture
2111	Improved Pasture (Wet)
320	Shrub and Brushland
321	Palmetto Prairie
436	Upland Scrub, Pine and Hardwoods

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 008.318.21 DATE: 01/07/21 FIGURE #:4

0 250 500 Feet

N

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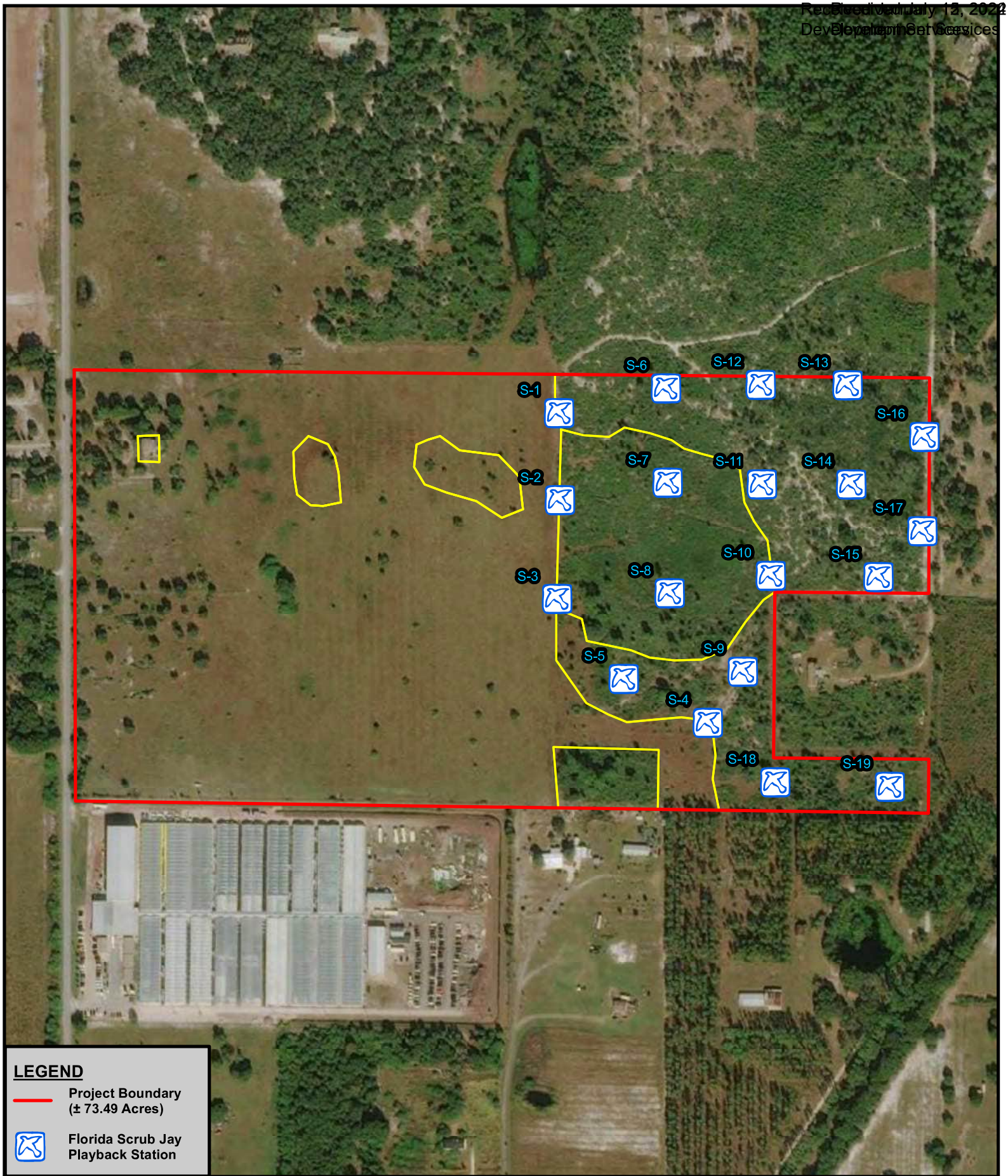

LEGEND

- Project Boundary (± 73.49 Acres)
- Florida Scrub Jay Playback Station

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
SCRUB JAY STATION MAP

PROJECT #: 008.318.21 DATE: 03/12/21 FIGURE #:5

0 150 300 600 Feet

N

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Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
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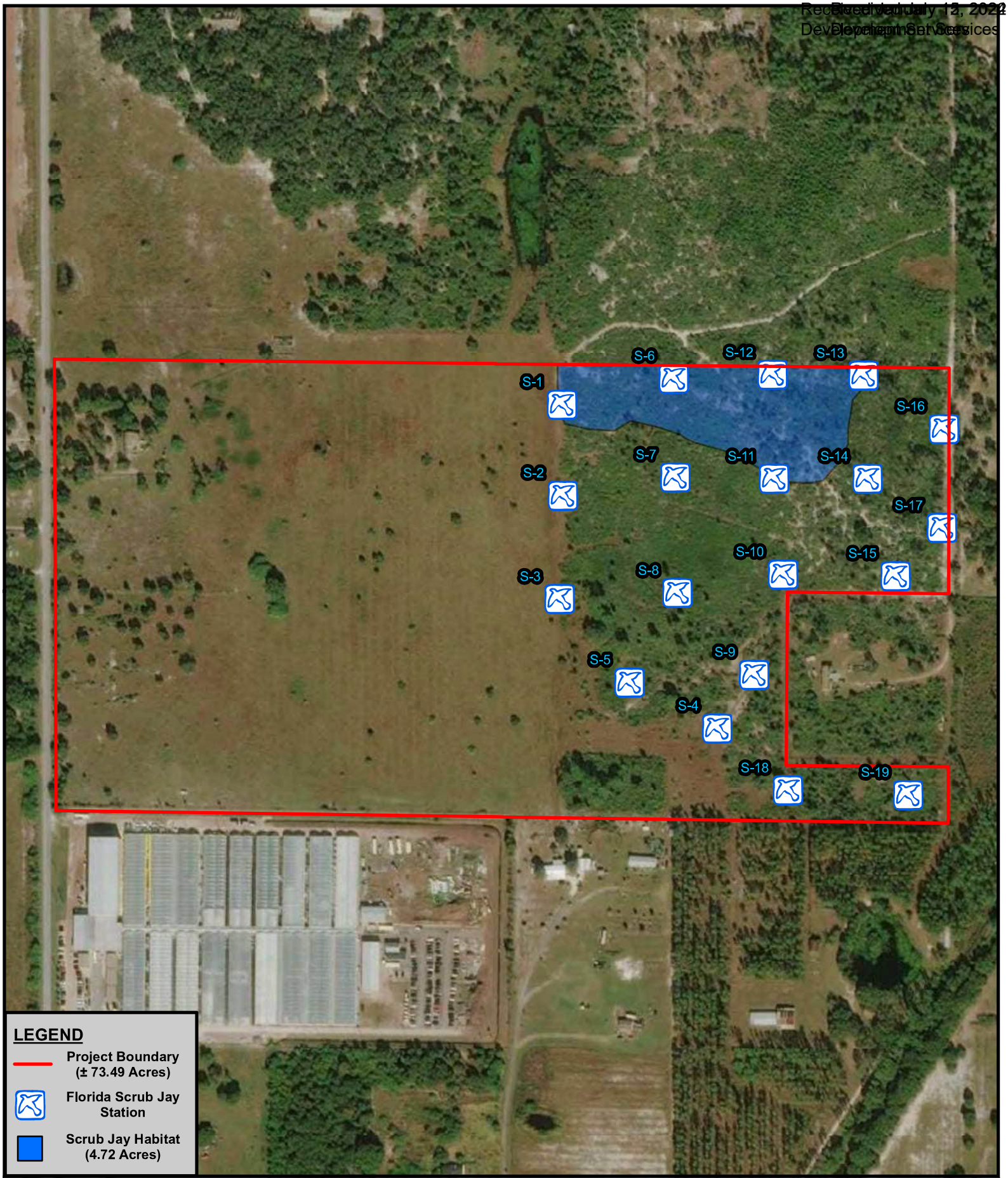

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WEST LAKE
HILLSBOROUGH COUNTY, FLORIDA
SCRUB JAY HABITAT MAP

PROJECT #: 008.318.21 DATE: 03/12/21 FIGURE #:6

0 150 300 600 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc

24-0959

APPENDIX A

Appendix A

Photo 1

Photo of the shrub and brushland habitat on the northeastern portion of the property

Photo 2

Photo of the shrub and brushland habitat on the northeastern portion of the property

Photo 3

Photo of a Florida scrub jay on the northeast portion of the site, bird was in the center of habitat range within the shrub and brushland habitat.

Photo 4

Shrub and Brushland habitat in the center of the property.

Photo 5

Shrub and Brushland on the east side of the property.

Photo 6

Florida scrub jay on the north eastern side of the property.

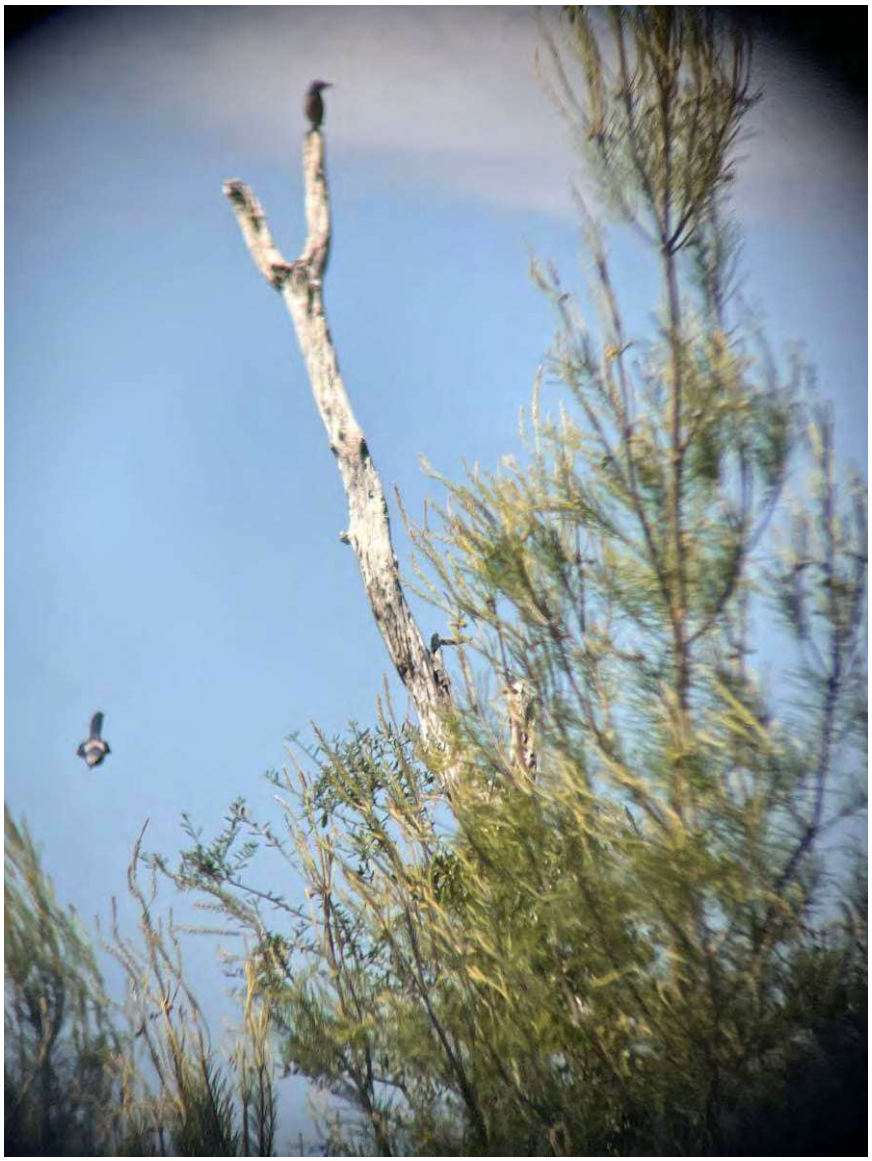
Photo 7

Palmetto prairie habitat located on the eastern portion of the property.

Photo 8

Palmetto prairie habitat located on the eastern portion of the property.

Photo 9



Two Florida Scrub jays along the northern boundary of the project site.

APPENDIX B

Appendix D

Calculating Mitigation Costs

This Appendix must be used to determine the cost of mitigation that will be required to participate in this HCP/EA. There are 21 maps that follow and applicants should review them to determine which scrub-jay metapopulation their property lies in. Once an applicant has identified the metapopulation containing their property, they should use the list below to find the cost of mitigation. If a property is not located within any of the 21 metapopulations, the applicant should use the "Average" value listed at the end of the table below.

How to calculate the mitigation cost for participation in the Scrub-jay Umbrella HCP.

Step 1. Determine your property size in acres.

You can find your property size on the land title survey or at your county's property appraiser's web site.
If the size of your property is recorded in square feet (sq. ft.), divide by 43,560 to obtain acres.

Step 2. Determine the mitigation area.

Multiple your property size in acres by 2. For example, if your property size is 0.23 acre, multiplying by 2 would result in 0.46 acres of mitigation area.

Step 3. Find the scrub-jay metapopulation where your property is located.

Use the overview map to identify the general area of the State where your property is located. Go to the close-up maps of the metapopulations found after the overview map for greater detail.

Step 4. Calculate Mitigation Cost.

Find your metapopulation in the listing provided in Appendix Table D.1. If your property is outside the identified metapopulations use the Average Total Mitigation Cost from the last line of the Appendix Table D.1. Multiply the mitigation area obtained in step 2 by the cost within your metapopulation.

This is the mitigation cost needed to compensate for impacts to scrub-jays and participate in the umbrella HCP.

You can pay the mitigation cost by:

1) contributing to the Florida Scrub-jay Conservation Fund (see Appendix B for details), or

2) purchasing an equivalent amount of mitigation credit at a Service-approved conservation bank (please check our web site www.fws.gov/northflorida/Scrub-jays/scrubjays.htm to see if there are Service approved banks in your area).

Table D.1. Mitigation cost per acre by Scrub-jay Metapopulation for the Florida Scrub-jay Umbrella Habitat Conservation Plan, revised **September 2014**.

Scrub-jay Metapopulation	Per Acre Total Mitigation Cost
Central Brevard	$44,074
Central Charlotte	$19,893
Central Lake	$29,961
Citrus	$12,295
Flagler	$29,961
Lake Wales Ridge	$14,770
Lee	$38,718
Levy	$7,580
Manatee	$13,450
Martin	$37,359
Merritt Island	$29,961
Ocala National Forest	$29,961
Palm Beach	$29,961
Pasco	$19,903
North Brevard	$14,294
Northeast Lake	$27,659
Northwest Charlotte	$38,637
Sarasota	$71,360
South Brevard	$28,680
St. Lucie	$53,833
West Volusia	$15,327
Average	$29,961

Attachment D – West Lake Property - Listed Species and Habitat Photos

Attachment D
West Lake Property - Listed Species and Habitat Photos

Xeric Native Habitat Photo

Xeric Native Habitat Photo

Attachment D
West Lake Property - Listed Species and Habitat Photos

Xeric Native Habitat Photo

Florida Goldenaster

Attachment D
West Lake Property - Listed Species and Habitat Photos

Florida Scrub Jay Photo

Florida Scrub Jay Photo