



Biological, Environmental, & Due Diligence Site Assessment

Prepared for
Central Florida Property Purchasers LLC
Peter B. Gaspar & Joseph B. Bricklemeyer
Lake County, FL.

Prepared by
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Planning and Environmental
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A handwritten signature in blue ink, reading "William A. Ray". The signature is fluid and cursive, with the first name "William" and last name "Ray" being the most prominent parts. It is positioned above a horizontal line.

William A. Ray, AICP, Senior Environmental Specialist

March 14th, 2025

Update: June 18th 2026

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I. Project Description

The subject 17.14^{+/-} Acre Site is located in Lake County. The subject property is east of Radio Road. The subject site is identified as Sections 08, Township 16, Range 21 and is further identified by the Lake County Property Appraiser as:

Parcel Number	Prime Key #	Acreage ^{+/-}
23-19-25-0002-000-00300	1183626	9.54 ^{+/-}
01-19-25-0500-041-00501	1274176	7.6 ^{+/-}
Total		17.14 ^{+/-} acres

(See Exhibit 1-Location Map and Exhibit 2-Site Aerial Map).

The total site area project consists of approximately 17.14^{+/-} Acres. The parcel is currently undeveloped and categorized as open land.

The property owner is proposing to construct infrastructure in accordance with local land development regulations.

Land Use types adjacent to the project area include low and medium density dwellings, light industrial, and pine flatwoods. The project obtains primary access via Radio Road to the west.

A “Phase I Environmental Site Assessment” may be completed by others. This report does not address CERCLA compliance or associated requirements.

Survey Methodology

Pedestrian Surveys were conducted based upon West-East Transects beginning on the southeast property line with an approximate Total of 4 Transects. A Pedestrian Survey was conducted on February 13th, 2025. The site was revisited on June 4th 2026

Surveys began on the sites in the morning at approximately 2:00 pm and continued to 3:00 pm. Temperature ranged from approximately 88° F to 75° F and an acceptable range for wildlife observations. Skies were cloudy.

The approximate location of the Pedestrian Transects can be seen on Exhibit 4.

Current photos of the Site and existing use can be seen on Exhibit 3.

II. Site Description

A. SOILS

Three (3) soil types are identified on site as per Lake County Soils Report by the NRCS:

08— Candler sand, 0 to 5 percent slopes Properties and qualities

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- *Slope: 0 to 5 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Excessively drained*
- *Runoff class: Negligible*
- *Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)*
- *Depth to water table: More than 80 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*

Interpretive Groups

- *Hydrologic Soil Group: A*
- *Hydric soil rating: No*

17— Arents

Properties and qualities

- *Slope: 0 to 5 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Somewhat poorly drained*
- *Runoff class: Low*
- *Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)*
- *Depth to water table: About 30 to 60 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*

Interpretive Groups

- *Hydrologic Soil Group: B*
- *Hydric soil rating: No*

41— Pomello sand, 0 to 5 percent slopes

Properties and qualities

- *Slope: 0 to 5 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Somewhat poorly drained*
- *Runoff class: Negligible*
- *Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)*
- *Depth to water table: About 18 to 42 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*

Interpretive Groups

- *Hydrologic Soil Group: A*
- *Hydric soil rating: No*

For a detailed report and description of these soils see Exhibit 6

**B. PLANT COMMUNITIES and FLORIDA LAND USE (CURRENT AND FUTURE),
COVER and FORMS CLASSIFICATION**

Land use types located within the proposed Project Site were identified through a review of color aerials and site investigations. The on-site land use forms were classified using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as defined by the Florida Department of Transportation (FDOT, 1999) and the Florida Land Use Cover Classification System (FLUCCS) as defined by the Florida Department of Environmental Protection (FDEP 2004-2011), see Exhibit 5 – FLUCCS Map.

General:

Site conditions are typical of those found in this region of Lake County. The site has not been cleared for commercial use. Several non-native shrubs and trees exist on site, including Chinese tallow trees and Bermuda grass.

The region is continuing to develop in a suburban/urban manner. There are three (3) current Land Use Cover identified on the subject site.

Based on information obtained from FDEP, field observations and aerial interpretation, the following land use classifications (FLUCFCS) best describe the vegetative communities present on-site and adjacent to the subject site:

Subject site:

1. 3300: Mixed Upland Non-forested (Rangeland)

When more than one-third intermixture of either grassland or shrub-brushland range species occurs, the specific classification is changed to Mixed Rangeland. Where the intermixture is less than one-third, it is classified as the dominant type of rangeland, whether Grassland or Shrub and Brushland categories.

2. 6440: Emergent Aquatic Vegetation

This category of wetland plant species includes both floating vegetation and vegetation which is found either partially or completely above the surface of water.

6441 Water Lettuce - *Pistia stratiotes*

6442 Spatterdock - *Nuphar* sp.

6443 Water Hyacinth - *Eichhornia* sp.

6444 Duck Weed - *Lemna* sp.

6445 Water Lily – *Nymphaeaceae*

3. 8200: Communications

Airwave communications, radar and television antennas with associated structures are typical major types of communication facilities that will be identified in this category. When stations are associated with a commercial or governmental facility, they will be included in either of those specific categories when located within their bounds and will not be listed as separate elements (i.e., not listed as 820).

Trees & Shrubs

The subject site has previously been developed. Florida Friendly and extensive non-native landscaping vegetation dominates the site.

The groundcover and majority of the site is dominated by:

Trees & Shrubs:

Sabal Palm	(<i>Sabal palmetto</i>)
Red Bay	(<i>Persea berbonia</i>)
Laurel Oak	(<i>Quercus laurifolia</i>)
Laurel Cherry	(<i>Quercus laurifolia</i>)
Wax Myrtle	(<i>Myrica cerifera</i>)
Elderberry Tree (Sambuca)	(<i>Sambucus nigra</i>)
Blackberry	(<i>Rubus subg. rubus</i>)

Groundcover:

Grapevine	(<i>Vitis sp.</i>)
Greenbriar	(<i>Smilax sp.</i>)
Bahia Grass	(<i>Paspalum sp.</i>)
Broomsedge	(<i>Andropogon virginicus</i>)
Spanish Needle	(<i>Bidens alba</i>)

Non-Native Species

Bermuda Grass	(<i>Cynodon sp.</i>)
Chinese Tallow Tree	(<i>Triadica sebifera</i>)
Misc. Non-Native Landscaping Plants	

This is not intended to be a 100% vegetative survey but rather provide a general acknowledgement of existing vegetation sufficient to provide an understanding of the existing site conditions.

In the natural condition for Florida, periodic fire is important in setting back plant succession and maintaining viable ecosystems. There was no evidence observed on site to indicate any recent periodic or prescribed fires.

Medium and high-density residential dwellings border the subject site, along with aquatic vegetation/wetlands to the east and commercial services to the south. Radio Road provides access to the west. The site is in a developing area of Lake County, surrounded by uses that are not conducive to prescribed burning activities. The absence of periodic fires has allowed the ecosystem to change and various non-fire tolerant plant species to become established. The subject site is not connected to any larger natural ecological corridor.

There are no other current Land Uses associated with the subject site. The existing Land Cover is not Rare, Endangered or ecologically unique to Central Florida or the Region.

The property is defined as Urban Medium in the Urban series in the Future Land Use category for Lake County.

As stated by the Lake County Comprehensive Plan for 2030:

The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This category may serve as an effective transition between more intense and less intense urban land uses. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35, except for civic uses and Economic Development Overlay District uses, which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70.

LEESBURG:

Development of the site at a meaningful density will require connection to Public Utilities. Lake County does not provide this public service. Annexation into the City of Leesburg may be required for them to provide public utilities and services.

C. TOPOGRAPHY

The Topography of the subject site can be seen on Exhibit 7.

Elevation on sites slope downward from the northwestern area to the center of the site and then slopes upward to the southeastern area. Information obtained from FDEP indicates elevations between 75'+/- in the southwest area to an elevation of approximately 70'+/- in the central portion of the site.

All of the approximate 17.14'+/- acre site is below the elevation of 80'.

D. WETLANDS

The subject site was evaluated for the presence of jurisdictional wetlands. General methodology detailed in Chapter 62-340 of the Florida Administrative Code and the 1987 US Army Corps of Engineers Wetland Delineation Manual was followed. Soils, Flood Planes, Vegetation and other historical information was researched and analyzed during the site investigation.

A review FDEP and the National Wetlands Inventory (NWI) together with Lake County's GIS database indicate the presence of jurisdictional wetlands within and adjacent to the

subject site. Site investigation and field evaluation on February 13th, 2025, and confirms the presence of jurisdictional wetlands within the subject site.

The wetland's location on-site will be marked and delineated in accordance with FDEP and SJRWMD guidelines and regulations.

See Exhibit 8 for the general location of the jurisdictional wetlands within the region based upon NWI mapping.

See exhibit 8.1 for the wetlands as flagged and established in the field. These locations are provided via "Hand Held" GPS coordinates and not accurate to the level as will be actual survey provided by a Professional Land Surveyor.

Based on the Lake County property Appraiser Maps the site consists of 17.14 Acres. Based on this information The is comprised of;

Uplands: 5.48 Acres
Wetlands: 11.58 Acres

E. THREATENED and ENDANGERED SPECIES

A literature review as well as professional experience and knowledge of the region was utilized to identify federally or state listed species most likely to be found within Lake County, Florida. The Project Site was then evaluated for the presence of those listed species identified by the United States Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). Site reviews were conducted by a Ray and Associates biologist on February 13th, 2025, and June 4th, 2026 to evaluate the property for potential presence of wildlife listed for protection.

USFWS CONSULTATION AREAS

The U.S. Fish and Wildlife Service establishes "consultation areas" for certain species listed for protection. As a general guideline consultation area only become an issue if USFWS consultation is required, which is typically associated with permitting through the U.S. Army Corps of Engineers. The is recognized that species presence and need for additional review may often determine to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically regional in size, typically covering multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule out the presence of the species. The additional review typically includes the application of species-specific criteria to rule out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

Florida Department of Agriculture and Consumer Services

Florida Department of Agriculture and Consumer Service (FDACS) is the authority designated by the State of Florida under Section 581.185, F.S. to designate and regulate plants listed for protection. This protection, as defined by FDACS, is based upon preventing the illegal collection, transport and sale of "listed plant species". Permitting only occurs in relationship to the collection transport and sale of a listed plant species. FDACS neither regulates nor prohibits the impact of state-listed flora species as a result of site alteration activities. The USFWS does not regulate an endangered/threatened plant on private property as its their determination that the plant belongs to the landowner and continues to grow. However, if the landowner or development entity is utilizing federal funds to develop the property then the associated federal agency participating in the funding must ensure that federal funds are not being used to destroy a federally listed plant. If private money is being utilized, there is no such requirement. As with the State regulations, the federal endangered species law is primarily related to the collection, transportation and sale of a plant listed for protection. It is noted that it is illegal to collect, destroy or otherwise harm listed plants on federal land.

Potential Habitat

The observation of potential habitat for 3 species listed for protection, or their habitat, was identified on the subject site. These species and the results of regulatory analysis are found below.

GOPHER TORTOISE (*Gopherus polyphemus*)

Potentially Occupied and Abandoned Gopher Tortoise burrows continue to be observed on the project site. Gopher tortoises are a threatened wildlife species by the Florida Fish and Wildlife Conservation Commission (FWC) and are protected by state law, Chapter 68A-27, Florida Administrative Code. In accordance with the requirements of Rules 68A-25.002 and 68A-27.004 (F.A.C.), a permit for a gopher tortoise capture/relocation/release activity must be secured from FWC before initiating any relocation work. Gopher tortoises must be relocated or impacts to their burrows avoided in accordance with FWC Guidelines before any land clearing for development takes place. Property owners must obtain permits from the Florida Fish and Wildlife Conservation Commission before they can move or relocate any Gopher Tortoises.

It is recommended that 90 days prior to site development a physical survey for the Presence/Absence of Active, Inactive/Potential Occupied, or Abandoned Gopher Tortoise Burrows be completed in accordance with FWC Gopher Tortoise Guidelines. If Active or Potentially Active Gopher Tortoise Burrows are identified FWC regulations governing Gopher Tortoise protection, burrow excavation, relocation and mitigation are to be complied with.

EASTERN INDIGO SNAKE (*Drymarchon corais couperi*)

During site surveys conducted for Active, Inactive/Potential Occupied or Abandoned Gopher Tortoise Burrows in compliance with the most current FWC Gopher Tortoise Permitting Guidelines, a pedestrian survey for Eastern Indigo Snakes will also be completed following the FWS **September 2011 Survey Protocol for the Eastern**

Indigo Snake, *Drymarchon couperi*, in North and Central Florida.

Prior to any clearing/land alteration activities and/or during any excavation activities associated with Gopher Tortoise relocation, it is recommended the applicant agree to implement the **AUGUST 12, 2013, STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE** on the subject site.

Florida Pine Snake *Pituophis melanoleucus mugitus*

Short Tailed Snake *Stilosoma extenuatum* : If either of these species is observed during excavation of any Gopher tortoises' burrows or future site work it is recommended, as with Indigo Snakes, that work activities cease and the snake be allowed to leave on its own accord.

SAND SKINK (*Neoseps reynoldsi*)

The Sand Skink is listed as "Threatened" by the USFWS and is endemic to the sandy ridges of central Florida, occurring in Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam counties (Christman, 1988).

Principal populations occur on the Lake Wales and Winter Haven Ridges in Highlands, Lake, and Polk counties. The sand skink is uncommon on the Mount Dora Ridge, including sites within the Ocala NF (Christman, 1970, 1992). As of 1997, the majority of locality records for the sand skink are found within the Lake Wales Ridge.

The density of the sand skink varies considerably (Sutton 1996), attributing differences in abundance to habitat suitability. Seasonally, sand skinks are most active from mid-February through mid-May and again in late summer-early fall. Activity patterns suggest sand skinks are active during the morning and evening (Andrews 1994).

A review of the 2023 Sand Skink Species Consultation Area Map, site elevation and mapped soil types on-site, would suggest that appropriate habitat may be present for the Sand Skinks. It should be noted that all lands in Lake County comprised of well-drained soil and are above elevation 80' are identified by USFWS as potential Sand Skink Habitat, regardless of prior site alterations or existing uses. As the entire site is below Elevation 80+/- Preconsultation with USFWS is not required.

Sand Skinks prefer areas free of abundant plant roots, with open canopies, scattered shrubby vegetation, and patches of bare sand (Christman, 1978, 1992). Past disturbance, lack of any managed or prescribed fire program due to location within the City limits, density of grass root zone, continual agricultural maintenance, and extensive vegetation root system could exclude the area from being potentially occupied or utilized by sand skinks.

Habitat:

Skink habitat includes skink soils at and above 80 ft above sea level. Skink searches or surveys should be conducted in all skink soils above 80 ft elevation or in projects areas

that are directly adjacent to suitable habitat. Additional skink surveys, monitoring, and observations will likely improve knowledge of skink occurrence and distribution, as well as understanding of skink habitat use.

Skink soils typically support scrub, sandhill, or xeric hammock natural ecological communities, such as oak-dominated scrub, turkey oak (*Quercus laevis*) barrens, high pine, and xeric hammocks. Typical upland habitat for both sand skinks and blue-tailed mole skinks consists of sand pine (*Pinus clausa*)-rosemary (*Ceratiola ericoides*) scrub or longleaf pine (*Pinus palustris*)-turkey oak/sand live oak (*Quercus geminate*) association. Sand skinks have also been documented in skink soils where natural vegetative cover has been altered for human uses such as pine plantations, active or inactive citrus groves, pastures, and residential developments, as well as neglected vegetative cover like old fields and overgrown scrub, especially in areas with overgrown or remnant scrub adjacent (Pike et al. 2008).

Survey Methodology:

Investigative field surveys for T&E species were conducted by William (Bill) A. Ray, AICP / Environmental Specialist. 100% of the site was surveyed via pedestrian transects with approximate 50-Meter Spacing on February 13th, 2025 and again on June 4th, 2026.

The location of Pedestrian Transects can be found on Exhibit 4.

Sand skink survey Protocols identified and described in the USFWS document Sand Skink Species Conservation and Consultation Guide (Appendix A); January 2023 were followed. Specific attention was given to searching for the “sinusoidal (“S”-shaped) track at the soil surface which can be readily identified through the visual pedestrian survey. The few areas of minimal vegetation or bare soil were examined for evidence of sand skinks. No signs of sand skinks were found. The site also does not contain suitable upland soil appropriate for Sand Skink habitation. The entire 17.14+/- Acre site is below elevation 80'. therefore Pre-Consultation with USFWS is not required.

FLORIDA SCRUB-JAY (*Aphelocoma coerulescens*)

Currently the Florida Scrub-Jay is listed as threatened by the USFWS. Florida Scrub Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woelfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90 % of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Scrub Jays were observed during the wildlife survey conducted by Ray and Associates. No suitable habitat was observed on the subject site. The Upland portion of the site proposed for development is comprised of a managed Tifton 44 bermudagrass

Hay Field. Earpod and Chinaberry trees dominate the wooded portion of the site and do not provide suitable habitat. As the site is in the Scrub Jay Consultation Area, a formal Scrub-Jay survey could be required by the USFWS to determine if Scrub Jays exist on the subject property. Formal surveys may be conducted between March 1 through October 31 and be conducted for five (5) consecutive days on calm, clear days about one hour after sunrise, and should terminate before midday heat or wind. Transects may be driven or walked and a broadcast of calls is required at each station for at least 1 minute in all four directions, emphasizing any direction in which low growing oak scrub is the predominant vegetation. A formal survey would also include a report detailing development implications and mitigation that will be required, in the event a presence was confirmed on the subject property.

Additional protected species investigated for possible impact:

FLORIDA BALD EAGLE (*Haliaeetus leucocephalus*)

Information and data obtained by FWC was used to locate documented bald eagle nesting territories and to view their locations in map form.

[\(https://myfwc.com/wildlifehabitats/wildlife/bald-eagle/management/\)](https://myfwc.com/wildlifehabitats/wildlife/bald-eagle/management/)

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan which closely follows the federal guidelines. In November of 2017, the FFWCC issued “A Species Action Plan for the Bald Eagle” in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS’s management plans, buffer zones are recommended based on the nature and magnitude of the project or activity.

Bald Eagles are still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC’s Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus Leucocephalus*). The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. No disturbance activities are permitted within 330 feet of a nest tree without a USFWS permit.

No Bald Eagle Nests have been previously identified or documented by FWC within 0.25 mile of the subject site. During recent site investigations and ecological surveys, no Bald Eagle Nests were observed on or near the subject sites.

No other protected animal species were observed or identified on the subject site. No Critical or Essential Habitat of a Listed Species was identified on the subject site. No evidence observed in the field indicated the presence of:

Birds & Animals

Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	ST
Whooping Crane	<i>Grus americana</i>	EXPN
Little Blue Heron	<i>Egretta caerulea</i>	ST
Tricolored Heron	<i>Egretta tricolor</i>	ST
Wood Stork	<i>Mycteria americana</i>	FT/ST

Everglades Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	FE
Eastern Black Rail	<i>Laterallus jamaicensis</i>	FT
Florida Mouse	<i>Peromyscus floridanus</i>	SSC
Sand Skink	<i>Neoseps reynoldsi</i>	FT
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT
Short-tailed Snake	<i>Stilosome extenuatum</i>	ST
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	SSC
Red Rat Snake	<i>Elaphe guttata</i>	SSC
Florida Scrub-Jay	<i>Aphelocoma coerulescens</i>	ST
Burrowing Owl	<i>Athene cuniculari</i>	SSC
Red-Cockaded Woodpecker	<i>Picoides borealis</i>	FE
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	ST
Tricolored Bat	<i>Perimyotis subflavus</i>	PE

Plants

Britton's Beargrass	<i>Nolina brittoniana</i>	FE
Florida Bonamia	<i>Bonamia grandiflora</i>	FT
Lewton's Polygala	<i>Polygala lewtonii</i>	FE
Papery Whitlow-Wort	<i>Paronychia chartacea</i>	FT
Pigeon Wings	<i>Ciltoria frangrans</i>	FE
Pygmy Fringe-tree	<i>Chionanthus pygmaeus</i>	FE
Scrub Buckwheat	<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i>	FT
Scrub Plum	<i>Prunus geniculata</i>	FE
Wide-leaf Warea	<i>Warea amplexifolia</i>	FE

The location of Pedestrian Transects can be found on Exhibit 4.

III. Conclusions and Recommendations

Radio Road borders the subject site to the west. The property is surrounded by residential dwellings to the west, aquatic vegetation to the north and east, and commercial services to the south. The property amounts to 17.14^{+/-} acres.

At the time of this survey, Potentially Occupied Gopher Tortoise burrows were observed on the subject site. Prior to actual site development additional work will be required by the FWC to assure compliance with State of Florida regulations protecting Gopher tortoises.

It is the recommendation that the site be approved for development provided there is demonstrated compliance with Local State and Federal regulations.

Development Recommendations based on discussions and conversations with Dan Miler, AICP; Director of Planning City of Leesburg.

If site development is proposed at a meaningful economic density it is recommended that the property be annexed into the City of Leesburg. Simultaneously the property would pursue receiving a;

Future Land Designation of: Estate Residential (Max Density of 4DU/ Upland Ac)

Rezoning: Planned Unit development (PUD)

Discussion with Dan indicated he could see to support a Density of 3 DU/Acre

5.48 Upland Acres X 3DU/Ac = 16.4 = 16 Units

Wetland Density Transfer @ 1DU/Wetland Acre

11.58 Wetland Acres X 1 = 11.58 = 11 Units

Total Maximum Unit Count per PUD = 27 units = 4.9 DU / Net Acre

Understanding the one will lose approximately 40% of the site to Roads/ ROW/ Buffers/ Stormwater Management Ponds would result of a "True Net area" of 3.28 Acres resulting in 8.21 Units per Acre. This density is very well suited for a Townhome Styled development where individual units could be on a 28' or 30' X 110 (6 / 4-unit buildings and 1/ 3-unit building or a variety there of.

Moving forward it would be recommended to develop a preliminary or conceptual site plan based on the above information and meet with Dan to confirm his support and or recommendation to obtain approval.

Items needed that have already been confirmed with Dan;

Updated Boundary Survey,

Transportation Analysis,

Biological Ecological Site Assessment (Now-Completed)

Preliminary Site/PUD Plan and proposed use Data

March 14th, 2025

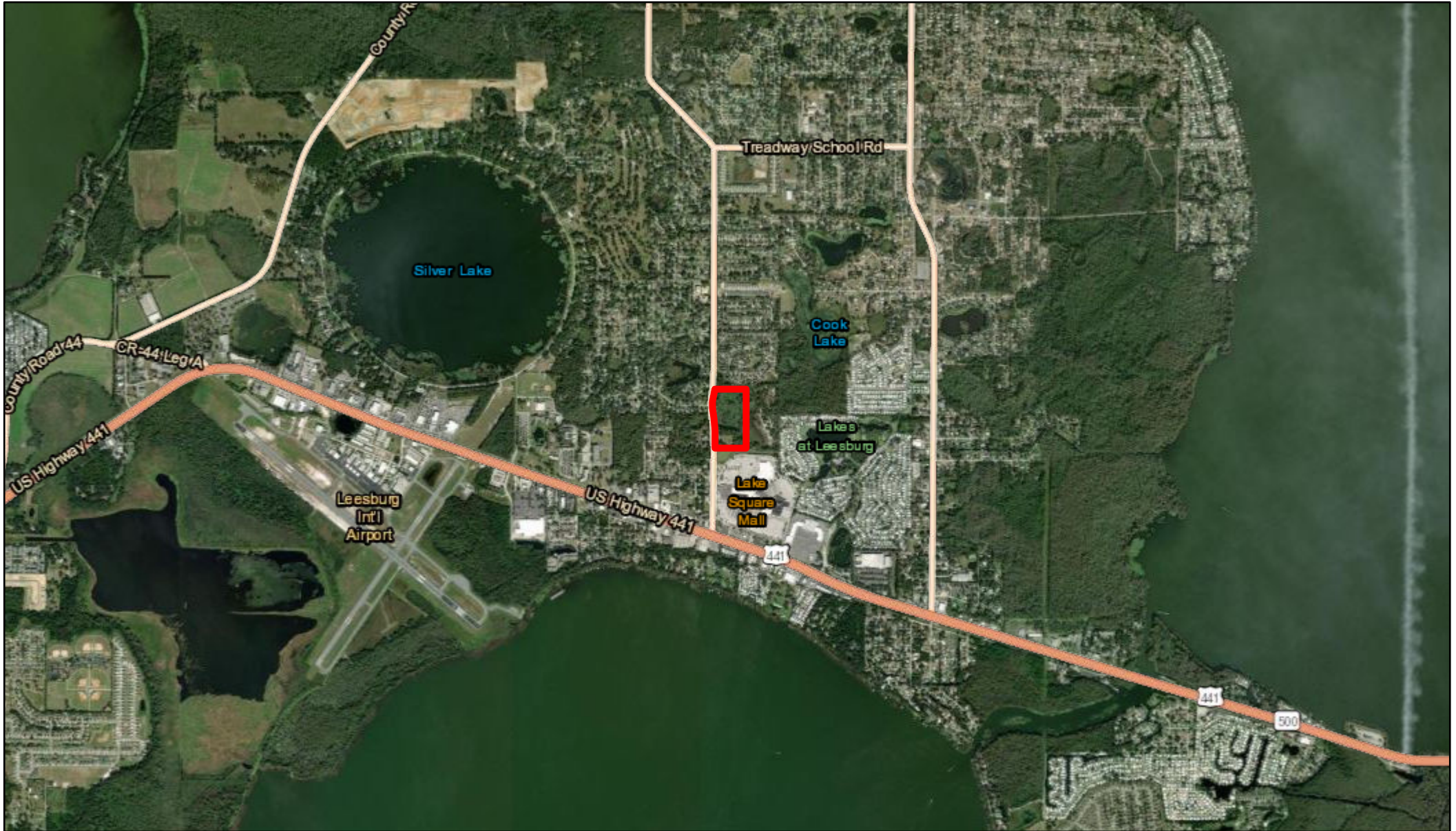
Update: June 18th 2026

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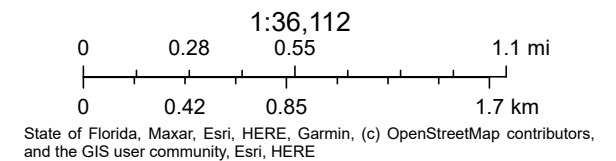
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Exhibit 1: Location



December 13, 2024



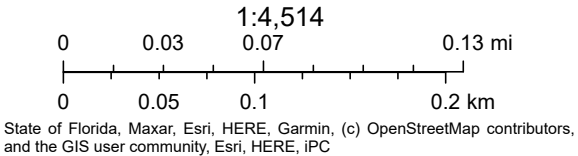
Map created by Map Direct, powered by ESRI.

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Exhibit 2: Aerial



December 13, 2024





Typical Site View: Site Access, West Property Line, Southwest to North View



Typical Site: Southwest to East View,



Typical Site View: Central West to East View, Structure On-Site



Typical Site View:



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Exhibit 3.1: Site Photos Updated 6.4.2025.

Radio Road. / Prime Key ID: 1183626, 1274176 / 17.14 +/- Acres
 Sec 8, Tw 16. Rng 21 Lake County Florida



Typical Site View: Access and Inactive Radio Tower in Wetlands,



Typical Wetland Edge



Typical Wooded area of Site



Unauthorized Homeless Camping on Site



Typical Site View: Site Access, West Property Line, Southwest to North View



Typical Site: Southwest to East View,



Typical Site View: Central West to East View, Structure On-Site



Typical Site View: Debris On-Site



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Exhibit 3: Site Photos Updated 2.13.2025.
 Radio Road. NW Blitchton Road / Prime Key ID: 1183626,
 1274176 / 17.14 +/- Acres / Sec 08, Tw 16, Rng 21 / Lake County,
 Florida.



Typical Site View: Access to Wetlands, Central to Northeast View



Typical Site View: Groundcover, Central to West View



Typical Site View: Wetland On-Site, Central to Northeast View

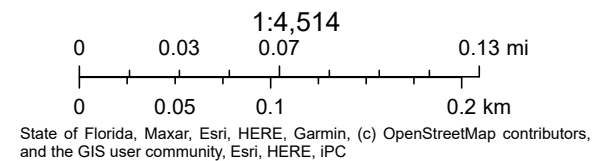


Typical Groundcover: West Property Line, Northwest to South View

Exhibit 4: Transects



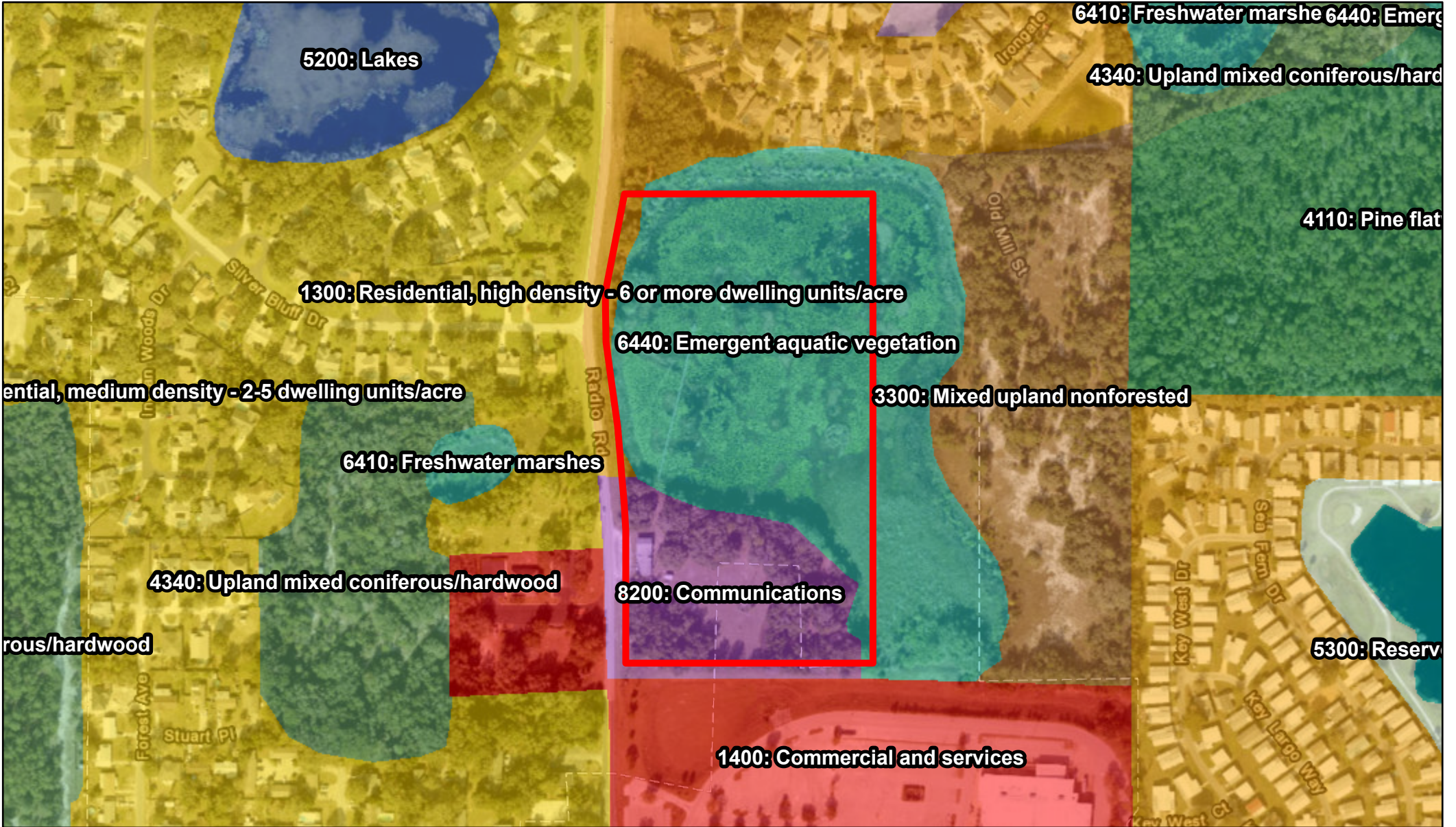
December 13, 2024



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Exhibit 5: FLUCFCS



December 13, 2024

Statewide Land Use Land Cover

 Residential Medium Density

 Residential High Density

 Commercial and Services

☐ Recreational

Mixed Rangeland

Upland Coniferous Forests

Upland Mixed Forests

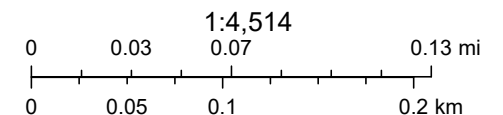
Lakes

 Reservoirs

 Vegetated Non-Forested Wetlands

 Communications

 Utilities



SRWMD, SJRWMD, SFWMD, SWFWMD, NFWWMD, State of Florida, Maxar, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, iPC

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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Lake County Area, Florida**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (Exhibit 6: Soil Report)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 24, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Exhibit 6: Soil Report)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	0.9	4.8%
17	Arents	0.1	0.6%
41	Pomello sand, 0 to 5 percent slopes	3.4	18.5%
99	Water	14.0	76.1%
Totals for Area of Interest		18.4	100.0%

Map Unit Descriptions (Exhibit 6: Soil Report)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County Area, Florida

8—Candler sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t3z1

Elevation: 10 to 260 feet

Mean annual precipitation: 47 to 56 inches

Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 280 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Interfluve, side slope, tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Eolian deposits and/or sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand

E - 6 to 63 inches: sand

E and Bt - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: R154XX001FL - Yellow Sands Xeric Uplands

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)

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Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)

Hydric soil rating: No

Minor Components

Tavares

Percent of map unit: 5 percent

Landform: Ridges on marine terraces

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex, concave

Across-slope shape: Linear

Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)

Hydric soil rating: No

Millhopper

Percent of map unit: 5 percent

Landform: Ridges on marine terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL), Longleaf Pine-Turkey Oak Hills (R154XY002FL)

Hydric soil rating: No

17—Arents

Map Unit Setting

National map unit symbol: 1qt6b

Elevation: 0 to 250 feet

Mean annual precipitation: 46 to 54 inches

Mean annual air temperature: 68 to 75 degrees F

Frost-free period: 340 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Arents and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arents

Setting

Landform: Flats on marine terraces

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Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Altered marine deposits

Typical profile

C - 0 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 1.98 in/hr)
Depth to water table: About 30 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Hydrologic Soil Group: B
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned
(G154XB999FL)
Hydric soil rating: No

41—Pomello sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2sm5n
Elevation: 0 to 160 feet
Mean annual precipitation: 46 to 64 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Pomello and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pomello

Setting

Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluvium, side slope, riser
Down-slope shape: Convex

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Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: sand

E - 4 to 56 inches: sand

Bh - 56 to 62 inches: sand

Bw - 62 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 18 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands

Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G155XB131FL)

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)

Hydric soil rating: No

Minor Components

Immokalee

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Tavares

Percent of map unit: 4 percent

Landform: Ridges on marine terraces, flatwoods on marine terraces, hills on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Side slope, interfluvium, tread, rise

Down-slope shape: Convex, linear

Across-slope shape: Linear, convex

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Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sand Pine Scrub (R155XY001FL)

Hydric soil rating: No

St. lucie

Percent of map unit: 3 percent

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Side slope, interfluvium, riser

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands

Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Sand Pine Scrub (R155XY001FL)

Hydric soil rating: No

Satellite

Percent of map unit: 3 percent

Landform: Knolls on marine terraces, rises on marine terraces, flatwoods on marine terraces

Landform position (three-dimensional): Tread, talus, rise

Down-slope shape: Convex, linear

Across-slope shape: Linear

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)

Hydric soil rating: No

99—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G154XB999FL)

Other vegetative classification: Forage suitability group not assigned (G154XB999FL)

Hydric soil rating: Unranked

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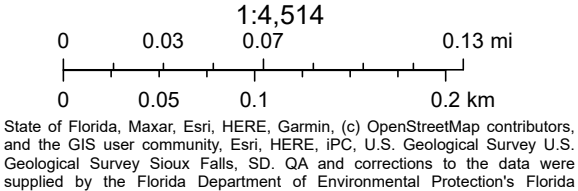
Exhibit 7: Topography



December 13, 2024

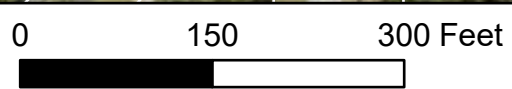
Elevation Contours and Depressions

— 60 - 70	— 70 - 80
— 80 - 90	



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Silver Bluff Dr

Radio Rd

LandUse	Acres
Wetland	11.58
Upland	5.48

Legend

-  Project Boundary (17.06 Acres)
-  Seminole Parcels (2025)
-  Wetlands
-  Wetland Flags

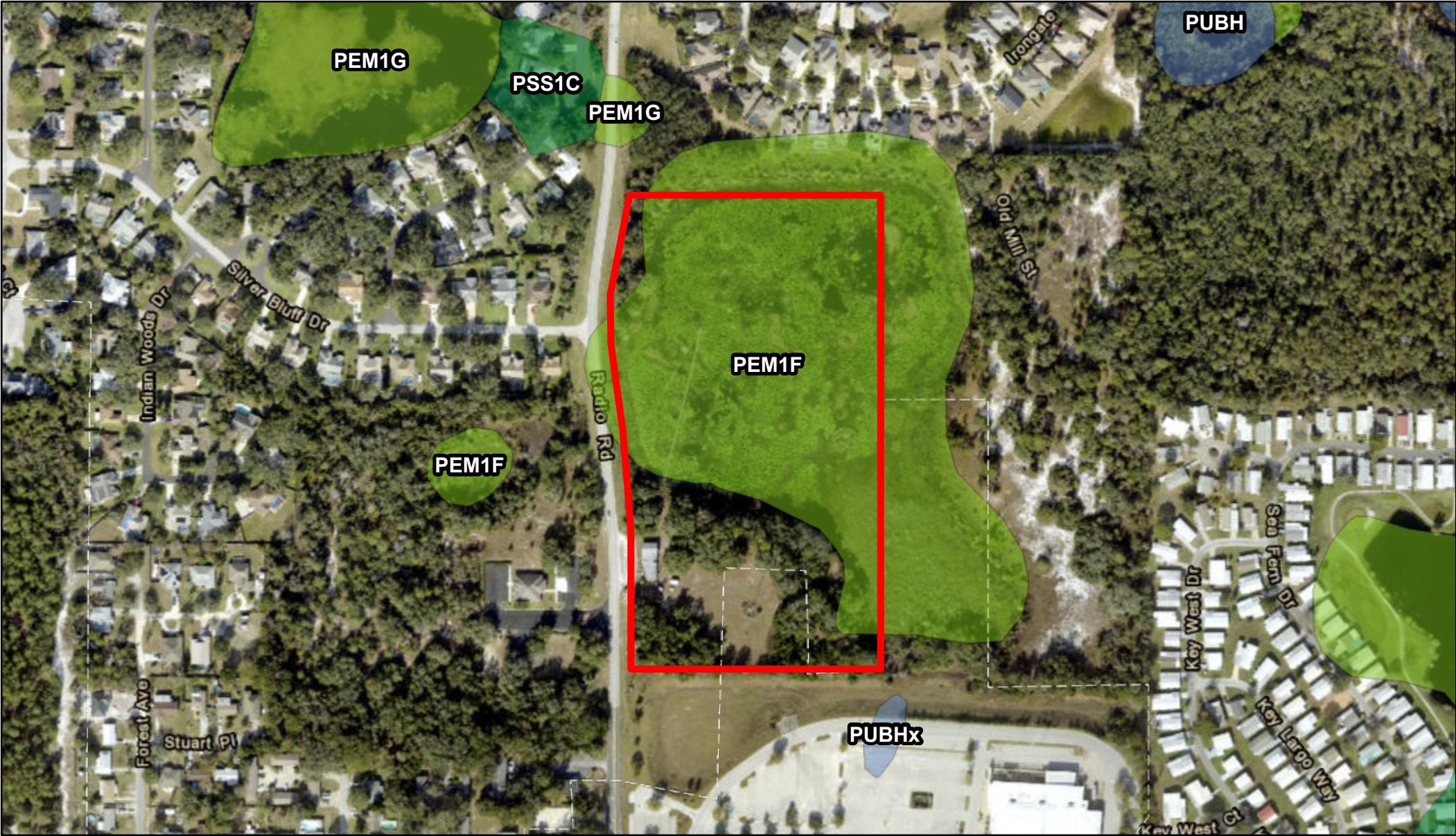


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wrayassoc@aol.com

Wetland Delineation and Numbered Wetland Flagging Points

Exhibit: 8.1 Wetlands

Exhibit 8: Wetlands



December 13, 2024

National Wetlands Inventory (areas)

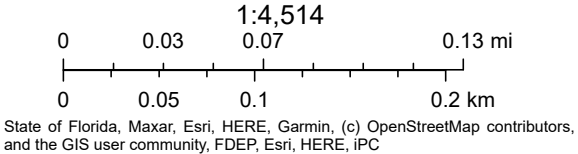
Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



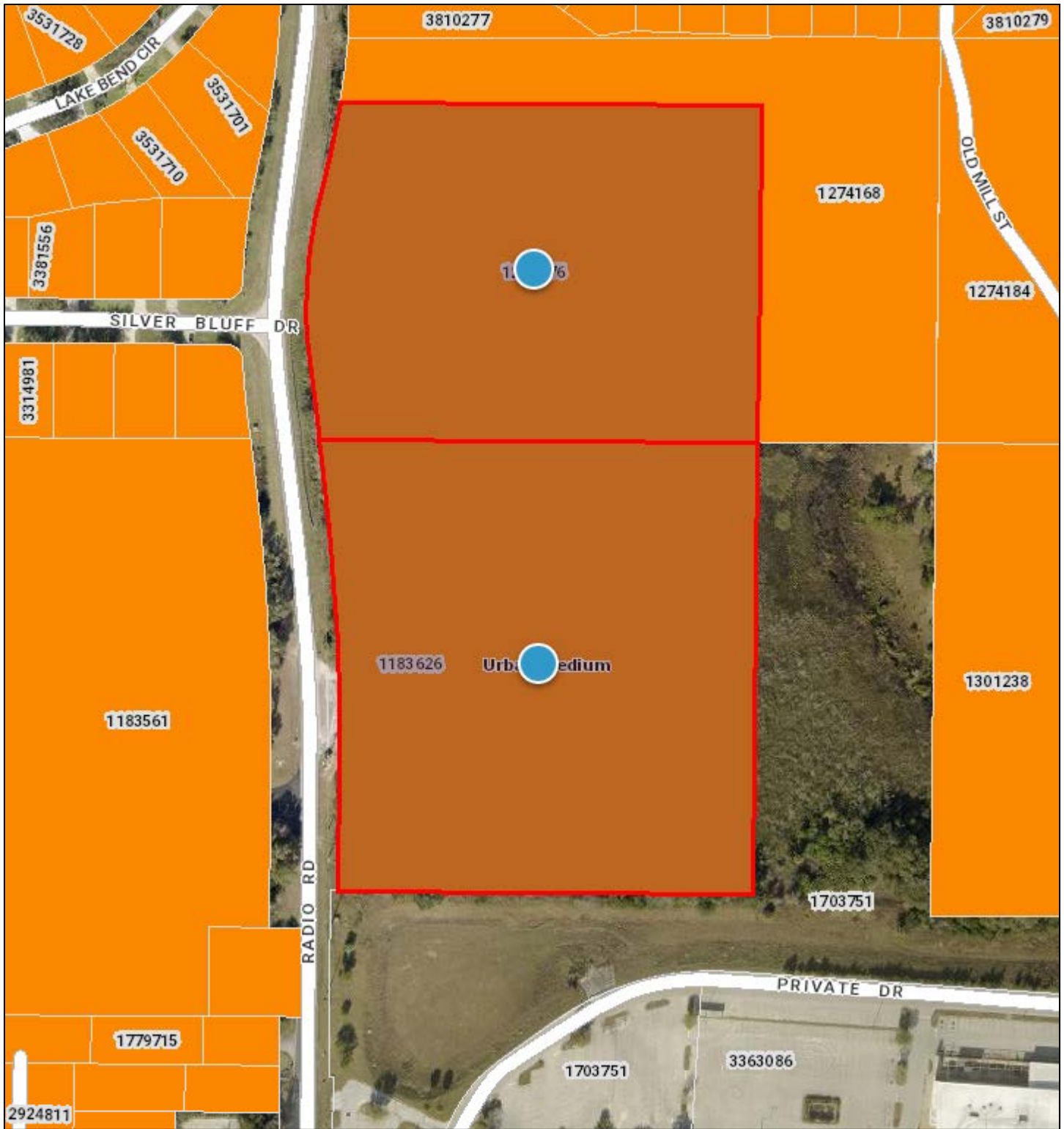
Freshwater Pond



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Exhibit 9: Future Land Use



December 18, 2024

pointLayer

 Override 1

polygonLayer

 Override 1

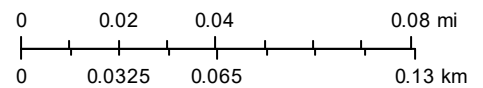
 County Boundary

 Surrounding Counties

 Street Names

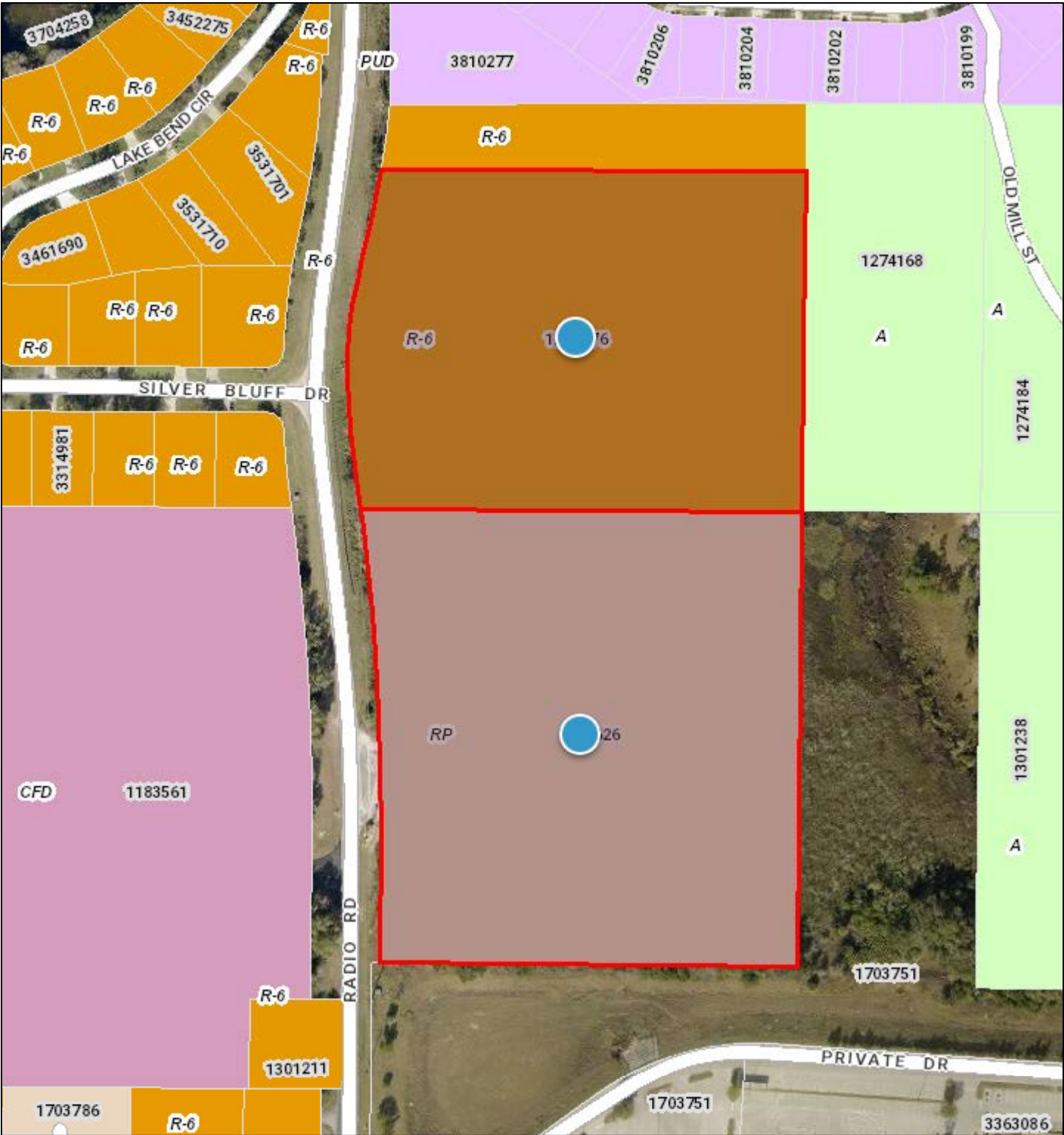
 Local Streets 5K

1:2,500



Lake BCC

Exhibit 10: Lake County Zoning R-6, RP



December 18, 2024

pointLayer

Override 1

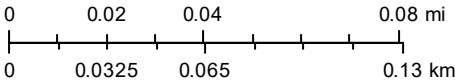
polygonLayer

Override 1

County Boundary

Surrounding Counties

1:2,500



Lake BCC