

4. This hearing is being requested to consider: Land Use Plan Amendment & Rezoning, with
Conditional Overlay.

5. Location of subject property (street address): 4706 Pleasant Avenue and surrounding vacant land.

6. Legal Description of Property: (attach additional documents if necessary)
Parcel ID #s 24/27/15/89280/000/6104, 24/27/15/89280/000/6300, 24/27/15/89280/000/6301 and
24/27/15/72162/002/0040. See attached survey and Legal Description.

7. Size of Property: _____ feet by _____ feet, 21.5 +/- acres

8. Zoning classification Present: R-A & R-3 Requested: R-5 & P/C + Conditional Overlay

9. Future Land Use Map designation Present: RS & P Requested: RL&P (map adjustment per
wetland survey)

10. Date subject property acquired: November 19, 2001

11. Existing structures and improvements on subject property:

Single-Family detached home

12. Proposed structures and improvements will be:
Attached residential dwellings, villas and townhomes up to 78 units. See attached Concept Plans
for Conditional Overlay. Fee simple ownership.

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law
and fact to sustain your position.) (Attach a separate sheet if necessary).

See attached Narrative Summary

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
 Yes X No When? _____ In whose name? _____

If so, briefly state the nature and outcome of the hearing:

NARRATIVE SUMMARY
LAND USE PLAN AMENDMENT & REZONING FOR NOELL FAMILY PROPERTY
4706 PLEASANT AVENUE & ADJACENT LANDS
PALM HARBOR

Owners: Noell Family, LLC
 PO Box 727
 Ozona, FL 34660-0727

Contract Purchaser/Developer:

DR Horton, Inc.
12602 Telecom Drive
Tampa, FL 33637

Representative: Robert Pergolizzi, AICP / PTP
 Gulf Coast Consulting, Inc.
 13825 ICOT Boulevard, Suite 605
 Clearwater, FL 33760

Parcel ID # (Parcel # 24//27/15/89280/000/6104)
 (Parcel # 24/27/15/89280/000/6300)
 (Parcel # 24/27/15/89280/000/6301)
 (Parcel # 24/27/15/72162/002/0040)

I. INTRODUCTION

The subject site contains a total of 21.47 acres +/- and is located east of the Fred Marquis Pinellas Trail south of Valley Road in unincorporated Pinellas County. The site is accessed by Pleasant Avenue right-of-way which is a 40 foot wide right-of-way between Valley Road and the site. The existing land use designation of the subject property per the Future Land Use Plan is Residential Suburban (RS), with some Preservation (P), and the existing zoning is Residential-Agriculture (R-A) and Residential Single-Family (R-3). After multiple discussions with staff the applicant seeks to amend the Future Land Use Plan to Residential Low (RL) & Preservation (P) and rezone to R-5 (Urban Residential) and Preservation/Conservation (P/C) with a Conditional Overlay for fee simple owned attached dwellings (villas or townhomes) which will upgrade the area. Through discussions with staff, it is also believed the Preservation (P) designation is inaccurately mapped on the Future Land Use Plan and should be corrected as a map change with this application, based on a verified wetland survey.

II. LAND USE / ZONING

The subject site is presently developed with a single family home and adjacent vacant land, including jurisdictional wetlands. The surrounding uses are as follows:

North: Single-Family homes with R-3 zoning and RS land use unincorporated Pinellas County. These homes front on Valley Road and Pleasant Avenue.

South: Immediately south of the site is a portion of the Innisbrook Resort Golf Course with RPD zoning and Recreation/Open Space (R/OS) land use.

East: To the east is a portion of the Innisbrook Resort Golf Course on land having RPD zoning and (R/OS) land use.

West: Immediately to the west of the site is the Fred Marquis Pinellas Trail. Between the Pinellas Trail and Alternate US 19 are several businesses/warehouses, including the "Monkey Farm" site all on land with E-2 zoning and Employment (E) land use in unincorporated Pinellas County. On the west side of Alternate US 19 are mixed uses including Cove Springs condominiums, Harbor Ridge townhomes, and a medical office center. These uses have RM, RLM and CG land use respectively.

The rezoning to R-5 for single-family villas or townhomes is compatible with the large majority of the properties in the immediate area which include townhomes. Land use in the area is primarily a mixture of RS (2.5 units/acre maximum), RL (5 units/acre maximum), RLM, E and R/OS. The Countywide Land Use Plan has the subject site as RLM (10 units/acre maximum) Therefore, a plan amendment to RL is compatible and a Countywide Plan Amendment is not necessary since the maximum density of RL is capped at 5 units/acre. The rezoning to R-5 and P/C would be subject to a Conditional Overlay that would limit the maximum development potential and specify the uses and conceptual layout.

FLU Map Change:

The Countywide Land Use Plan map shows the entire site as Residential Low Medium (RLM) which incorporates all FLUM categories between RS (2.5 units/acre and RLM up to 10 units/acre) However, the unincorporated Pinellas County GIS map contains a mapping error which shows Preservation (P) in the eastern portion of the site. Actually the wetlands exist on the southwestern and southeastern portions of the site. Field evaluation by Flatwoods Consulting Group, Inc. and SWFWMD in December 2020 confirmed the preservation area location in the southwestern and southeastern portions of the site. (See attached January 4, 2021 letter and survey) Therefore, the "P" and designation should be modified to be fully consistent with the actual wetland limits shown on the survey.

With the proposed Land Use Plan Amendment & map change the subject site would have approximately 15.17 acres of RL land use and 6.3 acres of Preservation (P) land use, which places a theoretical maximum of 82 dwelling units on the 21.47 acres. ($15.17 * 5 = 76$ units + 6 units transferred density from the Preservation area.

Zoning with Conditional Overlay:

The applicant seeks a rezoning to the Urban Residential District (R-5) for the purpose of developing attached 1-story villas or 2-story townhomes. The wetland portion of the site would be rezoned Preservation/Conservation (P/C) as recommended by staff. The R-5 zone permits attached dwellings and does not specify a minimum lot size. To enhance compatibility the applicant is proposing a Conditional Overlay that places some additional regulations on the property. Specifically, the Conditional Overlay would limit the density to 70 villas or 78 townhomes. The villas would be limited to 1-story and the townhomes would be limited to 2-stories. The 1-story villa and 2-story townhome units are show in the attached building elevations and floor plans.

Conceptual layouts of the proposed development are shown in Concept Plan "A" which depicts 70 attached villas (2 units per building). Concept Plan "B" depicts 78 townhomes in multiple buildings. Each non-binding concept plan demonstrates avoidance of wetlands, introduction of upland buffers, conceptual drainage retention areas, and an internal public roadway system meeting Pinellas County local road standards. The proposed dwelling units are substantially buffered from adjacent development by wetland areas and buffers, the Fred Marquis Pinellas Trail, and propose drainage retention ponds.

IV. AVAILABILITY OF PUBLIC UTILITIES

Water and sewer service to this property is provided by Pinellas County and can easily be modified upon development as needed. Water is provided by a 6-inch PVC line within Valley Road which would be extended south into the site. Sanitary sewer service is provided by a 10-inch ductile iron pipe within Valley Road. This would be extended south into the site.

V. TRANSPORTATION

Transportation impacts are minimal. The attached traffic assessment letter prepared by Palm Traffic indicates daily traffic generation of 549 daily trips, and 47 peak hour trips.

VI. FLOOD ZONE/WETLANDS

Based on FEMA data the site lies primarily within Flood Zone X which is out of the 500-year floodplain. The southern and eastern portions of the property are within Flood Zone AE-10 with a based flood elevation (BFE) of 10 feet. All dwelling units would have their finished floors at least 1 foot above the BFE at elevation 11. The development of this site can be accomplished while fully mitigating any floodplain impact on site. The existing wetlands within the site will be avoided, and upland buffers will be provided, therefore no wetland impacts.

VII. CONCLUSION

The land use plan amendment to RL and P and rezoning of the property from R-A and R-3 to R-5 & P/C with a Conditional overlay is consistent with the Countywide Land Use Plan and compatible with adjacent development. The development of this property with single-family attached homes (twin-villas or townhomes) would not adversely affect nearby properties which are also developed with residential homes or undeveloped open space.



January 4, 2021

Robert Pergolizzi
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

RE: Harbor Landing (aka Monkey Farm)
Pinellas County, Florida
Wetland and Surface Water Jurisdictional Determination


Dear Mr. Pergolizzi:

Flatwoods Consulting Group Inc. (Flatwoods) was retained by D.R. Horton, Inc (DRH) to delineate the jurisdictional limits of wetlands and surface waters for the Harbor Landing (aka Monkey Farm) Project. On October 20, 2020, the wetland limits were delineated by Flatwoods ecologists in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.), suitable for submittal to the Southwest Florida Water Management District (SWFWMD). The wetland limits were flagged in the field and the flag locations were collected using a Global Positioning System (GPS) with sub-meter accuracy. Flatwoods also established the hydroperiod [seasonal high (SH)] elevations.

Following the delineation, Flatwoods filed a Petition for Formal Determination of Wetlands and Other Surface Waters to the SWFWMD. The application was given Petition No. 813929, and a Request for Additional Information (RAI) was received on November 23, 2020 stating the need to schedule a site visit to verify the location of the wetland boundaries with Cory Catts, SWFWMD Environmental Scientist. An official site visit was conducted with SWFWMD and Flatwoods ecologists on December 15, 2020. The SWFWMD did not modify any of the wetland flag locations and approved the wetland boundaries as originally delineated. The SWFWMD will complete the review of the petition and issue the permit once the RAI response, including the final signed and sealed survey, is received and the application deemed complete.

Please call our office at (813) 600-5747 with any questions or comments regarding this Wetland Survey Letter.

Sincerely,


Ashlie DaCruz
Ecological Specialist


Carrie Kelly
Senior Ecologist

January 8, 2021

Mr. Robert Pergolizzi, P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760

RE: Monkey Farms Townhomes
Palm Traffic Project No. T20062

Dear Mr. Pergolizzi:

The purpose of this letter is to provide the trip generation for the proposed development located east of Palm Harbor Boulevard and south of Valley Road in Pinellas County. The subject property is mostly vacant. The project is proposed to consist of either 70 attached villas (concept plan A) or 78 townhomes (concept plan B). Since they are both the same ITE Land Use Category, the 78 townhomes will be used as a worst-case scenario. The access to the project will be via the extension of Pleasant Avenue. Utilizing the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Edition, 2017, as its database, it is estimated that the proposed project will generate 549 daily trip ends, as shown in Table 1. During the AM peak hour, the proposed project would generate 38 trip ends during the AM peak hour with 9 inbound and 29 outbound, as shown in Table 1. During the PM peak hour, the proposed project would generate 47 trip ends with 30 inbound and 17 outbound, as shown in Table 1.

According to section 150-48 of the Pinellas County Land Development Code, a detailed traffic study is required when a project has 51 or more peak hour trips. As shown in Table 1, this project generates 47 peak hour trips and therefore falls below the threshold and therefore, does not require a detailed traffic study.

If you have any questions or would like to discuss in more detail, please do not hesitate to contact me.

Sincerely,

Palm Traffic



Vicki L Castro, P.E.
Principal

Enclosures

Figure 1. Location Map

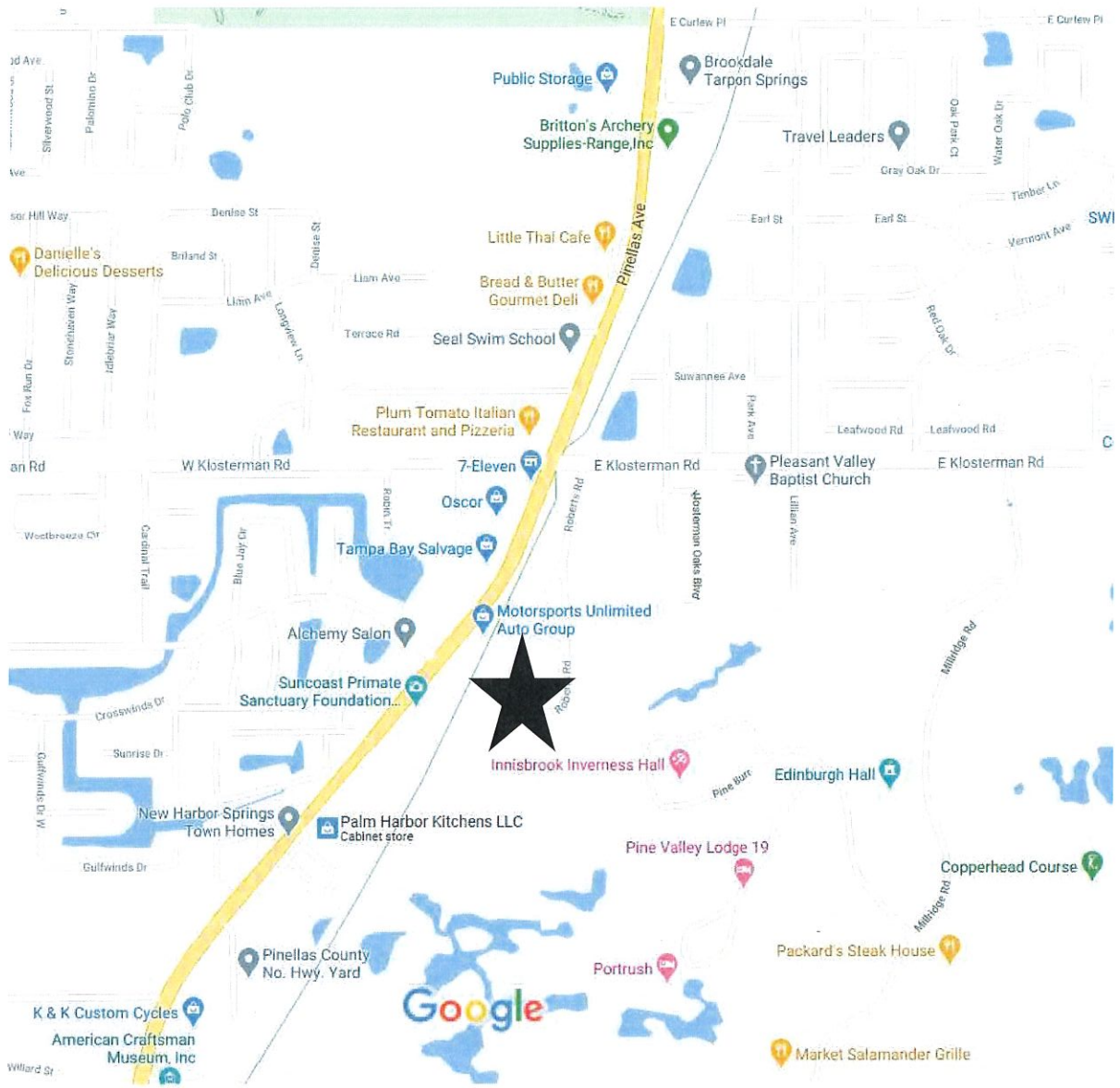


Table 1. Estimated Project Traffic

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>AM Peak Hour Trip Ends (1)</u>			<u>PM Peak Hour Trip Ends (1)</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Townhomes	220	78 DU's	549	9	29	38	30	17	47

(1) Source: ITE Trip Generation, 10th Edition, 2017.



February 15, 2021

Angela Mathews
Entitlement Analyst
D.R. Horton, Inc.
12602 Telecom Drive
Tampa, FL 33637

Received 2-15-21

RE: Harbor Landing (fka Monkey Farm) (±21.6 acres)
Pinellas County, Florida
Environmental Survey

On October 20, 2020, Flatwoods Consulting Group Inc. (Flatwoods) personnel conducted an environmental assessment for the Harbor Landing Property (Pinellas Parcel ID Nos. 24-27-15-89280-000-6301, 24-27-15-89280-000-6300, 24-27-15-89280-000-6104, and 24-27-15-72162-002-0040). The site is located within Section 24, Township 27 South, and Range 15 East (Quad Map). More specifically, the Harbor Landing Property located south of the intersection of Klosterman Road E and Palm Harbor Boulevard (Location Map). It is adjacent to the west of the Innisbrook Golf Resort and to the east of the Pinellas Trail, with the Suncoast Primate Sanctuary located beyond. Services provided by Flatwoods included jurisdictional determination of wetlands and surface waters within the project site and conducting a listed species survey. The results of the survey are discussed below.

JURISDICTIONAL WETLAND DETERMINATION

Flatwoods conducted a jurisdictional wetland determination in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, Florida Administrative Code [F.A.C.]) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the Southwest Florida Water Management District (SWFWMD) and the USACE. These methods emphasize that wetlands are delineated based on the identification of specific hydrologic requirements, including the presence of hydric soils, a dominance of hydrophytic vegetation, hydric soil conditions (periodic, continuous, or saturated), and other indicators of hydrologic conditions, such as moss collars and the presence of muck soils. Wetlands observed in the field were delineated using the above criteria, and the location of each wetland flag was recorded using a sub-meter Global Positioning System (GPS). Flatwoods personnel located two wetlands within the property boundary. A general description of each wetland type is provided below, and a graphic depiction is shown on the Wetland Map. In addition, depiction of the land use for the site is shown on the attached Land Use Map.

Wetland A – Mixed Wetland Hardwood (FLUCFCS 617)

Wetland A is an approximately 2.03 acre mixed wetland hardwood system occurring on the southwestern portion of the property. This land use community is associated with wetlands that consist of a large variety of hardwood species tolerant of hydric conditions yet exhibit an ill-defined mixture of species. Canopy cover within Wetland A consisted of dahoon holly (*Ilex cassine*), swamp bay (*Persea palustris*), red maple (*Acer rubrum*), loblolly bay (*Gordonia lasianthus*) and sweet bay (*Magnolia virginiana*). Understory vegetation consisted of cinnamon fern (*Osmundastrum cinnamomeum*), swamp fern (*Telmatoblechnum serrulatum*), and muscadine grape (*Vitis rotundifolia*).

Wetland B – Stream and Lake Swamp (Bottomland) (FLUCFCS 615)

Wetland B is an approximately 4.26 acre bottomland (or floodplain) system which occurs on the southeastern portion of the property. The wetland community consists of a flowing water feature with a variety of predominantly hardwood canopy species including dahoon holly, swamp bay, red maple, sweet bay, laurel oak (*Quercus laurifolia*), and cabbage palm (*Sabal palmetto*). Understory vegetation consisted of cinnamon fern, swamp fern, Carolina redroot (*Lachnanthes caroliniana*), and muscadine grape. Peruvian primrosewillow (*Ludwigia peruviana*) was observed within the flowing water feature.

An ERP permit from the SWFWMD will be required if the proposed project requires a stormwater management system, or if wetland impacts are proposed. If impacts to onsite wetlands are proposed, mitigation will be required. If wetlands are to be avoided, secondary impacts associated with adjacent upland activities will not be considered adverse if buffers, with a minimum width of 15 feet and an average width of 25 feet, are provided.

LISTED SPECIES SURVEY

Flatwoods conducted a listed species survey in accordance with the Florida Fish and Wildlife Conservation Commission (FWC) Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the U.S. Fish and Wildlife Service (FWS) under 50 CFR 11-12 or the FWC under Chapter 68A-27 F.A.C. In addition, Flatwoods conducted a 15 percent survey of all suitable gopher tortoise (*Gopherus polyphemus*) habitat to locate gopher tortoise burrows and estimate the density of tortoises on the site. The tortoise survey was conducted in accordance with the FWC methodology as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020). An Authorized Gopher Tortoise Agent (GTA) conducted the gopher tortoise survey.

One listed species, the gopher tortoise, was observed during the listed species survey performed on October 20, 2020. Flatwoods personnel located four potentially occupied gopher tortoise burrows within the property boundary during the 15 percent survey (15% Gopher Tortoise Survey Map). No stick nests or stick nesting birds, including the osprey (*Pandion haliaetus*) and bald eagle (*Haliaeetus leucocephalus*), were observed within the project limits. No bald eagles, or bald eagle nests were observed during the survey and none are anticipated to occur. According to the FWC Eagle Nest Locator, one known bald eagle nest (PI052) occurs approximately 0.95 miles northeast of the project area. Additionally, the project area is not within the 660 foot buffer of any documented eagle nests. No

active wading bird colonies are located within one mile of the project. The Harbor Landing Property is located within five wood stork (*Mycteria americana*) Core Foraging Areas (CFAs): Embassy - Shoppers Way, Sheldon Rd - Citrus Park, Greenbrooke, Heron Island, and Alligator Lake. No wood storks were observed foraging, roosting, or nesting onsite.

Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and not listed by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. Flatwoods personnel located four potentially occupied gopher tortoise burrows within the project area during the 15 percent survey (15% Gopher Tortoise Survey Map). Based on the results of the 15% survey, it is estimated that 27 burrows occur on the entire site which would equate to 14 gopher tortoises using the standard FWC conversion factor of 0.5 (one tortoise for every two burrows).

A relocation permit (Conservation Permit) for gopher tortoises will be required from the FWC if ground disturbance will occur within 25 feet of tortoise burrows during construction activities. Leaving only a 50-foot diameter (25-foot radius) circle of habitat around each burrow (e.g., undisturbed “islands” or “crop circles”) and developing the rest of a project site does not qualify and requires a permit to ensure that gopher tortoises are not harmed. A 100% survey of all gopher tortoise habitat onsite will be required within 90 days of relocation activities and prior to any site work.

Wood Stork

This large, white wading bird is listed as Threatened by the FWS. The wood stork occurs in both fresh and saltwater habitats, such as fresh and saltwater marshes, tidal flats, wet prairies, cypress swamps, and drainage ditches. As part of the Effect Determination Key for the Wood Stork in Central Florida, Core Foraging Area (CFA) buffers were established around known wood stork colonies. Within central Florida, the wood stork is known to utilize a 15-mile radius CFA from its nesting area for foraging. Wood storks were not observed onsite during the field review; however, according to the FWS, the project is located within the CFA of five wood stork colonies: Embassy - Shoppers Way, Sheldon Rd - Citrus Park, Greenbrooke, Heron Island, and Alligator Lake. No wood storks were observed foraging onsite, and their utilization of the project area for roosting or nesting is unlikely because of the lack of forested cypress wetland strata. In accordance with the FWS’s 2008 Wood Stork Key for Central and North Peninsular Florida, impacts of less than 0.5 acres of Suitable Foraging Habitat (SFH) would result in a “not likely to adversely impact” determination and no consultation would be required, while impacts to greater than 5 acres of SFH would likely require further consultation.

Based on the site’s available habitats and location, other listed species have the potential to occur. Table 1, attached to this letter describes the potentially occurring species’ habitat preferences, preferred survey window, their likelihood of occurrence and whether or not they were observed in the site, and their FWS and FWC listing status. No other listed species were observed within the project site. No listed plants were observed, and none of the listed plants are likely to occur.

Angela Mathews
D.R. Horton, Inc.
February 15, 2021
Page 4 of 6

As noted above, no other listed species were observed within the project limit. No listed plants were observed, and none of the listed plants are likely to occur. Please call our office (813) 600-5747 with any questions or comments regarding this Environmental Survey.

Sincerely,


Sarah M. Black
Ecologist


Carrie E. Kelly
Senior Ecologist

Enclosures:

1. Quad Map
2. Location Map
3. Wetland Map
4. 15% Gopher Tortoise Survey Map
5. Land Use Map

Table 1 Protected Animals Potentially Occurring on the Harbor Landing Property in Pinellas County, Florida

Species	Habitat of Occurrence	Preferred Survey Window ¹	Likelihood of Occurrence on Project	Status ²	
				FWS ³	FWC ⁴
BIRDS					
<i>Antigone canadensis pratensis</i> Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low for foraging and nesting	---	ST
<i>Aphelocoma coerulescens</i> Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: No suitable habitat present	T	FT
<i>Athene cucularia floridana</i> Florida burrowing owl	Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots.	S - Year round B - February-July	Low: No suitable habitat present	---	ST
<i>Egretta caerulea</i> Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate for foraging, low for nesting	---	ST
<i>Egretta tricolor</i> Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate for foraging, low for nesting	---	ST
<i>Falco sparverius paulus</i> Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Low for foraging and nesting	---	ST
<i>Haliaeetus leucocephalus</i> Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Moderate: Suitable habitat present	--- ⁵	--- ⁵
<i>Mycteria americana</i> Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Moderate for foraging, low for nesting, within five CFAs	T	FT

Species	Habitat of Occurrence	Preferred Survey Window ¹	Likelihood of Occurrence on Project	Status ²	
				FWS ³	FWC ⁴
REPTILES					
<i>Alligator mississippiensis</i> American alligator	Permanent bodies of fresh water, including marshes, swamps, lakes, and rivers. Occasionally wanders into brackish and salt water but rarely remains there.	S - Year round B - April-August	Low: Little suitable habitat present	T (S/A)	FT (S/A)
<i>Drymarchon corais couperi</i> Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Moderate: Gopher tortoise burrows observed	T	FT
<i>Gopherus polyphemus</i> Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	High: Burrows observed during the 15% survey	---	ST
<i>Pituophis melanoleucus mugitus</i> Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Gopher tortoise burrows observed	---	ST

¹S = Survey Window, B = Breeding Season

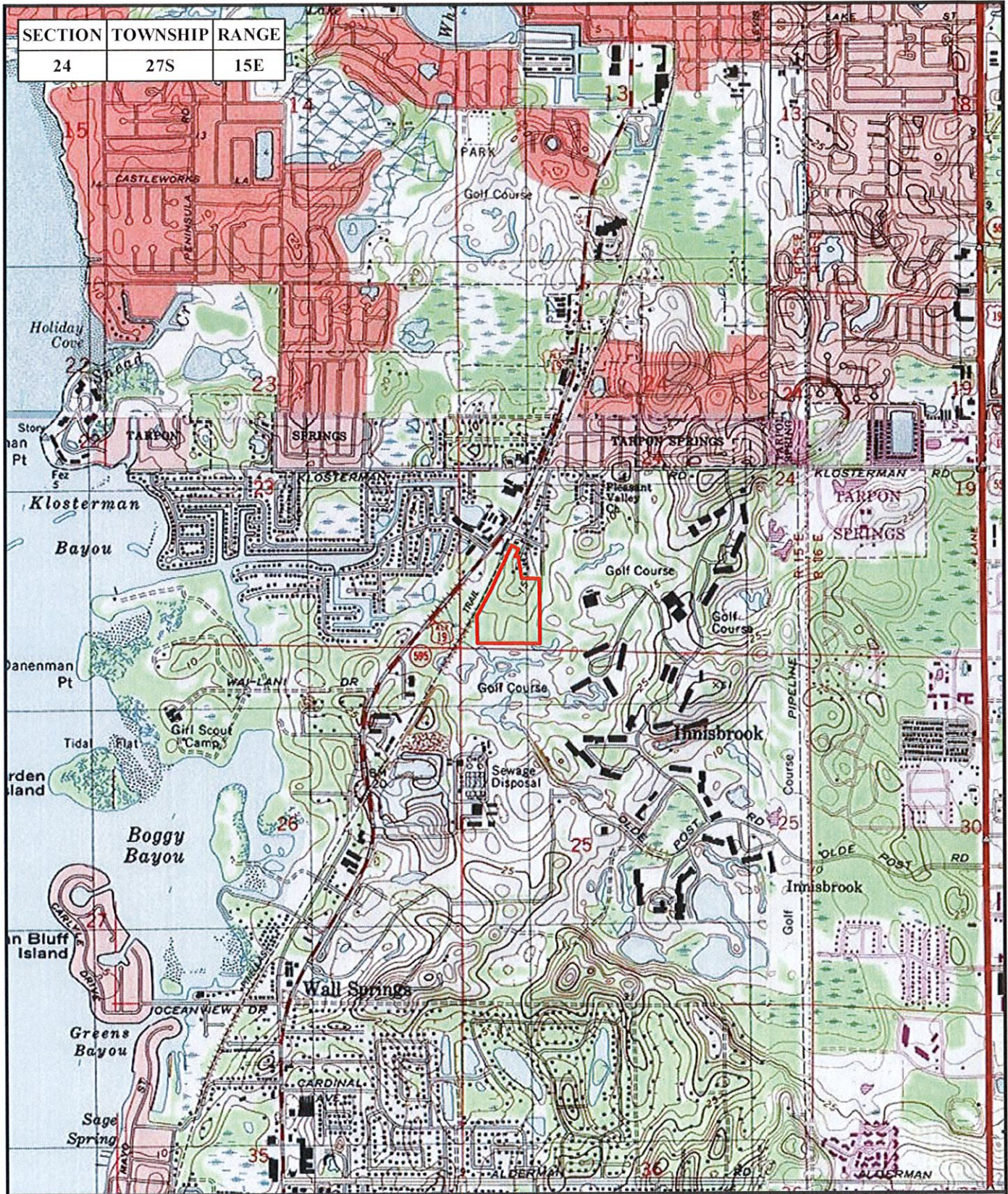
²E = Endangered, T = Threatened, SSC = Species of Special Concern, T (SA) = Similarity of Appearance to a Threatened Taxon

³U.S. Fish and Wildlife Service

⁴Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, Florida Natural Areas Inventory, and FWS Species by County List

SECTION	TOWNSHIP	RANGE
24	27S	15E



Feet
0 2,000
1 in = 2,000 feet

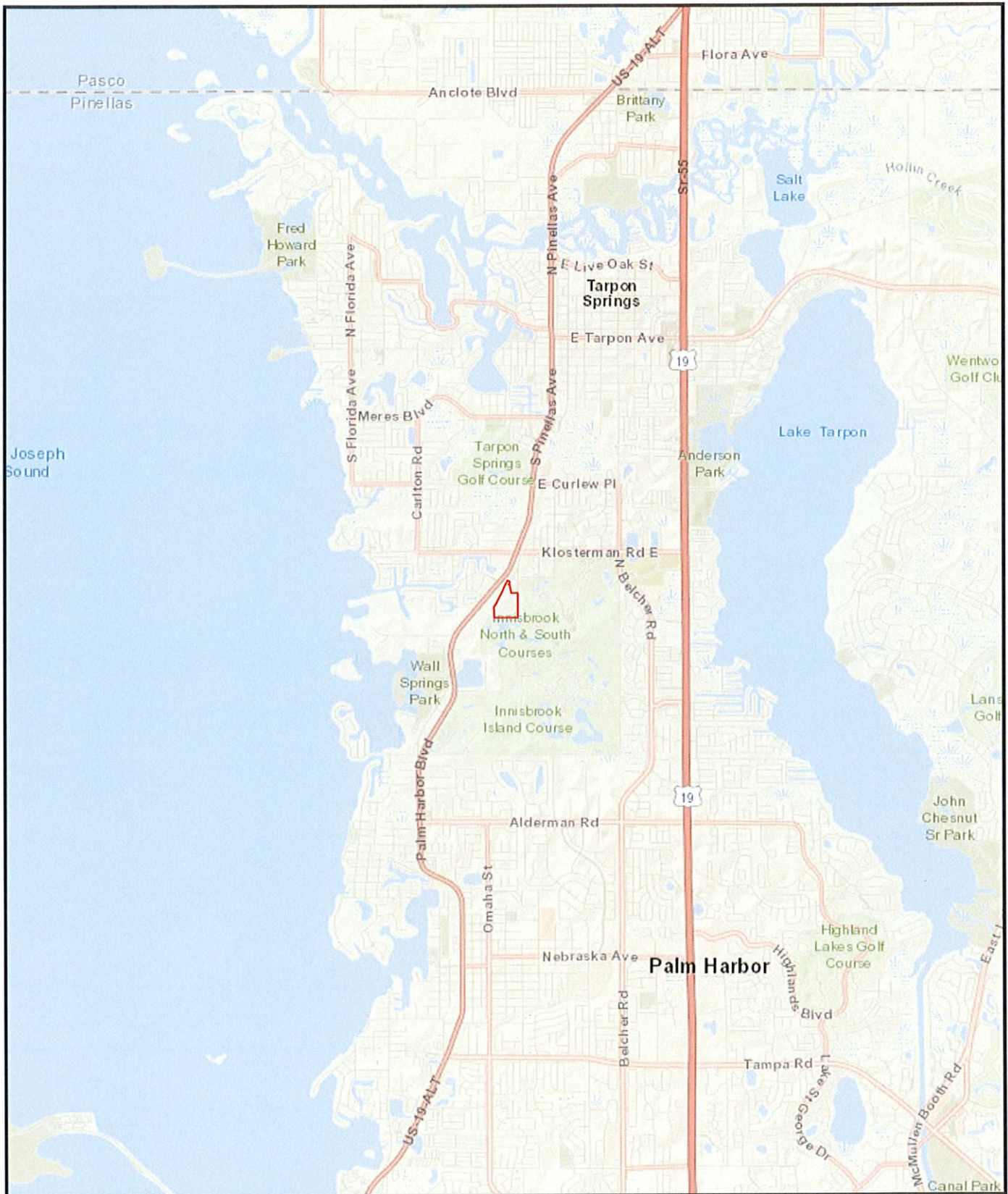
FLATWOODS
Consulting Group

MONKEY FARM
D.R. HORTON

PINELLAS COUNTY, FLORIDA

Project Area


**QUAD
MAP**



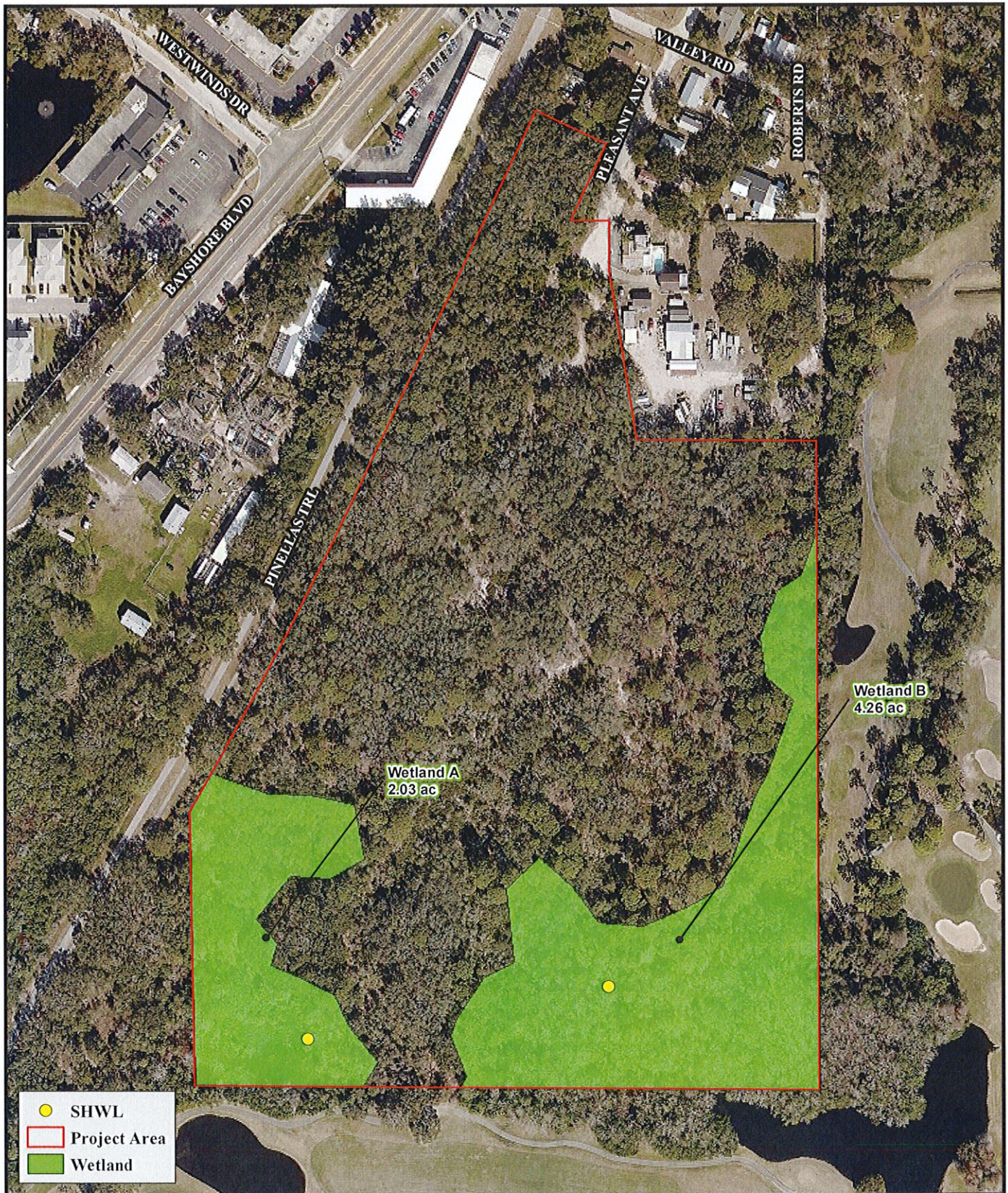
Miles
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1 in = 1 miles

**MONKEY FARM
D.R. HORTON**

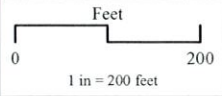
PINELLAS COUNTY, FLORIDA

 **Project Area**

**LOCATION
MAP**

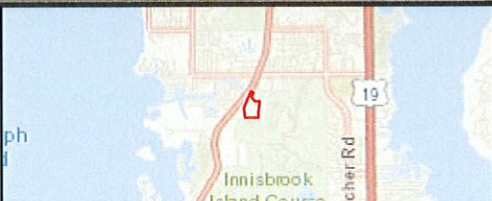


- SHWL
- Project Area
- Wetland



**MONKEY FARM
D.R. HORTON**





PINELLAS COUNTY, FLORIDA

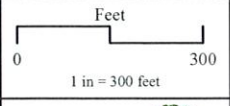


**WETLAND
MAP**



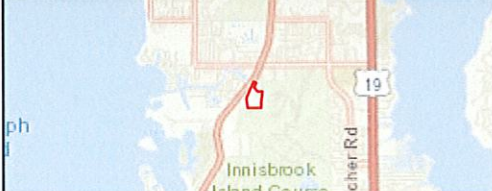


-  Potentially Occupied Gopher Tortoise Burrow (4)
-  Abandoned Gopher Tortoise Burrow (3)
-  Transect Map
-  Project Area



**MONKEY FARM
D.R. HORTON**

PINELLAS COUNTY, FLORIDA



**15% GT
SURVEY
MAP**



FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
434	HARDWOOD-CONIFER MIXED	15.3
615	STREAM AND LAKE SWAMPS (BOTTOMLAND)	4.26
617	MIXED WETLAND HARDWOODS	2.03
	TOTAL	21.59

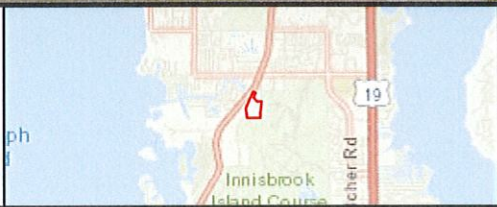


Project Area
 Land Use

Feet
 0 ————— 200
 1 in = 200 feet

MONKEY FARM
D.R. HORTON

PINELLAS COUNTY, FLORIDA



LAND USE
MAP