



**Date:** April 8, 2024

**To:** William T. Mims (T. Mims Corp.)

**From:** Water Resource Associates (WRA)

**Subject:** North CR640 Parcels – Environmental Due Diligence Considerations

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**Memorandum:**

The purpose of this letter is to provide a desktop assessment of the environmental due diligence considerations in support of a proposed rezoning within Polk County. The ±380-acre Project (Parcel ID: 23302000000014010, 233020000000011010, 233021000000043030, 233021000000042010) is located in Polk County Southwest of Mulberry, within Section 20/21, Township 30S, Range 23E. The Project is situated approximately 3.00-mile(s) west of the SR640/HWY37 intersection (**Exhibits 1 & 2 – Regional & Aerial Location Maps**). The Project is proposing a rezoning from phosphate mining to industrial on the site. The current, surrounding land uses include phosphate mining and agricultural/residential rural.

**Wetlands & Other Surface Waters (OSW)**

Within a 250.90 portion of the overall Project, wetlands and OSWs have been delineated and reviewed by FDEP under petition number FD-53-0399128-001. The referenced petition is still pending final approval by FDEP; however, the boundaries of the wetlands and OSWs have been field verified and the final wetland survey has been preliminarily approved by FDEP. No wetland delineations of agency verifications have been completed to date for the eastern portion of the Project site. For the purpose of this assessment, wetlands and OSWs within the eastern portion of the Project have been estimated using a combination of LIDAR elevation data, National Wetland Inventory (NWI) data, and historic/current aerial interpretation. Please see **Exhibit 3 – Approved & Approximated Wetland Map**. The total FDEP approved wetland and OSW areas within the Project is 42.35 acres. The total approximated wetland and OSW areas within the Project is 20.42 acres. The field verified and anticipated habitat types within the overall Project are based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) and are as follows;

**Existing Habitat Types (Exhibit 4)**

- FLUCCS 165 – Reclaimed Land
- FLUCCS 510 – Streams & Waterways
- FLUCCS 615 – Stream & Lake Swamps (Bottomland)
- FLUCCS 617 – Mixed Wetland Hardwoods
- FLUCCS 618 – Willow & Elderberry
- FLUCCS 631 – Wetland Scrub
- FLUCCS 640 – Vegetated Non-Forested Wetlands

**Wildlife Considerations**

A WRA Environmental Scientist conducted a desktop review of available published information from federal and state online database. Data collection included the following sources:

- FNAI species tracker;
- USFWS Listed Species Tracker for Polk County,
- SWFWMD FLUCCS,
- USDA NRCS Web Soil Survey,
- Florida Fish and Wildlife Conservation Commission (FWC) and Water bird Colony databases,
- Audubon Bald Eagle watch database,
- Chapter 5B-40 of the Florida Administrative Code (FAC).



## MEMORANDUM

These sources were useful in identifying the occurrence or potential occurrence of wildlife species listed as Threatened (T), Endangered (E), or Species of Special Concern (SSC) as defined by USFWS and/or the FFWCC. In addition, the presence of designated critical habitat and/or vegetative communities and land uses with the potential to support listed species was evaluated. Additional resources, such as the FNAI Field Guides and Rare and Endangered Biota of Florida Series, were used to evaluate habitat and vegetative community requirements for those species potentially occurring within the proposed Project corridor. Please see **Exhibit 5 – Regional Wildlife Map**.

To date, no wildlife specific field surveys have been completed within the overall Project. The Project lies within the USFWS Consultation Areas for the; Blue-tailed Mole Skink, Wood Stork Foraging, Audubon Crested Caracara, Florida Scrub Jay, and Everglades Snail Kite. The Project also lies within the following Wood Stork Core Foraging Areas; Mulberry Northeast and Lone Palm. The closest documented Bald Eagle nest (PO198) is located approximately 0.95 miles northeast of the Project site. Nest PO198 was recorded as destroyed by the Audubon Eagle Watch Program in 2023. The second closest documented Bald Eagle nest (PO125) is located approximately 2.67 miles northeast of the Project site. Nest PO125 was not monitored by the Audubon Eagle Watch Program in 2023 and the current nest status is unknown. The closest documented wading bird colony is 615329 and is located 0.83 miles southwest of the Project site. The closest documented Scrub Jay population is located approximately 7.42 miles east of the Project site. There are no documented occurrences for the Audubon Crested Caracara or Everglades Snail Kite within proximity of the Project site. The Project site may contain potential habitat within the upland and wetland communities for the following species; Gopher Tortoise, Blue-tailed Mole Skink, Eastern Indigo Snake, Florida Pine Snake, Southeastern American Kestrel, and Florida Sandhill Crane.

As further environmental consideration support for the proposed rezoning, additional environmental assessment maps are included in this memo below. These additional maps are intended to provide a comprehensive assessment of the available data over or within proximity to the Project.

Should you have any questions or require additional information, please contact me at our office 813.265.3130.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. P. Miller', is located below the 'Sincerely,' text.

Matthew P. Miller, M.S., P.W.S.  
Director of Environmental Services

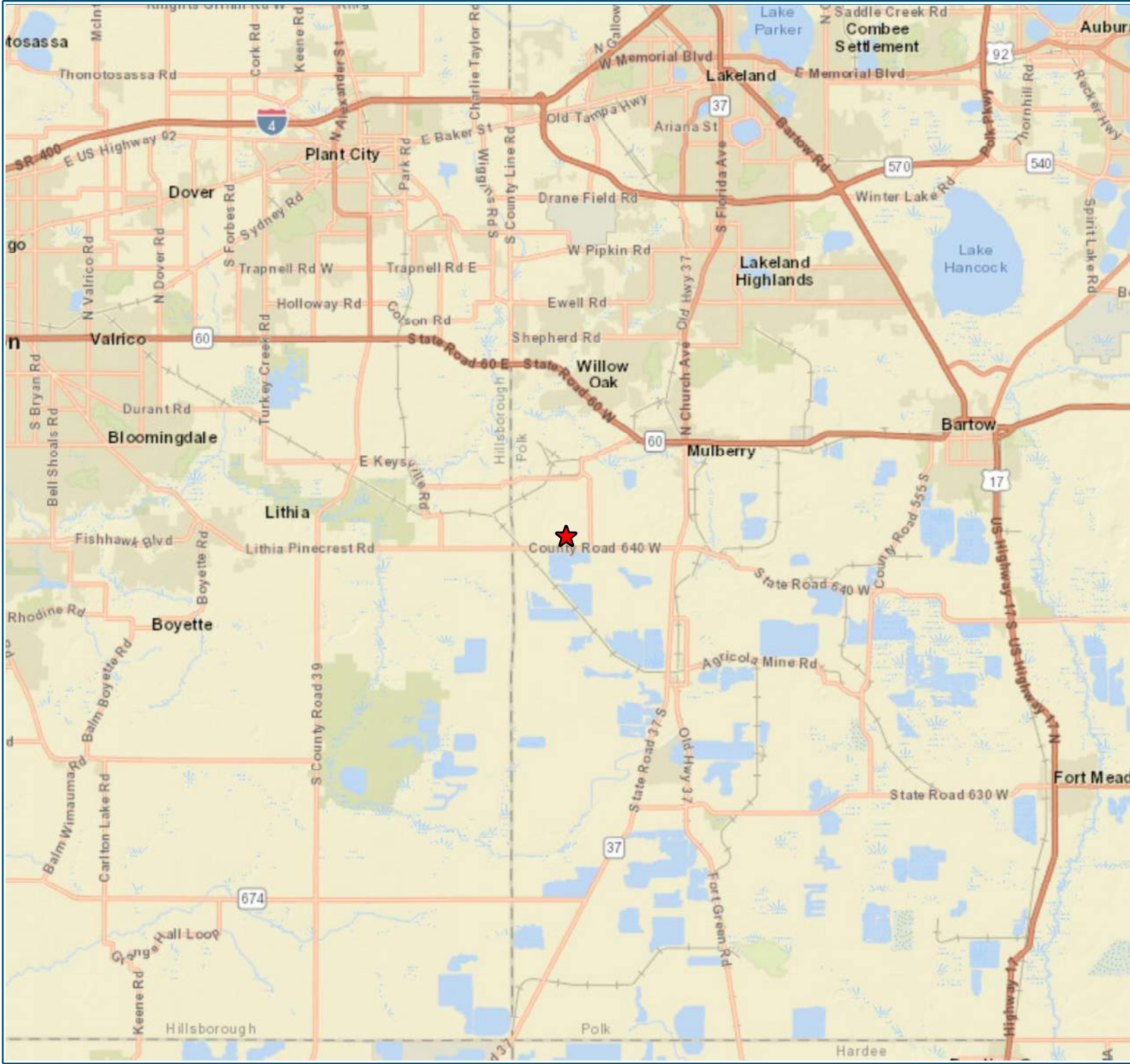
A handwritten signature in blue ink, appearing to read 'Auston Germano', is located to the right of the first signature.

Auston Germano, C.E.S.  
Senior Environmental Scientist

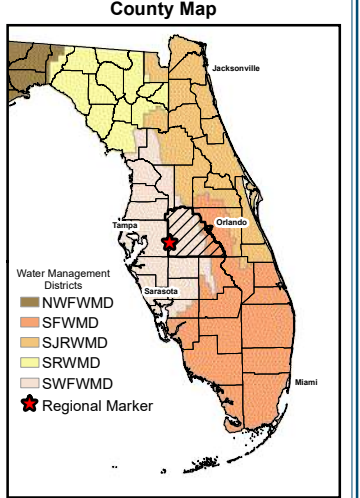
### Exhibits

- Exhibit 1. Regional Location Map
- Exhibit 2. Aerial Map
- Exhibit 3. Approved & Approximated Wetlands Map
- Exhibit 4. FLUCCS Map
- Exhibit 5. Regional Wildlife Map
- Exhibit 6. USDA/NRCS Soils Map
- Exhibit 7. NWI Map
- Exhibit 8. Historic USGS Topographic Map (1955)
- Exhibit 9. Current USGS Topographic Map (2021)
- Exhibit 10. FEMA Floodplain Map

## **Exhibit 1. Regional Location Map**

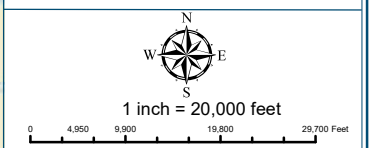


★ Regional Marker



S: 20,21 T: 30S R: 23E

Notes:  
Streets basemap obtained from ESRI

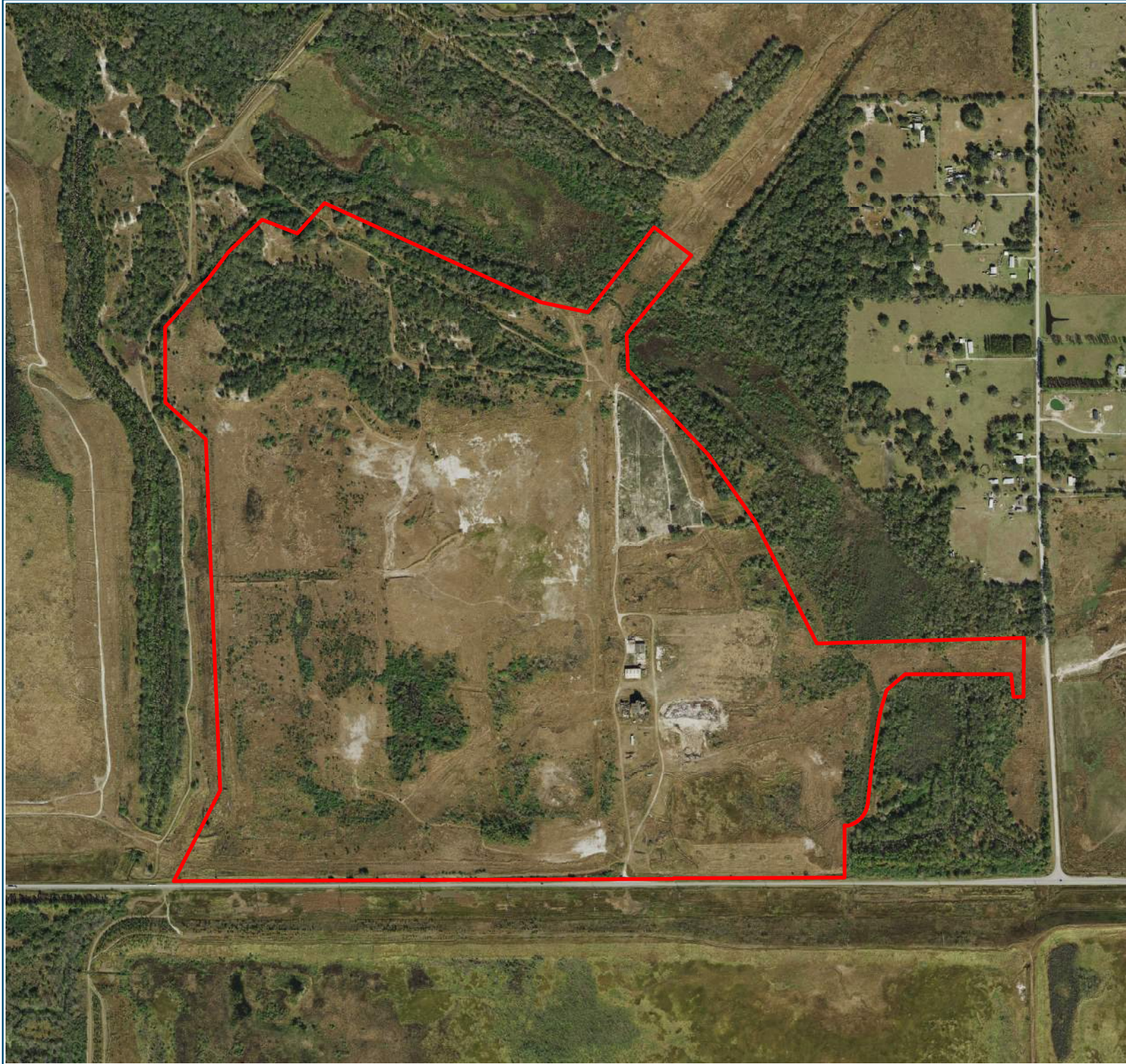


Client: T. Mims Corp.		
Project Name: Pinecrest Mine Expansion		
Polk County, FL		
File Name: Regional Location Map		
Original Date: 4/9/2024		
GIS Operator: RJ	Job Number: 1971	Revision Date:

## **Exhibit 2. Aerial Map**




Document Path: S:\-PROJECT FILES\1971 - Mims - Pinecrest Road Mine\ENVIRONMENTAL\GIS\WXD\2024 Expansion\2024\_3\_19\_Expansion\_Aerial.mxd

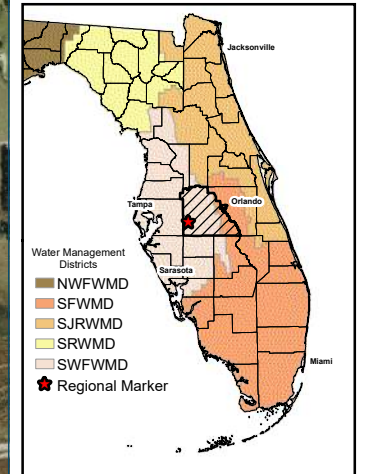


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**Water Resource Associates, LLC.**

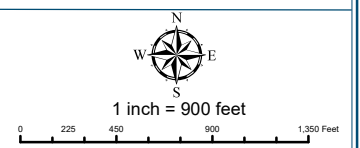
 Project Boundary (380.00 ac.)

### County Map



**S: 20,21    T: 30S    R: 23E**

Notes:  
2023 aerial obtained from ESRI



Client: T. Mims Corp.

Project Name: Pinecrest Mine Expansion

Polk County, FL

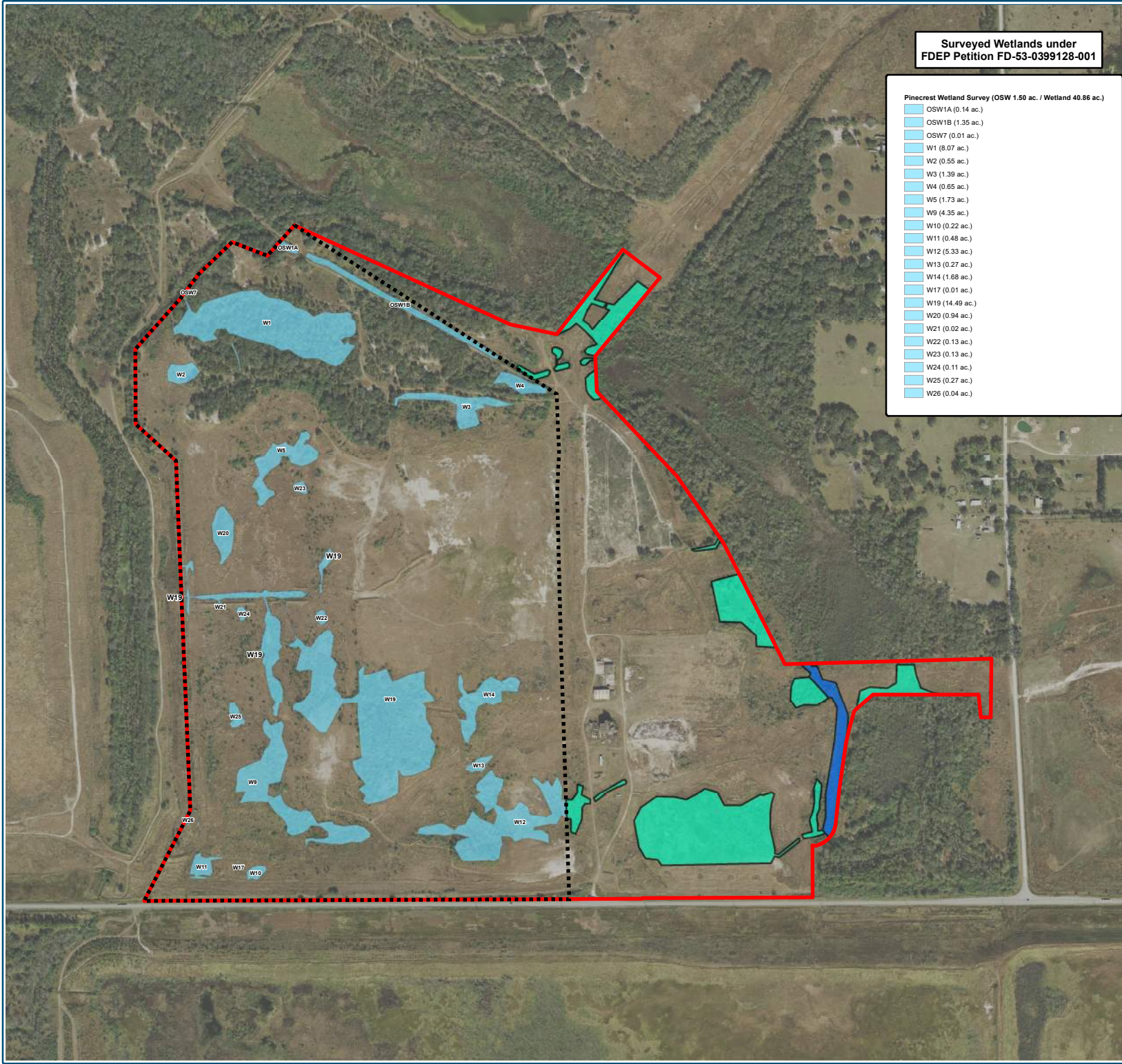
File Name: Aerial Map

Original Date: 4/9/2024

GIS Operator: RJ	Job Number: 1971	Revision Date:
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**Exhibit 3. Approved & Approximated Wetlands  
Map**

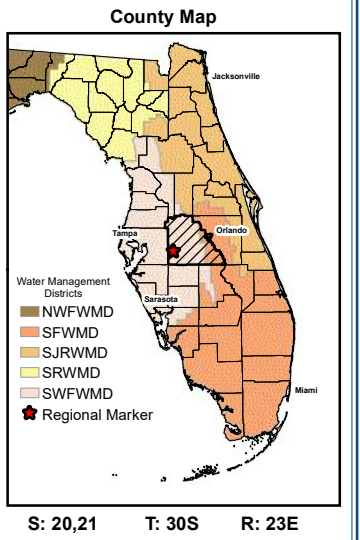


**Surveyed Wetlands under  
FDEP Petition FD-53-0399128-001**

**Pinecrest Wetland Survey (OSW 1.50 ac. / Wetland 40.86 ac.)**

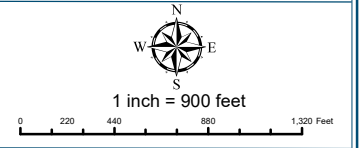
OSW1A (0.14 ac.)
OSW1B (1.35 ac.)
OSW7 (0.01 ac.)
W1 (8.07 ac.)
W2 (0.55 ac.)
W3 (1.39 ac.)
W4 (0.65 ac.)
W5 (1.73 ac.)
W9 (4.35 ac.)
W10 (0.22 ac.)
W11 (0.48 ac.)
W12 (5.33 ac.)
W13 (0.27 ac.)
W14 (1.68 ac.)
W17 (0.01 ac.)
W19 (14.49 ac.)
W20 (0.94 ac.)
W21 (0.02 ac.)
W22 (0.13 ac.)
W23 (0.13 ac.)
W24 (0.11 ac.)
W25 (0.27 ac.)
W26 (0.04 ac.)

- Project Boundary (380.00 ac.)
- Pinecrest Mine Boundary (250.90 ac.)
- Estimated Wetland Lines**
- OSW (~2.25 ac.)
- Wetland (~18.17 ac.)



Notes:  
 2023 aerial obtained from ESRI  
 Estimated wetlands approximated  
 via DEM and aerial interpretation.

Surveyed Wetlands under  
 FDEP Petition FD-53-0399128-001



Client: T. Mims Corp.		
Project Name: Pinecrest Mine Expansion		
Polk County, FL		
File Name: Wetland Map		
Original Date: 4/9/2024		
GIS Operator: RJ	Job Number: 1971	Revision Date:



## **Exhibit 4. FLUCCS Map**

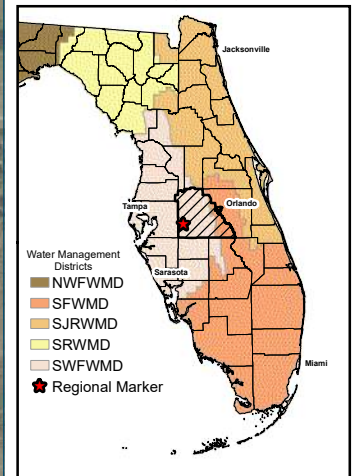


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**Water Resource Associates, LLC.**

- Project Boundary (380.00 ac.)
- 165; Reclaimed Land
- 510; Streams & Waterways
- 615; Streams & Lake Swamps (Bottomland)
- 617; Mixed Wetland Hardwoods
- 618; Willow & Elderberry
- 631; Wetland Scrub
- 640; Vegetated Non-Forested Wetlands

**County Map**



**S: 20,21    T: 30S    R: 23E**

Notes:  
2023 aerial obtained from ESRI  
FLUCCS determined by WRA



1 inch = 800 feet  
0 195 390 780 1,170 Feet

Client: T. Mims Corp.

Project Name: Pinecrest Mine Expansion

Polk County, FL

File Name: FLUCCS Map

Original Date: 4/9/2024

GIS Operator: RJ	Job Number: 1971	Revision Date:
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## **Exhibit 5. Regional Wildlife Map**

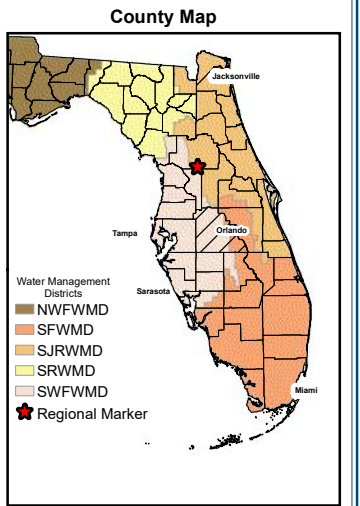




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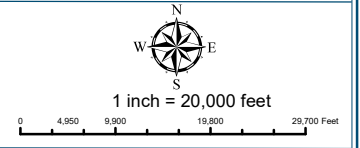
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**Water Resource Associates, LLC.**

- ★ Regional Marker
- Bald Eagle Nests
- Wood Stork Nests
- Wading Bird Colonies
- Scrub Jay

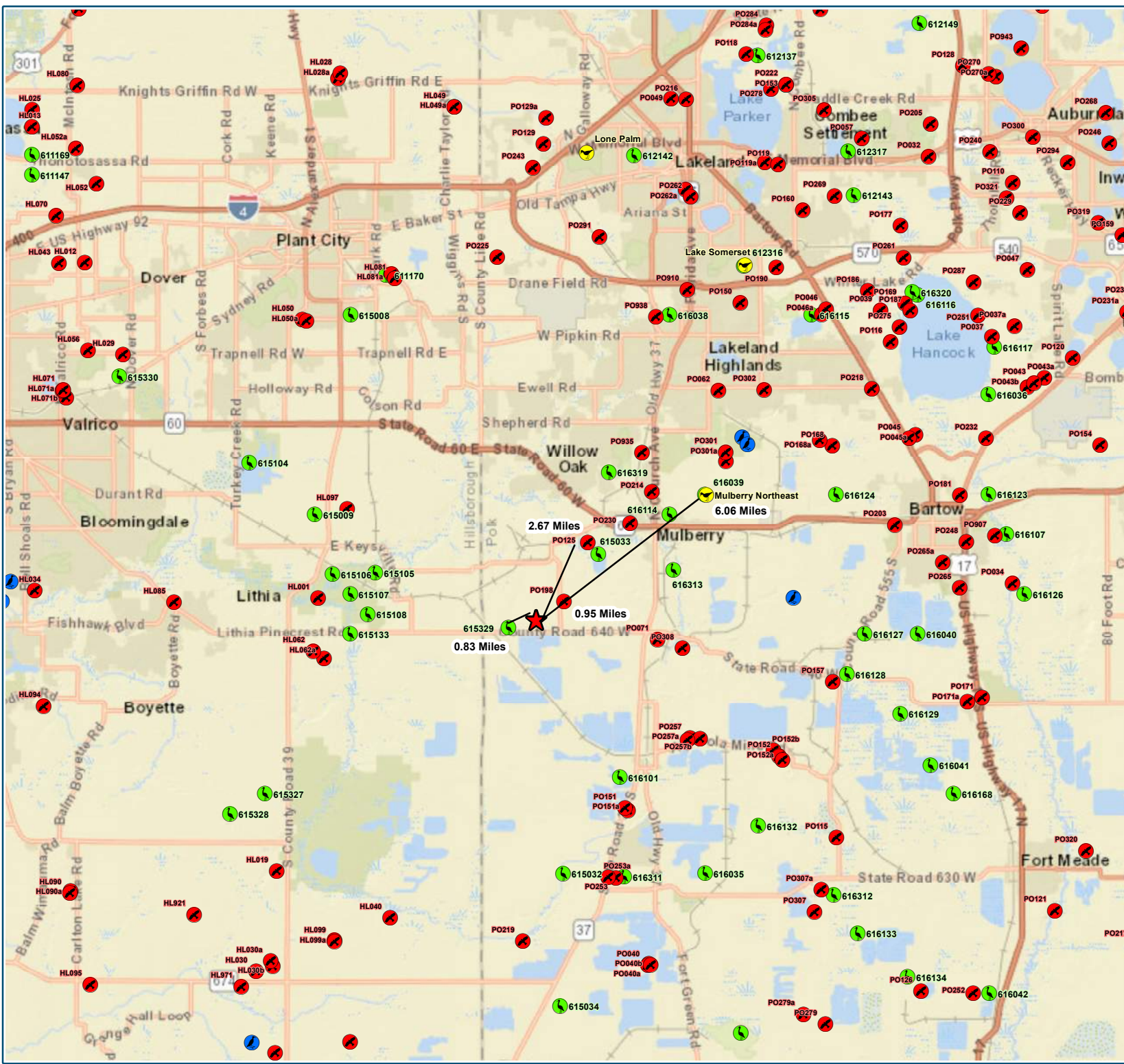


S: 20,21 T: 30S R: 23E

Notes:  
Street background obtained from ESRI basemaps.  
All species layers were obtained from FWC&USFWS.  
Project lies within USFWS consultation areas for:  
Florida Scrub Jay, Woodstork Foraging, Crested Caracara, Blue-Tailed Mole Skink, and Snail Kite.  
Woodstork Core foraging area:  
Lone Palm and Mulberry Northeast.  
Eagle Nest PO198 (Destroyed 2023 Season) (Audubon)  
PO125 (Unknown) (Audubon)

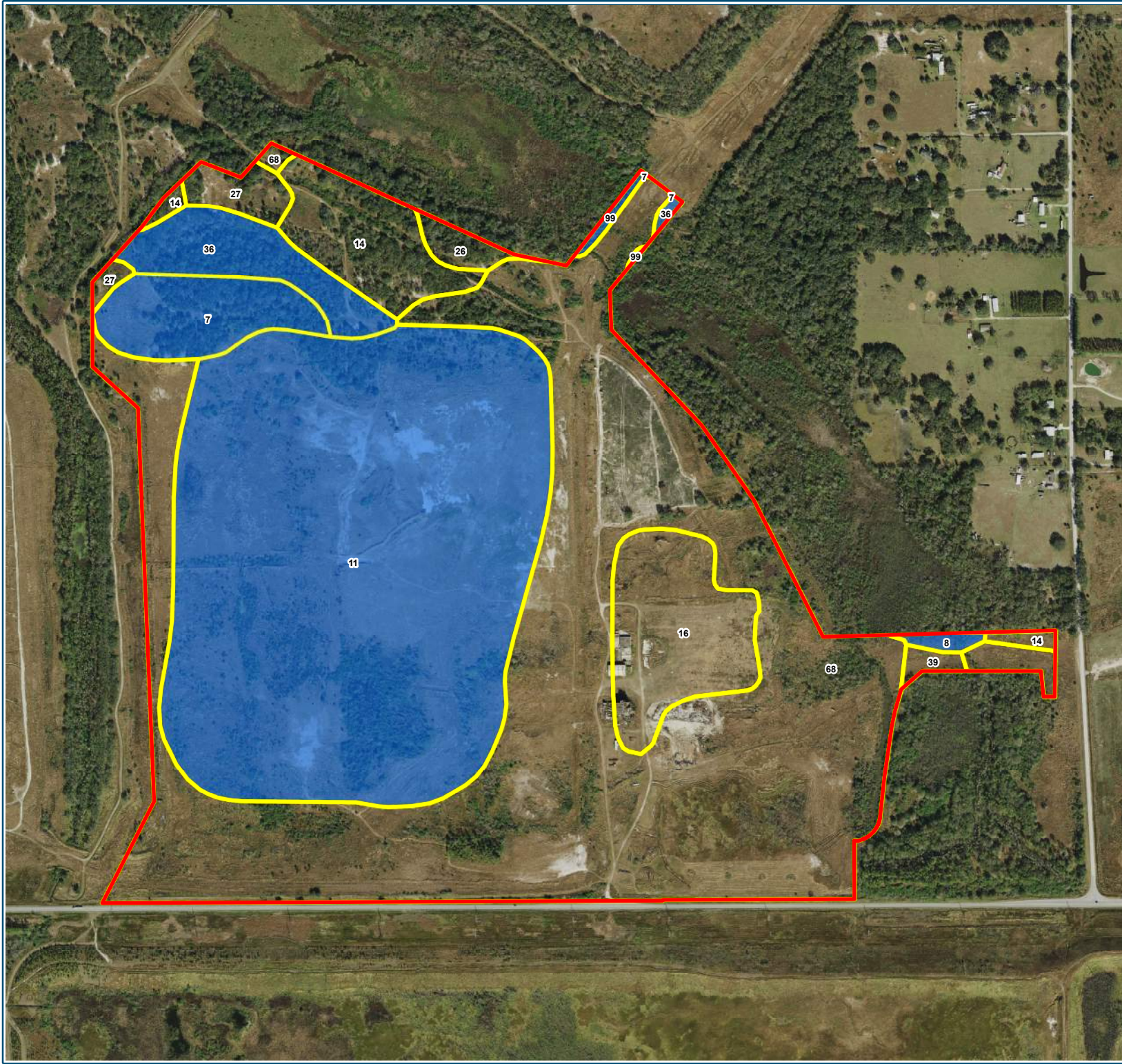


Client: T. Mims Corp.		
Project Name: Pinecrest Mine Expansion		
Polk County, FL		
File Name: Regional Wildlife Map		
Original Date: 4/9/2024		
GIS Operator: RJ	Job Number: 1971	Revision Date:

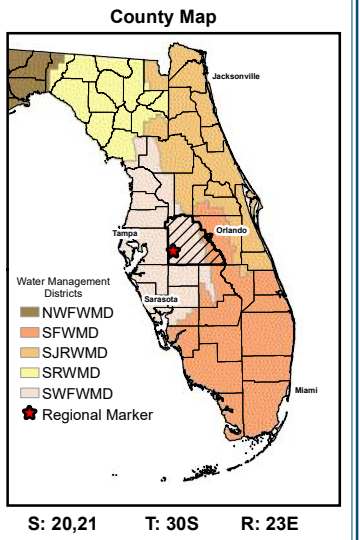


## **Exhibit 6. USDA/NRCS Soils Map**

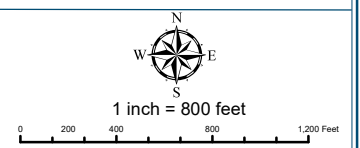




- Project Boundary (380.00 ac.)
- Non-Hydric Soil (216.92 ac.)
- Hydric Soil (163.08 ac.)



**Notes:**  
 2023 aerial obtained from ESRI  
 Soils obtained from USDA WSS



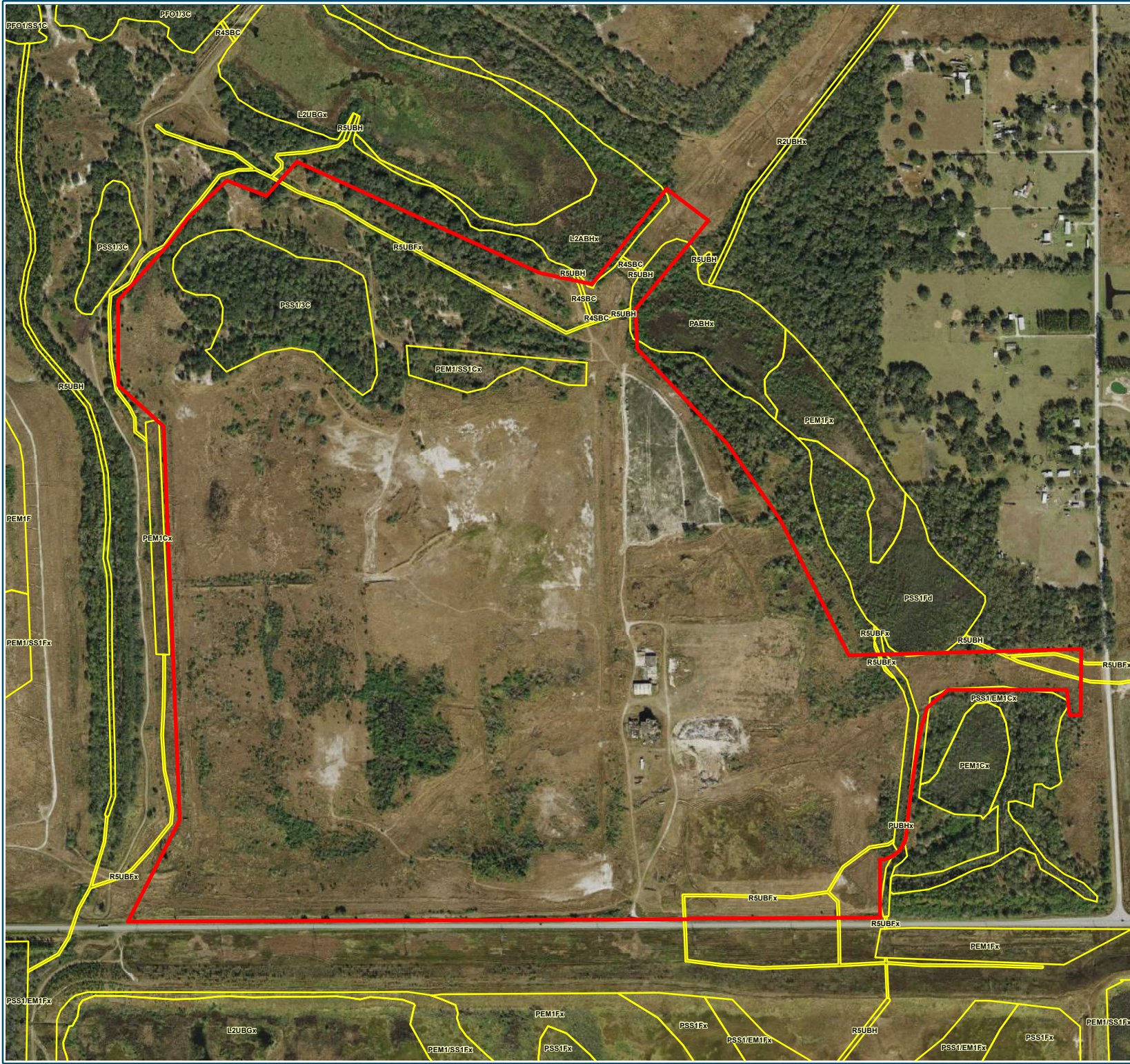
Client: T. Mims Corp.		
Project Name: Pinecrest Mine Expansion		
Polk County, FL		
File Name: Soils Map		
Original Date: 4/9/2024		
GIS Operator: RJ	Job Number: 1971	Revision Date:



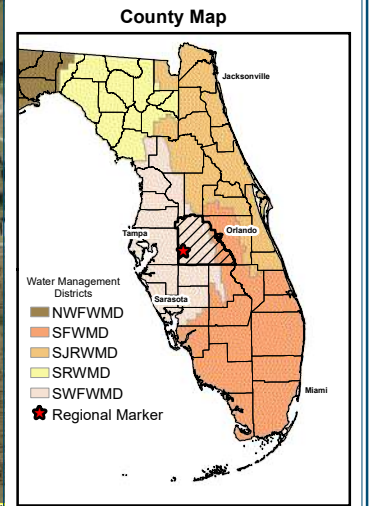
## **Exhibit 7. NWI Map**



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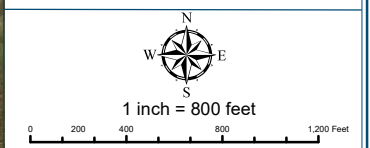


- Project Boundary (380.00 ac.)
- National Wetland Inventory Lines



**S: 20,21 T: 30S R: 23E**

Notes:  
 2023 aerial obtained from ESRI  
 Wetlands obtained from NWI data



Client: T. Mims Corp.		
Project Name: Pinecrest Mine Expansion		
Polk County, FL		
File Name: NWI Map		
Original Date: 4/9/2024		
GIS Operator: RJ	Job Number: 1971	Revision Date:



**Exhibit 8. Historic USGS Topographic Map  
(1955)**




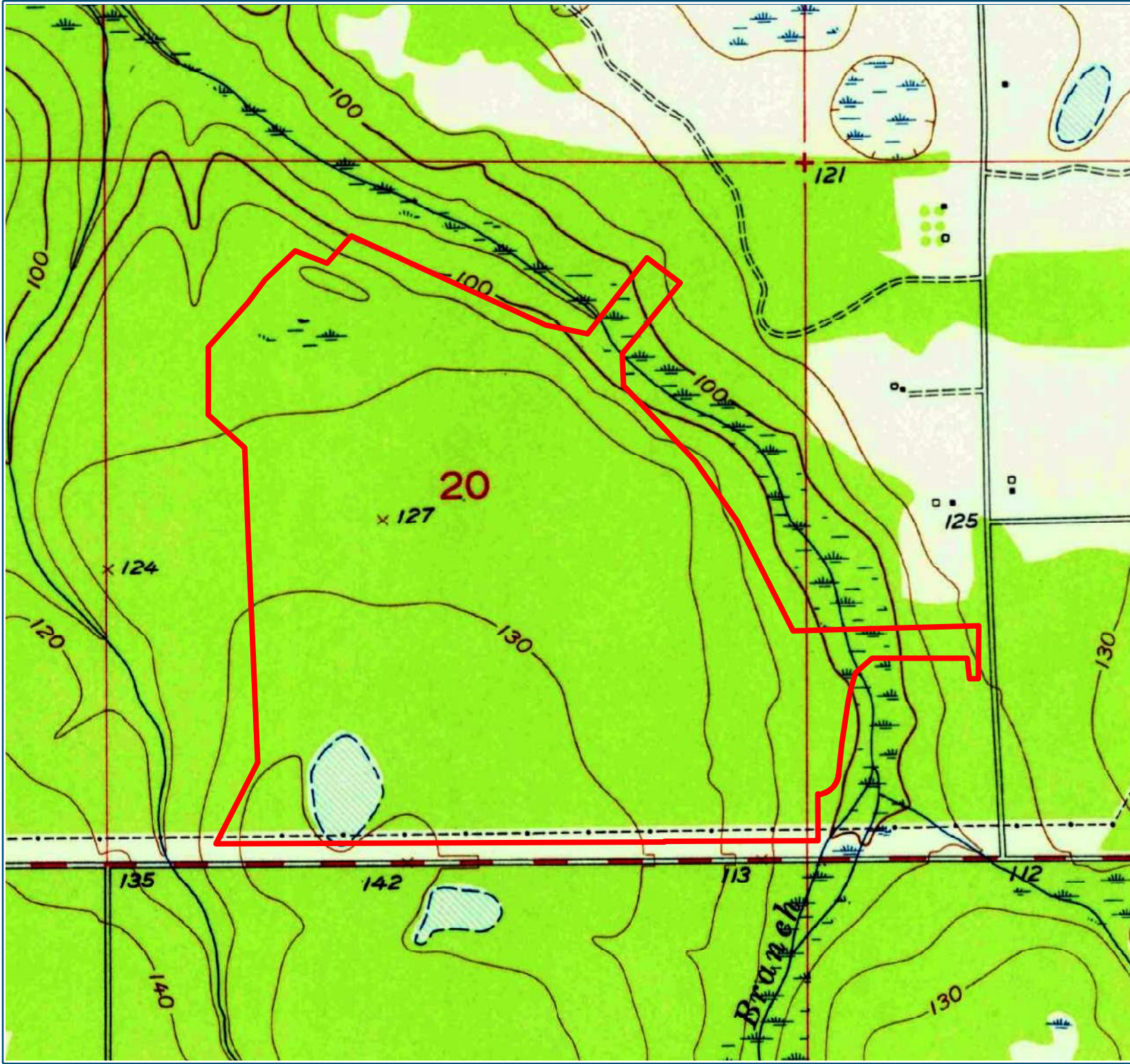
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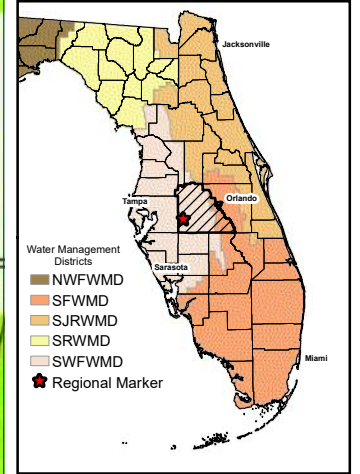
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 Project Boundary (380.00 ac.)



**County Map**

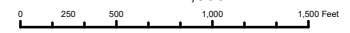


S: 20,21    T: 30S    R: 23E

Notes:  
1955 Topo obtained from USGS  
1955 Keyville Topo



1 inch = 1,000 feet



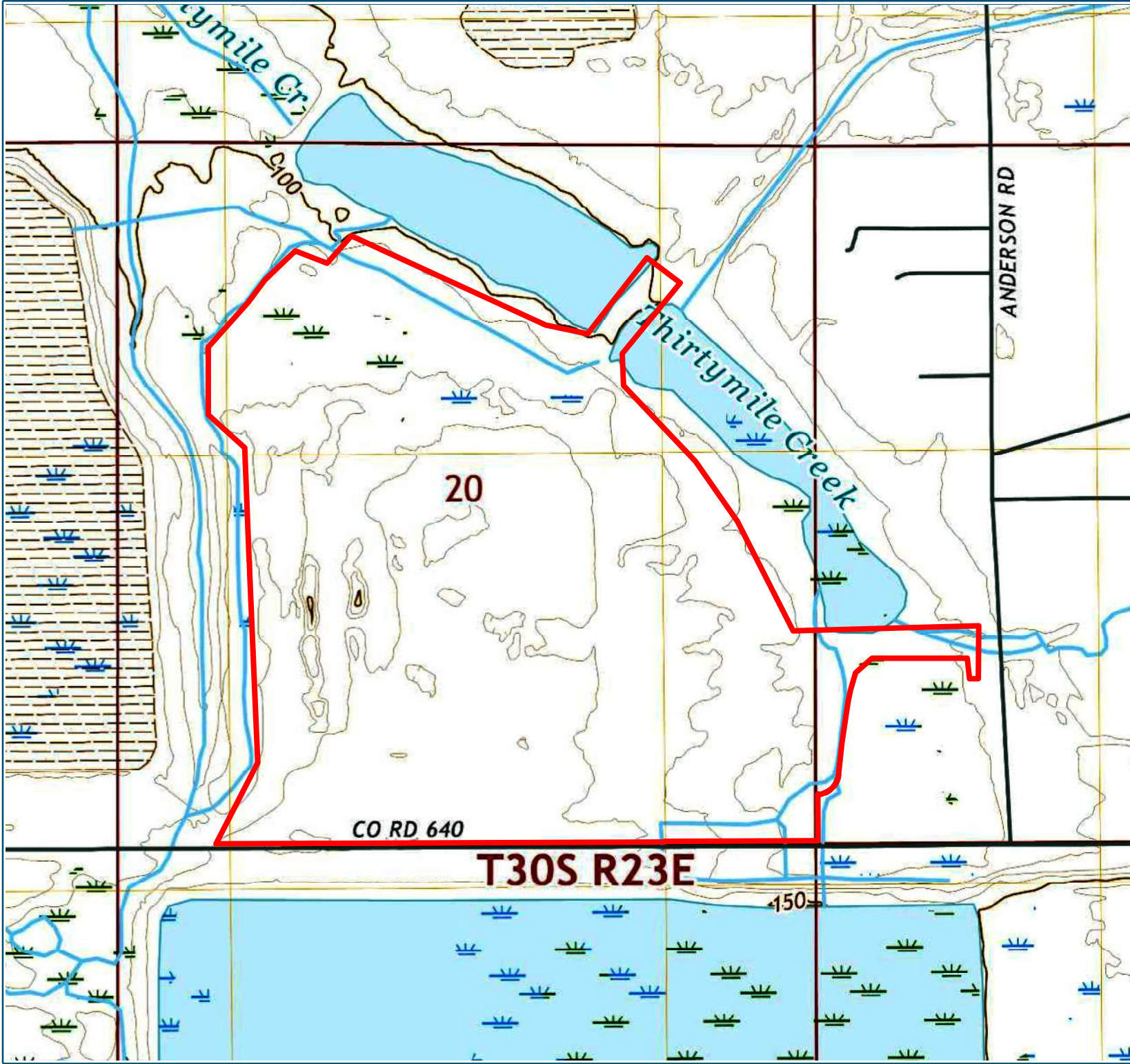
Client: T. Mims Corp.		
Project Name: Pinecrest Mine Expansion		
Polk County, FL		
File Name: 1955 Topo Map		
Original Date: 4/9/2024		
GIS Operator: RJ	Job Number: 1971	Revision Date:

**Exhibit 9. Current USGS Topographic Map  
(2021)**

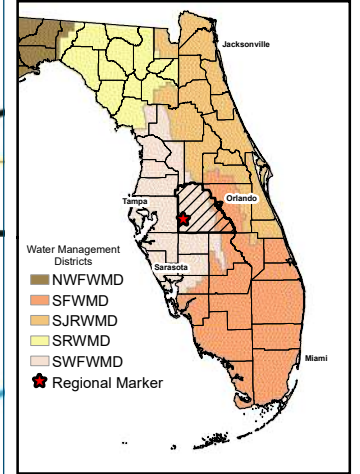


Document Path: S:\PROJECT FILES\1971 - Mims - Pinecrest Road Mine\ENVIRONMENTAL\GIS\MXD\2024 Expansion\2024\_3\_19\_Expansion\_2021Topo.mxd

 Project Boundary (380.00 ac.)



**County Map**

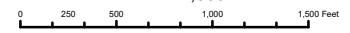


S: 20,21    T: 30S    R: 23E

Notes:  
2021 Topo obtained from USGS  
2021 Keyville Topo



1 inch = 1,000 feet



Client: T. Mims Corp.

Project Name: Pinecrest Mine Expansion

Polk County, FL





File Name: 2021 Topo Map

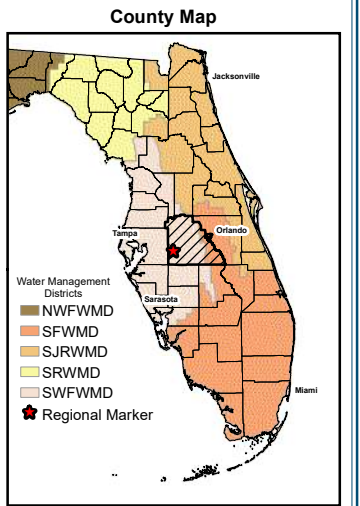
Original Date: 4/9/2024

GIS Operator: RJ	Job Number: 1971	Revision Date:
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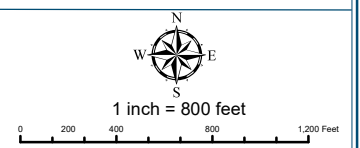
## **Exhibit 10. FEMA Floodplain Map**

 Project Boundary (380.00 ac.)  
**Flood Zone**  
 A  
 AE  
 X



S: 20,21 T: 30S R: 23E

Notes:  
 2023 aerial obtained from ESRI  
 Floodplain data obtained from FEMA



Client: T. Mims Corp.		
Project Name: Pinecrest Mine Expansion		
Polk County, FL		
File Name: FEMA Floodplain Map		
Original Date: 4/9/2024		
GIS Operator: RJ	Job Number: 1971	Revision Date:

