August 4, 2020

Ms. Kirsten Davis
Equinox Development
630 S. Maitland Avenue
Suite 100
Maitland, Florida 32751

ECS Project No. 55:3210

SUBJECT: Listed Wildlife Species Survey
± 10.25 - Acre Winter Springs Property
Winter Springs, Seminole County, Florida

Dear Ms. Davis:

As requested, ECS Florida, LLC (ECS) is pleased to present the following Listed Wildlife Species Survey for the ± 10.25 - Acre Winter Springs Property located in Winter Springs, Seminole County, Florida. Work was provided by our sub-consultant, Thomson Environmental Consulting (Thomson). We have attached Thomson's report. Thank you for this opportunity to offer our services. Please call the undersigned with questions or comments at (407) 859-8378.

Respectfully submitted,

ECS FLORIDA, LLC

Ivona Minossora
Environmental Group Manager

James (Cliff) Hendrickson, P.G.
Florida Professional Geologist 2226
Environmental Principal

Attachment: Thomson's Listed Wildlife Species Survey

2324 Leu Road
ORLANDO, FLORIDA 32803
407.374.3681 – tel
407.405.8725 – cell

October 22, 2018

Ivona Minossora
ECS Florida, LLC
2815 Directors Row, Suite 500
Orlando, Florida 32809

RE: Listed Wildlife Species Survey
±10.25-Acre Winter Springs Property
Winter Springs, Seminole County, Florida
Thomson Project No. 18-650

Ms. Minossora:

Thomson Environmental Consulting, LLC (Thomson) completed a Listed Wildlife Species Survey of the ±10.25-Acre Winter Springs Property (the property) generally located in the southwest corner of the intersection of State Road 434 and Tuskawilla Road. The field portion of the survey was conducted on October 9, 2018. The purpose of the field visit was to evaluate the subject property for the occurrence and/or potential for occurrence of protected wildlife species (and their habitat). The following report (and referenced exhibits) describes relevant ecological conditions observed on the site during the field investigation and the results of documented literature regarding the presence of protected wildlife species and/or habit on the site and its relevant surroundings.

SITE DESCRIPTION AND LOCATION

The property is generally located in the southwest corner of the intersection of State Road 434 and Tuskawilla Road in Winter Springs, Seminole County, Florida. The property measures ±10.25 acres using the Seminole County Geographic Information System (GIS) coverages, but only ±9.9 acres according to the Seminole County Property Appraiser (SCPA). Per the SCPA, the property comprises 4 legal parcels identified as follows:

- SCPA PID 36-20-30-502-0000-0070 (±2.82 acres)
- SCPA PID 36-20-30-502-0000-0080 (±3.03 acres)
- SCPA PID 26-20-30-5AR-0A00-008F (±0.26 acre)
- SCPA PID 36-20-30-502-0000-0090 (±3.79 acres)

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Figure 1 is a location map showing the entirety of the property, including internal named streets.

Figure 2 is a true-color rectified aerial (circa 2017) of the property and its immediate surroundings.

Figure 3 is a topographic quadrangle map showing the topographic relief on the property and in the local region surrounding the site.

SOILS

Soils were identified using the Natural Resource Conservation Service's *Soil Survey of Seminole County, Florida*. The following soil units and descriptions were mapped by the soil survey on the property:

Myakka and EauGallie Fine Sands (Map Unit 20) – This soil represented approximately 2.66 acres of the property. The soils in this map unit are nearly level and poorly drained. These soils are on broad plains on the flatwoods. The slopes are dominantly less than 2 percent. During most years, the soils in this map unit have a seasonal high water table within 12 inches of the surface for 1 month to 4 months. The permeability of Myakka soil is rapid in the surface and subsurface layers and substratum and moderate or moderately rapid in the subsoil. The permeability of EauGallie soil is rapid in the surface and subsurface layers, moderate or moderately rapid in the sandy part of the subsoil, and moderately slow in the loamy part of the subsoil.

Paola-St. Lucie Sands, 0 to 5 percent slopes (Map Unit 24) – This soil represented approximately 6.33 acres of the property. The soils in this map unit are nearly level to gently sloping and excessively drained. These soils are on upland ridges. The slopes are 0 to 5 percent. The soils in this map unit have a seasonal high water table at a depth of 80 inches or more.

Tavares-Millhopper Fine Sands, 0 to 5 percent slopes (Map Unit 31) – This soil represented approximately 1.26 acres of the property. The soils in this map unit are nearly level to gently sloping and moderately well drained. These soils are on low ridges and knolls on the uplands. The slopes are nearly smooth to slightly convex. The soils in this map unit have a seasonal high water table at a depth of 36 to 60 inches for 2 to 6 months.

Figure 4 shows the property and soils as mapped by the Soil Survey.

Soils observed during the site visit seemed to generally match those as described in the Soil Survey. No indications of hydric soils were observed.

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VEGETATIVE COMMUNITIES AND LAND USES

Prior to the field visit, Geographic Information System (GIS) data from the St. Johns River Water Management District (SJRWMD) was reviewed to identify documented vegetative communities and land uses on the property. These site conditions are documented using the Florida Land Use, Cover and Forms Classification System (FLUCCS, Florida Department of Transportation, 1999). FLUCCS classifications for the land covers and uses (as adapted from SJRWMD coverages) on the property are as follows:

Commercial and Services - Abandoned (FLUCFCS code 0140) – This classification represented approximately 1.24 acres of the property. It is the eastern portion of the property that was formerly a Pinch a Penny pool supply store accessible from both Tuskawilla Road and SR 434.

Hardwood-Conifer Mixed (FLUCFCS code 434) – This classification represented approximately 9.01 acres and the majority of the property. This upland, undeveloped area was dominated by slash and sand pine, with a dense subcanopy of xeric oaks in the central portion of the property.

Figure 5 is a FLUCFCS map that depicts the land cover classification described above.

PROTECTED WILDLIFE SPECIES SURVEY

Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). The survey consisted of both a search of documented literature and a field reconnaissance.

Documented Literature Search

Prior to the field investigation, documented literature resources were consulted regarding known occurrences of protected wildlife species on or in the vicinity of the project site. These included the FWC's Bald Eagle (*Haliaeetus leucocephalus*) Nest Locator (*https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx*) and Waterbird Colony Locator (*http://atoll.floridamarine.org/waterBirds/*) online locator sites. A query of both databases (from the center of the site extending outward a radius of one mile) revealed no documented occurrences of waterbird colonies within 1 mile of the property. The closest documented bald eagle nest (Nest ID SE087) was documented approximately 2,250 feet east of the property, which is well outside of any applicable buffer zones.

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The NRCS Web Soil Survey (*https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx*) was used to identify soils suitable for the burrowing needs of gopher tortoises (*Gopherus polyphemus*, state-Threatened). The areas identified as Paola-St. Lucie Sands and Tavares-Millhopper Complex were rated as "Highly Suited" soils for gopher tortoises, while the area identified as Myakka and EauGallie Fine Sands are rated as "Less Suited".

The property was mapped within the USFWS Consultation Area for the following federally-listed species: Audubon's Crested Caracara (*Polyborus plancus audubonii*, Threatened), Red-Cockaded Woodpecker (*Picoides borealis*, Endangered), Florida Scrub-Jay (*Aphelocoma coerulescens*, Threatened), the Everglades Snail Kite (*Rostrhamus sociabilis plumbeus*, Endangered), and the Florida Wood Stork (*Mycteria americana*, Endangered).

Field Reconnaissance and Observations

A protected wildlife species survey and habitat assessment was conducted over the entire property on October 9, 2018. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC).

No indication of bald eagle foraging was observed. No nests or juveniles were observed on the property.

A survey for gopher tortoises and/or occupied habitat was conducted over 100% of the suitable soils on the property by Mr. Joel Thomson of Thomson Environmental Consulting, LLC (an Authorized Agent for surveying by FWC). The results of the survey yielded no potentially-occupied gopher tortoise burrows, and no indication of gopher tortoise presence. Based on the quality of habitat, it is recommended that an additional survey of the property be performed within 90 days of intended construction, per the FWC's guidelines.

The presence of some scrub oaks on the property often represents potential habitat for the Florida Scrub-Jay. The habitat was determined to be too overgrown to represent viable habitat, likely the result of fire exclusion and other factors related to the surrounding development. No indications of Florida Scrub-Jays was observed during the survey.

No other protected wildlife species concerns were observed during the course of the field survey. The numerous species with Consultation Areas covering the property have unique, individualized habitat needs that are not offered on the property due to developed nature of much of the property and the lack of natural habitat.

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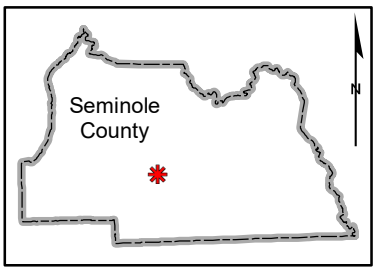
LIMITATIONS OF THIS REPORT

It is important to note that the conclusions of this report are necessarily based on the conditions observed on the day of the field investigation, as well as our scientific judgment of the site's potential to support protected species (based on each species' optimal habitat requirements). Due to this "snapshot" view of the site, the results presented in this report may not accurately reflect changing site conditions and/or wildlife species' temporal and spatial movements.

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

Respectfully,
Thomson Environmental Consulting, LLC

Joel A. Thomson
President



General Location

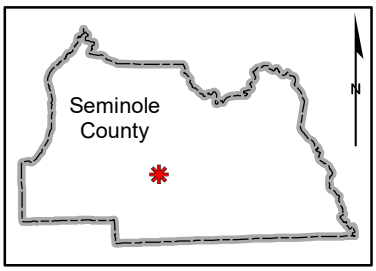
0 500 1,000

1" = 1,000'

thomson
ENVIRONMENTAL CONSULTING
3428 PELICAN LANE ORLANDO, FLORIDA 32803
TEL 407.405.8725 FAX 407.792.5692
WWW.THOMSONENV.COM

Figure 1
Location Map
Winter Springs Property
Winter Springs, Seminole County, Florida
Section 1, Township 21 S, Range 30 E and
Section 6, Township 21 S, Range 31 E

Thomson Project No. 18-650
October 2018



General Location

0 75 150

1" = 150'

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Figure 2
Aerial Photograph
Winter Springs Property
Winter Springs, Seminole County, Florida
Section 1, Township 21 S, Range 30 E and
Section 6, Township 21 S, Range 31 E

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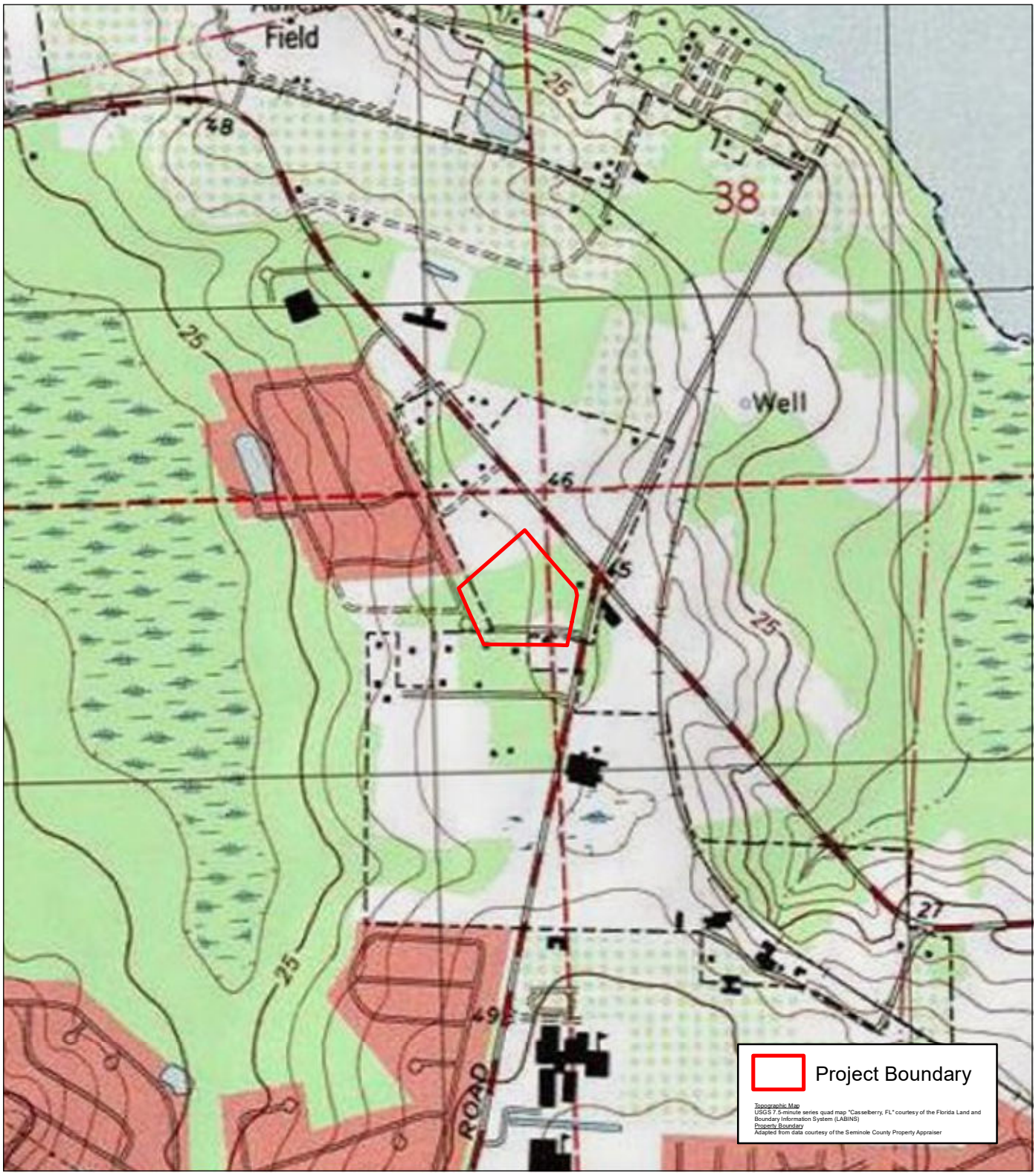
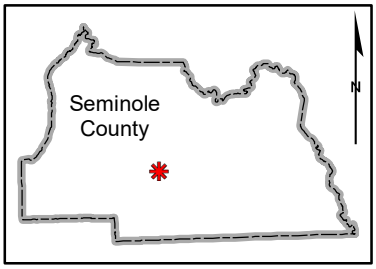
October 2018





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1" = 1,000'

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Figure 3
Topographic Map
Winter Springs Property
Winter Springs, Seminole County, Florida
Section 1, Township 21 S, Range 30 E and
Section 6, Township 21 S, Range 31 E

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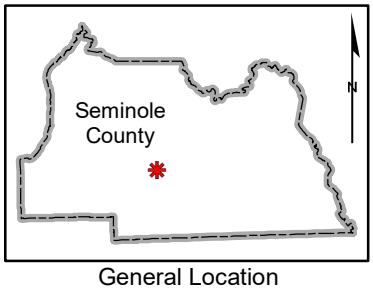

General Location

0 75 150

1" = 150'

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Figure 4
Soils Map

Winter Springs Property
Winter Springs, Seminole County, Florida

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Section 6, Township 21 S, Range 31 E

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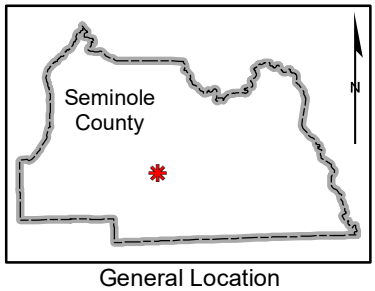

General Location

0 75 150

1" = 150'

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Figure 5
FLUCCS Map
Winter Springs Property
Winter Springs, Seminole County, Florida
Section 1, Township 21 S, Range 30 E and
Section 6, Township 21 S, Range 31 E

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