

Government Center and Resiliency Hub

Submittal

CITY OF WAUCHULA, FL

MAY 2026

Prepared For:	Hardee County
Prepared By:	Kimley-Horn and Associates, Inc.
Contacts:	Kelley Klepper, AICP

Kimley»»Horn

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SUMMARY OF APPLICATION

Kyle Long, Community Development Director
City Administration Building
126 S 7th Avenue
Wauchula, FL 33873

RE: Pre-Application Request | *Government Center and Resiliency Hub (including the Hardee County Sheriff's Office)*

Dear Mr. Long:

On behalf of Hardee County (County) ("Applicant"), we are pleased to submit the enclosed Pre-Application Meeting Request to discuss a proposed multi-part Rezone application with an associated Master Development Plan (MDP) for the project known as Government Center and Resiliency Hub ("Property").

The Property is County-owned and located within the City of Wauchula following annexation in 2025 pursuant to Ordinance No. 2025-03. The Property is bounded by U.S. Highway 17 to the west, Heard Bridge Road to the east, agricultural uses to the north, and the Hardee County WIC Facility to the south (See Map 1).

The site consists of approximately 35.18 acres and includes two parcels identified as Parcel Identification Numbers (PIDs) 33-33-25-0000-08410-0000 and 33-33-25-0000-09780-0000. At the time of annexation, the existing Hardee County zoning designations were carried over to the City, resulting in PID 33-33-25-0000-08410-0000 retaining its General Commercial (C-2) zoning and PID 33-33-25-0000-09780-0000 retaining its Agricultural (A-1) zoning. Following annexation, both parcels were designated Public/Semi-Public (PSP) Future Land Use pursuant to Ordinance No. 2025-04.

The Applicant proposes the following requests:

PID: 33-33-25-0000-08410-0000

- Request 1A (See Map 4): Rezone approximately 11.7 acres comprising the western portion of the parcel from C-2 (Hardee County) to Planned Unit Development (PUD) (City of Wauchula). The dimensional requirements for the proposed development program within the PUD portion of the property are outlined in the table below.

Dimensional Requirements	
Building Setbacks (Minimum)	25' (front) 10' (side) 40' (rear)
Building Height (Maximum)	2 Stories
Landscape Buffers (Minimum)	Per City Code Section 3.07.00

- Request 1B (See Map 4): Rezone approximately 5.6 acres comprising the eastern portion of the parcel from C-2 (Hardee County) to Agriculture (AG) (City of Wauchula).

PID: 33-33-25-0000-09780-0000

- Request 2 (See Map 4): Rezone the entire +/-17.4-acre parcel from A-1 (Hardee County) to Agriculture (AG) (City of Wauchula).

The proposed PUD rezoning is intended to facilitate development of the County Resiliency Hub including the sheriff's office and jail facility on the western portion of PID 33-33-25-0000-08410-0000. The additional two (2) rezoning requests are intended to establish City of Wauchula zoning designations for the annexed parcels and replace the County zoning classifications that carried over at the time of annexation.

While the entire Property is included in the rezoning requests, only +/- 11.7 acres designated for PUD zoning are currently funded and planned for development through the Florida Commerce Grant Award. No development is proposed at this time for the eastern portion of PID 33-33-25-0000-08410-0000 or for PID 33-33-25-0000-09780-0000; however, the requested AG zoning would allow for future development consistent with permitted uses and applicable development standards. Any future development not permitted by right would be subject to the future rezoning or development review process.

We kindly request a formal pre-application meeting with the City of Wauchula staff to solicit their feedback on the proposed Rezone Applications with an associated MDP.

Sincerely,



Kelley Klepper, AICP
Project Manager



Kayla Goldsmith
Planner

COMPREHENSIVE PLAN CONSISTENCY

The justification for the requested Rezone is supported by, and not in conflict with, the City of Wauchula Comprehensive Plan. Responses and/or justifications to the listed Principles, Goals, Objectives, and Policies are in **bold**.

FLU Objective 6: Land development regulations and urban growth

The City of Wauchula will promote innovative land development techniques. The city's land development regulations shall set forth the criteria for utilizing such development techniques. [9J-5.006(3)(B)3, 9]

The proposed rezoning of approximately 11.7 acres comprising the western portion of the subject property from C-2 (Hardee County) to PUD (City of Wauchula) implements an innovative land development technique encouraged by FLU Objective 6. The proposed development program represents an extension of the established mixed-use portion of the US 17 corridor and provides thoughtful infill development along this segment of the corridor. The PUD framework allows for coordinated site planning, flexibility in layout, and the efficient integration of public facilities while maintaining compatibility with surrounding land uses. This approach supports orderly development, efficient infrastructure provision, and design flexibility for the proposed Government Center and Resiliency Hub (including the Hardee County Sheriff's Office) and is consistent with the intent of FLU Objective 6.

FLU Policy 6.5: New development shall be consistent with the City's land development regulations for stormwater management, open space, safe and convenient onsite traffic flow, and parking. [9J-5.006(3)(c)4]

The proposed Government Center and Resiliency Hub will be designed in compliance with the City of Wauchula's Land Development Code (LDC) related to stormwater management, open space, internal circulation, and parking. The accompanying MDP demonstrates coordinated stormwater facilities designed in accordance with City standards, internal vehicular circulation that provides safe and convenient onsite traffic flow, and parking areas designed to meet applicable code requirements. Open space areas and landscaped buffers are incorporated to provide functional site design, visual relief, and compatibility with adjacent uses.

FLU Policy 6.7: The City shall promote compact urban growth through the location of public facility expansions contiguous to existing developed areas. [9J-5.006(3)(c)2,3]

The proposed development is located on property that is contiguous to existing public facilities and infrastructure within the City of Wauchula. Government Center and Resiliency Hub (including the Hardee County Sheriff's Office) represent a logical extension of public services within an area already served by roadway access and utilities, thereby promoting compact urban growth.

FLU Objective 8: Availability of utility facilities

The city shall ensure the availability of suitable land for utility facilities necessary to support proposed development. [9J-5.006(3)(B)9]

The proposed rezone would not create adverse impacts in the adjacent area or in the City in general. The available infrastructure supports the proposed development.

Traffic Circulation Policy 1.1: The City of Wauchula hereby establishes the following peak season/peak hour level of service standards for each listed facility type as established by the Florida Department of Transportation (FDOT):

1. Principle Arterial Roadway (US 17): C (Or LOS Standard set by the Florida DOT for SIS facilities)
2. Minor Arterial Roadways: D
3. Collector Roadways: D
4. Local Roads: D

[9J-5.019(3)(c)1]

See the attached traffic impact analysis.

Traffic Circulation Policy 1.3: Development orders and permits shall not be issued if a proposed development would cause the level of service to fall below the standards established in Policy 1.1. Development orders and permits may be issued if facility improvements needed to maintain or exceed the adopted level of service standards are provided concurrent with the impacts of the development in a manner consistent with the goals, objectives and policies of this element and the Capital Improvements Element. [9J-5.019(3)(c)1]

See the attached traffic impact analysis.

Traffic Circulation Policy 2.2: The City will continue to require an impact statement for all new development that addresses the impacts on roadway, pedestrian, bicycle and in the future, transit facilities, within the City.

See the attached traffic impact analysis.

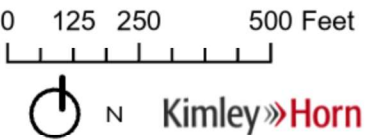
Traffic Circulation Policy 7.1: Driveway access permits for land developments shall be controlled through land development regulations, and coordinated with FDOT and Hardee County as applicable. [9J-5.019(4)(c)2.]

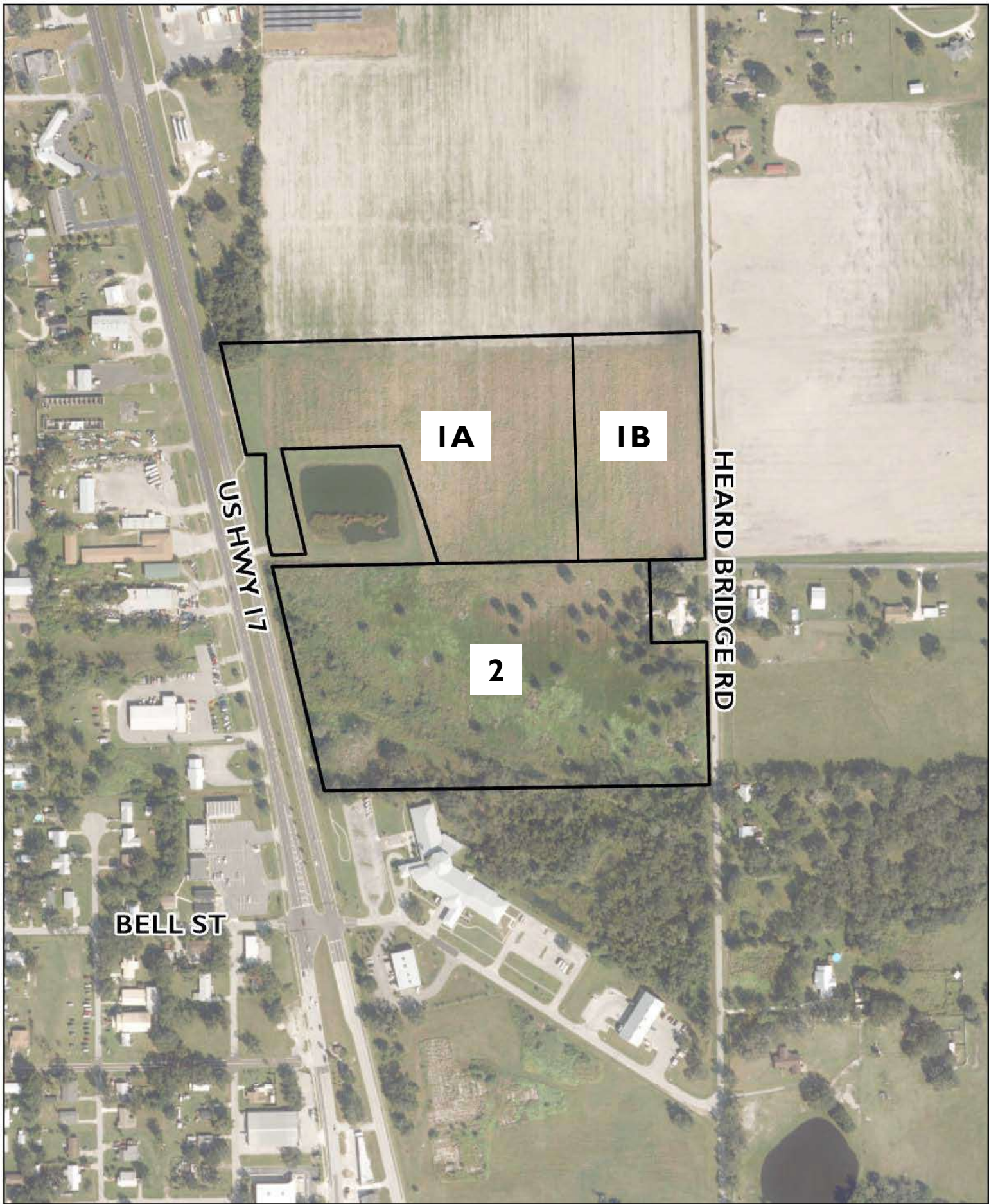
All proposed site access points will comply with the City of Wauchula's LDC and will be coordinated with FDOT and Hardee County, as applicable. Driveway locations, design, and spacing will be reviewed to ensure safe ingress and egress, proper access management, and consistency with applicable standards.



**GOVERNMENT CENTER AND
RESILIENCY CENTER**

LOCATION MAP
WAUCHULA, FL





**GOVERNMENT CENTER AND
RESILIENCY CENTER**

LOCATION MAP
WAUCHULA, FL

0 125 250 500 Feet



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**GOVERNMENT CENTER AND
RESILIENCY CENTER**

EXISTING ZONING

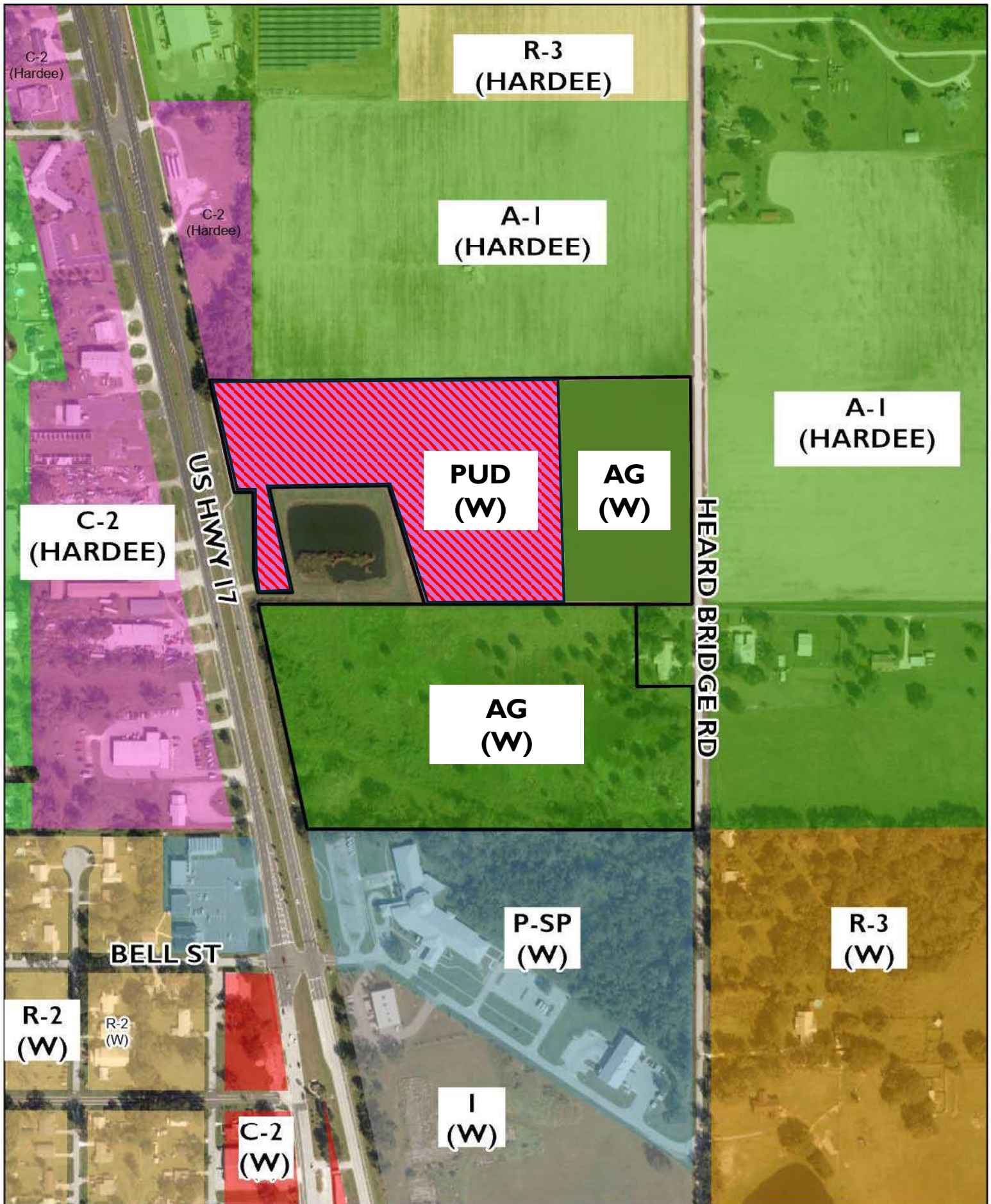
WAUCHULA, FL

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Kimley»Horn



**GOVERNMENT CENTER AND
RESILIENCY CENTER**

PROPOSED ZONING

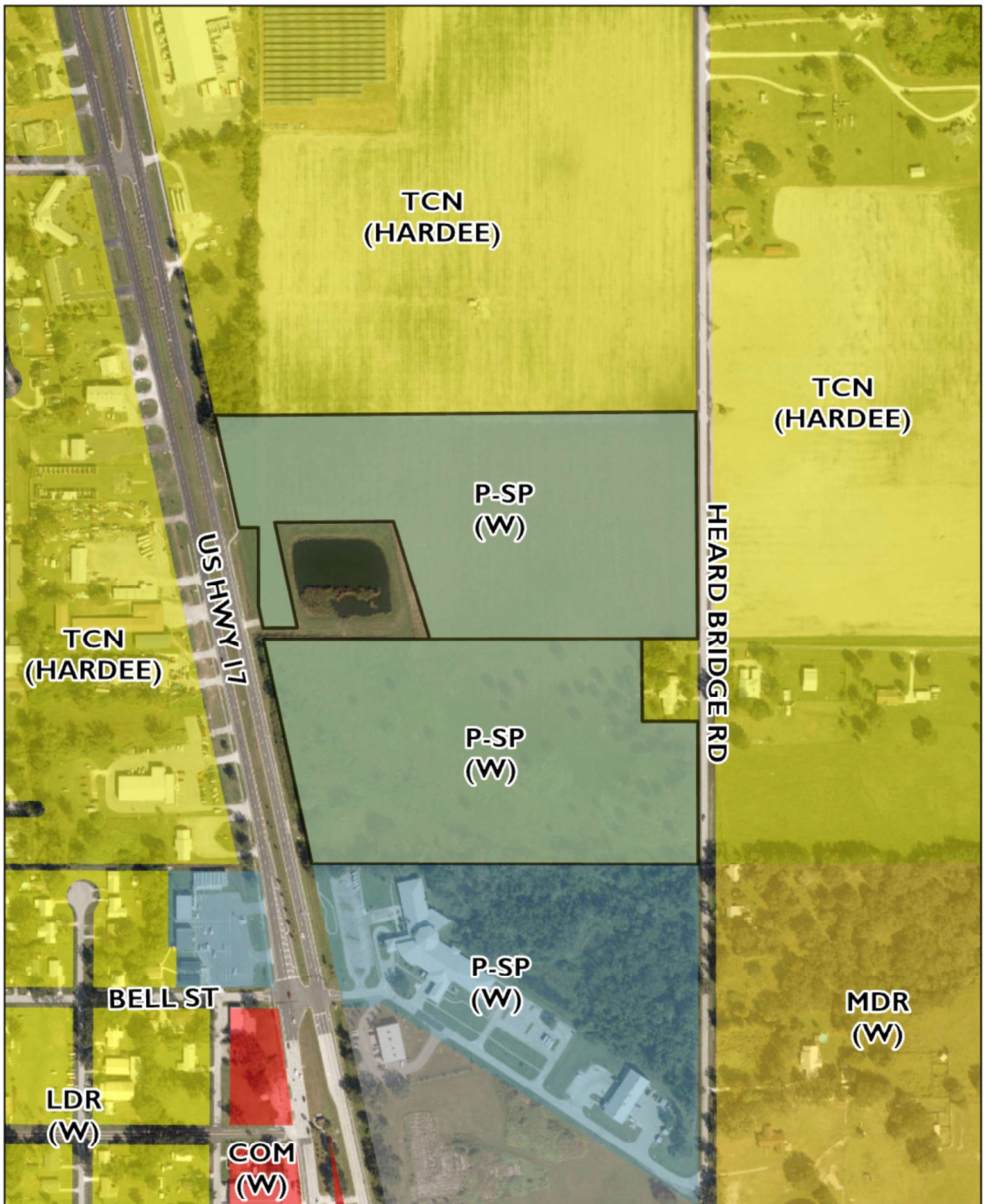
WAUCHULA, FL

0 125 250 500 Feet



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Kimley»Horn



**GOVERNMENT CENTER AND
RESILIENCY CENTER**

EXISTING FLU

WAUCHULA, FL

0 125 250 500 Feet



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Kimley»Horn

May 28, 2026

Christopher Simpron, FCCM
Assistant County Manager
Hardee County
205 Hanchey Road
Wauchula, FL 33873

■
Suite 1400
201 North Franklin Street
Tampa, Florida
33602

**Re: Hardee County Government Center and Resiliency Hub
(aka Hardee County Sheriff's Office and Jail)
Planned Unit Development Rezone
Minor Traffic Impact Analysis (TIA)
City of Wauchula, Florida**

Dear Mr. Simpron:

This transportation analysis has been provided in support of a Rezoning application for the proposed Hardee County Government Center and Resiliency Hub (aka Hardee County Sheriff's Office and Jail). The project site is located north of KD Revell Road, between US Highway 17 and Heard Bridge Road, in Wauchula, Florida, as shown in **Figure 1**.

The Rezone proposes to amend +/-11.7 acres from General Commercial (C-2) to Planned Unit Development (PUD), +/- 5.6 acres from General Commercial (C-2) to Agricultural (AG), and +/-17.4 acres from Agricultural (A-1 – Hardee County) to Agricultural (AG – City of Wauchula). The project site is currently vacant. The Hardee County Government Center and Resiliency Hub site is on the western parcel and proposed to consist of a Sheriff's Office and Jail. The proposed land uses on the eastern and southern parcels will be determined during future planning and site development. For the purposes of this traffic analysis, single-family housing is determined to be the highest and best use.

Access to the site is proposed to be provided through the following access connections as shown in the attached project location map:

- One (1) right-in/right-out access connection along US Highway 17 (Sheriff's Department and Jail only)
- One (1) full access connection along Heard Bridge Road (eastern land uses and emergency access for Sheriff's Department)

This report is based upon a methodology sent to Hardee County on April 17, 2026, and approved on April 21, 2026. The methodology correspondence is attached.

Project Trip Generation

The trip generation potential for the project site was estimated using information contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition and information provided by Sheriff's Department. The Rezone proposes to amend the zoning categories as summarized in **Table 1**. The Hardee County Government Center and Resiliency Hub site is proposed to consist of a Sheriff's Office and Jail. There are no current proposals for the eastern and southern parcels, therefore, single-family housing was considered the highest and best land use with a density of 1 dwelling unit (DU) / 2 acres, based on the City of Wauchula Land Development Code.

Table 1: Existing and Proposed Maximum Development

Acres	Category	Use	Unit
Existing Zoning			
11.7	C-2	General Commercial	85,000 SF
5.6	C-2	General Commercial	40,000 SF
17.4	A-1	Agricultural (Single-Family)	8 DU (1 DU/2 ACRE)
Proposed Zoning			
11.7	PUD	Sheriff's Office	120 employees
		Jail	30 employees
5.6	AG	Agricultural (Single-Family)	2 DU (1 DU/2 ACRE)
17.4	AG	Agricultural (Single-Family)	8 DU (1 DU/2 ACRE)

The a.m. and p.m. peak-hour trip generation for the Sheriff's Office and Jail are based on the following assumptions as provided by the Sheriff's Department.

- The Sheriff's Office and Jail is anticipated to have 150 employees
 - 80% of the employees will staff the Sheriff's Office (120 employees)
 - 20% of the employees will staff the Jail (30 employees)
- 30% of all employees will work standard business hours, 8 a.m. to 5 p.m. (45 employees)
- 70% of employees will work 12-hour shifts on an A/B/C/D rotation (26 employees assigned to each shift)
 - The 12-hour shifts run from 5 a.m. to 5 p.m. (day shift) and 5 p.m. to 5 a.m. (night shift). As a result, no 12-hour shift employees are expected during the a.m. peak period, while 26 day-shift employees and 26 night-shift employees are expected during the p.m. peak period.

Therefore, the following number of employees are expected at the Sheriff's Office and Jail during the a.m. and p.m. peak-hour periods and used in the trip generation analysis.

- 45 employees working standard hours during the a.m. peak-hour period
- 97 employees (45 standard hour employees + 26 day shift employees + 26 night shift employees) during the p.m. peak-hour period

The analysis evaluates the net change in maximum development potential between the existing and proposed zoning designations. The existing and proposed land uses are provided in the trip generation tables below. **Table 2**, **Table 3**, and **Table 4** summarize the net change in daily, a.m. peak-hour, and p.m. peak-hour trip generation, respectively. Pass-by trips were based upon the methodologies outlined in the ITE's *Trip Generation Manual*, 12th Edition for LUC 821 - Shopping Plaza. Additionally, based on coordination with the Sheriff's Department a 5% internal capture rate was assumed between the Sheriff's Office and Jail during the a.m. peak hour and p.m. peak hour.

The trip generation based on the proposed zoning categories is anticipated to be 1,303 daily trips (653 entering/650 exiting), 58 a.m. peak-hour trips (38 entering/20 exiting) and 68 p.m. peak-hour trips (18 entering/50 exiting). The net change in daily, a.m. peak-hour, and p.m. peak-hour trip generation between the existing and proposed zoning is anticipated to be negative based on the maximum development potential for each use.

Table 2: Daily Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		DAILY GROSS TRIPS			INTERNAL CAPTURE		DAILY TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		DAILY NET NEW EXTERNAL TRIPS						
Land Use	Edition	ITE Code	Scale	Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total			
Existing Zoning																						
Shopping Plaza (40 - 150k) - No Supermarket	12 th	821	125	KSF	50%	50%	4,087	4,087	8,174	0.00%	0	4,087	4,087	8,174	0.00%	0	4,087	4,087	8,174			
Single-Family Detached Housing	12 th	210	8	DU	50%	50%	165	165	330	0.00%	0	165	165	330	0.00%	0	165	165	330			
												Daily Project Trips (Existing):								4,252	4,252	8,504
Proposed Zoning																						
Government Office Building	12 th	730	120	EMP	50%	50%	433	433	866	0.00%	0	433	433	866	0.00%	0	433	433	866			
Adult Detention Facility	12 th	571	30	EMP	52%	48%	47	44	91	0.00%	0	47	44	91	0.00%	0	47	44	91			
Single-Family Detached Housing	12 th	210	10	DU	50%	50%	173	173	346	0.00%	0	173	173	346	0.00%	0	173	173	346			
												Daily Project Trips (Proposed):								653	650	1,303
												Daily Net Project Trips (Proposed – Existing):								-3,599	-3,602	-7,201

Table 3: A.M. Peak Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		A.M. PEAK HOUR GROSS TRIPS			INTERNAL CAPTURE		A.M. PEAK HOUR TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		A.M. PEAK HOUR NET NEW EXTERNAL TRIPS		
Land Use	Edition	ITE Code	Scale	Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total	
Existing Zoning																				
Shopping Plaza (40 - 150k) - No Supermarket	12 th	821	125	KSF	62%	38%	124	75	199	0.00%	0	124	75	199	0.00%	0	124	75	199	
	12 th	210	8	DU	27%	73%	3	8	11	0.00%	0	3	8	11	0.00%	0	3	8	11	
A.M. Project Trips (Existing):																	127	83	210	
Proposed Zoning																				
Government Office Building	12 th	730	36	EMP	75%	25%	34	11	45	5.00%	2	33	10	43	0.00%	0	33	10	43	
Adult Detention Facility	12 th	571	9	EMP	59%	41%	2	1	3	5.00%	<1	2	1	3	0.00%	0	2	1	3	
Single-Family Detached Housing	12 th	210	10	DU	27%	73%	3	9	12	0.00%	0	3	9	12	0.00%	0	3	9	12	
A.M. Project Trips (Proposed):																	38	20	58	
A.M. Net Project Trips (Proposed — Existing):																	-89	-63	-152	

Table 4: P.M. Peak Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		P.M. PEAK HOUR GROSS TRIPS			INTERNAL CAPTURE		P.M. PEAK HOUR TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		P.M. PEAK HOUR NET NEW EXTERNAL TRIPS				
Land Use	Edition	ITE Code	Scale	Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total			
Existing Zoning																						
Shopping Plaza (40 - 150k) - No Supermarket	12 th	821	125	KSF	49%	51%	291	304	595	0.00%	0	291	304	595	40.00%	238	172	185	357			
Single-Family Detached Housing	12 th	210	8	DU	62%	38%	6	3	9	0.00%	0	6	3	9	0.00%	0	6	3	9			
												P.M. Project Trips (Existing):								178	188	366
Proposed Zoning																						
Government Office Building	12 th	730	78	EMP	20%	80%	11	42	53	5.00%	2	10	41	51	0.00%	0	10	41	51			
Adult Detention Facility	12 th	571	19	EMP	18%	82%	1	4	5	5.00%	<1	1	4	5	0.00%	0	1	4	5			
Single-Family Detached Housing	12 th	210	10	DU	62%	38%	7	5	12	0.00%	0	7	5	12	0.00%	0	7	5	12			
												P.M. Project Trips (Proposed):								18	50	68
												P.M. Net Project Trips (Proposed — Existing):								-160	-138	-298

Project Trip Distribution

New traffic expected to be generated due to the proposed rezoning was distributed and assigned to the road network based upon the Florida Standard Urban Transportation Model Structure (FSUTMS) District 1 transportation planning model and was refined based on the site plan and existing volumes. The model output is provided as an attachment.

Scheduled Improvements

Current work programs including the Florida Department of Transportation (FDOT) District One Five Year Work Program were reviewed for improvements that are scheduled for construction near the project site. Based upon this review, the following projects were identified but due to the nature of the improvements, no changes to the intersection and roadway geometry were considered in the analysis:

- Resurfacing project on US 17 from north of SR 64 to Bell Street (446205-1)
- Resurfacing project on US 17 from south of Heartland Way to north of Hilton Road (446204-1)
- Traffic engineering Hardee County TSMCA (412669-1)
- Traffic engineering City of Wauchula TSMCA (413630-1)
- Florida Heartland Regional Trail - Hardee County (455298-1)

Study Area

For the rezone traffic study, the study area includes any segment on the Hardee County Roadway Network Database (RND) within one half mile of the access connections to the project site plus any link upon which the project's total site traffic consumes five (5%) percent or more of the peak hour two-way maximum service volume at the adopted Level of Service standard. Based upon this criteria, the following roadway segments (i.e., the study area), outlined in **Table 5**, were included in the analysis:

- US Highway 17 / SR 35 NB from Main Street / SR 636 to Bell Street / One Way Split
- US Highway 17 / SR 35 SB from Bell Street / One Way Split to Main Street / SR 636
- US Highway 17 / SR 35 from Bell Street / One Way Split to REA Road
- Heard Bridge Road from Oak Street to CR 664A
- CR 35A / S Florida Avenue from Polk Road to US Highway 17 / SR 35

Table 5: Study Roadway Determination

ROADWAY ¹	LIMITS ¹	SERVICE VOLUMES			PROJECT VOLUMES		PROJECT TRAFFIC % OF SERVICE VOLUME
		EXISTING LANEAGE ¹	LOS STAND-ARD	PEAK HOUR TWO-WAY SERVICE VOLUME ²	PROJECT TRAFFIC ASSIGN. ⁴	PROJECT TRAFFIC (P.M. PEAK HOUR)	
US Highway 17 / SR 35 NB	Main Street / SR 636 to Bell Street / One Way Split	3LO	D	3,012 ³	92%	63	2.09%
US Highway 17 / SR 35 SB	Bell Street / One Way Split to Main Street / SR 636	3LO	D	3,012 ³	28%	19	0.63%
US Highway 17 / SR 35	Bell Street / One Way Split to REA Road	4D	D	3,290	92%	63	1.91%
Heard Bridge Road	Oak Street to CR 664A	2U	D	1,710	8%	5	0.29%
CR 35A / S Florida Avenue	Polk Road to US Highway 17 / SR 35	2U	D	1,710	2%	1	0.06%

¹ 2014 Hardee County Roadway Network Database (RND)

² 2023 FDOT Quality / Level of Service Handbook Tables

³ One-way Volume

⁴ 2045 D1RPM project distribution model

Existing Roadway Capacity Analysis

An existing roadway segment analysis was conducted for the study roadway segments of US 17 / SR 35, Heard Bridge Road, and CR35 A / S Florida Avenue using service volumes developed from *2023 FDOT Quality / Level of Service Handbook Tables*. Existing roadway volumes are based on data collection at the intersections listed below on April 23, 2026, during the p.m. peak hour period (4 p.m. to 6 p.m.). The volumes were adjusted to peak-season conditions utilizing most recent FDOT seasonal factor (SF) for Hardee County. The raw counts and seasonal factor used are provided as an attachment.

- US Highway 17 / SR 35 & Bell Street / KD Revell Road
- US Highway 17 / SR 35 & REA Road
- US Highway 17 / SR 35 & Tropicana Drive
- Heard Bridge Road & KD Revell Road
- CR 35A / S Florida Avenue & Bell Street

The results of the existing roadway analysis are summarized in **Table 6** and indicate that the study roadway segments currently operate at an acceptable level of service relative to the minimum adopted level of service standard.

Table 6: Existing (2026) Roadway Conditions Analysis

ROADWAY	FROM	TO	SERVICE VOLUMES			2026 PEAK HOUR TWO-WAY VOLUME	PROJECT TRAFFIC ASSIGN. ⁴	PROJECT TRAFFIC (P.M. PEAK HOUR)	TOTAL TRAFFIC	GREATER THAN LOS STANDARD?
			EXISTING LANEAGE ¹	LOS STAND-ARD	PEAK HOUR TWO-WAY SERVICE VOLUME ²					
US Highway 17 / SR 35 NB	Main Street / SR 636	Bell Street / One Way Split	3LO	D	3,012 ³	1,016 ³	92%	63	1,079	N
US Highway 17 / SR 35 SB	Bell Street / One Way Split	Main Street / SR 636	3LO	D	3,012 ³	849 ³	28%	19	868	N
US Highway 17 / SR 35	Bell Street / One Way Split	REA Road	4D	D	3,290	1,874	92%	63	1,937	N
Heard Bridge Road	Oak Street	CR 664A	2U	D	1,710	158	8%	5	163	N
CR 35A / S Florida Avenue	Polk Road	US Highway 17 / SR 35	2U	D	1,710	461	2%	1	462	N

¹ 2014 Hardee County Roadway Network Database (RND)

² 2023 FDOT Quality / Level of Service Handbook Tables

³ One-way Volume

⁴ 2045 D1RPM project distribution model

Future (2050) Roadway Capacity Analysis

For the future year (2050) analysis, future background traffic volumes for 2050 were developed using the FSUTMS District 1 2050 cost feasible model. To obtain peak-hour volumes from the model, the annual average daily traffic (AADT) was multiplied by FDOT's Standard K-factor of 9% to obtain peak-hour volumes. The model output is attached.

The anticipated p.m. peak hour project trip generation identified in **Table 3** was added to the 2050 peak-hour volumes to estimate the total future traffic volumes. The results of the long-term future total roadway conditions analysis are summarized in **Table 7** and indicate that the study roadway segments are anticipated to operate an acceptable level of service relative to the minimum adopted level of service standard.

Table 7: Long-Term Future Total (2050) Roadway Segment Capacity Analysis

ROADWAY	FROM	TO	SERVICE VOLUMES			2050 PEAK- HOUR VOLUME ⁴	PROJECT TRAFFIC ASSIGN. ⁵	PROJECT TRAFFIC (P.M. PEAK HOUR)	FUTURE TOTAL TRAFFIC	GREATER THAN LOS STAND- ARD?
			EXISTING LANEAGE ¹	LOS STAND- ARD	PEAK HOUR TWO-WAY SERVICE VOLUME ²					
US Highway 17 / SR 35 NB	Main Street / SR 636	Bell Street / One Way Split	3LO	D	3,012 ³	1,591 ³	92%	63	1,654	N
US Highway 17 / SR 35 SB	Bell Street / One Way Split	Main Street / SR 636	3LO	D	3,012 ³	1,547 ³	28%	19	1,566	N
US Highway 17 / SR 35	Bell Street / One Way Split	REA Road	4D	D	3,290	2,913	92%	63	2,976	N
Heard Bridge Road	Oak Street	CR 664A	2U	D	1,710	83	8%	5	88	N
CR 35A/S Florida Avenue	Polk Road	US Highway 17/SR 35	2U	D	1,710	1,123	2%	1	1,124	N

¹ 2014 Hardee County Roadway Network Database (RND)

² 2023 FDOT Quality/Level of Service Handbook Tables

³ One-way Volume

⁴ Calculated by applying a K-factor of 9% to the 2050 D1RPM AADT volumes

⁵ 2045 D1RPM project distribution model

Should you have any comments or questions, please contact us at your earliest convenience.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

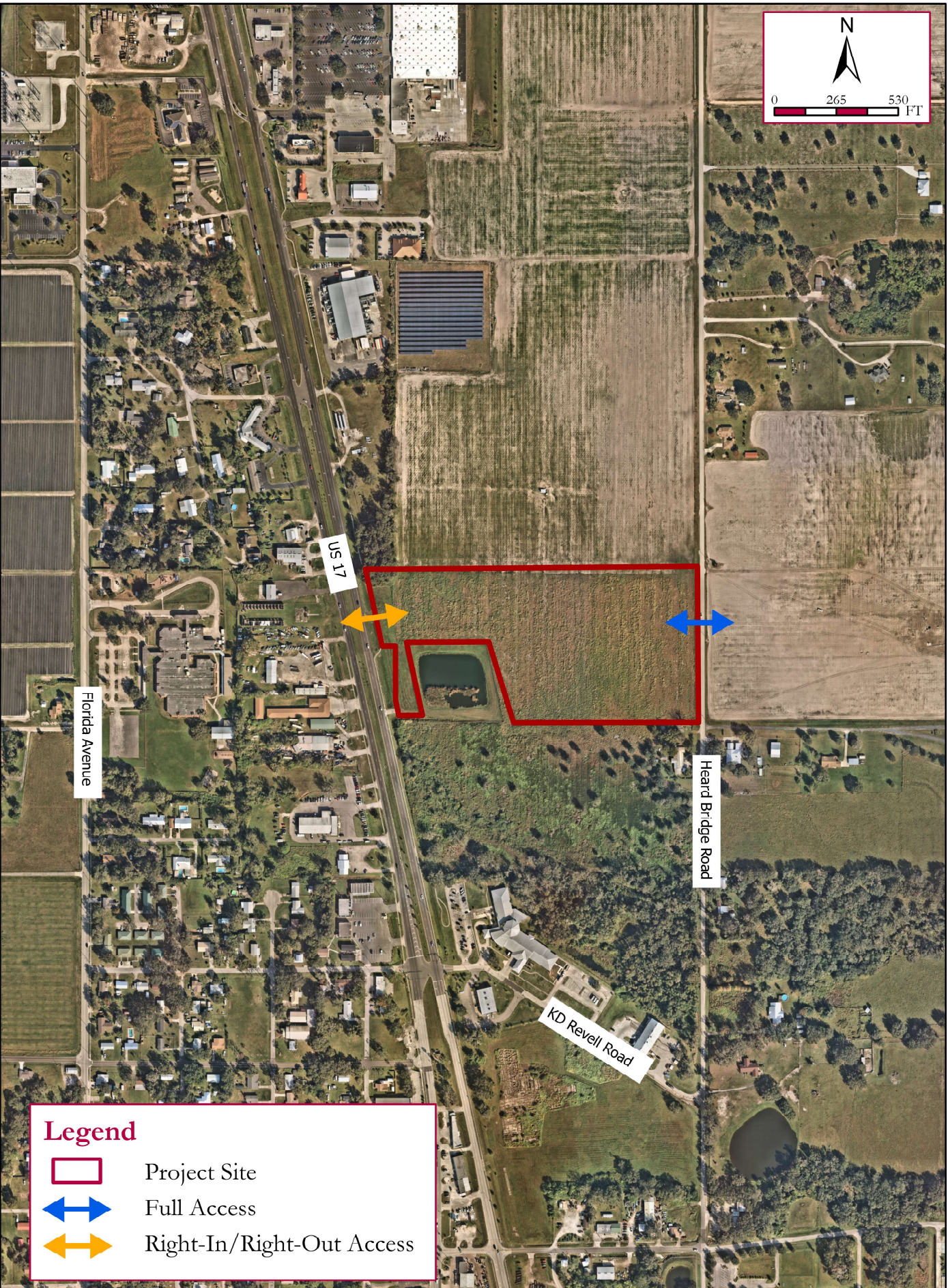


Caroline Fraser, P.E., RSP1
Project Manager, Transportation Engineer



Henly Crosby, E.I.
Transportation Analyst

Attachments: Figure 1: Project Location Map
Conceptual Site Plan
Methodology & Correspondence
FSUTMS Model Outputs
Turning Movement Counts
Seasonal Factor



Legend

- Project Site
- ↔ Full Access
- ↔ Right-In/Right-Out Access



April 17, 2026

Christopher Simpron, FCCM
Assistant County Manager
Hardee County
205 Hanchey Road
Wauchula, FL 33873

■
Suite 1400
201 North Franklin Street
Tampa, Florida
33602

**Re: Hardee County Government Center and Resiliency Hub
Planned Unit Development Rezone
Minor Traffic Impact Analysis (TIA) Methodology
City of Wauchula, Florida**

Dear Mr. Simpron:

The purpose of this letter is to provide a study methodology associated with a Rezone for the Hardee County Government Center and Resiliency Hub. The project site is located north of KD Revell Road, between US Highway 17 and Heard Bridge Road, in Wauchula, Florida, as shown in **Figure 1**.

The Rezone application proposes to change +/-17.5 acres from General Commercial (C-2) to Planned Unit Development (PUD). The project site is currently vacant and the Hardee County Government Center and Resiliency Hub site is proposed to consist of the Sheriff's Office and Jail. Additionally, the eastern section of the site will be determined following stakeholder meetings, and the methodology will be updated accordingly.

Access to the site is proposed to be provided through the following access connections as shown in the attached project location map:

- One (1) right-in/right-out access connection along US Highway 17 (Sheriff's Department and Jail only)
- One (1) full access connection along Heard Bridge Road (eastern land uses and emergency access for Sheriff's Department)

To appropriately address the transportation impact of the proposed Rezone, a Minor Traffic Impact Analysis (TIA) will be conducted in accordance with the following procedures:

Project Trip Generation: Trip generation for the project site will be estimated based upon the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition, for land use code (LUC) 730 – Government Office Building (Sheriff's Office), LUC 571 – Adult Detention Center (Jail), and the other land uses to be determined following stakeholder meetings. The project trip generation will be finalized based on coordination with the Sheriff's Department on the number of personnel, and based on the agreed upon highest and best use for the eastern land uses. After incorporating any additional land uses in the trip generation, an internal capture rate may be assumed based on the proposed mixture of land uses

within the site and to provide a conservative analysis. Additionally, pass-by rates are not anticipated to be considered.

Project Trip Distribution: Project traffic will be assigned to the road network using the Florida Standard Urban Transportation Model Structure (FSUTMS) District 1 transportation planning model and may be refined based on the site plan and existing volumes.

Study Area: The study area includes any segment on the Hardee County Roadway Network Database (RND) within one half mile of the access connections to the project site plus any link upon which the project's total site traffic consumes five percent or more of the peak hour two-way maximum service volume at the adopted Level of Service standard. The anticipated study roadway segments are outlined in **Table 1**.

Table 1: Study Roadway Determination

Roadway ¹	Limits ¹	Existing Laneage ¹	Peak Hour Two-Way Service Volume ²	2024 AADT ³	2024 Peak Hour Volume (AADT*K)
US Highway 17/ SR 35 NB	Main Street/SR 636 to Bell Street/One Way Split	3LO	3,012 ⁴	14,500	1,305
US Highway 17/ SR 35 SB	Bell Street/One Way Split to Main Street/SR 636	3LO	3,012 ⁴	12,500	1,125
US Highway 17/ SR 35	Bell Street/One Way Split to REA Road	4D	3,290	24,000	2,160
Heard Bridge Road	Oak Street to CR 664A	2U	1,710	1,350	128
CR 35A/S Florida Avenue	Polk Road to US Highway 17/SR 35	2U	1,710	3,800	342

¹ 2014 Hardee County Roadway Network Database (RND)

² 2023 FDOT Quality/Level of Service Handbook Tables

³ Florida Traffic Online

⁴ One Way Service Volume

Traffic Analysis: The study roadway segments of US 17/SR 35, Heard Bridge Road, and CR35 A/S Florida Avenue will be evaluated using *2023 FDOT Quality/Level of Service Handbook Tables*.

A roadway capacity analysis will be conducted for the study area roadway segments to evaluate any potential impacts generated by the proposed Rezone. Existing traffic and background (non-project) traffic for the future year will be evaluated. Future year volumes will be determined using a growth rate calculated based on available historical ten-year volumes from the Florida Department of Transportation. Additionally, total traffic will be evaluated and determined based on total background traffic plus net, new project trips assigned to the study roadway segments to determine the level of service conditions based on the proposed Rezone.

Should you have any comments or questions, please contact us at your earliest convenience.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Caroline Fraser, P.E., RSP1
Project Manager, Transportation Engineer



Henly Crosby, E.I.
Transportation Analyst

Attachments: Figure 1: Project Location Map
 Conceptual Site Plan

Crosby, Henly

From: Christopher Simpron <christopher.simpron@hardeecountyfl.gov>
Sent: Tuesday, April 21, 2026 9:12 PM
To: Fraser, Caroline; Todd Miller; Doug Baber; Terry Atchley
Cc: Klepper, Kelley; Conerly, Bo; Crosby, Henly; Goldsmith, Kayla; Capital Projects
Subject: RE: Hardee County Sheriff's Administration Office and Jail - Traffic Methodology for PUD Rezone
Attachments: Hardee County Govt Center Resiliency Hub PUD Traffic Methodology 20260417_rev.pdf

You don't often get email from christopher.simpron@hardeecountyfl.gov. [Learn why this is important](#)

Good evening Caroline,

The attached traffic methodology for the PUD looks good. My only comment is, please use the latest 2019 Base Year and 2050 Horizon Year D1RPM recently adopted and released by FDOT D1 for determining project trip distribution. Please proceed with the traffic analysis taking into account our discussion last Monday.

Sorry for the late response. I'm still combing my emails since I was out the entire week last week.

Thanks,

Christopher Simpron, FCCM
Assistant County Manager

Office: (863) 473-4130 / Cell: (863) 304-2558

Email:
christopher.simpron@hardeecountyfl.gov

205 Hanchey Road Wauchula, FL 33873

"TEAM HARDEE"



From: Fraser, Caroline <Caroline.Fraser@kimley-horn.com>
Sent: Friday, April 17, 2026 2:00 PM
To: Christopher Simpron <christopher.simpron@hardeecountyfl.gov>; Todd Miller <todd.miller@hardeecountyfl.gov>; Doug Baber <doug.baber@hardeecountyfl.gov>
Cc: Klepper, Kelley <kelley.klepper@kimley-horn.com>; Conerly, Bo <bo.conerly@kimley-horn.com>; Crosby, Henly <Henly.Crosby@kimley-horn.com>; Goldsmith, Kayla <Kayla.Goldsmith@kimley-horn.com>
Subject: RE: Hardee County Sheriff's Administration Office and Jail - Traffic Methodology for PUD Rezone

Christopher,

Apologies for the second email. Attached is a revised methodology for review and reference. Revisions generally include an updated project/site name.

Thank you!

Caroline Fraser, P.E., RSP₁
Kimley-Horn | 201 North Franklin Street, Suite 400, Tampa, FL 33602
Direct: 813.635.5519 | Mobile: 240.818.8540

From: Fraser, Caroline
Sent: Friday, April 17, 2026 8:49 AM
To: Christopher Simpron <christopher.simpron@hardeecountyfl.gov>; Todd Miller <todd.miller@hardeecountyfl.gov>; Doug Baber <doug.baber@hardeecountyfl.gov>
Cc: Klepper, Kelley <kelly.klepper@kimley-horn.com>; Conerly, Bo <bo.conerly@kimley-horn.com>; Crosby, Henly <Henly.Crosby@kimley-horn.com>; Goldsmith, Kayla <Kayla.Goldsmith@kimley-horn.com>
Subject: Hardee County Sheriff's Administration Office and Jail - Traffic Methodology for PUD Rezone

Christopher,

Please see attached traffic methodology for the PUD Rezone for the Hardee County Sheriff's Administration Offices and Jail. We can discuss further during Monday's 1pm meeting.

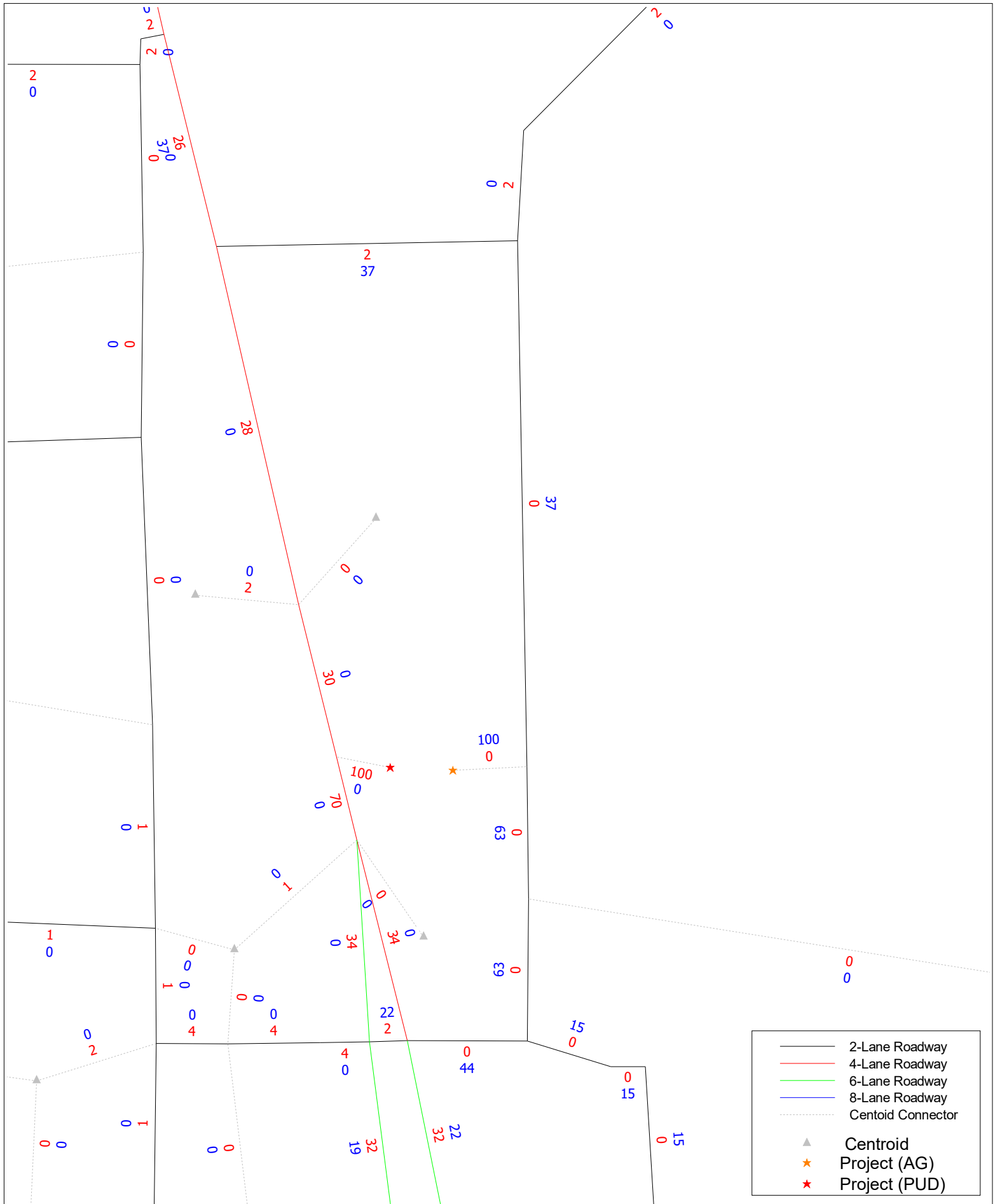
Thank you!

Caroline Fraser, P.E., RSP₁
Kimley-Horn | 201 North Franklin Street, Suite 400, Tampa, FL 33602
Direct: 813.635.5519 | Mobile: 240.818.8540

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DISTRICT 1 REGIONAL PLANNING MODEL - 2045 COST FEASIBLE NETWORK
 HARDEE COUNTY GOVERNMENT CENTER AND RESILIENCY HUB
 MAY 2026

FDOT - District 1 Regional Planning Model

Links

Route courses

Operators

Citrus Connection

WHAT

CAT

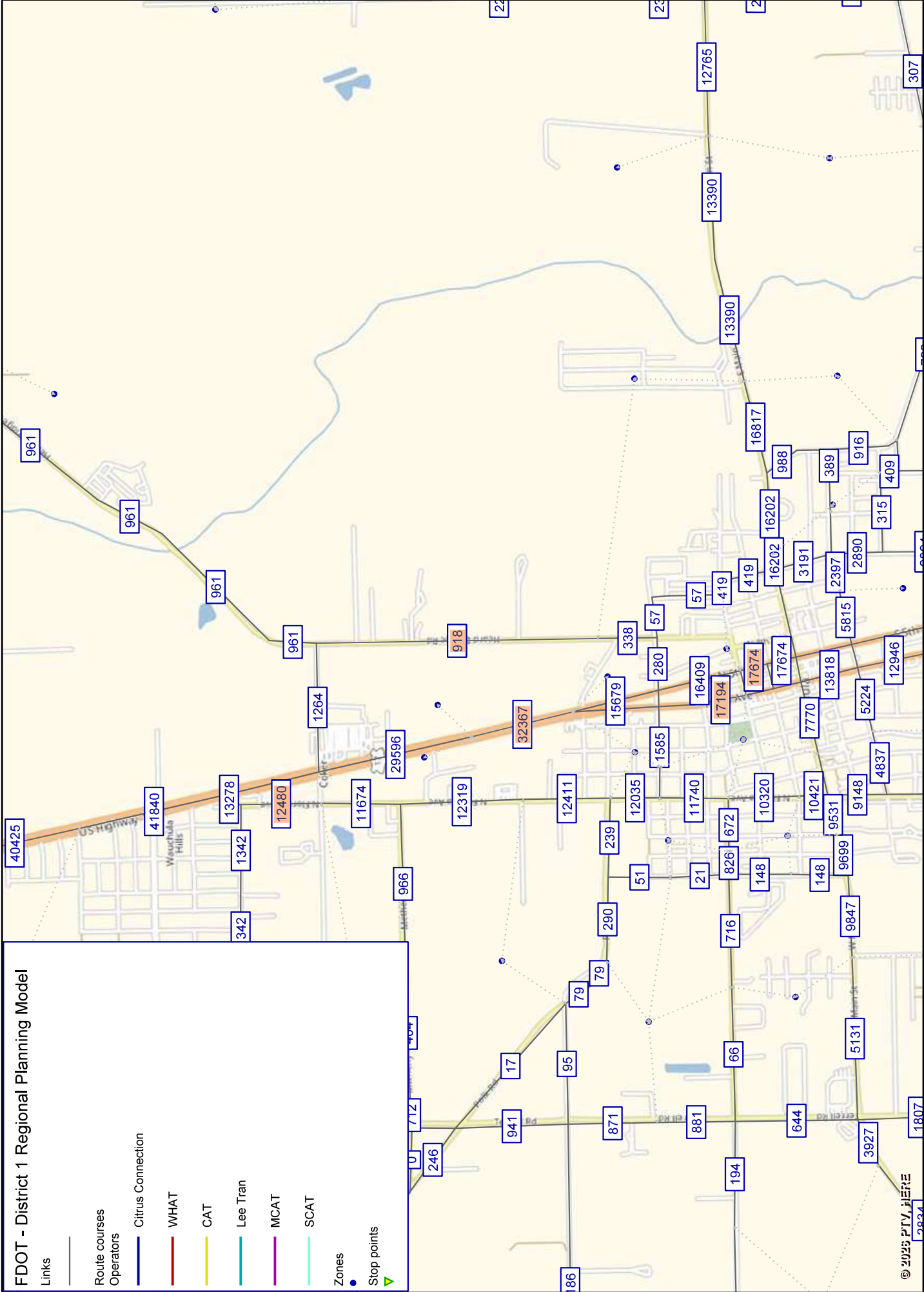
Lee Tran

MCAT

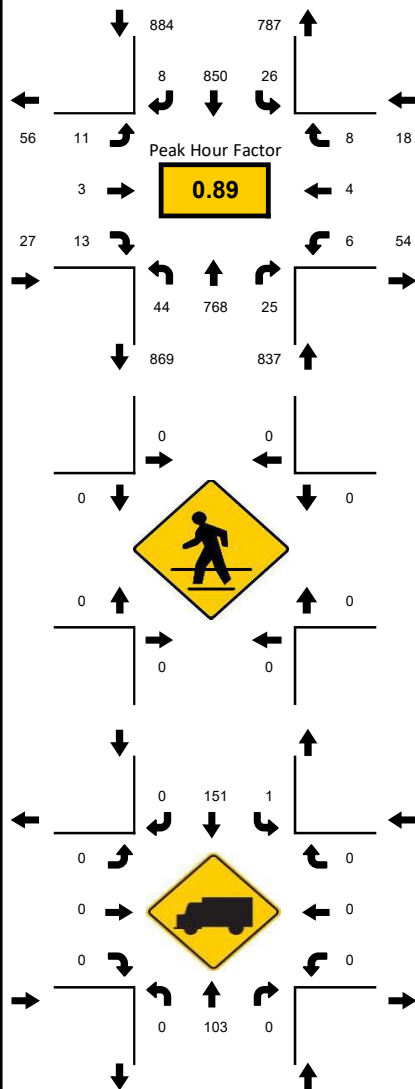
SCAT

Zones

Stop points

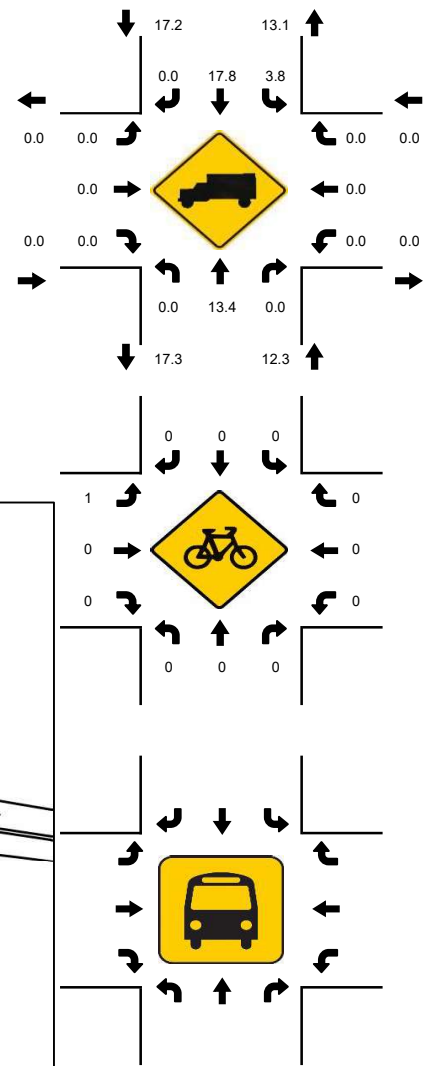


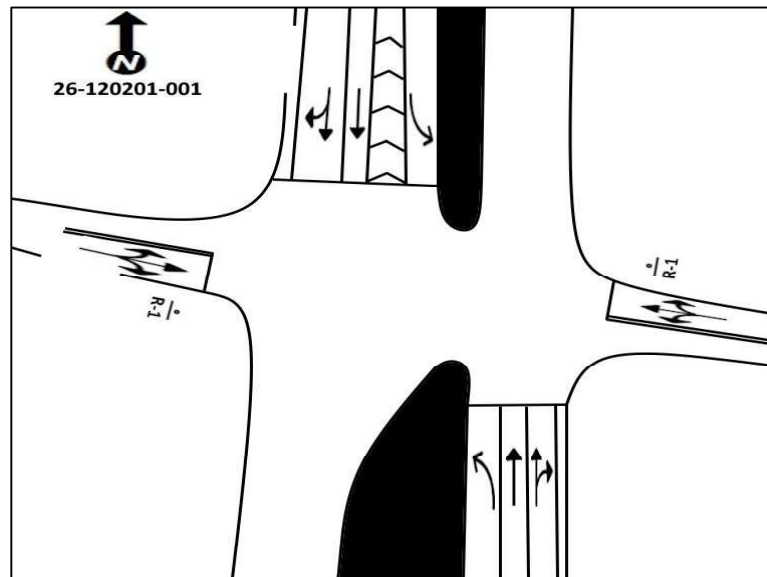
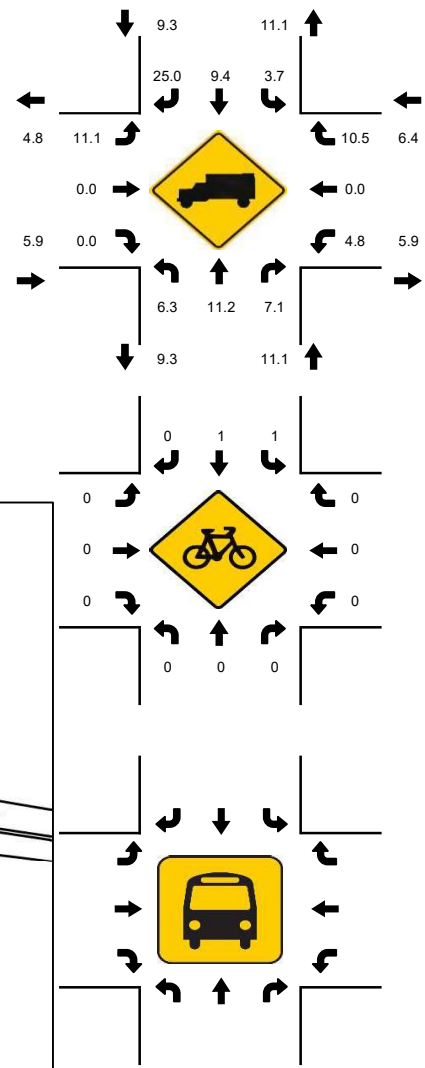
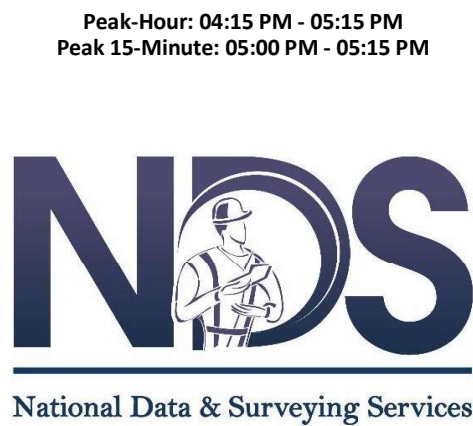
PROJECT ID: 26-120201-001
DATE: Thu, Apr 23, 2026

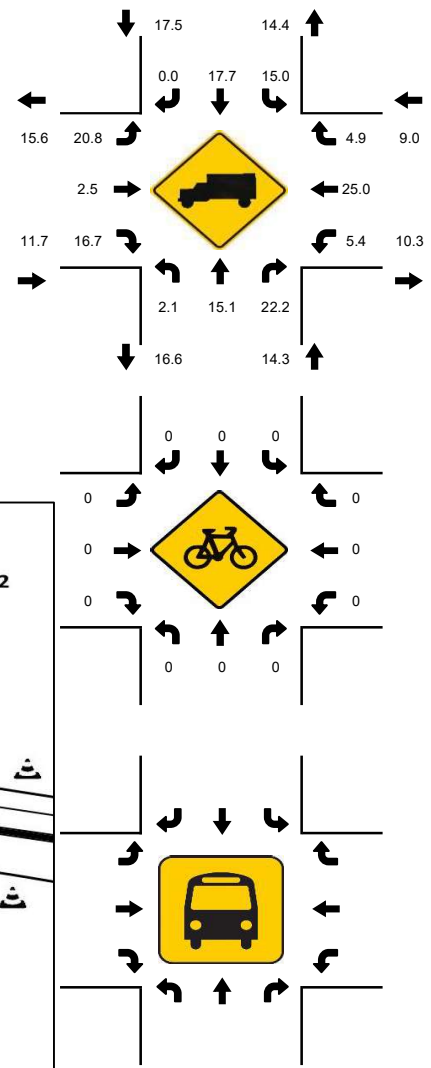
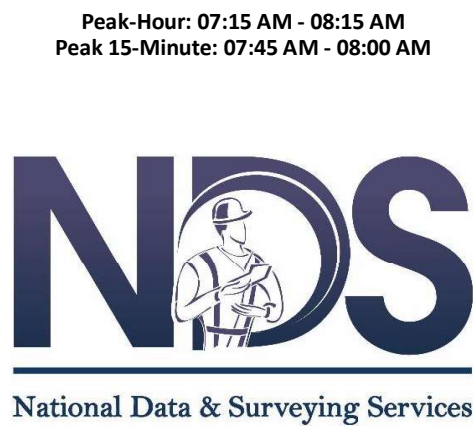


The diagram illustrates a four-way intersection with the following features:

- Northbound Approach (Top):** A single lane with a center line and a solid right-side line. A black arrow points straight ahead. A black arrow points left, turning left across the path of the through traffic.
- Southbound Approach (Bottom):** A single lane with a center line and a solid right-side line. A black arrow points straight ahead. A black arrow points right, turning right across the path of the through traffic.
- Eastbound Approach (Right):** A single lane with a center line and a solid right-side line. A black arrow points straight ahead. A black arrow points left, turning left across the path of the through traffic.
- Westbound Approach (Left):** A single lane with a center line and a solid right-side line. A black arrow points straight ahead. A black arrow points right, turning right across the path of the through traffic.
- Intersection Markings:** The intersection is marked with a large 'X' formed by two sets of parallel lines. The lines are black and extend from the center of the intersection towards the corners.
- Other Features:** A black arrow points straight ahead from the top center of the diagram. A black arrow points left from the top center of the diagram. A black arrow points straight ahead from the bottom center of the diagram. A black arrow points right from the bottom center of the diagram. A black arrow points straight ahead from the right center of the diagram. A black arrow points left from the right center of the diagram. A black arrow points straight ahead from the left center of the diagram. A black arrow points right from the left center of the diagram.

[illegible]

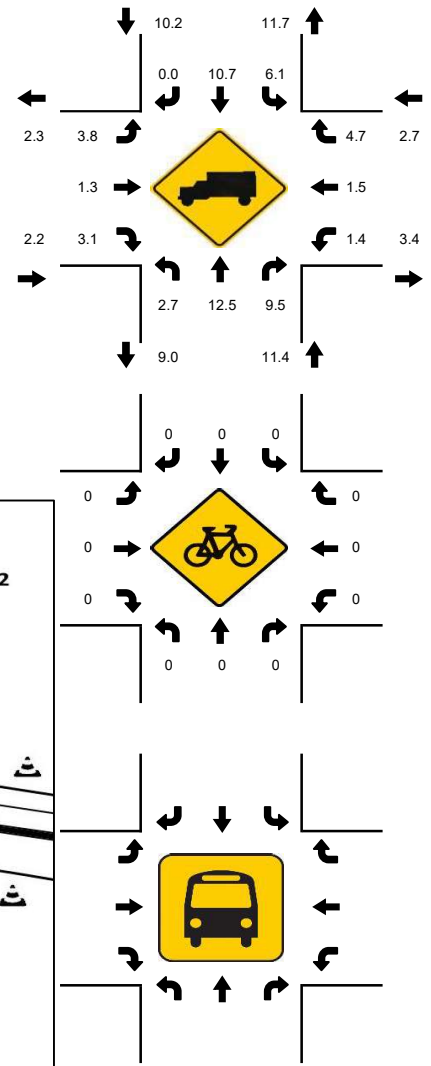
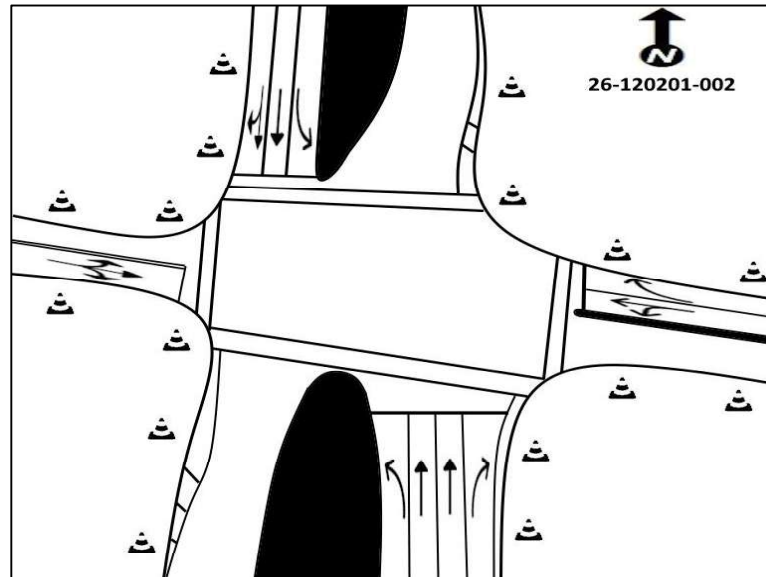
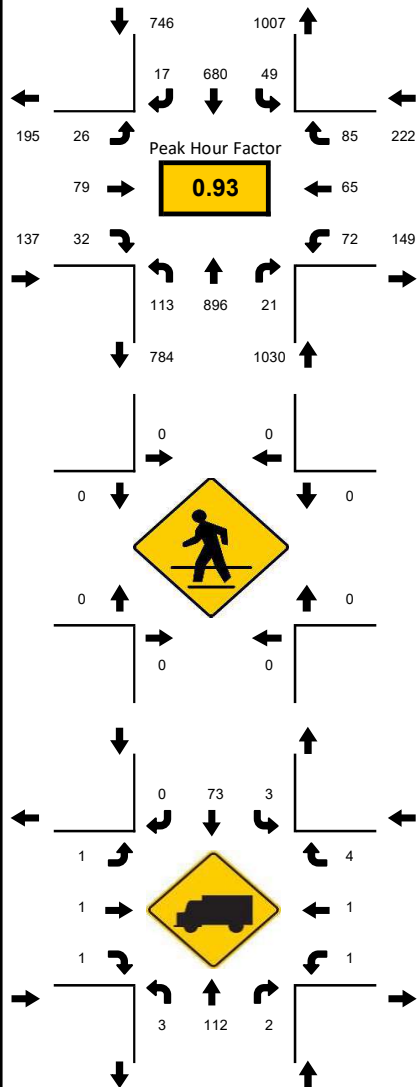
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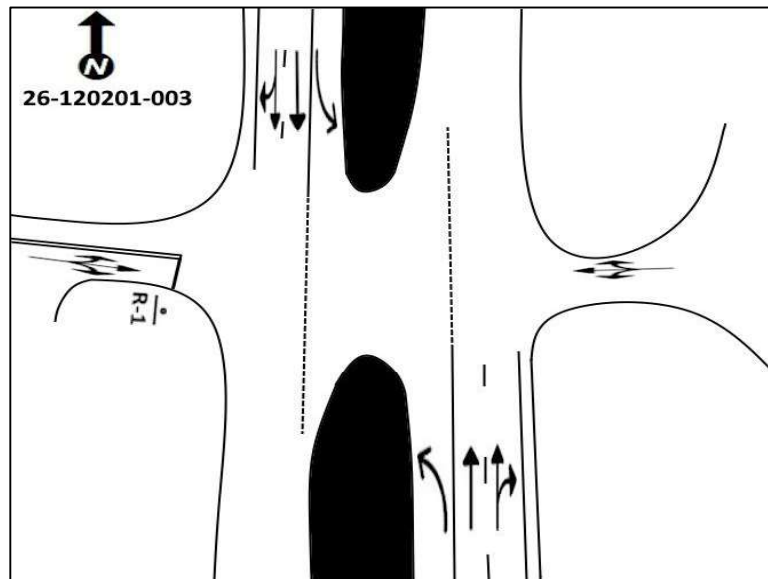
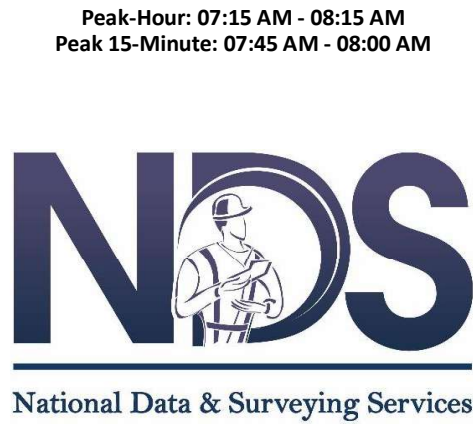
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Peak 15-Minute: 05:15 PM - 05:30 PM

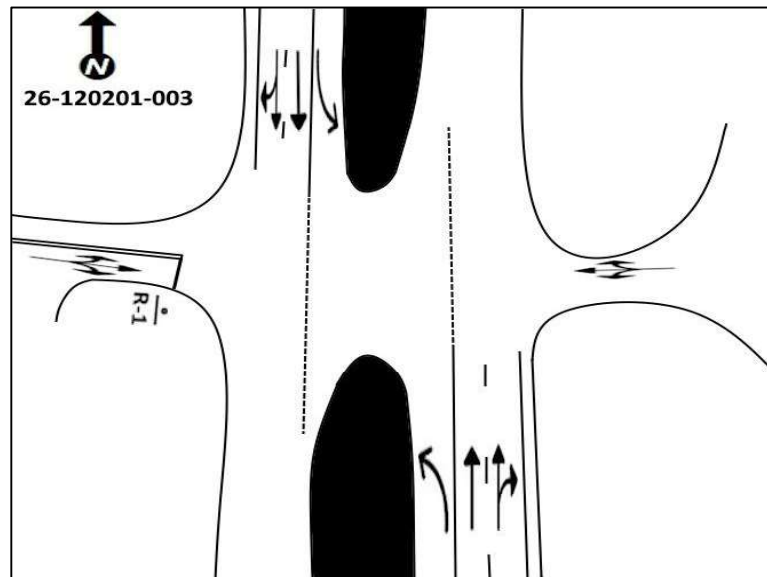
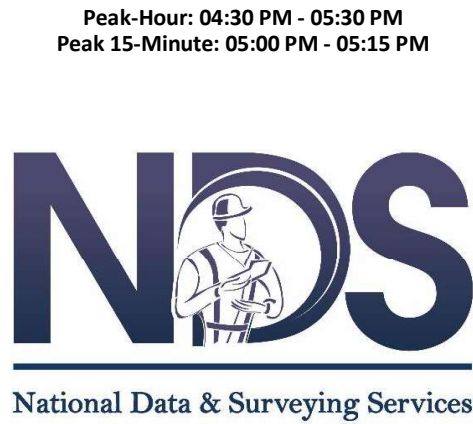


National Data & Surveying Services

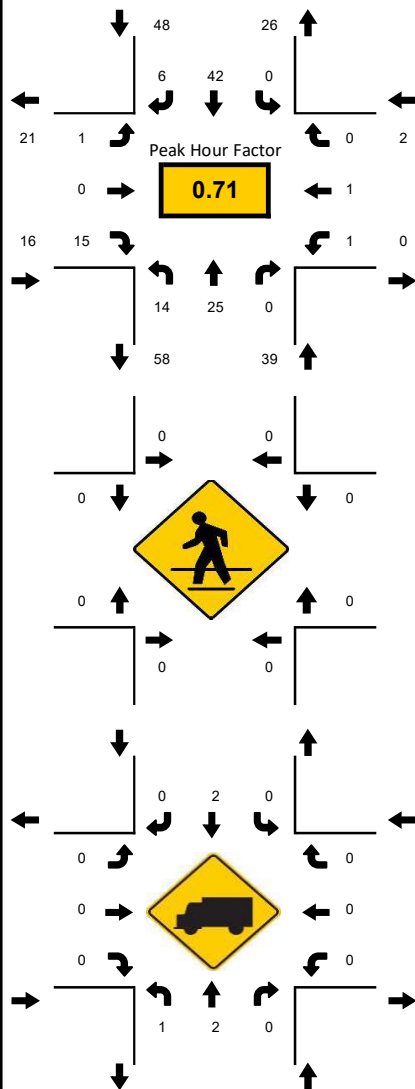


15-Min Count Period Beginning At	US 17/SR 35 Northbound					US 17/SR 35 Southbound					W/E REA Rd Eastbound					W/E REA Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	7	231	10	16		19	208	2	0		5	15	8	0		20	20	24	0		585	2107
4:15 PM	7	230	6	14		9	175	0	0		4	10	4	0		27	13	30	0		529	2079
4:30 PM	9	208	4	17		13	191	5	1		4	16	1	0		10	9	10	0		498	2122
4:45 PM	6	204	2	15		17	171	4	1		5	18	2	0		15	19	16	0		495	2135
5:00 PM	17	242	0	20		3	169	3	1		12	29	6	0		21	13	21	0		557	2133
5:15 PM	13	234	8	12		16	194	5	0		3	12	12	0		20	15	28	0		572	1576
5:30 PM	15	216	11	15		10	146	5	1		6	20	12	0		16	18	20	0		511	1004
5:45 PM	14	197	4	15		15	171	2	0		2	18	5	0		17	9	24	0		493	493
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	68	968	44	80		68	776	20	4		48	116	48	0		84	76	112	0		2512	
Heavy Trucks	8	132	8	4		4	92	0	4		4	4	4	0		4	4	8	0		272	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Stopped Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	

[illegible]

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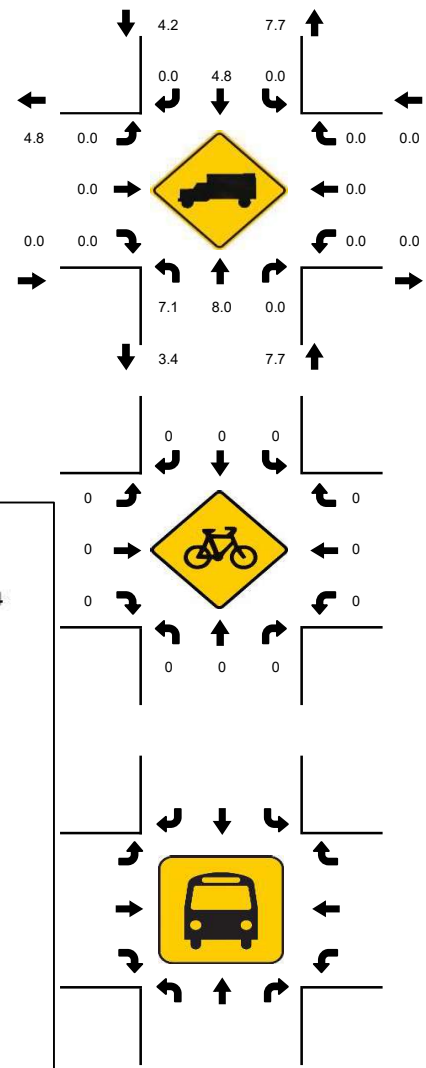
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DATE: Thu, Apr 23, 2026



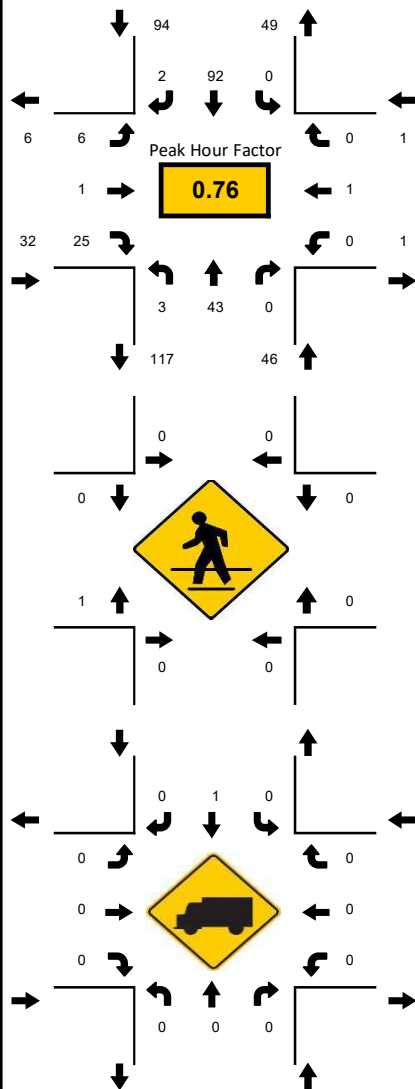
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Peak 15-Minute: 08:00 AM - 08:15 AM



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[illegible]

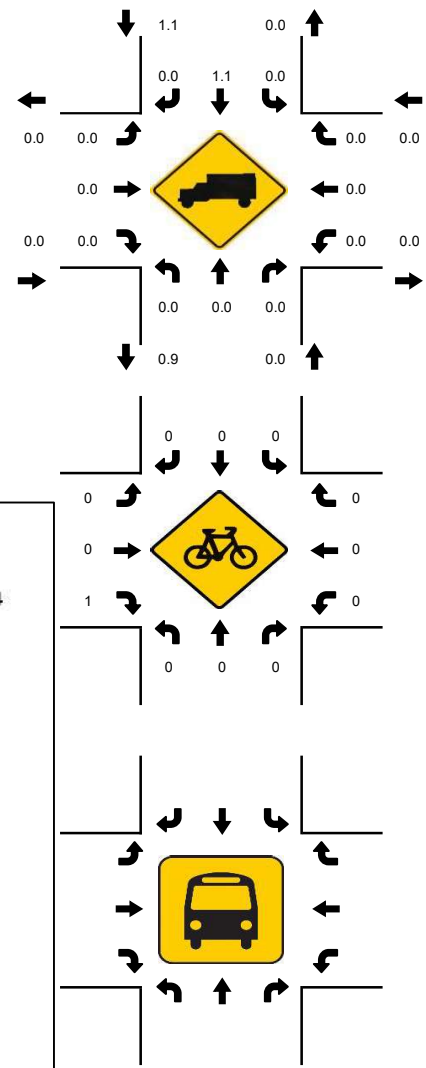
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DATE: Thu, Apr 23, 2026



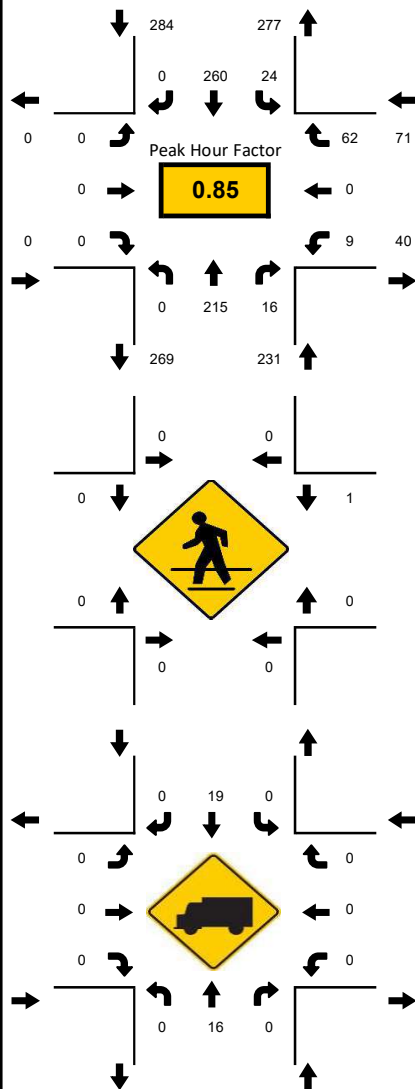
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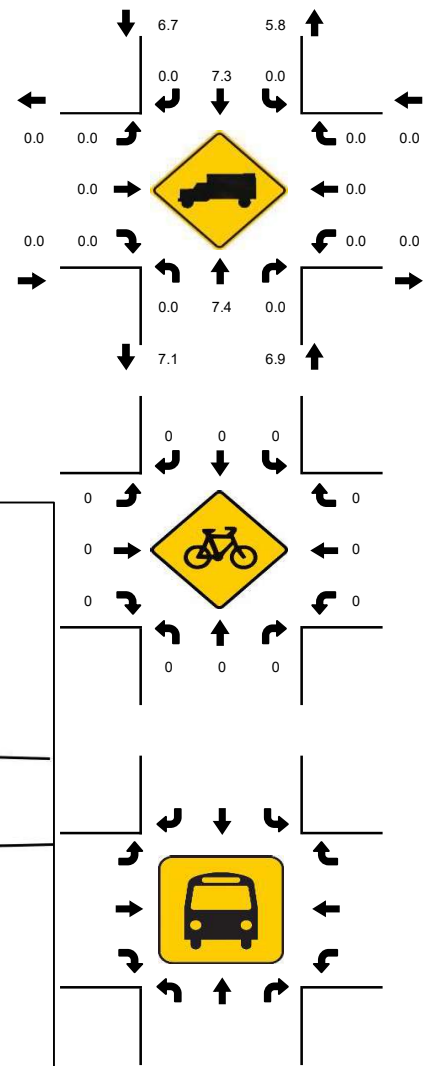
National Data & Surveying Services

[illegible]

PROJECT ID: 26-120201-005
DATE: Thu, Apr 23, 2026



The diagram illustrates a T-junction where a horizontal road meets a vertical road. On the horizontal road, a vehicle is shown moving from left to right, indicated by a curved arrow. On the vertical road, a vehicle is shown moving from bottom to top, indicated by a straight arrow. A traffic sign is positioned at the top of the vertical road, featuring a black arrow pointing upwards and a red circle with a diagonal line through it, indicating a 'No Entry' sign. The sign is labeled with the number '26-120201-005'.

[illegible]

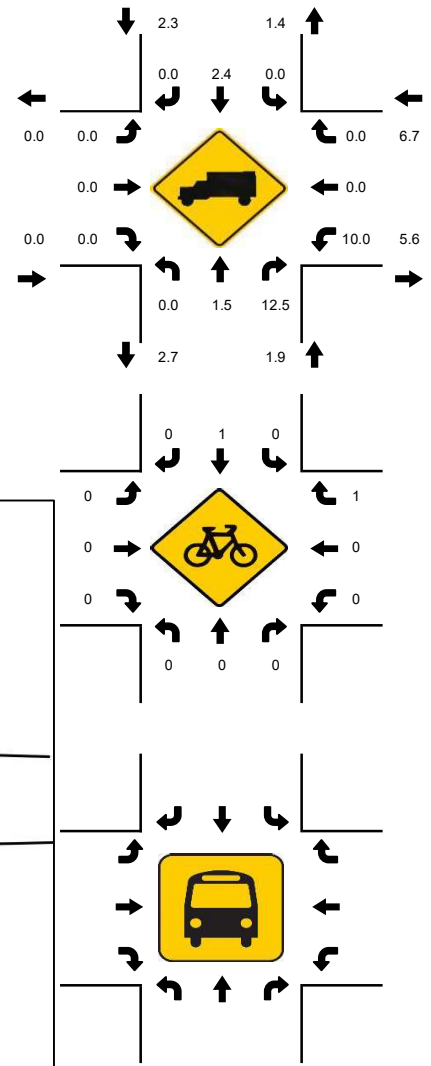
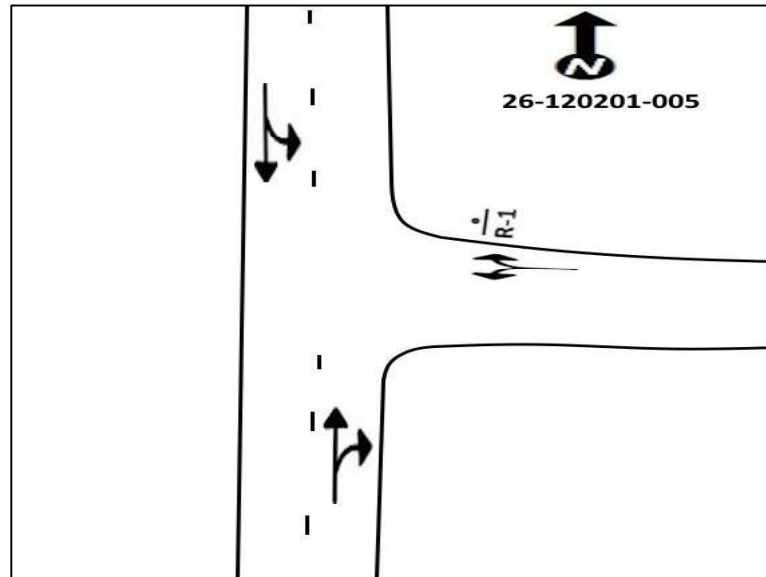
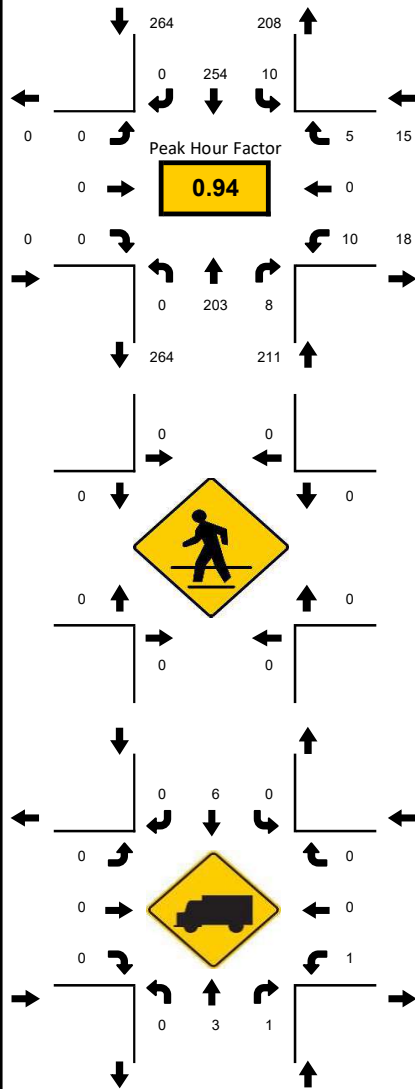
LOCATION: N Florida Ave & Bell St
CITY/STATE: Wauchula, FL

PROJECT ID: 26-120201-005
DATE: Thu, Apr 23, 2026

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services



15-Min Count Period Beginning At	N Florida Ave Northbound					N Florida Ave Southbound					Bell St Eastbound					Bell St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	56	5	0		3	53	0	0		0	0	0	0		5	0	2	0		124	416
4:15 PM	0	37	1	0		1	38	0	0		0	0	0	0		2	0	2	0		81	423
4:30 PM	0	40	4	0		1	60	0	0		0	0	0	0		7	0	5	0		117	465
4:45 PM	0	40	6	0		0	43	0	0		0	0	0	0		4	0	1	0		94	479
5:00 PM	0	57	2	0		1	67	0	0		0	0	0	0		3	0	1	0		131	490
5:15 PM	0	53	2	0		2	59	0	0		0	0	0	0		3	0	4	0		123	359
5:30 PM	0	45	3	0		4	76	0	0		0	0	0	0		3	0	0	0		131	236
5:45 PM	0	48	1	0		3	52	0	0		0	0	0	0		1	0	0	0		105	105
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	228	12	0		16	304	0	0		0	0	0	0		12	0	16	0		588	
Heavy Trucks	0	8	4	0		0	8	0	0		0	0	0	0		4	0	0	0		24	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Bicycles	0	0	0	0		0	4	0	0		0	0	0	0		0	0	4	0		8	
Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Stopped Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	

2025 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 0600 HARDEE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2025 - 01/04/2025	0.96	1.01
2	01/05/2025 - 01/11/2025	1.01	1.06
3	01/12/2025 - 01/18/2025	1.06	1.12
4	01/19/2025 - 01/25/2025	1.03	1.08
5	01/26/2025 - 02/01/2025	1.01	1.06
* 6	02/02/2025 - 02/08/2025	0.98	1.03
* 7	02/09/2025 - 02/15/2025	0.95	1.00
* 8	02/16/2025 - 02/22/2025	0.94	0.99
* 9	02/23/2025 - 03/01/2025	0.94	0.99
*10	03/02/2025 - 03/08/2025	0.93	0.98
*11	03/09/2025 - 03/15/2025	0.92	0.97
*12	03/16/2025 - 03/22/2025	0.92	0.97
*13	03/23/2025 - 03/29/2025	0.93	0.98
*14	03/30/2025 - 04/05/2025	0.94	0.99
*15	04/06/2025 - 04/12/2025	0.95	1.00
*16	04/13/2025 - 04/19/2025	0.96	1.01
*17	04/20/2025 - 04/26/2025	0.97	1.02
*18	04/27/2025 - 05/03/2025	0.99	1.04
19	05/04/2025 - 05/10/2025	1.00	1.05
20	05/11/2025 - 05/17/2025	1.02	1.07
21	05/18/2025 - 05/24/2025	1.03	1.08
22	05/25/2025 - 05/31/2025	1.05	1.11
23	06/01/2025 - 06/07/2025	1.06	1.12
24	06/08/2025 - 06/14/2025	1.08	1.14
25	06/15/2025 - 06/21/2025	1.09	1.15
26	06/22/2025 - 06/28/2025	1.09	1.15
27	06/29/2025 - 07/05/2025	1.09	1.15
28	07/06/2025 - 07/12/2025	1.09	1.15
29	07/13/2025 - 07/19/2025	1.09	1.15
30	07/20/2025 - 07/26/2025	1.08	1.14
31	07/27/2025 - 08/02/2025	1.07	1.13
32	08/03/2025 - 08/09/2025	1.06	1.12
33	08/10/2025 - 08/16/2025	1.05	1.11
34	08/17/2025 - 08/23/2025	1.05	1.11
35	08/24/2025 - 08/30/2025	1.05	1.11
36	08/31/2025 - 09/06/2025	1.05	1.11
37	09/07/2025 - 09/13/2025	1.05	1.11
38	09/14/2025 - 09/20/2025	1.05	1.11
39	09/21/2025 - 09/27/2025	1.03	1.08
40	09/28/2025 - 10/04/2025	1.01	1.06
41	10/05/2025 - 10/11/2025	1.00	1.05
42	10/12/2025 - 10/18/2025	0.98	1.03
43	10/19/2025 - 10/25/2025	0.98	1.03
44	10/26/2025 - 11/01/2025	0.98	1.03
45	11/02/2025 - 11/08/2025	0.98	1.03
46	11/09/2025 - 11/15/2025	0.98	1.03
47	11/16/2025 - 11/22/2025	0.97	1.02
48	11/23/2025 - 11/29/2025	0.97	1.02
49	11/30/2025 - 12/06/2025	0.96	1.01
50	12/07/2025 - 12/13/2025	0.96	1.01
51	12/14/2025 - 12/20/2025	0.96	1.01
52	12/21/2025 - 12/27/2025	1.01	1.06
53	12/28/2025 - 12/31/2025	1.06	1.12

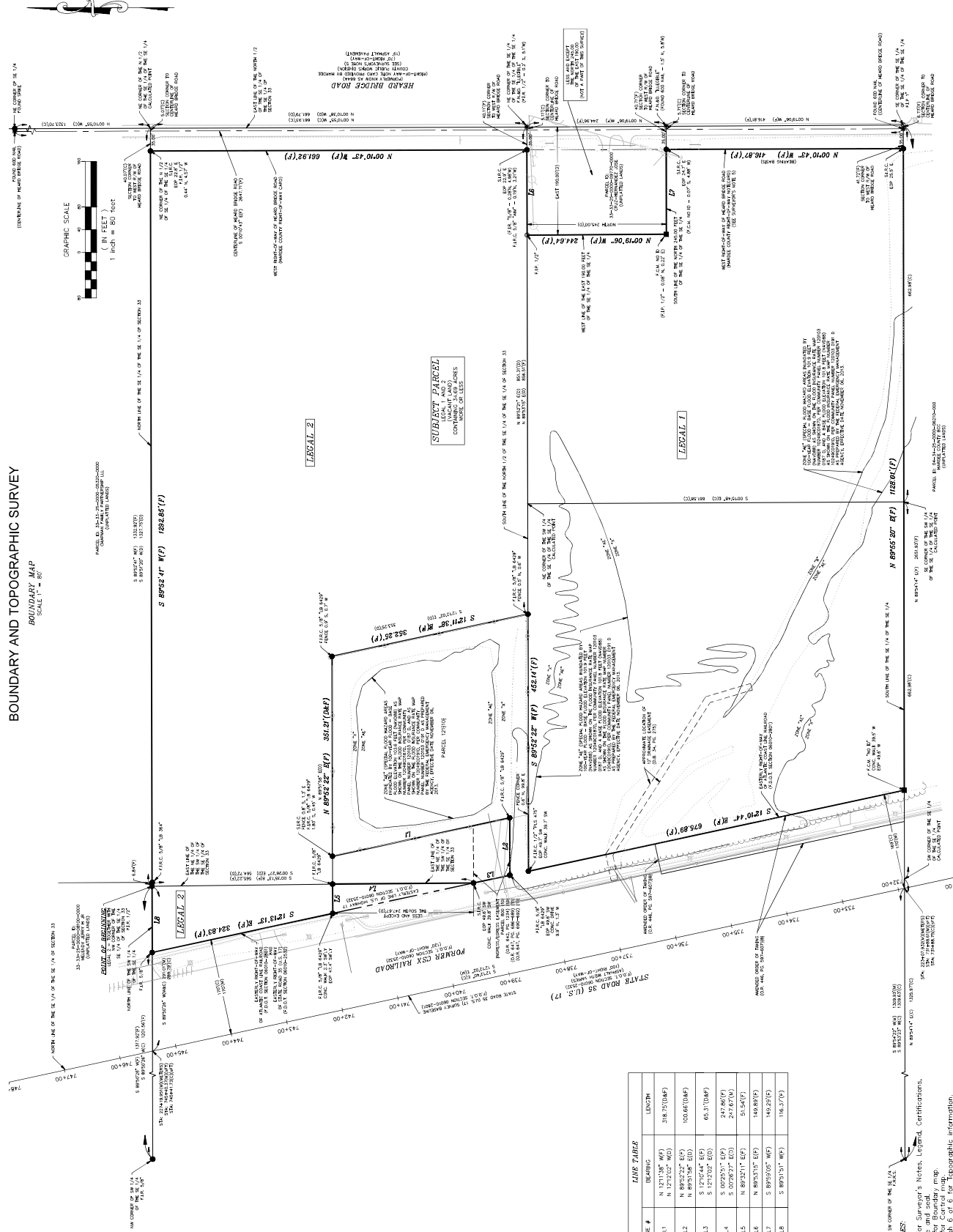
* PEAK SEASON

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1_0600_PKSEASON.TXT

BOUNDARY AND TOPOGRAPHIC SURVEY
BOUNDARY MAP
SCALE 1" = 80'



LINE TABLE		
LINE #	BEARING	LENGTH
1.1	N 12°13'38" W(F)	318.25(046)
1.2	N 89°52'22" E(F)	100.06(046)
1.3	S 17°56'44" E(F)	60.31(046)
1.4	S 00°25'51" E(F)	247.86(F)
1.5	S 00°28'27" E(F)	247.87(F)
1.6	N 89°32'11" E(F)	51.54(F)
1.7	N 89°53'15" E(F)	148.89(F)
1.8	S 89°53'02" W(F)	143.23(F)
1.9	S 89°53'51" W(F)	116.37(F)

SURVEYOR'S NOTES:
See sheet 1 of 6 for Surveyor's Notes, Legend, Certifications, Surveyor's signature and seal.
See sheet 2 of 6 for Control map.
See sheet 3 of 6 for Control map.
See sheet 4 through 6 of 6 for topographic information.

HARDEE COUNTY BOARD
OF COUNTY COMMISSIONERS
SURVEY OF A PORTION OF SECTION 33,
HARDEE COUNTY, FLORIDA

REC.	TOWNSHIP	RANGE
33	33S	25E
COUNTY		
HARDEE		
FIELD BY: C. SMITH		
PLANNED BY: PLANNED		
DATE: 10/1/2024		
PROJECT NUMBER		
1034801		
SHEET NUMBER		
Y-02		
SHEET 2 OF 6		



CHASTAIN, SKILLMAN
205 EAST DORRANCE STREET
LAKELAND, FL 33853-1411
(888) 665-1621
C.A. NO. 282

SURVEYOR'S NOTES:

See sheet 1 of 6 for Surveyor's Notes, Legend, Certifications, Surveyor's signature and seal.

See sheet 2 of 6 for Boundary map.

See sheet 3 of 6 for Control map.

See sheet 4 through 6 of 6 for Topographic information.

SURVEYOR'S NOTES:

See sheet 1 of 6 for Surveyor's Notes, Legend, Certifications, Surveyor's signature and seal.

See sheet 2 of 6 for Boundary map.

See sheet 3 of 6 for Control map.

See sheet 4 through 6 of 6 for Topographic information.

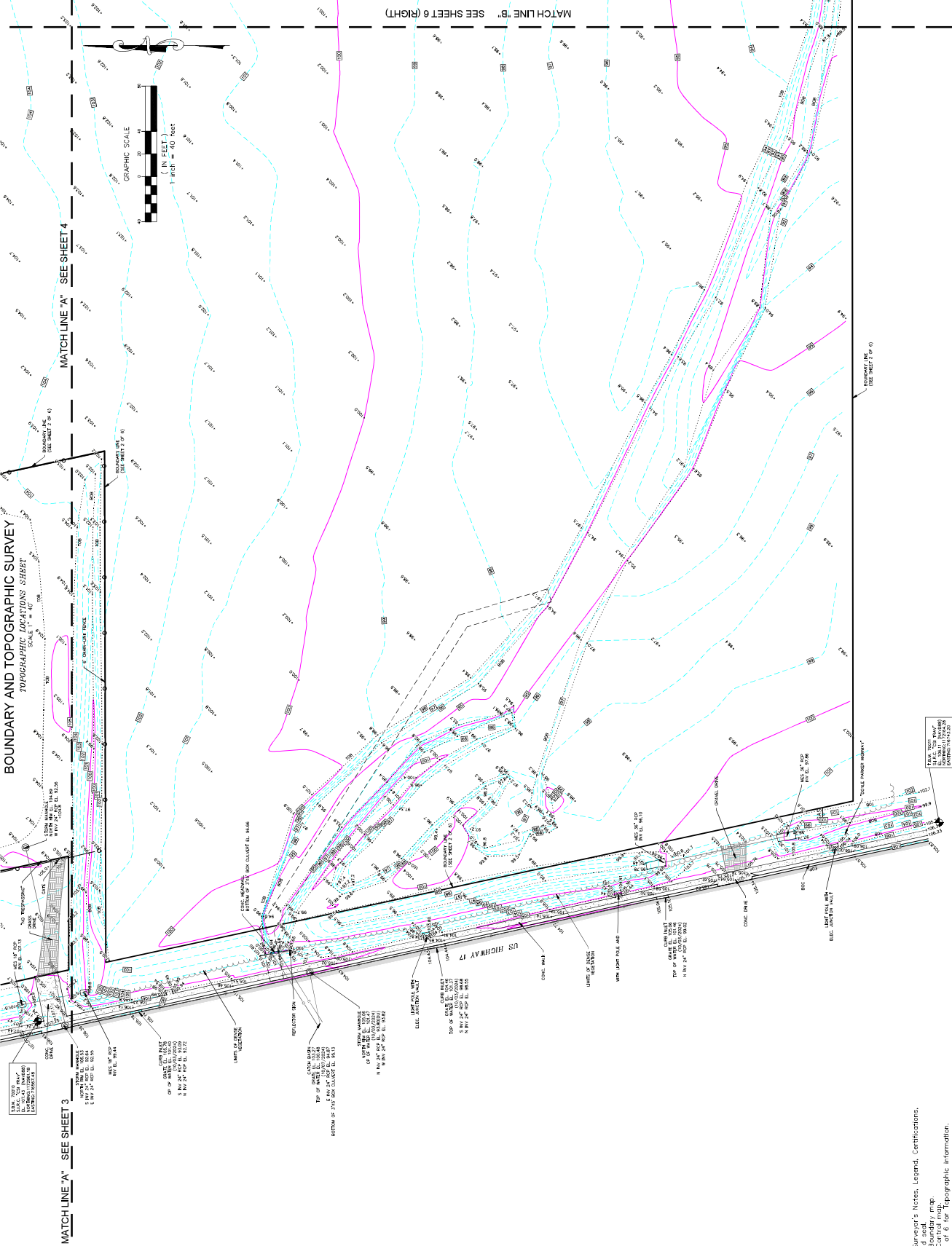
NO.	DESCRIPTION	DATE	NUMBER

HARDEE COUNTY BOARD
OF COUNTY COMMISSIONERS
SURVEY OF A PORTION OF SECTION 33,
HARDEE COUNTY, FLORIDA

SEC.	TOWNSHIP	RANGE
33	33S	25E
COUNTY		
HARDEE		
FIELD BY: C. SMITH		
PLANNED BY: SKILLMAN		
DATE OF SURVEY: 10/14/2024		

FIELD BOOK & PAUSE	807.71
800.000000 15	
800.000000 15	
800.000000 15	
800.000000 15	
800.000000 15	

PROJECT NUMBER:
10465.01
SHEET NUMBER:
V-05
SHEET 5 OF 08



SURVEYOR'S NOTES:
See sheet 1 or 6 for Surveyor's Notes, Legend, Certifications,
Surveyor's signature and seal.
See sheet 2 or 6 for Control map.
See sheet 3 or 6 for Control map.
See sheet 4 through 6 for topographic information.

See sheet 1 of 6 for Surveyor's Notes, Legend, Certifications,
Surveyor's signature and seal.
See sheet 2 of 6 for Boundary map.
See sheet 3 of 6 for Control map.
See sheet 4 through 6 of 6 for Topographic information.

Description: (As Surveyed Description)

A parcel of land being a portion of Section 33, Township 33 South, Range 25 East, Hardee County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence South 89°51'51" West along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 33, 116.37 feet to the intersection with the Easterly right-of-way line of State Road 35 (U.S. 17), as depicted on the Florida Department of Transportation right-of-way Map Section Number 06010-2532; thence South 12°13'13" East along said Easterly right-of-way line, 324.83 feet to the intersection with the North line of the South 247.67 feet of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 33; thence North 89°32'11" East, 51.54 feet to the East line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 33; thence South 00°25'51" East along said East line, 247.86 feet to the intersection with said Easterly right-of-way line of State Road 35 (U.S. 17); thence South 12°10'44" East along said Easterly right-of-way line, 65.31 feet to the intersection with the North line of "Parcel 121" as described in Official Records book 642, pages 1234 through 1238, Public Records of Hardee County, Florida; thence North 89°52'52" East along said North Line, 100.66 feet to the Westerly line of said "Parcel 121", thence North 12°11'38" West along said Westerly line, 318.75 feet to the North line of said "Parcel 121"; thence North 89°52'22" East along said North line, 351.21 feet to the Northeast corner of said "Parcel 121"; thence South 12°11'38" East along the Easterly line of said "Parcel 121", 352.25 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence South 89°52'22" West along said South line, 452.14 feet to the intersection with said Easterly right-of-way line of State Road 35 (U.S. 17); thence South 12°10'44" East along said Easterly right-of-way line, 675.89 feet to the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence North 89°55'20" East along said South line, 1128.01 feet to the intersection with the West right-of-way line of Heard Bridge Road, having a 70 foot right-of-way based on the right-of-way notecard provided by Hardee County Public Works Division; thence North 00°10'43" West along said West right-of-way line, 416.87 feet to the South line the North 245.00 feet of the Southeast 1/4 of the Southeast 1/4; thence South 89°59'05" West along said South line, 149.29 feet to the West line of the East 190.00 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence North 00°19'06" West along said West line, 244.64 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence North 89°53'15" East along said South line, 149.89 feet to the intersection with said West right-of-way line of Heard Bridge Road; thence North 00°10'43" West along said West right-of-way line, 661.92 feet to the intersection with the North line of the Southeast 1/4 if the Southeast 1/4 of said Section 33; thence South 89°52'41" West along said North line, 1292.85 feet to the POINT OF BEGINNING.

Said parcel containing 34.69 acres more or less.

Description: (Title commitment number 2024020175)

Legal 1:

The SW 1/4 of the SE 1/4 of the SE 1/4, LESS Railroad right-of-way. AND The SE 1/4 of the SE 1/4 of the SE 1/4 LESS the North 245.00 feet of the East 190.00 feet thereof and subject to road right of way. All in Section 33, Township 33 South, Range 25 East, Hardee County, Florida.

Legal 2:

All that part of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 lying Easterly of U.S. Highway No. 17 right of way, and LESS Atlantic Coast Line Railroad right of way and LESS the South 247.67 feet thereof, lying in Section 33, Township 33 South, Range 25 East, Hardee County, Florida.

Together with:

A portion of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 33 South, Range 25 East, Hardee County, Florida, and being more particularly described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence S 00°26'27" E, a distance of 564.72 feet to a point on the Easterly right of way line of U.S. Highway No. 17; thence S 12°12'02" E along said Easterly right of way line, a distance of 65.31 feet; thence N 89°51'58" E a distance of 100.66 feet; thence North 12°12'02" W a distance of 318.75 feet; thence N 89°51'58" E a distance of 351.21 feet; thence S 12°12'02" E, a distance of 353.25 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence N 89°52'21" E along said South line, a distance of 851.31 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence N 00°10'38" W along the East line of the Southeast 1/4 of said Section 33, a distance of 661.79 feet to the Northeast corner of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence S 89°51'20" W along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 33, distance of 1327.75 feet to the Point of Beginning. LESS AND EXCEPT road right-of-way on the East side for Heard Bridge Road.



NATURAL RESOURCE ASSESSMENT

Hardee County
Sheriff Station

Wauchula, FL

February 2026

Hardee County Board of County Commissioners
412 W Orange St, Room 103
Wauchula, FL 33873

Kimley»Horn

046376025
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109 South Kentucky Avenue
Lakeland, Florida 33801

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APPENDICES

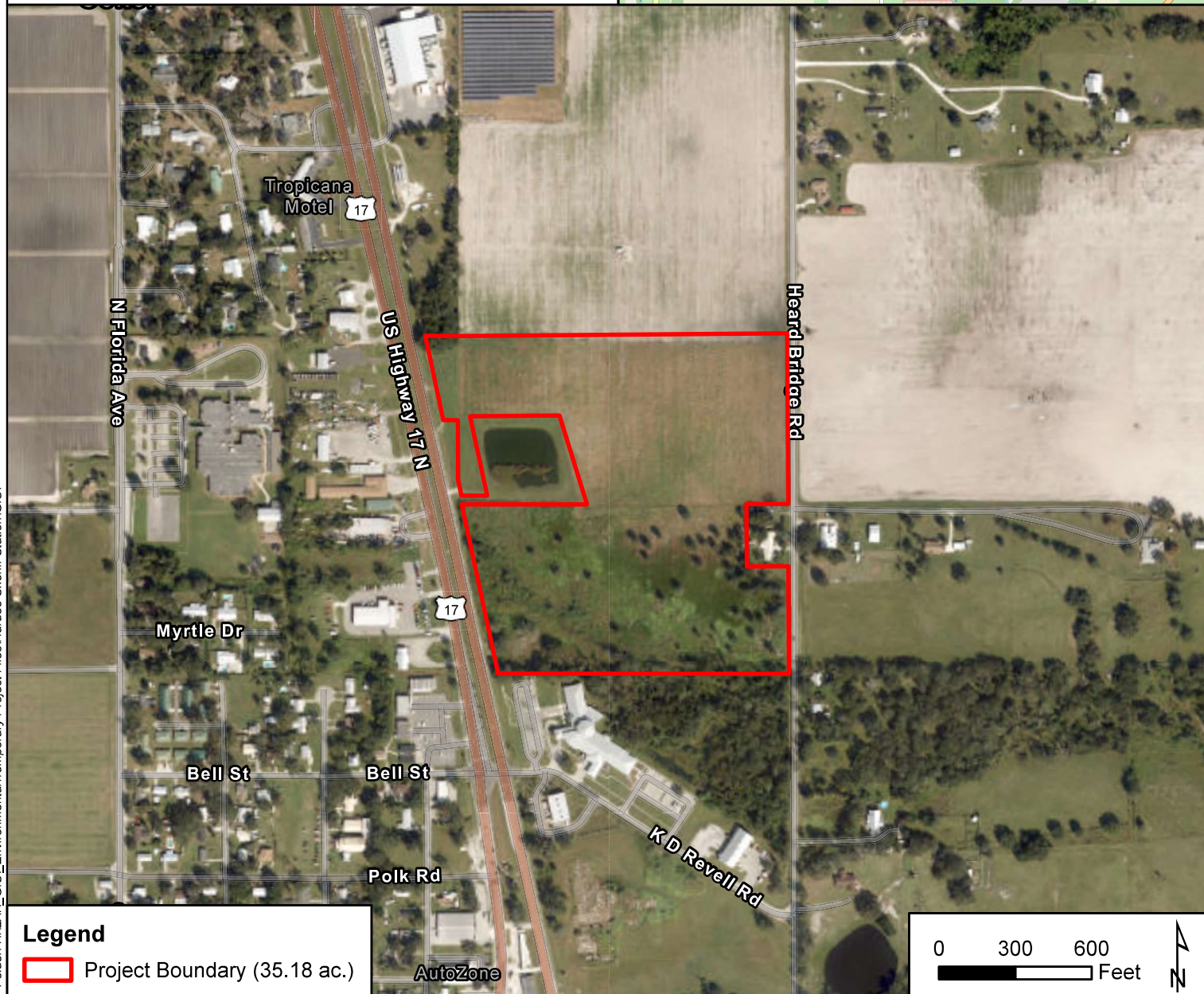
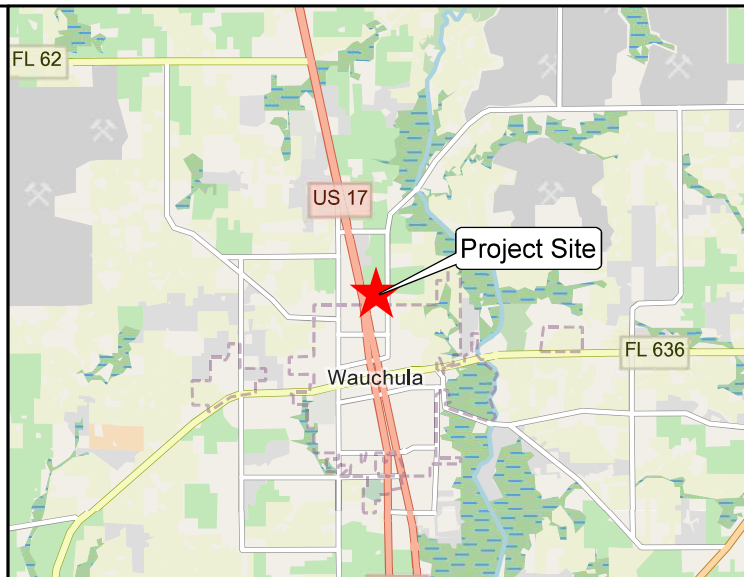
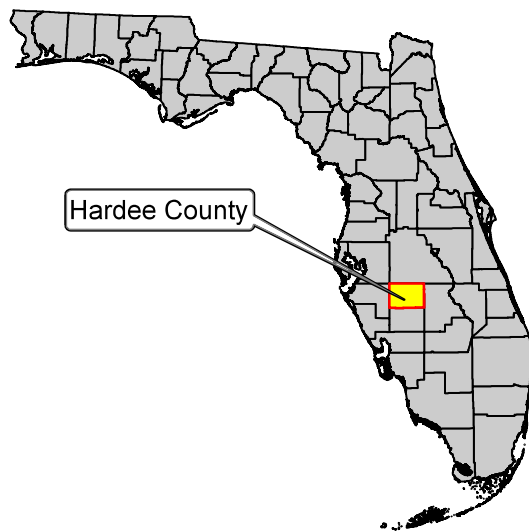
APPENDIX A	FNAI BIODIVERSITY MATRIX/ USFWS IPAC
APPENDIX B	STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
APPENDIX C	SHPO RESOURCES

1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted at the project site. The purpose of this Natural Resource Assessment (NRA) is to characterize the existing conditions of the property relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, hydrology, archaeological and historical resources, and floodplains.

The scope of this assessment included review of readily available information from public databases as described in **Section 2.0 Methodology** and field reconnaissance to evaluate the environmental conditions of the site and future permit requirements if development or modifications to the project site were to proceed.

The project site is located in Section 33, Township 33 South and Range 25 East in Wauchula, Hardee County, Florida. The 35.18-acre project site consists of two (2) contiguous parcels of land (Parcel ID 33-33-25-0000-08410-0000 and 33-33-25-0000-09780-0000) along the east side of US Highway 17, west of Heard Bridge Road. A location map of the project site is attached as **Figure 1**. A portion of the U.S. Geological Service (USGS) Quadrangle Map depicting the location of the proposed project site is attached as **Figure 2**.



Legend

Project Boundary (35.18 ac.)

0 300 600
Feet



Kimley»Horn

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Project Location Map

**Hardee County Sheriff Station
Hardee County, Florida**

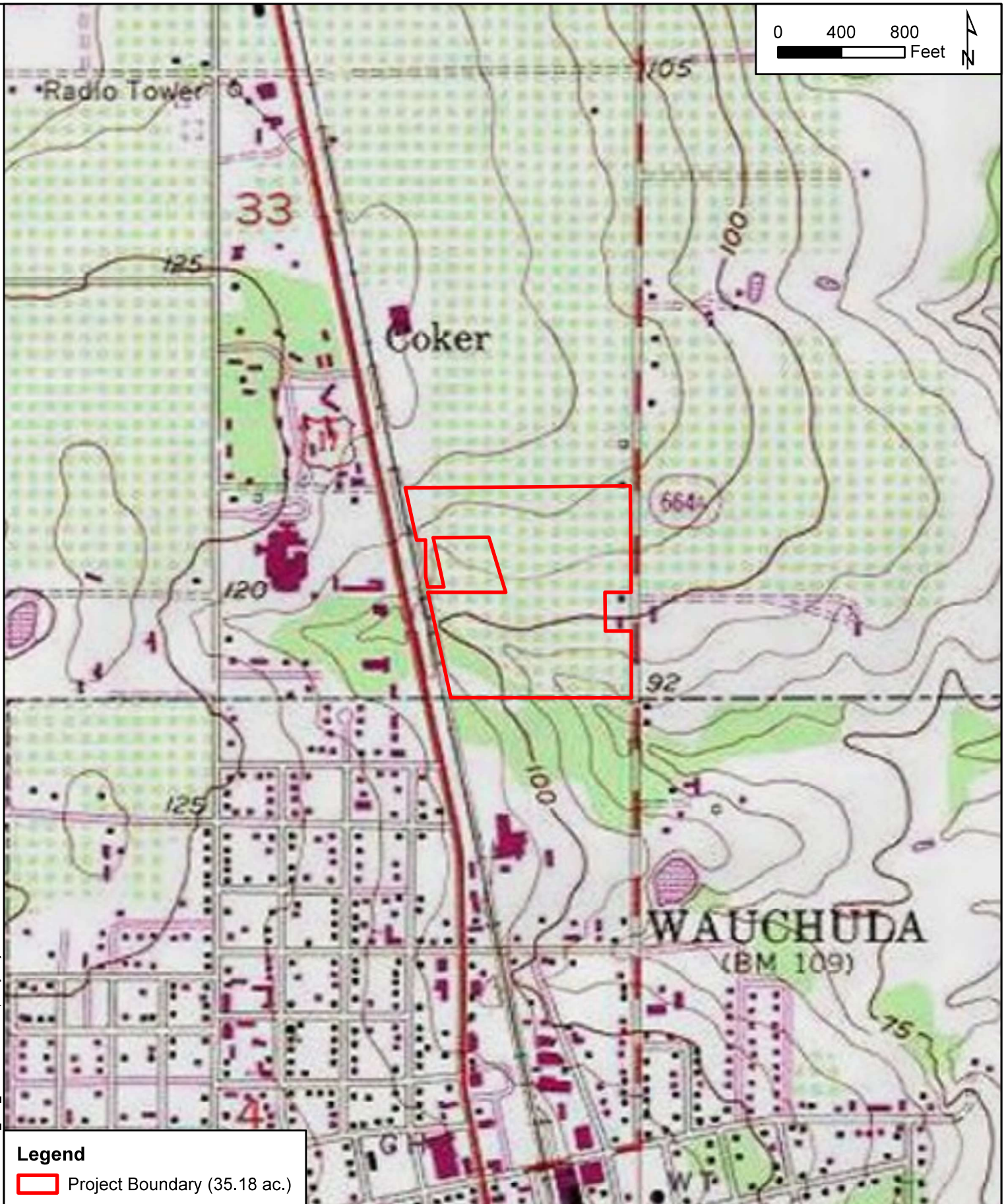
1 IN = 600 FT

PROJECT NUMBER: 046376025

FEBRUARY 2026

FIGURE 1

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USGS 7.5 Minute Quadrangle Topographic Map - City, FL

**Hardee County Sheriff Station
Hardee County, Florida**

1 IN = 800 FT

PROJECT NUMBER: 046376025

FEBRUARY 2026

FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (<https://www.fnai.org/Biodiversity-Matrix-Intro>)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), U.S. Geological Survey (USGS), Florida Fish and Wildlife Conservation Commission (FWC) [(<https://myfwc.com/wildlifehabitats/wildlife/bba/map-info/>) and (<https://geodata.myfwc.com/datasets/eb20bf44aeea44a8ab4a47cd4329c6b6/explore?location=27.754332%2C-83.751000%2C7.59>)]
- USFWS IPaC data (<https://ecos.fws.gov/ipac/>)
- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) *Soil Survey of Hardee County, Florida* (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>)
- USFWS National Wetlands Inventory (NWI) Maps (<http://www.fws.gov/wetlands/Data/mapper.html>)
- Southwest Florida Water Management District Interactive GIS Map
- Florida Department of Environmental Protection (FDEP) MapDirect GIS
- Hardee County Land Development Code
- Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual

Field reconnaissance was conducted on January 16th, 2026. A Kimley-Horn biologist inspected the project site by walking representative transects, observing the state and conditions of the site itself, and adjacent properties as visible from the project site.

3.0 EXISTING CONDITIONS

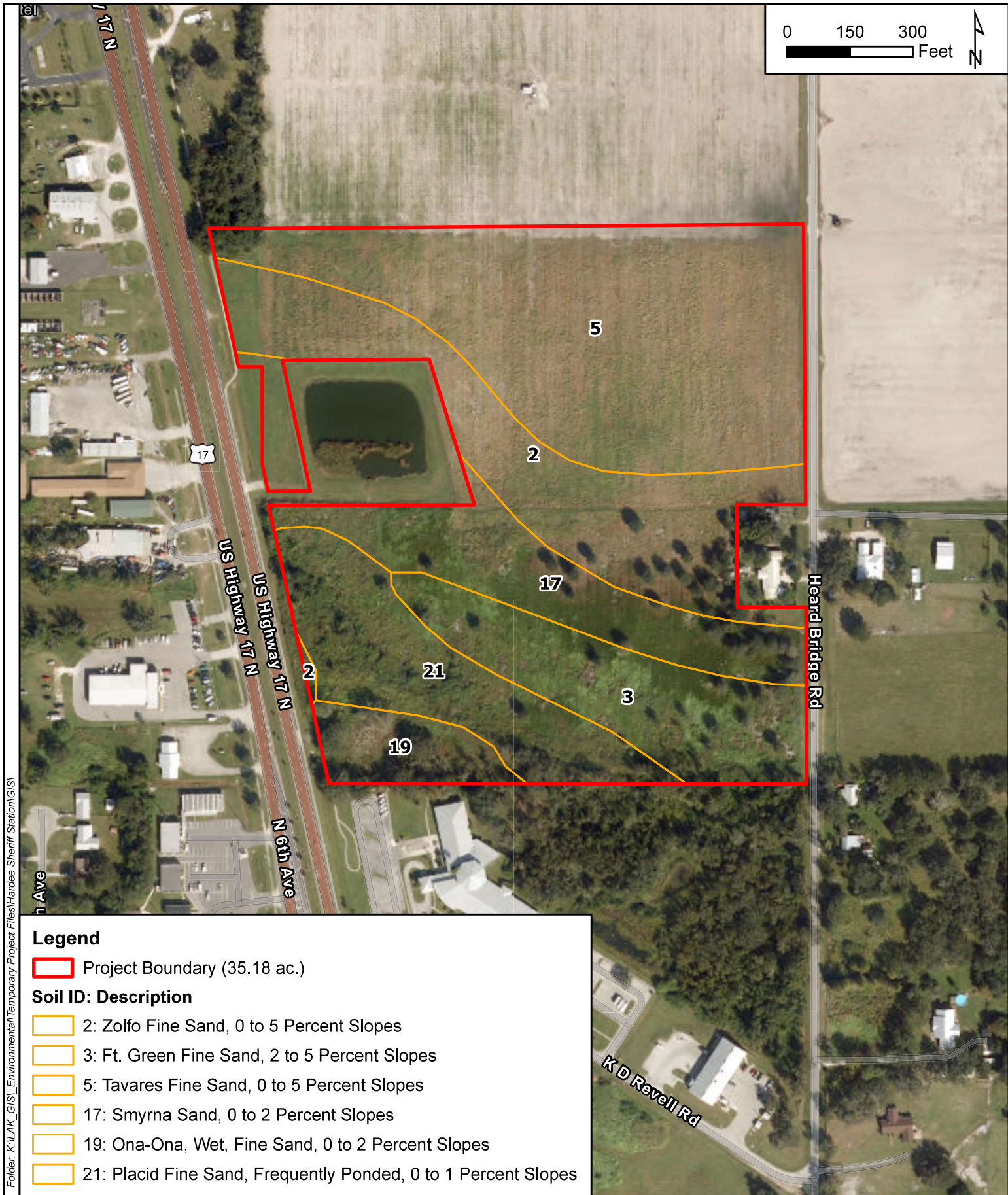
3.1 SOILS

The USDA / NRCS *Soil Survey of Hardee County, Florida* maps the project site with the following soil types: (2) Zolfo Fine Sand, 0 to 2 percent slopes, (3) Ft. Green Fine Sand, 2 to 5 percent slopes, (5) Tavares Fine Sand, 0 to 5 percent slopes, (17) Smyrna Sand, 0 to 2 percent slopes, (19) Ona-Ona, Wet, Fine Sand, 0 to 2 percent slopes, and (21) Placid Fine Sand, Frequently Pondered, 0 to 1 percent slopes. Hydric soils are mapped within the southern portion of the project site, following along the small stream. A copy of the digital USDA/NRCS soils data is attached as **Figure 3** and details regarding each soil type are listed in **Table 1**.

TABLE 1 – NRCS SOILS IDENTIFIED WITHIN THE SUBJECT PROPERTY						
Soil ID No. ¹	Soil Name	Occurrence	Characteristics	Drainage Class	Groundwater Depth	Hydric Rating ²
2	Zolfo Fine Sand, 0 to 2 percent slopes	Flatwoods on marine terraces, rises on marine terraces	Low water capacity, moderately high to high permeability	Somewhat poorly drained	About 18 to 42 inches	Non-hydric
3	Ft. Green Fine Sand, 2 to 5 percent slopes	Ridges on marine terraces	Moderate water capacity, moderately low to moderately high permeability	Poorly drained	About 6 to 18 inches	Non-hydric
5	Tavares Fine Sand, 0 to 5 percent slopes	Knolls on marine terraces, ridges on marine terraces, hills on marine terraces, flats on marine terraces	Low water capacity, high to very high permeability	Moderately well-drained	About 18 to 42 inches	Non-hydric
17	Smyrna Sand, 0 to 2 percent slopes	Flatwoods on marine terraces	Very low water capacity, moderately high to high permeability	Poorly drained	About 6 to 18 inches	Non-hydric
19	Ona-Ona, Wet, Fine Sand, 0 to 2 percent slopes	Flatwoods on marine terraces	Low water capacity, moderately high to high permeability	Poorly drained	About 6 to 18 inches	Non-hydric
21	Placid Fine Sand, Frequently Pondered, 0 to 1 percent slopes	Depressions on marine terraces	Low water capacity, high to very high permeability	Very poorly drained	About 0 inches	Hydric

1: Reference: Soil Survey of Hardee County - https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/florida/FL105/0/Hardee.pdf
2: Reference: Hydric Soils of Florida Handbook, 4th Edition, March 2007

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NRCS Soils Map

**Hardee County Sheriff Station
Hardee County, Florida**

1 IN = 300 FT

PROJECT NUMBER: 046376025

FEBRUARY 2026

FIGURE 3

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the proposed project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the study area is attached as **Figure 4**. A description of the land covers included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. The acreage provided for each land cover is approximate, based on aerial mapping and field reconnaissance.

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies in accordance with Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual. These methods consider prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches. Based on an assessment of the vegetative communities, hydrologic conditions, and soils observed during on-site reconnaissance, it was determined that one surface water system exists in the project site.

FLUCFCS 190 – OPEN LAND (17.58 AC.)

This land use description applies to the northern parcel. Previously this land was used for citrus groves since the 1950s. Currently, the land appears somewhat fallow, and the vegetation is dominated by barnyard grass (*Echinochloa crus-galli*) as well as sparse dog fennel (*Eupatorium capillifolium*) and caesarweed (*Urena lobota*).

FLUCFCS 510 – STREAMS AND WATERWAYS (1.61 AC.)

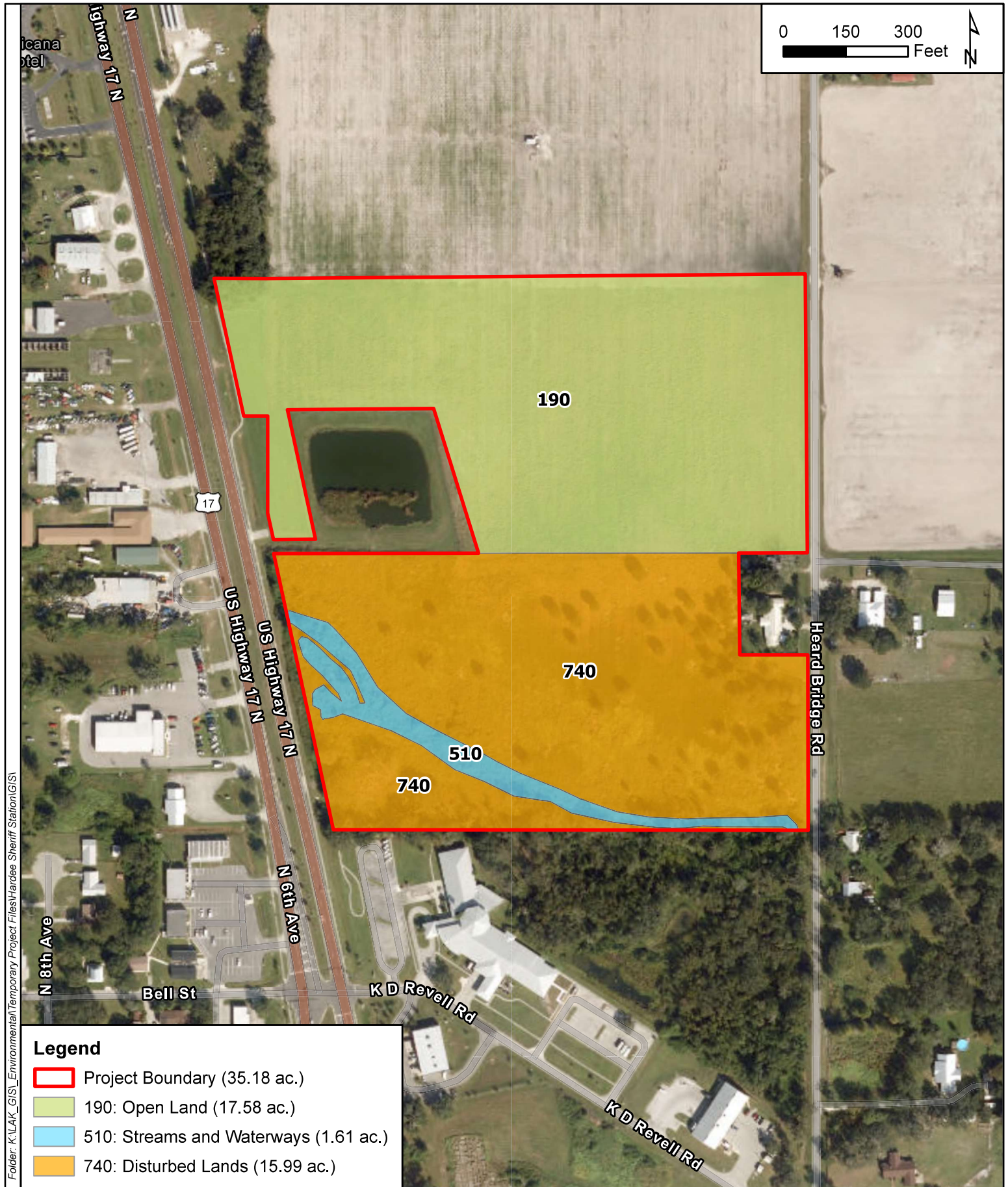
A small stream runs through the southern parcel of the project site from the western to southern border. Wetland vegetation like Carolina willow (*Salix caroliniana*) and cattails (*Typha sp.*) were found growing within the stream and bordering ditches

on site. It has been historically disturbed due to the adjacent agricultural operations, and its hydrology and topography appear affected.

FLUCFCS 740 – DISTURBED LANDS (15.99 AC.)

The majority land use in the southern parcel is classified as disturbed lands based on field reconnaissance and both recent and historic aerial imagery. A variety of species comprised the canopy vegetation including live oak (*Quercus virginiana*), sweetgum (*Liquidambar styraciflua*), earpod tree (*Enterolobium contortisiliquum*), and laurel oak (*Quercus laurifolia*). The shrub level vegetation consisted of elderflower (*Sambucus nigra*), John Charles (*Condea verticillata*), and Brazilian peppertree (*Schinus terebinthifolia*). Groundcover consisted of dense cogongrass (*Imperata cylindrica*) around the perimeter, as well as caesarweed, and castorbean (*Ricinus communis*).

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Florida Land Use, Cover, and Forms Classification System Map

**Hardee County Sheriff Station
Hardee County, Florida**

1 IN = 300 FT

PROJECT NUMBER: 046376025

FEBRUARY 2026

FIGURE 4

3.3 WILDLIFE UTILIZATION

Wildlife utilization within the project site included the following species: cattle egret (*Ardea ibis*), little blue heron (*Egretta caerulea*), and white ibis (*Eudocimus albus*).

3.4 THREATENED AND ENDANGERED SPECIES

A listing of state- and federally protected species potentially occurring within the project site vicinity was reviewed using the databases described in the Section 2.0 Methodology and are as follows:

FNAI – There are no species documented by the FNAI report (**Appendix A**).

FWC – There are no documented wildlife observations reported by FWC within one mile of the project area.

USFWS Consultation Areas – The project site is in the following USFWS Consultation Areas:

- Florida Scrub-Jay
- Audubon's Crested Caracara
- Florida Grasshopper Sparrow
- Florida Bonneted Bat

USFWS Wood Stork Colonies – The project site is within the core foraging area (CFA) of one (1) documented wood stork colony: El Claire Ranch.

USFWS IPaC Data – The IPaC Trust Resources includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following species were listed in the data and have suitable habitat within the project site: Florida bonneted bat, Eastern indigo snake, and monarch butterfly.

Species listed in the data that do not have suitable habitat onsite include the eastern black rail, Everglade snail kite, Whooping crane, American alligator, and Audubon's crested caracara. The project site is not within any USFWS designated Critical Habitat (**Appendix A**).

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the project site has

been compiled. **Table 2** lists species that may occur and their likelihood of occurrence. Likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 2 Potential Listed Species Occurrence						
Common Name		Scientific Name	Federal Status	State Status	Comments	Likelihood of Occurrence
Birds	Wood Stork	<i>Mycteria americana</i>	T	FT	Observed On-site: No Observed in Proximity: No Habitat present: Marginal Habitat Type: Foraging	Low
	Eastern Indigo Snake	<i>Drymarchon couperi</i>	T	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting/Foraging	Low
Reptiles	Gopher Tortoise	<i>Gopherus polyphemus</i>	C	ST	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Burrowing/Foraging	Low
	Southern Hognose Snake	<i>Heterodon simus</i>	PT	PT	Observed On-site: No Observed in Proximity: No Habitat present: Marginal Habitat Type: Nesting/Foraging	Low
Mammals	Tricolored Bat	<i>Perimyotis subflavus</i>	PE	PE	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting/Foraging	Low
	Florida Bonneted Bat	<i>Eumops floridanus</i>	E	FE	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting/Foraging	Low
¹ Based on Florida's Endangered and Threatened Species updated December 2018 available on http://myfwc.com/wildlifehabitats/imperiled/ . Federal Status: E = Endangered; T = Threatened; SSC = Species of Special Concern; C = Candidate Species; NL = Not Listed; PE = Proposed Endangered; PT = Proposed Threatened State Status: FE = Federally Endangered; FT = Federally Threatened; ST = State Threatened.						

WOOD STORK– FEDERALLY THREATENED

The wood stork is opportunistic and utilizes various habitat types including freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Water that is relatively calm, uncluttered by dense aquatic vegetation, and with a permanent or seasonal water depth between 2 and 15 inches is considered suitable foraging habitat for this species.

The project site falls within the Core Foraging Area (CFA) of one (1) wood stork colony, and the surface water onsite could be considered wood stork habitat. Depending on the extent of impacts to the surface water, impacts over 0.5 acres

will require mitigation for the wood stork.

EASTERN INDIGO SNAKE – FEDERALLY THREATENED

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats. No individuals were observed during field reconnaissance; however, marginal habitat for the eastern indigo snake exists on-site. The implementation of the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (**Appendix B**) during construction will be required to minimize possible impacts to the eastern indigo snake if development of the site is planned, and with the implementation it will qualify for a “*not likely to adversely affect*” determination.

GOPHER TORTOISE – STATE THREATENED

The gopher tortoise prefers dry upland habitats such as pine flatwoods, xeric oak hammocks, open sandy pastures, and disturbed areas. A 15% gopher tortoise survey was included as a part of this field review. Although no gopher tortoises or burrows were observed during field reconnaissance, there is limited suitable upland habitat found in the project area. A 100% gopher tortoise survey will be required no more than 90 days prior to the start of construction. An FWC gopher tortoise relocation permit will be required to excavate and relocate any gopher tortoises prior to the start of construction.

SOUTHERN HOGNOSE SNAKE – PROPOSED THREATENED

The southern hognose snake (*Heterodon simus*) is a proposed threatened species for federal listing with the USFWS. This species is the smallest of the hognose snakes, reaching up to 24 inches long and has a sharply upturned snout. This snake always has a pattern with gray, tan, or reddish dark blotches down the back and alternating smaller blotches along the sides and a lighter tail. When threatened it performs displays of hissing, neck spreading, mock striking and feigning death. The range for the southern hognose snake includes Alabama, Florida Georgia,

Mississippi, North Carolina and South Carolina. In Florida, its range is shown from north Florida down to central Florida but not south of Hillsborough County. Habitat types include sandhills, dry hammocks, pine flatwoods, coastal dunes, sand pine-rosemary scrub and agricultural or suburban areas with suitable sandy soils.

The project is found within the potential range of the species, but the habitat found on site is marginal at best. If the listing decision of the southern hognose snake is Threatened or Endangered, then further survey consultation may be required. Currently, no further action is required regarding this species.

TRICOLORED BAT – FEDERAL CANDIDATE

The tricolored bat is currently a proposed endangered species for federal listing with the USFWS. Additionally, although not federally protected, this species has state protections per Chapter 68A of the F.A.C. The tricolored bat is mostly associated with forested habitats and requires habitat suitable for roosting, foraging, and commuting between winter and summer habitats. Roosting singly or in small groups, the tricolored bat prefers to roost in caves, tree foliage, tree cavities, Spanish moss, and man-made structures such as buildings and culverts. They form summer colonies in forested habitats, utilizing cavities, bark, and foliage. They forage most commonly over water courses and along forest edges. Suitable roosting and foraging habitat were observed within the project study area. If the listing status of the tricolored bat is elevated by USFWS to threatened or endangered and the proposed site is located within the CA during the design and permitting phase of the proposed project, consultation with the USFWS will be initiated to determine additional potential survey needs and to address USFWS requirements regarding the protection of the tricolored bat.

FLORIDA BONNETED BAT – FEDERALLY ENDANGERED

The Florida bonneted bat (also known as the Florida mastiff bat) is the largest species of bat in Florida. Their fur color varies from black to brown to grayish or cinnamon brown. Very little life history information is available for this species. The diet of the Florida bonneted bat primarily consists of flying insects. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests

with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods.

The Florida bonneted bat is listed as threatened by the USFWS. In 2024, the USFWS released the updated Florida bonneted bat consultation key to evaluate potential effects from impacts to habitat. The proposed project falls within the USFWS Consultation area, and contains some limited potential roosting habitat in the southern portion of the project area, nearby the surface water. If impacts are planned, consultation with USFWS is recommended and a roost survey may be required for any modifications to forested features within the project area.

LISTED PLANT SPECIES

The Florida Department of Agriculture and Consumer Service's Notes on Florida's Threatened and Endangered Plants and Richard Wunderlin's Guide to Vascular Plants of Florida were consulted to assess habitat requirements for listed plant species. Eight (8) state and/or federal-listed plants were noted by FNAI as possibly occurring in this area. These species were not found during field reconnaissance, and due to disturbance of the project site, it is unlikely that they are present. No further action is anticipated regarding any listed plant species.

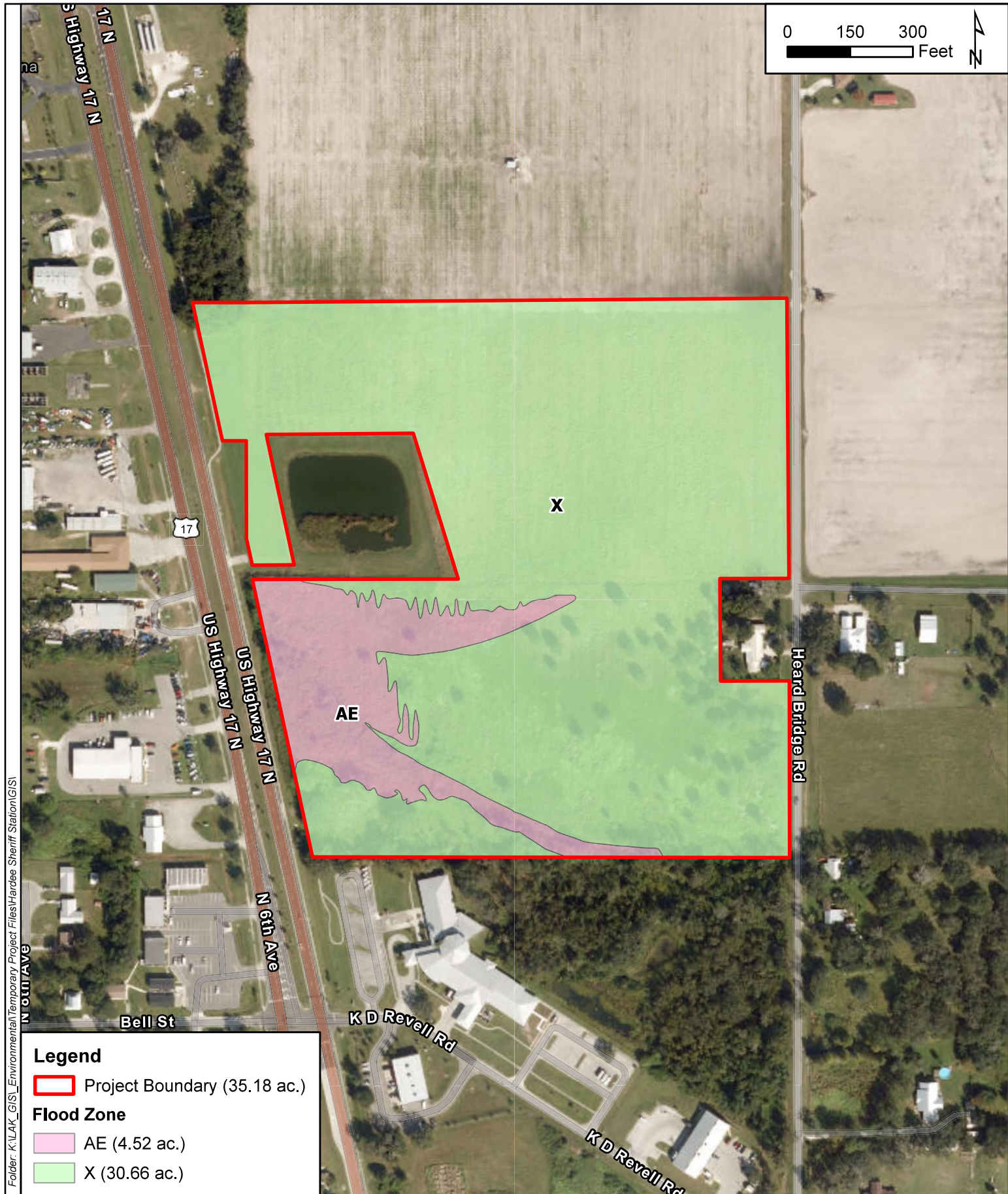
3.5 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested data from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources (DHR) databases regarding the presence of known historical or archaeological findings on the proposed project site or in the immediate vicinity to determine if additional studies will be required. The SHPO Division database showed that six (6) cultural resources are documented within a quarter mile of the project site, none of which were eligible for listing on the National Register of Historic Places (NRHP). Due to the surface water onsite, further coordination with the Division of Historical Resources (DHR) is recommended to determine whether a Cultural Resource Assessment Survey (CRAS) will be required. A cultural resource map and letter are included in **Appendix C**.

3.6 FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) indicates that 30.66 acres of the project site are located within Flood Zone X area with "a 0.2% annual chance of flooding". The rest of the site, 4.52 acres, falls under Flood Zone AE, or 100-year floodplain where there is a 1% annual chance of flooding. A separate stormwater assessment will be required as part of SWFWMD's Environmental Resource Permit (ERP) application. Flood zone definition and spatial coverage is depicted in **Figure 5**.

Folder: K:\LAK_GIS_Environmental\Temporary Project Files\Hardee Sheriff Station\GIS



Legend

 Project Boundary (35.18 ac.)

Flood Zone

 AE (4.52 ac.)

 X (30.66 ac.)

Kimley»Horn

© 2026 Kimley-Horn and Associates, Inc.
109 S Kentucky Ave, Lakeland, FL 33801
Phone (863) 620-1460
www.kimley-horn.com

FEMA Flood Map (12049C0191D, Effective 11/06/2013)

**Hardee County Sheriff Station
Hardee County, Florida**

1 IN = 300 FT

PROJECT NUMBER: 046376025

FEBRUARY 2026

FIGURE 5

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for Hardee County, existing permitting requirements and regulations of state and federal regulatory agencies (e.g. South Florida Water Management District (SFWMD), U.S. Army Corps of Engineers (USACE), USFWS, FWC and Florida Department of Environmental Protection (FDEP)) must be followed and applied.

4.2 STATE REGULATORY REQUIREMENTS

ENVIRONMENTAL RESOURCE PERMIT (ERP)

An Environmental Resource Permit (ERP) was previously issued in 2002 to construct the stormwater pond that divides the two parcels on the western border (ERP No. 16955.003, App. No. 37123). This ERP also acknowledges wetland limits within the southern parcel (33-33-25-0000-08410-0000) of the project site, which coincides with the existence of the surface water. An Environmental Resource Permit (ERP) may be required from the SFWMD if any stormwater improvements are proposed as part of this project.

LISTED SPECIES PERMITTING

The following state-listed species surveys and permits are recommended and/or required if modification or development to the project site is proposed:

Gopher Tortoise Survey– Based on the presence of suitable habitat within the project site, a 100% survey of suitable gopher tortoise habitat will be required within 90 days prior to construction, and an FWC gopher tortoise relocation permit will be required to excavate and relocate any gopher tortoises prior to the start of construction.

4.3 FEDERAL REGULATORY REQUIREMENTS

SECTION 404 (CLEAN WATER ACT) PERMITTING

Based on a preliminary review, the onsite surface water may be connected to Waters of the US (WOTUS) and may therefore be claimed as jurisdictional by the US Army Corps of Engineers (USACE). If surface water impacts are proposed within the project area, further coordination and permitting with the USACE may be required; a preapplication meeting with the agency is recommended.

FEDERALLY LISTED SPECIES

The following federally listed species surveys and permits are recommended and/or required if modification or development to the project site is proposed:

Wood Stork Habitat Assessment– The USFWS State of Florida Effect Determination Key for the Wood Stork in Central and North Peninsular Florida indicates that if proposed impacts to the wetlands are less than or greater to 0.5 acre a “*not likely to adversely affect*” determination can be made. However, if impacts are greater than 0.5 acres, then a Wood Stork Foraging Habitat Assessment must be conducted and mitigated through enhancement, restoration, or creation of appropriate habitat. This mitigation can be achieved through the purchase of wetland mitigation bank credits.

Eastern Indigo Snake Protection Measures – Per the Eastern Indigo Snake Programmatic Effect Determination Key (2013), implementation of the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (**Appendix C**) will be required during construction; once implemented, a “*not likely to adversely affect*” determination is anticipated.

Florida Bonneted Bat Survey - Additional coordination with the USFWS is recommended regarding the Florida bonneted bat to determine if a species-specific survey would be required. Surveys, if required, typically include either a limited roost survey or a multi-day acoustic survey.

5.0 SUMMARY AND RECOMMENDATIONS

- One surface water was identified across the project site, totaling approximately 1.61 acres. Should impacts to the onsite surface water be proposed, an ERP will be required from SWFWMD. Further coordination and permitting with the USACE may also be required. Pre-application meetings are recommended with both agencies prior to starting the permitting process.
- Implementation of the USFWS *Standard Protection Measures for the Eastern Indigo Snake* will be required during construction.
- Coordination with USFWS regarding the bonneted bat is recommended if impacts to forested areas of the site are proposed.
- A 100% gopher tortoise survey within locations of suitable upland habitat is required within 90 days prior to the initiation of development, and an FWC gopher tortoise relocation permit will be required to excavate and relocate any gopher tortoises prior to the start of construction.

APPENDIX A

FNAI BIODIVERSITY MATRIX & USFWS IPAC



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 1/28/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 37720

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered *likely* within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 37720

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 37720

20 **Potential** Elements for Matrix Unit 37720

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphelocoma coerulescens</i> Florida Scrub-Jay	G2?	S1S2	T	FT
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Rhynchospira megaplumosa</i> large-plumed beaksedge	G2	S2	N	E
<i>Schizachyrium niveum</i> scrub bluestem	G1G2	S1S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Warea carteri</i> Carter's warea	G1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

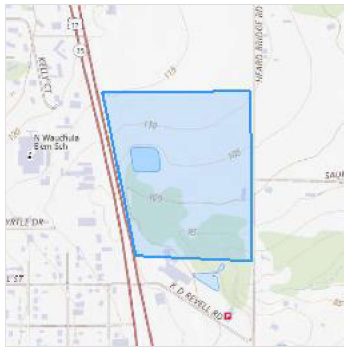
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Hardee County, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📠 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Bonneted Bat <i>Eumops floridanus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther <i>Puma (=Felis) concolor coryi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor</i> (all subsp. except coryi) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT

Birds

NAME	STATUS
Crested Caracara (audubon's) [fl Dps] <i>Caracara plancus audubonii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened

Eastern Black Rail *Laterallus jamaicensis jamaicensis*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>**Everglade Snail Kite** *Rostrhamus sociabilis plumbeus*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/7713>**Whooping Crane** *Grus americana*

EXPN

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/758>**Wood Stork** *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

American Alligator *Alligator mississippiensis*

SAT

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/776>**Eastern Indigo Snake** *Drymarchon couperi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/9743>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME

BREEDING SEASON

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

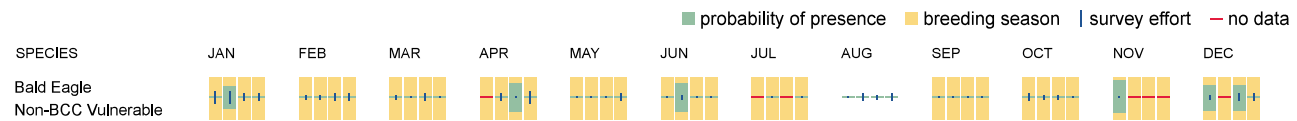
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow <i>Peucaea aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere

Painted Bunting *Passerina ciris*

Breeds Apr 25 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Pectoral Sandpiper *Calidris melanotos*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prairie Warbler *Setophaga discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Worthington's Marsh Wren *Cistothorus palustris griseus*

Breeds Apr 10 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the [Probability of Presence Summary](#). [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for the species are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the [Probability of Presence Summary](#) and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangelwide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project, not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX B
STANDARD PROTECTION MEASURES FOR
THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

U.S. Fish and Wildlife Service

May 2024

The Standard Protection Measures for the Eastern Indigo Snake (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by project proponents and their construction personnel help minimize adverse impacts to eastern indigo snakes. However, implementation of this Plan does not replace any state or federal consultation or regulatory requirements. At least 30 days prior to any land disturbance activities, the project proponent shall notify the appropriate USFWS Field Office (see Field Office contact information) via e-mail that the Plan will be implemented as described below.

As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the approved poster and pamphlet ([USFWS Eastern Indigo Snake Conservation webpage](#))), no further written confirmation or approval from the USFWS is needed regarding use of this Plan as a component of the project.

If the project proponent decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. The project proponent shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

STANDARD PROTECTION MEASURES

BEFORE AND DURING CONSTRUCTION ACTIVITIES:

- All Project personnel shall be notified about the potential presence and appearance of the federally protected eastern indigo snake (*Drymarchon couperi*).
- All personnel shall be advised that there are civil and criminal penalties for harassing, harming, pursuing, hunting, shooting, wounding, killing, capturing, or collecting the species, in knowing violation of the Endangered Species Act of 1973.
- The project proponent or designated agent will post educational posters in the construction office and throughout the construction site. The posters must be clearly visible to all construction staff and shall be posted in a conspicuous location in the

Project field office until such time that Project construction has been completed and time charges have stopped.

- Prior to the onset of construction activities, the project proponent or designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational pamphlet including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office. Photos of eastern indigo snakes may be accessed on USFWS, Florida Fish and Wildlife Conservation Commission and/or Georgia Department of Natural Resources websites.
- Each day, prior to the commencement of maintenance or construction activities, the Contractor shall perform a thorough inspection for the species of all worksite equipment.
- If an eastern indigo snake (alive, dead or skin shed) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Office. The contact information for the USFWS is provided below and on the referenced posters and pamphlets.
- During initial site clearing activities, an onsite observer is recommended to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
- Periodically during construction activities, the project area should be visited to observe the condition of the posters and Plan materials and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.
- For erosion control use biodegradable, 100% natural fiber, net-free rolled erosion control blankets to avoid wildlife entanglement.

POST CONSTRUCTION ACTIVITIES:

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion (See USFWS Field Office Contact Information).

USFWS FIELD OFFICE CONTACT INFORMATION

Georgia Field Office: Phone: (706) 613-9493, email: gaes_assistance@fws.gov
Florida Field Office: Phone: (352) 448-9151, email: fw4flesregs@fws.gov

POSTER & PAMPHLET INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (final posters for Plan compliance are available on our website in English and Spanish and should be printed on 11 x 17in or larger paper and laminated ([USFWS Eastern Indigo Snake Conservation webpage](#))). Pamphlets are also available on our webpage and should be printed on 8.5 x 11in paper and folded, and available and distributed to staff working on the site.

POSTER CONTENT (ENGLISH):

ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Stop land disturbing activities and allow the snake time to move away from the site without interference. Do NOT attempt to touch or handle the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor/agent, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.
- If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases)

in the throat area. They are not typically aggressive.

SIMILAR SPECIES: The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, and thinner bodies.

LIFE HISTORY: Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTED STATUS: The eastern indigo snake is protected by the USFWS, Florida Fish and Wildlife Conservation Commission, and Georgia Department of Natural Resources. Any attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage eastern indigo snakes is prohibited by the U.S. Endangered Species Act. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses. Only authorized individuals with a permit (or an Incidental Take Statement associated with a USFWS Biological Opinion) may handle an eastern indigo snake.

Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Florida Office: (352) 448-9151

Georgia Office: (706) 613-9493

POSTER CONTENT (SPANISH):

ATENCIÓN

¡Especie amenazada, la culebra Índigo del Este, puede ocupar el área!

Matar, herir o hostigar culebras Índigo del Este es estrictamente prohibido bajo la Ley Federal.

SI VES UNA CULEBRA ÍNDIGO DEL ESTE O UNA CULEBRA NEGRA VIVA EN EL ÁREA:

- Pare excavación y permite el movimiento de la culebra fuera del área sin interferir. NO atentes tocar o recoger la culebra.
- Fotografié la culebra si es posible para identificación y documentación.
- Notifique supervisor/agente, y la Oficina de Campo de Servicios Ecológicos del Servicio Federal de Pesca y Vida Silvestre (USFWS) apropiada con información acerca del sitio y condición de la culebra.

- Si la culebra está cerca de un área de construcción que le pueda causar daño, las actividades deben parar hasta un representante del USFWS regrese la llamada (dentro de un día) con más orientación.

SI VES UNA CULEBRA ÍNDIGO DEL ESTE MUERTA EN EL ÁREA:

- Pare excavación. Notifique supervisor/aplicante, y la Oficina de Campo de Servicios Ecológicos apropiada con información acerca del sitio y condición de la culebra.
- Fotografié la culebra si es posible para identificación y documentación.
- EmERGE completamente la culebra en agua y congele la especie hasta que personal apropiado de la agencia de vida silvestre la recoja.

DESCRIPCIÓN. La culebra Índigo del Este es una de las serpientes sin veneno más grande en Norte América, alcanzando hasta 8 pies de largo. Su nombre proviene del color azul-negro brillante de sus escamas, pero pueden tener un color anaranjado-rojizo (color crema en algunos casos) en su mandíbula inferior. No tienden a ser agresivas.

SERPIENTES PARECIDAS. La corredora negra, que es de color negro sólido, es la única otra serpiente que se asemeja a la Índigo del Este. La corredora negra se diferencia por una mandíbula inferior color blanca o crema y un cuerpo más delgado.

HÁBITATS Y ECOLOGÍA. La culebra Índigo del Este vive en una variedad de hábitats, incluyendo tierras secas, humedales, y áreas de agricultura. Ellas buscan refugio en agujeros o huecos de tierra, en especial madrigueras de tortugas de tierra. Las hembras ponen 4 hasta 12 huevos blancos entre abril y junio, y la cría emergen entre julio y octubre.

PROTECCIÓN LEGAL. La culebra Índigo del Este es clasificada como especie amenazada por el USFWS, la Comisión de Conservación de Pesca y Vida Silvestre de Florida y el Departamento de Recursos Naturales de Georgia. Intento de matar, hostigar, herir, lastimar, perseguir, cazar, disparar, capturar, coleccionar o conducta parecida hacia las culebras Índigo del Este es prohibido por la Ley Federal de Especies en Peligro de Extinción. Penalidades incluyen un máximo de \$25,000 por violaciones civiles y \$50,000 y/o encarcelamiento por actos criminales. Solos individuales autorizados con un permiso o Determinación de toma incidental (Incidental Take Statement) asociado con una Opinión Biológico del USFWS pueden recoger una Índigo del Este.

Por favor de contactar tu Oficina de Campo de Servicios Ecológicos más cercana si encuentras una culebra Índigo del Este viva o muerta:

Oficina de Florida: (352) 448-9151

Oficina de Georgia: (706) 613-9493



ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

If you see a **LIVE** eastern indigo snake on the site:

- Stop land disturbing activities and allow the snake time to move away from the site without interference. Do NOT attempt to touch or handle the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor/agent, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.
- If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

If you see a **DEAD** eastern indigo snake on the site:

- Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

DESCRIPTION. The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases) in the throat area. They are not typically aggressive.

Eastern indigo snake. Credit: Dirk Stevenson



SIMILAR SPECIES. The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, and thinner bodies.

LIFE HISTORY. Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

Gopher tortoise and burrow. Credit: James Hunt



PROTECTED STATUS. The eastern indigo snake is protected by the USFWS, Florida Fish and Wildlife Conservation Commission, and Georgia Department of Natural Resources. Any attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage eastern indigo snakes is prohibited by the U.S. Endangered Species Act. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses. Only authorized individuals with a permit (or an Incidental Take Statement associated with a USFWS Biological Opinion) may handle an eastern indigo snake.

Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Florida Office: (352) 448-9151
Georgia Office: (706) 613-9493



APPENDIX C

SHPO RESOURCES



This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at ComplianceService@dos.MyFlorida.com for project review information.

January 29, 2026

Albert Campbell | Environmental

Kimley-Horn | 109 South Kentucky Avenue, Lakeland, FL 33801

Mobile: 813-369-1953 | Main: 863-315-5012



In response to your inquiry of January 28, 2026, the Florida Master Site File inventory shows five standing structures and one resource group recorded within a 0.25-mile buffer for the designated parcel of in Hardee County, Fla.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at ComplianceService@dos.MyFlorida.com.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.

Data Base Analyst/Records Specialist

Florida Master Site File

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