

# White Property Report

**Parcel:** U-08-27-19-ZZZ-000001-16160.0, Hillsborough County, FL

**Site Address:** 18517 Livingston Ave, Lutz, FL 33559

**Site Visit:** June 25<sup>th</sup>, 2026

## Florida Natural Areas Inventory Community & Florida Land Use Cover & Classification System

**3220 Artificial Impoundment/Reservoir** Aquatic community of an artificial lake created by the impoundment of a river with a dam. Reservoirs are constructed to collect water for municipal and/or agricultural water use, to provide hydroelectric power, and to improve opportunities for recreational activities (e.g. boating, swimming), and development. (NYNHP)

**2112 Mixed Scrub-Shrub Wetland** Wetlands areas that are dominated by woody vegetation less than 20 feet in height. This can occur in many situations, but in most cases involves transitional or disturbed communities on drier sites. Persistent examples of shrub wetlands include shrub bogs and willow swamps. (SJRWMD)

**1500 Shrub and Brushland** This association includes a variety of situations where natural upland community types have been recently disturbed through clear-cutting commercial pinelands, land clearing, or fire, and are recovering through natural successional processes. This type could be characterized as an early condition of old-field succession, and various shrubs, tree saplings, and lesser amounts of grasses and herbs dominate the community. Common species include wax myrtle, saltbush, sumac, elderberry, saw palmetto, blackberry, gallberry, fetterbush, staggerbush, broomsedge, dog fennel, together with oak, pine and other tree seedlings or saplings. (FWC)

**18221 Residential, Med. Density - 2-5 Dwelling Units/ac** Rural and recreational types of subdivisions will be included in the Residential category since this land is almost entirely committed to residential use even though forest or open areas may be present also. (SJRWMD)

**4220 Ditch/Artificial Intermittent Stream** Aquatic community of an artificial waterway constructed for drainage or irrigation of adjacent lands. Water levels either fluctuate in response to variations in precipitation and groundwater levels, or water levels are artificially controlled. The sides of ditches are often vegetated, with grasses and sedges usually dominant. (NYNHP)

**1833 Agriculture** Lands that are cultivated to produce food crops and livestock. (FLUCCS)

**183332 Coniferous Plantations** Pine plantations that are artificially generated by planting seedling stock or seeds. (SJRWMD)

*Plant Species observed on-site listed on third page.*

## **Hydric Soil Indicators**

- Organic Bodies – Indicator A6

## **Hydrological Indicators**

- Water-Stained Leaves – Indicator B9
- Geomorphic Position – Indicator D2
- Adventitious Roots – FDEP Indicator

## **General Assessment**

The site lies in a residential and agricultural area that has long been developed, and the land has been altered from its natural state for many decades. Neighboring lots have been filled and built on, ditches, and asphalt roads, have disrupted the natural hydrology. This site has wetlands that may be regulated by The Florida Department of Environmental Protection or The Southwest Florida Water Management District.

This property is almost entirely upland, as it consists of an old tree farm, but the trees remain unharvested. Prior to this land being converted into a tree farm, it was likely a mesic hammock and also possibly a mesic flatwood. There is potentially a former homestead in the middle of the property, as there are ornamental plants and a fence within the tree farm. Within the northeast corner of the property is a scrub-shrub wetland with carolina willow. This wetland might be an altered wetland or a man-made reservoir. There is a ditch on the north end of this property that connects to this wetland. It does not appear that this ditch is within the property lines. On the southeast side of the property, there are some oaks adjacent to the reservoir or pond on the neighbor's property. Though this pond or reservoir has not encroached on property lines, the county may still enforce a wetland setback or wetland buffer from this pond.

The estimated UMAM score would likely be low, around 6 (0.6), as the site has been altered from the construction of the neighborhood and is certainly artificial in origin. If mitigation is required to impact the wetland the cost might be \$75,000 per acre or \$1,700 per 1,000 square feet the proper mitigation can be referred.

No listed animals were observed habitating on site.

## Plant List

Dahoon Holly, *Ilex cassine* – OBL  
Swamp Bay, *Persea palustris* – OBL  
Swamp Smartweed, *Persicaria hydropiperoides* – OBL  
Willow (Carolina Willow), *Salix caroliniana* – OBL

Camphorweed, *Pluchea sp.* – FACW  
Flatsedge, *Cyperus sp.* – FACW  
Hackberry / Sugarberry, *Celtis laevigata* – FACW  
Slash Pine, *Pinus elliotii* – FACW  
Swamp Fern, *Telmatoblechnum serrulatum* – FACW  
Virginia Chain Fern, *Woodwardia virginica* – FACW  
Water Oak, *Quercus nigra* – FACW/FAC  
Camphorweed, *Pluchea sp.* – FACW  
Flatsedge, *Cyperus sp.* – FACW  
Hackberry / Sugarberry, *Celtis laevigata* – FACW  
Slash Pine, *Pinus elliotii* – FACW  
Swamp Fern, *Telmatoblechnum serrulatum* – FACW  
Virginia Chain Fern, *Woodwardia virginica* – FACW  
Water Oak, *Quercus nigra* – FACW/FAC

American Beauty Berry, *Callicarpa americana* – FACU  
Bermuda Grass, *Cynodon sp.* – FACU/UPL  
Horseweed, *Erigeron canadensis* – FACU  
Laurel Cherry, *Prunus caroliniana* – FACU  
Live Oak, *Quercus virginiana* – FACU  
Rustweed, *Polypremum procumbens* – FACU

## Miscellaneous

Basket Grass, *Oplismenus sp.*

Common Reed, *Phragmites berlandieri*

Sand Laurel Oak, *Quercus hemisphaerica*

St. John's Wort, *Hypericum sp.*

## Non-Native Plants

Air Potato, *Dioscorea bulbifera* – NON-NATIVE

Caesar Weed, *Urena lobata* – NON-NATIVE

Camphor Tree, *Cinnamomum camphora* – NON-NATIVE

Chinese Tallow / Popcorn Tree, *Triadica sebifera* – NON-NATIVE

Japanese Climbing Fern, *Lygodium japonicum* – NON-NATIVE

Lantana, *Lantana strigocamara* – NON-NATIVE

Pothos, *Epipremnum sp.* – NON-NATIVE

Soda Apple, *Solanaceae family* – NON-NATIVE

Sword Fern, *Nephrolepis cordifolia* – NON-NATIVE

Torpedo Grass, *Panicum repens* – NON-NATIVE

Wedelia, *Sphagneticola sp.* – NON-NATIVE

\*Wetland Assessment Procedure – Southwest Florida Water Management District (FDEP)

\*\*National Wetland Plant List – The United States Army Corps of Engineers

## **County References**

### **Parcel Setback Requirements**

[https://library.municode.com/fl/plant\\_city/codes/code\\_of\\_ordinances?nodeId=SPBBULADERE\\_CH102ZO\\_ARTI\\_VDI\\_DIV2SIMIDWDI\\_S102-226USPE](https://library.municode.com/fl/plant_city/codes/code_of_ordinances?nodeId=SPBBULADERE_CH102ZO_ARTI_VDI_DIV2SIMIDWDI_S102-226USPE)

### **Sec. 4.01.07 – Environmentally Sensitive Areas – Wetlands and Natural Water Bodies – B. Setbacks**

[https://library.municode.com/fl/hillsborough\\_county/codes/land\\_development\\_code?nodeId=ARTIVNAREADP\\_UFA\\_PT4.01.00NARE\\_S4.01.07ENSEARETNAWABO](https://library.municode.com/fl/hillsborough_county/codes/land_development_code?nodeId=ARTIVNAREADP_UFA_PT4.01.00NARE_S4.01.07ENSEARETNAWABO)

Contact: [NaturalResources@HCFLGov.net](mailto:NaturalResources@HCFLGov.net) or **(813) 272-5600**

### **Wetland Encroachment Determination**

<https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/development-services/permits-and-records/permits/natural-resources/wetland-setback-encroachment-determination-fillable.pdf>

### **Vegetation Compensation Guidelines**

<https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/development-services/permits-and-records/permits/natural-resources/wetland-setback-encroachment-compensation-guidelines.pdf>

### **Environmental Protection Division of Hillsborough County, Compliance Assurance**

<https://www.epchc.org/divisions/wetlands/compliance-assurance>

## **State and Regional References**

### **Florida Land Use Cover & Classification System**

<https://myfwc.com/media/20455/land-cover-classification-revision-2018.pdf>

### **Florida Natural Community Descriptions**

[https://www.fnai.org/PDFs/AA\\_Short\\_Descriptions\\_Final\\_2010.pdf](https://www.fnai.org/PDFs/AA_Short_Descriptions_Final_2010.pdf)

### **Florida Department of Environmental Protection, 62-340 F.A.C., Wetland Delineation**

<https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/documents/ch-62-340-fac-data-form-guide>

### **SWFWMD Wetland Assessment Procedure**

<https://www.swfwmd.state.fl.us/projects/wetland-assessment-procedure>