WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Letter of Transmittal

To: **ZONING INTAKE COUNTER FIRST FLOOR**
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

From: **Alexis Crespo**

CC: **Dirk Danley, Jr.**

Date: **January 9, 2019**

Subject: **Treeline 115 MPD (DCI2018-00007) Revised FLUCCS & ENV Report**

The following items are transmitted as listed below:

Quantity	Description
3	Revised FLUCCS Map (11X17)
3	Revised Environmental Assessment Report

REMARKS: Please see attached. Thanks!

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SIGNED: _____

Environmental Assessment
Treeline 115

Prepared for

BJ Holdings of Fort Myers, LLC
4245 Fowler St.
Ft Myers, FL 33901

9 Jan 2019

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

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- Soils
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1.0 INTRODUCTION

The project presented with this application is located in Sections 14 and 15, Township 46 S, Range 27 E in Lee County, FL and is approximately 0.5 miles N from Daniels - Treeline intersection. This site is an assemblage of five parcels. The summary information for these parcels is included in the Appendix of this report. The Treeline 115 site is bounded by an industrial park and undeveloped land along its northern boundary. Treeline Ave and undeveloped land border this project site to the E. I-75 borders the site to the W. State land, including a FDOT rest area and FHP headquarters border this site to the S. The latitude/longitude information for the center of this site is 26 degrees, 33', 28.49" N and 81 degrees 42', 16.90" W.

The developer of this project is:

BJ Holding of Fort Myers, LLC
4245 Fowler St.
Ft Myers, FL 33901

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The project planner is:

Waldrop Engineering, P.A.
Attn: Alexis Crespo, AICP,LEED AP
Suite 305
28100 Bonita Grande Dr.
Bonita Springs, FL 34135
alexisc@waldropengineering.com

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The proposed project is to develop a residential housing.

Synecological Analysts® (SAI) conducted an Environmental Assessment on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. SAI evaluated this property to determine distribution, extent and character of vegetational communities. Habitat types, jurisdictional wetland status, potential or presence of listed species and suitability of the on site habitat for listed species habitat were also evaluated. Soil types, distribution and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The proposed development consists of five parcels. Lee County summary data sheets for these parcels are included in the Appendix to this report. All native communities except the Cypress heads (FLUCCS 621) have been disturbed over an extended of time as a result of AG management practices. Disturbance influenced the considerable

majority of this site and occurred in progressive fashion. A review of historical aerial photographs and comparing soil profiles with typic soil profiles for the series that originally comprised the site show that some areas were logged in the historic past and this logging activity continued into this decade. This site is bounded on the North by an industrial park and the NE by undeveloped land. Treeline Ave is the site boundary on the E and I-75 borders the site on the W. The southern boundary is State of Florida public use land including a rest area FHP headquarters. A borrow lake and partially developed parcel also occur just south of this project. The Treeline 115 is not a pristine site that approximates the pre-development character of this general area. Plant communities and habitat have been severely impacted over time by ongoing AG activity. Most of the non-Cypress canopy and much of the Saw palmetto upland shrub strata are largely absent. Regional and area drainage has been massively disrupted. Cycles of fire and renewal have been absent from this site for decades. Plant communities and land uses were identified according to the Florida Department of Transportation (FDOT$_{1991}$) Florida Land Use, cover and Forms Classification system (FLUCCS) protocol. The Exhibit on the following page identifies and delineates extant communities and land use. These are presented as Habitat Types and a description of their character on this site is presented in the following sections.

2.1 Soils

This site is not edaphically complex. The Hallendale wet fine sand, 0 - 2% slopes and Copeland loamy sand, depressional phase cover approximately 90% of the site. A general description of the character of these soils is presented in Appendix A. The combination of regional drainage impacts, road drainage both east and west and drainage plans for the nearby developments alter the original hydrologic nature of these soils to make an in depth discussion moot.

Originally these soils occurred on drainage ways on marine terraces in dip landform position on hydric or mesic lowlands. Rock is usually found within 36" of the surface.

3.0 VEGETATION AND HABITAT POTENTIAL

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2.1 Uplands

There are only two upland land use types identified on this site. They are shown on the FLUCCS map that follows this page. They will be discussed in numerical order.

411 - Palmetto - Pine Flatwoods - This community is characterized by a sparse Slash pine (*Pinus elliottii*) canopy of small to mid size trees. The larger trees and many mid size trees were logged a few years ago. The shrub strata is Saw palmetto dominated with occasional Sumac and Lyonia. Upland bluestems (*Andropogon spp.*)characterize the herbaceous strata.

411 - Palmetto - Pine Flatwoods / Disturbed -This community is characterized in the

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canopy level by scattered Slash pine and islands of Melaleuca that are growing on vegetation debris from past AG clearing. The shrub level of Saw palmetto has been drastically impacted. It still exists as a dominant, but in very reduced numbers. The herbaceous strata is often dominated by Grape with a trailing growth form. A complex mix of annual weedy species comprise the remainder of herbaceous vegetation.

424 - Melaleuca - The only significant presence of this exotic/invasive species exists exclusively on AG vegetation piles in one small area near the entrance gate off Treeline Ave. and in codominance with FLUCCS 411 in this 5.1 ac area.

2.2 Wetlands

The SWFWMD has recently completed a wetland jurisdictional determination (# 36-00039) on this project and identified approximately 62 acres of wetlands. Efforts to complete the Federal wetland determination process on this site are underway. The SFWMD wetland map follows this page. Wetland and Borrow Area community summary descriptions are presented below.

321 - W- Hydric Palmetto Prairie - This is an area that has been recently logged to harvest the Slash pine. The palmetto remain and are monodominant.

621 - Cypress -This community occurs as isolated heads in the central portion of the site. Along the southeast and northeast site boundary, larger areas occur. Bald Cypress (*Taxodium distichum*) and Pond Cypress dominate the canopy. Scattered Slash pine occur within this cypress matrix. Swamp bay and Dahoon characterize the shrub stratum along the margins. The shrub component Representative herbaceous components include Swamp Fern (*Blechnum serrulatum*) and Laurel greenbrier (*Smilax laurifolia*).

624 - Cypress/Pine/Cabbage Palm - This community is characterized by a canopy dominated by Pond cypress and Slash pine . The understory or minor canopy component of Cabbage palm (*Sabal palmetto*) typically found in this FLUCCS association is absent on this site, possibly because of the shallow cap rock found in many areas. The shrub component of this community is essentially absent because of previous logging impacts. Seedling Cypress and Slash pine, along with the occasional Dahoon holly comprise the few shrubby plants that exists here.

742 - Borrow Area - Borrow areas cover approximately 0.1 acres of this site and are essentially devoid of emergent vegetation.

2.3 Habitat Potential

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The large majority of this site has significantly degraded habitat potential as a result of long term AG impacts. The less disturbed Cypress heads are not proposed for any significant impacts by the proposed development. The impact areas we propose have

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an essentially absent canopy, sparse and parsimonious shrub strata and herbaceous vegetation that is to a large degree degraded with an abundant presence of weedy annual herbs.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species surveys on these parcels over a period of five years. The most recent complete survey occurred in May and June of 2017. A complete listing of potential species can be found at the following link on the Lee County website http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf. As discussed previously the habitat quality of vegetation on this site is not suitable for potential listed species.

4.1 Wildlife

No , sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the few Snowy Egret sightings noted in the Species Report submitted to Lee County in conjunction with the Treeline 115. Two squirrel nests were identified, but are not Big Cypress Fox squirrel nests. This location of these nests is incompatible with preferred habitat for this species. No impacts proposed by this project impact any nests we observed.

Protected wildlife species lists by FLUCCS list are included in Appendix A for reference.

4.2 Vegetation - As discussed in previous sections, this site does not have a habitat diversity or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

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This proposed project is located approximately 0.5 mile north of the Daniels - Treeline intersection, on the west side of Treeline Ave. It is bounded by an industrial park and undeveloped land on the North, I-75 to the west and on the south by State land and a partially built development. The site is comprised of five parcels. The applicant proposes to develop residential housing on this land.

The SFWMD identified approximately 62 acres of wetlands and the Federal review is ongoing. Wetland impacts for the proposed development will be permitted and constructed consistent with State and Federal permitting protocols.

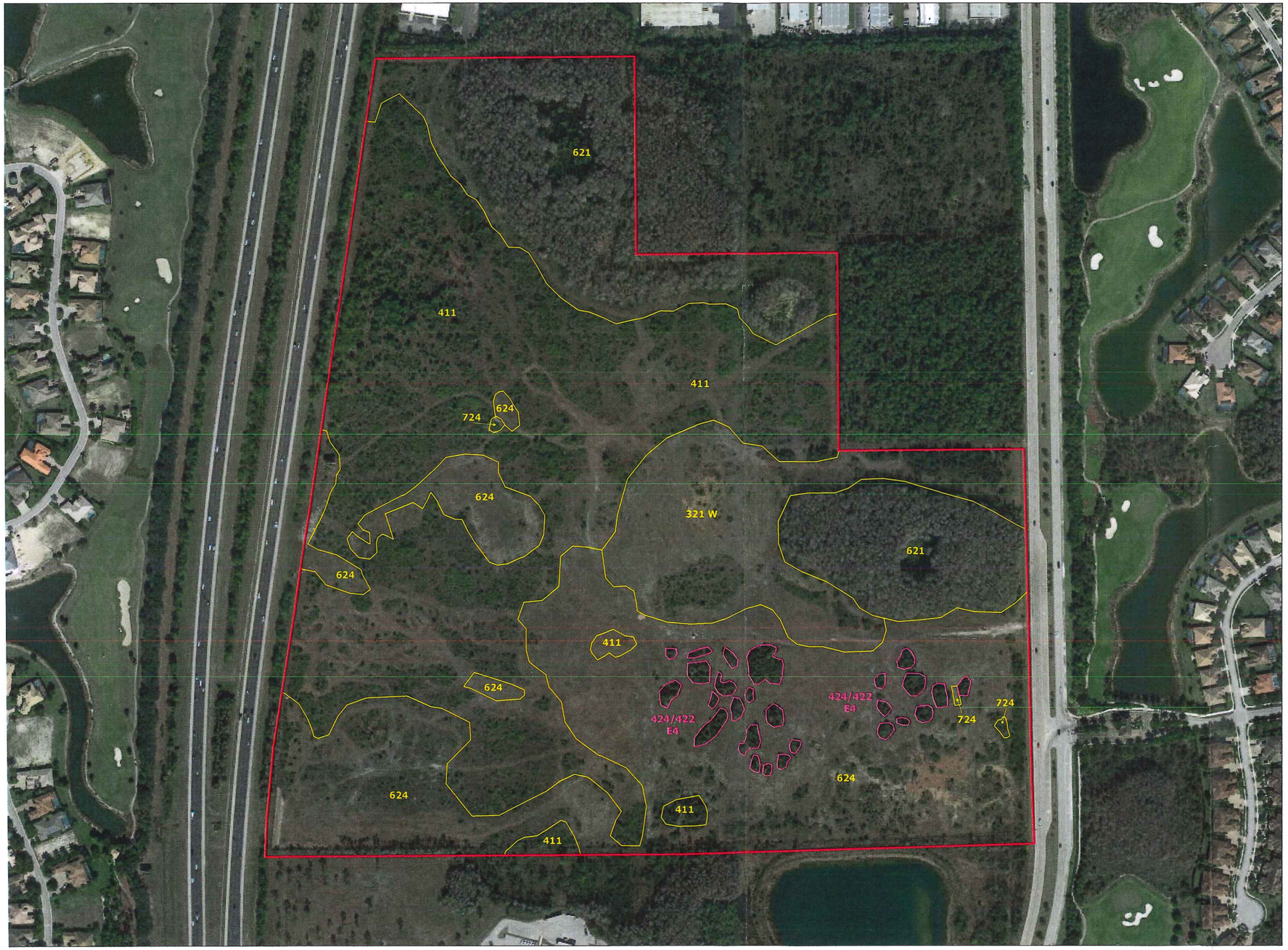
Because of historic AG uses on this parcel, the majority of this site is significantly degraded in habitat quality and integrity. The impacts proposed herein will offset any listed species and wetland impacts as part of the State and Federal approval process.

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APPENDIX A

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SYNECOLOGICAL ANALYSTS
ENVIRONMENTAL EVALUATION AND ADVOCACY
2153 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 564-3998
www.synecol.com

FLUCCS MAP

TREELINE 115

FLUCCS CODE
321 W HYDRIC PALMETTO PRAIRIE
411 SLASH PINE FLATWOODS
424 MELALEUCA
621 CYPRESS
624 CYPRESS-PINE-CABBAGE PALM
742 BORROW AREA

FLUCCS AREA OF POLYGON
321 W ------- 11.4
411 ---------- 43.0 ac
424/422 ----- 1.7 ac
621 ---------- 21.4 ac
624 ---------- 37.7 ac
742 ---------- 0.1 ac
TOTAL ------ 115.3 ac

EXOTICS CODES
E1 - <= 25% Exotics
E2 - 26 - 50% Exotics
E3 - 51 - 75% Exotics
E4 - 76 - 100% Exotics

N
W E
S



100 0 100 200 300 400 ft

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