



CPA 2022-00010

RECEIVED
MAY 19 2023

COMMUNITY DEVELOPMENT

May 5, 2023

Brandon Dunn, AICP
Principal Planner
Lee County Community Development, Planning Section
1500 Monroe Street
Fort Myer, FL 33908

Re: **DANIELS TOWN SQUARE TEXT AND MAP AMENDMENTS
3rd INSUFFICIENCY RESPONSE LETTER
CPA2022-00010 AND CPA2022-00011**

Dear Brandon:

Enclosed please find responses to your insufficiency letter dated *December 22, 2022*. The following information has been provided to assist with the approval process:

1. Sufficiency Comment Response Letter
2. Topo Map, Topo Survey, FEMA FIRM
3. Revised PSS and EIA Reports

The following is a list of staff comments with our responses in **bold**:

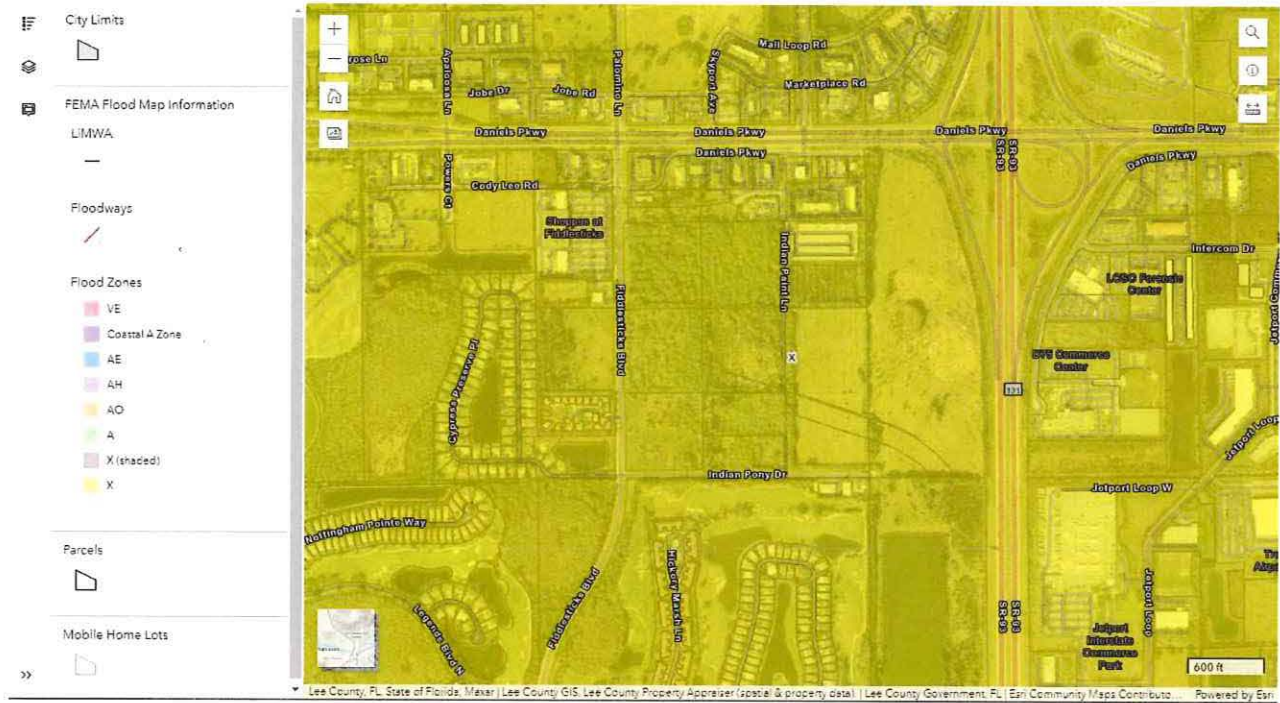
1. As part of the resubmittal the applicant provided an updated FLUCCS map that identified nineteen small wetlands. These new wetlands were not given a FLUCCS code though. Please update the FLUCCS map, provide a FLUCCS Description for the new wetlands, and update the table of plant communities by FLUCCS with the potential to contain species listed by federal, state, or local Agencies.

RESPONSE: The Protected Species and Environmental Impact Analysis has been updated and attached as Exhibits M12.

2. Repeat comment:

Please provide a topographic map depicting the property boundaries and 100-Year flood prone areas (as identified by FEMA). The resubmittal did not contain this map.

RESPONSE: The FEMA FIRMETTE (12071C0445F) is not printed for this area, but the Find My Flood Zone GIS map has the area as Flood Zone X. Attached is also an Alta topo survey and USGS Topo Panel. The FEMA FULL FIRM panel 445 is attached as well showing minimal flood risk zone.



If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

Fred Drovdic

Fred Drovdic, AICP
Planning Director



City Limits



FEMA Flood Map Information

LIMWA



Floodways



Flood Zones

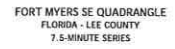
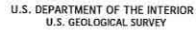
- VE
- Coastal A Zone
- AE
- AH
- AO
- A
- X (shaded)
- X

Parcels



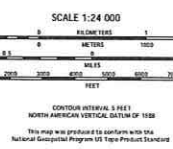
Mobile Home Lots





UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - 100,000



FORT MYERS SE, FL
2021



Environmental Assessment
Daniels Town Square

Prepared for

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

19 May 2023

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

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1.0 INTRODUCTION

The project presented with this application is located in Section 22 , Township 45 S, Range 25 E in Lee County, FL and is located at the SW quadrant of the Interstate 75 - Daniels Parkway intersection. This site is an assemblage of four parcels. The summary information for these parcels is included in the Appendix of this report. The Daniels Town Square site is bounded by an industrial park and undeveloped land along undeveloped land and Daniels Pkwy border this site to the North, I - 75 is the east boundary, undeveloped site to the E., commercial and undeveloped land abut these parcels to the west and Indian Pony Dr. and undeveloped land bound this parcel to the south.. The latitude/longitude information for the center of this site is 26 degrees, 32', 30.57" N and 81 degrees 47', 53.14" W.

The developer of this project is:

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

The project planner is:

Fred Drovdlc
RVI Planning
Suite 201
1514 Broadway
Ft Myers, FL 33901
fdrovdlc@rviplanning.com

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 four 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 typical soil profiles for the series that originally comprised the site show that some areas were agriculturally impacted in the historic past and this activity continued into this decade. This site is bounded on the North by Daniels . 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 (FDOT₁₉₉₁) 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 Immokalee sand, 0 - 2% slopes covers a majority of the site Brynwood fine sand and Pineda wet fine sand comprise the significant other components. 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 talf landform position on hydric or mesic lowlands. In the Immokalee series rock is absent in the upper 80 inches.

3.0 VEGETATION AND HABITAT POTENTIAL

2.1 Uplands

There are five 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.

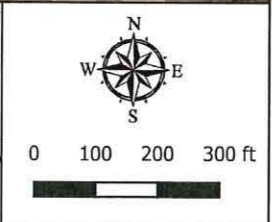
211 - Tame/Improved Pasture - The majority of this site was cleared in the past, once the *Melaleuca* infestation was removed, tame pasture forage grasses were planted. The site is a mixture of Bermudagrass and Bahia grass. The level of coverage is dependent on how long it has been since the areas were cleared. Those areas where exotic control was done first have the best coverage while those done last have the most sparse cover of forage grasses. The area west of the spine canal has been established for some time.



SYNECOLOGICAL
ANALYSTS
ENVIRONMENTAL EVALUATION AND ADVOCACY

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PROJECT:	Daniels Town Square - Fluccs Map Application MPD - DCI2022-00059
DATE:	April 25, 2023
DRAWN BY:	NW



320 - Shrub and Brushland - This abandoned cropland has successionaly evolved to a monodominant Wax myrtle canopy that characterizes the site. There is a significant (E2) infestation of exotic woody species.

422 - Brazilian pepper - This is a small linear area of monodominant Brazilian pepper adjacent to the N-S spine ditch. It also occurs in a mixture with Melaleuca in limited areas along the southern boundary.

422 - 424 - Brazilian pepper - Melaleuca - This combination of these exotic species occurs as a small linear area along the western and southern boundary adjacent to Indian Pony Dr. and Indian Paint Dr.

740 - Dead Exotic Tree Chips - This area was monodominant Melaleuca and other exotics that has been chipped down to ground level. Scattered Slash pine remain. The same was done in previous years with other portions of the site that are now grassed pasture FLUCCS 211. The normal progression from chips to organic soil mix is eighteen months or so. By next wet season this area will likely be pasture grass.

2.2 Wetlands

The Corps of Engineer has recently a wetland jurisdictional determination in 2020 - SAJ-2008-00207 (JD-JNP) and No Permit Required Letter SAJ-2008-00207 (NPR-JNP) on this project and determined there were no Federally Jurisdictional Wetlands on this site. Efforts to complete the State wetland determination process on this site are underway (# 220526-34567). Wetland and Other Surface Waters community summary descriptions are presented below. The County will be provided the final State Jurisdictional Wetland Determination when the process is complete.

621 - Cypress -This community occurs as isolated small heads in the central portion of the site and are connected by a small N-S ditch. 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*) as usual with this community. The shrub component of this community is essentially absent because of previous logging impacts. The occasional Dahoon holly is one of the few shrubby plants that exists here. The herbaceous community is dominated by a number of weedy wetland species Swamp fern.

641 - Freshwater marsh - These areas are in shallow depressions in proximity to the southern cypress head. Their composition is primarily a few wetland annuals, torpedo grass

510 - Streams and Waterways - This shallow canal system created decades ago and has been modified over the years. Originally there was an agricultural ditch along the eastern margin of a narrow area of cropland that extended from Daniels Blvd on the north, Indian Paint Ln. on the west and Indian Paint Ln. On the south. This ditch apparently discharged west toward the Six Mile Cypress area. Over time the ditch was dissected by both parcel perimeter berms and development projects. Currently this ditch does not discharge offsite. It is functionally a linear pond.

2.3 Habitat Potential

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.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species surveys on these parcels over a period of three years. The most recent complete survey occurred in May and June of 2022. A species table is included with this document.

Methodology

The entire project site was field surveyed for protected species in Compliance with the Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method this is also consistent with the Florida Game and Fresh Water Fish Commission. Transect widths of 100' were adequate to survey the entire. In addition to the transect observations, unvegetated sandy areas near the fence lines were checked for sign early in the morning. The site was observed aerially by drone to check for additional indicators. Because the entire site was surveyed completely concerns regarding small linear communities and ecotonal areas were addressed thoroughly. The Transect Location Map shows survey transects. The straight lines depict the center of the wandering transects.

The survey was conducted by Mr. Brown Collins and Mr. Derry Stockbridge. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986 he worked as a staff ecologist for Espey, Huston & Associates. He has been self employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and

power plants. His first southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Derry Stockbridge has a B.S. (70) and MS (73) in Wildlife Biology from the University of Georgia (Athens). He has been employed as a wildlife biologist by the Southeastern Cooperative Wildlife Disease Study Unit (72-73). He was a staff ecologist for Law Engineering (73-74), Woodward-Envicon (74), Dames & Moore (74-79). During that time he was a wildlife project manager for such projects as the Turkey Point Nuclear Power Plant and the Miami Jetport. Mr. Stockbridge formed and worked for Wildlife Specialists, Inc. from 1979 through 2022. He has conducted dozens of species studies relative to Lee County projects from 1988 through 2022.

Observations

Site sampling occurred in March and April of 2023. The time of survey and weather conditions are listed below.

Date	Time (EST)	Weather
19 March.	8:30AM- 12:15AM	Low 70's- high 80's few clouds,
26 March	7:30AM- 11:00AM	high 60's = high 70's
2 Apr	7:00AM- 3:00PM	Mid 70's - Low 90's -
14 April	4:00PM -7:00 PM	Low 70's-high 80's -

No listed plant species were observed.


Several Snowy egret (*Egretta thula*) were observed feeding in the northernmost FLUCCS 641 area. Tri colored heron (*Egretta tricolor*) were also observed in this area.

Snowy egrets in Florida nest in both coastal and inland wetlands, commonly in mangroves or willows (Ogden in Rodgers, Kale and Smith 1996). Nearly all nesting occurs over shallow expanses of open water. Foraging takes place in a wide variety of permanently and seasonally flooded marshes, lake shorelines, and water impoundments. Typically, the water is relatively shallow and calm. The impacts associated with the proposed project do not negatively impact nesting habitat for the Snowy egret and will increase the amount of Lake Shoreline vegetation for foraging.



Fluccs	Description	Area (ac)
211	Improved Pastures	54.01
320 E2	Shrub and Brushland	5.09
422	Brazilian Pepper	0.51
422/424	Brazilian Pepper/Melaleuca	4.33
510	Streams and Waterways	0.49
621	Cypress	0.89
621 E2	Cypress	0.19
624 E3	Cypress - Pine - Cabbage Palm	0.09
641	Freshwater Marshes	1.48
740	Disturbed Land	4.44
Total		70.95


- Species Transect Line (100' in open areas
50' in wooded areas)
- Property Boundary
- Fluccs Area



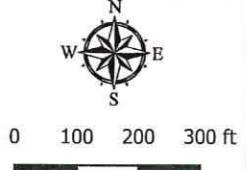
SYNECOLOGICAL ANALYSTS
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PHONE: (239) 514-3998
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PROJECT:	Daniels Town Square - Species Transect
DATE:	Nov 21, 2022
DRAWN BY:	NW



Site Location



0 100 200 300 ft

One item of interest for non-listed species was observed.

- Several coyote sightings were observed over the years. Based on these observations, sounds and sign it is highly unlikely coyotes are resident on this site.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

4.1 Wildlife

No sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the few wading bird sightings noted in the This site has had an eagle nest in past years, but the nesting pair moved years ago. No impacts proposed by this project impact any critical or high quality wildlife habitat.

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

There previously was an eagle nest (LE-58) on this site for the years 2000-2017/18 nesting season. The applicant submitted an Incidental Take Permit Application to USFWS . The Appendix to this report includes additional information, including recent photos, nesting history for nest tree and USFWS letter indicating no need for take permit relative to this nest is included in Attachment A of this submittal. Based on our observations this nest was last active in the 2017-18 season. We include photographs from the following season that show the tree with no nest. Moreover, it appears the nesting pair relocated to a tree near the northern terminus of Oriole Rd. during this time frame.

4.2 Vegetation - No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have a habitat diversity, scale or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

The Corps of Engineers identified no Jurisdictional Wetlands on this site and the State 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.

APPENDIX A

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1.0	INTRODUCTION	
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The project presented with this application is located in Section 22 , Township 45 S, Range 25 E in Lee County, FL and is located at the SW quadrant of the Interstate 75 - Daniels Parkway intersection. This site is an assemblage of four parcels. The summary information for these parcels is included in the Appendix of this report. The Daniels Town Square site is bounded by an industrial park and undeveloped land along undeveloped land and Daniels Pkwy border this site to the North, I - 75 is the east boundary, undeveloped 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, 32', 30.57" N and 81 degrees 47', 53.14" W.

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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.

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2.1 Soils

This site is not edaphically complex. The Immokalee sand, 0 - 2% slopes covers approximately three fourths of the site. Brynwood fine sand and Pineda wet fine sand comprise the significant other components. 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.

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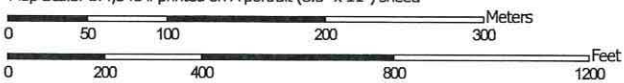
211 - Tame/Improved Pasture - The majority of this site was cleared in the past, once the *Melaleuca* infestation was removed, tame pasture forage grasses were planted. The site is a mixture of Bermudagrass and Bahia grass. The level of coverage is dependent on how long it has been since the areas were cleared. Those areas where exotic control was done first have the best coverage while those done last have the

Soil Map—Lee County, Florida (county soils)



Soil Map may not be valid at this scale.

Map Scale: 1:4,540 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/19/2023
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name		Percent of AOI
6	Brynwood fine sand, wet, 0 to 2 percent slopes		12.4%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes		11.1%
28	Immokalee sand, 0 to 2 percent slopes		73.6%
34	Malabar fine sand, 0 to 2 percent slopes		0.0%
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes		2.0%
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes		0.1%
129	Pineda fine sand-Urban land complex, 0 to 2 percent slopes		0.8%
Totals for Area of Interest			100.0%

most sparse cover of forage grasses.

422 - Brazilian pepper - This is a small linear area of monodominant Brazilian pepper adjacent to the N-S spine ditch.

740 - Dead Exotic Tree Chips - This area was monodominant *Melaleuca* and other exotics that has been chipped down to ground level. Scattered Slash pine remain. The same was done in previous years with other portions of the site that are now grassed pasture FLUCCS 211. The normal progression from chips to organic soil mix is eighteen months or so. By next wet season this area will likely be pasture grass.

2.2 Wetlands

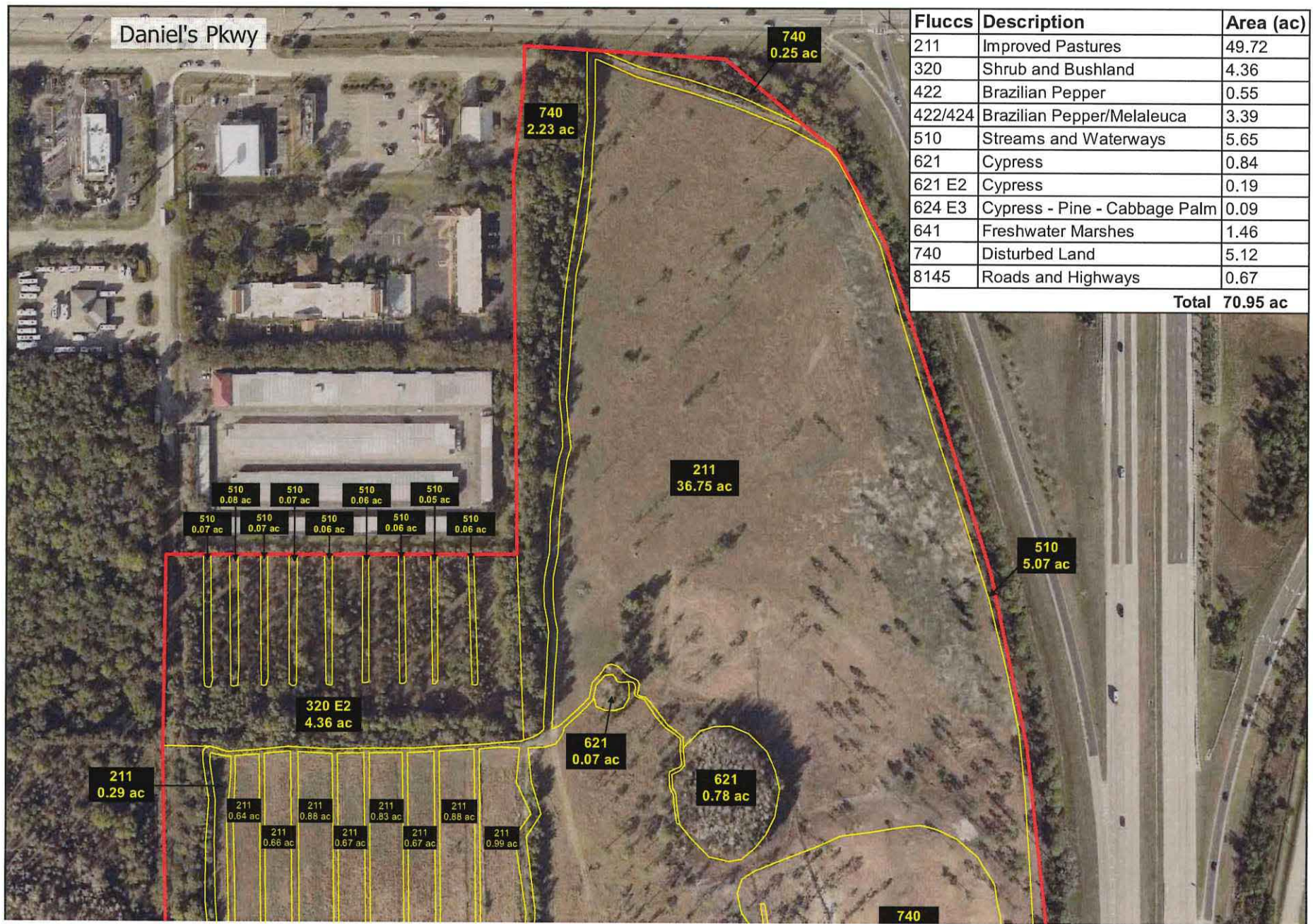
The Corps of Engineer has recently a wetland jurisdictional determination in 2020 - SAJ-2008-00207 (JD-JNP) and No Permit Required Letter SAJ-2008-00207 (NPR-JNP) on this project and determined there were no Federally Jurisdictional Wetlands on this site. Efforts to complete the State wetland determination process on this site are underway (# 220526-34567). Wetland and Other Surface Waters community summary descriptions are presented below. The County will be provided the final State Jurisdictional Wetland Determination when the process is complete.

621 - Cypress -This community occurs as isolated small heads in the central portion of the site and are connected by a small N-S ditch. 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*) as usual with this community. The shrub component of this community is essentially absent because of previous logging impacts. The occasional Dahoon holly is one of the few shrubby plants that exists here. The herbaceous community is dominated by a number of weedy wetland species Swamp fern.

641 - Freshwater marsh - These areas are in shallow depressions in proximity to the southern cypress head. Their composition is primarily a few wetland annuals, torpedo grass

510 - Streams and Waterways - This shallow canal system created decades ago and has been modified over the years. Originally there was an agricultural ditch along the eastern margin of a narrow area of cropland that extended from Daniels Blvd on the north, Indian Paint Ln. on the west and Indian Paint Ln. On the south. This ditch apparently discharged west toward the Six Mile Cypress area. Over time the ditch was



FlucCs	Description	Area (ac)
211	Improved Pastures	49.72
320	Shrub and Bushland	4.36
422	Brazilian Pepper	0.55
422/424	Brazilian Pepper/Melaleuca	3.39
510	Streams and Waterways	5.65
621	Cypress	0.84
621 E2	Cypress	0.19
624 E3	Cypress - Pine - Cabbage Palm	0.09
641	Freshwater Marshes	1.46
740	Disturbed Land	5.12
8145	Roads and Highways	0.67
Total		70.95 ac

dissected by both parcel perimeter berms and development projects. Currently this ditch does not discharge offsite. It is functionally a linear pond.

2.3 Habitat Potential

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.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species surveys on these parcels over a period of three years. The most recent complete survey occurred in May and June of 2022. 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>.

Methodology

The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the fenceline areas were checked early in the morning for tracks or other sign. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey. The Transect Location Map shows survey transects of the wooded areas.

The survey was conducted by Mr. Brown Collins, Ms. Isabel Galeano and Ms. Gillian Beck. All observers have considerable experience conducting such surveys in Lee County. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986 he worked as a staff ecologist for Espey, Huston & Associates. He has been self employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Observations

Site sampling occurred in May and June, 2022. The time of survey and weather conditions are listed below.

Date 2022	Time (EST)	Weather
Nov 8	6:30AM- 10:15AM	Mid 70's- low 80's few clouds, winds gusty to 10MPH
14 Nov	7:30AM- 11:00AM	Low 70's - high 70's slight wind
10 Dec	3:00PM - 6.30 PM	Mid 70's - Low 90's -
11 Jan 2023	6:00AM-10:00 AM	Mid 40's-high 60's -

No listed plant species were observed.

Several Snowy egret (*Egretta thula*) were observed feeding in the northernmost FLUCCS 641 area. Tri colored heron (*Egretta tricolor*) were also observed in this area.

Snowy egrets in Florida nest in both coastal and inland wetlands, commonly in mangroves or willows (Ogden in Rodgers, Kale and Smith 1996). Nearly all nesting occurs over shallow expanses of open water. Foraging takes place in a wide variety of permanently and seasonally flooded marshes, lake shorelines, and water impoundments. Typically, the water is relatively shallow and calm. The impacts associated with the proposed project do not negatively impact nesting habitat for the Snowy egret and will increase the amount of Lake Shoreline vegetation for foraging.

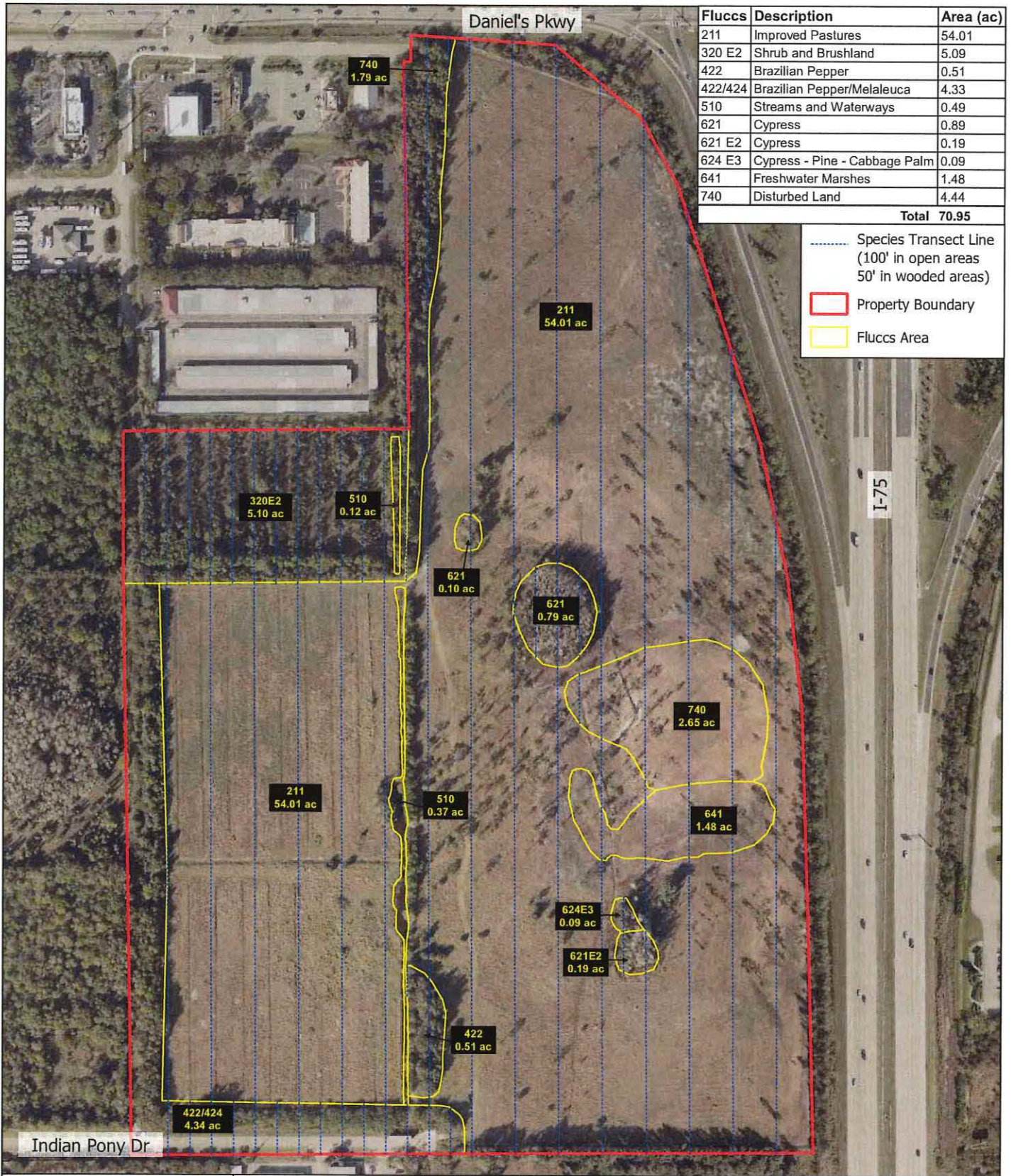
One item of interest for non-listed species was observed.


- Several coyote sightings were observed over the years. Based on these observations, sounds and sign it is highly unlikely coyotes are resident on this site.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

4.1 Wildlife

No sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the few wading bird sightings noted in the






SYNECOLOGICAL ANALYSTS
ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
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www.synecol.com

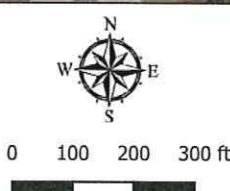
PROJECT: Daniels Town Square - Species Transect

DATE: Nov 21, 2022

DRAWN BY: NW



Site Location



0 100 200 300 ft

This site has had an eagle nest in past years, but the nesting pair moved years ago. No impacts proposed by this project impact any critical or high quality wildlife habitat.

Protected wildlife species lists by FLUCCS list are included herein. reference.

There has previously been an eagle nest (LE-58) on this site for the years 2000- 2017/18 nesting season. The applicant submitted an Incidental Take Permit Application to USFWS . On the following pages please note the recent photos, nesting history for nest tree and USFWS letter indicating no need for take permit. Additional information relative to this nest is included in the Attachment of this submittal. Based on our observations this nest was last active in the 2017-18 season. We include photographs from the following season that show the tree with no nest. Moreover, it appears the nesting pair relocated to a tree near the northern terminus of Oriole Rd. during this time frame.

We have spoken with FWC staff on two occasions regarding this survey and overall site ecology. They voiced no concerns regarding the proposed efforts.

4.2 Vegetation - No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have a habitat diversity, scale or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

The Corps of Engineers identified no Jurisdictional Wetlands on this site and the State 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.

DANIELS TOWN CENTER
LISTED SPECIES

FLUCCS	Common Name	Scientific Name	Status	Observed
211 - Tame Pasture	Florida panther	<i>Felis concolor coryi</i>	FE, SE	N
	Sandhill crane	<i>Grus canadensis</i>	FE	N
320 - Shrub + Brushland	Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT	N
	Gopher tortoise	<i>Gopherus polyphemus</i>	ST	N
	Gopher frog	<i>Rana areolata</i>	SSSC	N
	Curtis milkweed	<i>Asclepias curtissii</i>	LCP	N
	Florida coontie	<i>Zamia floridana</i>	LCP SCE	N
510 - Streams + Waterways	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	Everglades mink	<i>Mustela vison evergladensis</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta Thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	Reddish egret	<i>Egretta rufescens</i>	SSC	N
	Limpkin	<i>Aramus guarauna</i>		N
	Roseate	<i>Ajaia ajaja</i>		N
621 - Cypress	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	Limpkin	<i>Aramus guarauna</i>	SSC	N

621 contnued	Florida panther	<i>Felis concolor</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Reddish egret	<i>Egretta rufescens</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	American crocodile	<i>Crocodylus acutus</i>	FE	N
	Roseate	<i>Akhoa akaka</i>	FT	N
	Wood Stork	<i>Mycteria americana</i>	FE	N
	Florida bonneted bat	<i>Eumops floridanus</i>	FE	N
624 - Cypress-Pine Cabbage Palm	Limpkin	<i>Aramus guarauna</i>	SSC	N
	Florida panther	<i>Felis concolor</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	American crocodile	<i>Crocodylus acutus</i>	FE	N
	Roseate	<i>Akhoa akaka</i>	FT	N
	Wood Stork	<i>Mycteria americana</i>	FE	N
	Florida bonneted bat	<i>Eumops floridanus</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N

742 - Borrow area	N/A	N/A	N/A	N
----------------------	-----	-----	-----	---

APPENDIX



Property Data

STRAP: 22-45-25-00-00007.0000 Folio ID: 10259486

Owner Of Record - Sole Owner

DANIELS PARKWAY JV INVESTMENT
12731 NEW BRITTANY BLVD
FORT MYERS FL 33907

Site Address

ACCESS UNDETERMINED
FORT MYERS FL

Property Description

Do not use for legal documents!

PARL LYING THE SE 1/4 OF SECT LYING W OF I-75 AND SLY OF DANIELS RD

Classification / DOR Code

GRAZING LAND CLASS I / 60

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Current Working Values

Just 1,643,250 As Of 07/16/2018

Attributes

Land Units Of Measure	AC
Units	46.95
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic District	No

Image of Structure



Photo Date February of 2013 [View other photos](#)

Last Inspection Date: 02/26/2018



Exemptions



Values (2018 Tax Roll)



Taxing Authorities



Sales / Transactions



Parcel Numbering History



Location Information



Solid Waste (Garbage) Roll Data



Flood and Storm Information

[Previous Tax Map](#) (Proposed tax Notices are available for the following tax years [Home](#)
[2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018]

Property Data

STRAP: 22-45-25-00-00001.0140 Folio ID: 10259451

Owner Of Record - Sole Owner

DANIELS PARKWAY JV INVESTMENT
12731 NEW BRITTANY BLVD
FORT MYERS FL 33907

Site Address

13841 INDIAN PAINT LN
FORT MYERS FL 33912

Property Description

Do not use for legal documents!

THE E 1/2 OF SE 1/4 OF
SW 1/4 OF SEC LES R/W

Classification / DOR Code

GRAZING LAND CLASS I / 60

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2013 ▶ [View other photos](#)

Last Inspection Date: 02/26/2018

Current Working Values

Just 672,000 As Of 07/16/2018

Attributes

Land Units Of Measure	AC
Units	19.20
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic District	No

Property Value History

Tax Year	Just	Market Assessed	Capped Assessed	Taxable
1992	480,000	3,170	3,170	3,170
1993	480,000	2,730	2,730	2,730
1994	480,000	3,190	3,190	3,190
1995	480,000	3,230	3,230	3,230
1996	480,000	2,520	2,520	2,520
1997	480,000	1,170	1,170	1,170
1998	480,000	2,210	2,210	2,210
1999	288,000	1,920	1,920	1,920
2000	288,000	1,750	1,750	1,750
2001	480,000	1,880	1,880	1,880
2002	293,760	2,380	2,380	2,380
2003	432,000	2,840	2,840	2,840
2004	432,000	3,070	3,070	3,070
2005	1,536,010	3,480	3,480	3,480
2006	1,536,000	3,610	3,610	3,610
2007	1,536,000	1,536,000	1,536,000	1,536,000
2008	1,468,800	8,120	8,120	8,120
2009	672,000	8,700	8,700	8,700
2010	672,000	6,298	6,298	6,298
2011	672,000	7,258	7,258	7,258
2012	672,000	8,621	8,621	8,621
2013	672,000	8,333	8,333	8,333
2014	672,000	8,947	8,947	8,947
2015	672,000	7,891	7,891	7,891
2016	672,000	10,022	10,022	10,022
2017	672,000	8,794	8,794	8,794
2018	672,000	8,621	8,621	8,621

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

Property Data

STRAP: 22-45-25-00-00002.107A Folio ID: 10454979

Generated on 8/10/2022 5:29 PM

Owner Of Record - Sole Owner

[\[Change Address\]](#)

DEBARY HOSPITALITY LLC
13661 INDIAN PAINT LN
FORT MYERS FL 33912

Site Address

Site Address maintained by E911 Program Addressing

13661 INDIAN PAINT LN
FORT MYERS FL 33912

Property Description

Do not use for legal documents!



PT TR 312 COLONIAL RANCHETTES
UNIT 3 BEGIN NE COR OF S 1/2
OF NE 1/4 OF NE 1/4 OF SW 1/4 THEN W
353.78 FT THEN S 83.59 FT THEN E 54.95 FT
THEN S 18FT THEN E 97.01 FT THEN S
229.04 FT THEN E 201.65 FT THEN

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)[\[Pictometry Aerial Viewer\]](#)[Current Working Values](#)**Just**

3,705,003

Attributes

Land Units Of Measure [?](#)

SF

Units [?](#)

82328.00

Total Number of Buildings

1

Total Bedrooms / Bathrooms

0 / 50.0

1st Year Building on Tax Roll [?](#)

1991

Historic Designation

No

Image of Structure

[◀ Photo Date June of 2014 ▶](#) [View other photos](#)

Last Inspection Date: 05/17/2019

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
2000	1,971,220	325,920	1,971,220	1,971,220	0	1,971,220
2001	2,059,730	503,520	2,059,730	2,059,730	0	2,059,730
2002	1,989,170	502,150	1,989,170	1,989,170	0	1,989,170
2003	2,006,780	488,810	2,006,780	2,006,780	0	2,006,780
2004	1,791,770	487,750	1,791,770	1,791,770	0	1,791,770
2005	2,158,120	486,690	2,158,120	2,158,120	0	2,158,120
2006	2,157,600	680,810	2,157,600	2,157,600	0	2,157,600
2007	3,083,350	840,420	3,083,350	3,083,350	0	3,083,350
2008	2,160,450	837,320	2,160,450	2,160,450	0	2,160,450
2009	1,876,300	488,100	1,876,300	1,876,300	0	1,876,300

DANIELS JV EAGLE NEST PHOTO HISTORY



LOCATION OF NEST TREE



2018 NEST TREE PHOTO SHOWING BEETLE INFESTATION



2018 BASE OF NEST TREE - NOT BEETLE - RELATED SAWDUST



MARCH 2019 NEST



OCT 2020



AUG 2021 NEST TREE



United States Department of the Interior
FISH AND WILDLIFE SERVICE

1875 Century Boulevard NE
Atlanta, GA 30345



October 8, 2021

Alex Eaton
Daniels Parkway JV Investment
1567 Hayley Lane Suite 101
Fort Myers, Florida 33907

Dear Mr. Eaton:

The Service has reviewed and is returning your application and processing fee Check 1043 for a Federal Eagle Take permit. Your application requested a permit for the removal of a dead tree containing a historic Bald Eagle nest identified as LE58. The nest tree is located on property of the SW corner of the Daniels Parkway-I 75 Intersection in Fort Myers, Lee County, Florida.

Based on the information you provided in your application, we have determined that a Federal Eagle Nest Take permit is not required for the removal of the tree that had contained the eagle nest since the nest is no longer in the tree and no longer meets the definition of an eagle nest under 50 CFR 22.2. **Eagle nest** means any assemblage of materials built, maintained, or used by Bald Eagles or Golden Eagles for the purpose of reproduction. Only the eagle's nest, not the tree itself, is protected under the Bald and Golden Eagle Protection Act.

If you need additional technical assistance, please contact Eagle Biologist Ulgonde Kirkpatrick at 352/406-6780. For further permit assistance, I can be contacted at (404) 679-4163.

Sincerely,

Resee Collins
Eagle Permit Coordinator
Migratory Bird and Eagle Permit Office
South Atlantic Gulf and Mississippi Basin Regions

LE-58: Daniels Nesting History**Strap Number: 22-45-25-00-00007.0000**

Year	History
00-01	Active, 1 Fledgling confirmed
01-02	Active, 2 Fledglings confirmed. Nest structure was observed down in Mid April, 2002.
02-03	Active, 2 Fledglings confirmed. Rebuilt nest in same tree, better position
03-04	Active, 2 Fledglings confirmed
04-05	Active, 2 Fledglings confirmed
05-06	Active, 1 chick
06-07	Active, 1 Fledgling confirmed
07-08	Active, 2 Fledglings confirmed
08-09	Active, 2 Fledglings confirmed
09-10	Inactive
10-11	Inactive, attempted to nest in another tree located by I-75 on ramp
11-12	Active, 2 Fledglings confirmed
12-13	Inactive, no chicks reared but adults showed up late in the season.
13-14	Active, 1 Fledgling confirmed
14-15	Active, one fledgling confirmed.
15-16	Active, 2 Fledglings confirmed. The nest was completely down May 2016.
16-17	Nest material has been added to the tree November 2017.

17- 18 **Active, two fledglings confirmed**
19 -20 **Inactive, no nest/ing activity, no eagles observed . Nest removed/storm**
20-21 **Inactive, no activity of any kind, no nest**
21-22 **Inactive, no activity of any kind, no nest**

National Flood Hazard Layer FIRMette

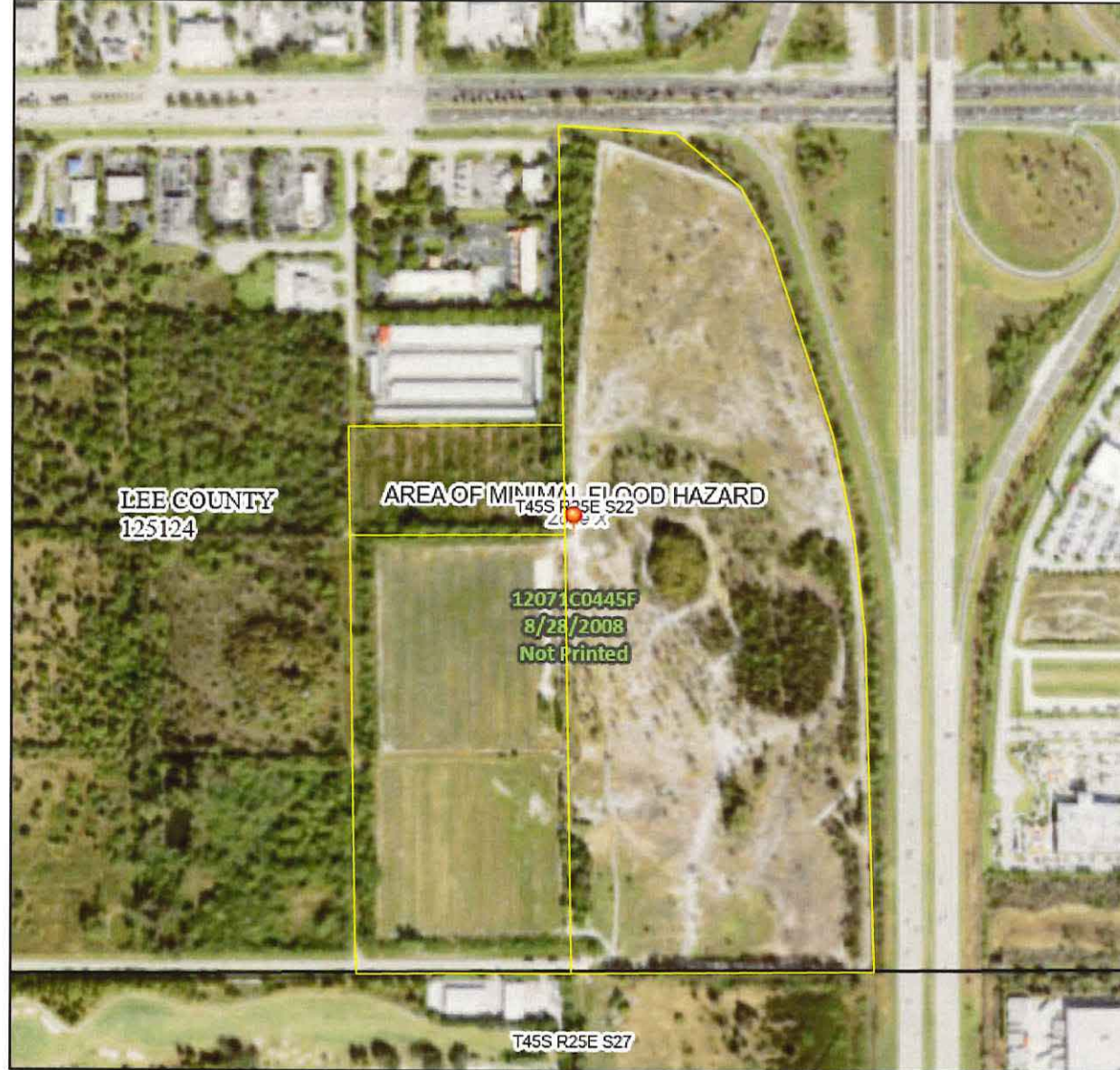


Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee. Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

81°48'12"W 26°32'53"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Daniels JV

Flood Zone for all parcels: X-Unshaded

Lee County Parcel IDs: 22452500000010140, 22452500000070000 & 22452500000021170

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2023 at 10:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Species Survey
Daniels Town Square

Prepared for

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

19 May 2023

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

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1.0 INTRODUCTION

The project presented with this application is located in Section 22 , Township 45 S, Range 25 E in Lee County, FL and is located at the SW quadrant of the Interstate 75 - Daniels Parkway intersection. This site is an assemblage of four parcels. The summary information for these parcels is included in the Appendix of this report. The Daniels Town Square site is bounded by Daniels Pkwy and undeveloped land border this site to the North, I - 75 is the east boundary, undeveloped land and Indian Pony Dr are adjacent to the S and commercial and undeveloped land occur along the W of this site. The latitude/longitude information for the center of this site is 26 degrees, 32', 38.60" N and 81 degrees 47', 44.82" W.

The developer of this project is:

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

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

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 four 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 agriculturally impacted in the historic past and this activity continued into this decade. This site is bounded on the North by Daniels . 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 (FDOT¹⁹⁹¹) 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 Immokalee sand, 0 - 2% slopes covers approximately three fourths of the site. Brynwood fine sand and Pineda wet fine sand comprise the significant other components. 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 talf landform position on hydric or mesic lowlands. In the Immokalee series rock is absent in the upper 80 inches.

3.0 VEGETATION AND HABITAT POTENTIAL

2.1 Uplands

There are five 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.

211 - Tame/Improved Pasture - The majority of this site was cleared in the past, once the Melaleuca infestation was removed, tame pasture forage grasses were planted. The site is a mixture of Bermudagrass and Bahia grass. The level of coverage is dependent on how long it has been since the areas were cleared. Those areas where exotic control was done first have the best coverage while those done last have the most sparse cover of forage grasses.

320 - Shrub and Brushland - This abandoned cropland has successionaly evolved to a

monodominant Wax myrtle canopy that characterizes the site. There is a significant (E2) infestation of exotic woody species.

422 - Brazilian pepper - This is a small linear area of monodominant Brazilian pepper adjacent to the N-S spine ditch. It also occurs in a mixture with Melaleuca in limited areas along the southern boundary.

422 - 424 - Brazilian pepper - Melaleuca - This combination of these exotic species occurs as a small linear area along the western and southern boundary adjacent to Indian Pony Dr. and Indian Paint Dr.

740 - Dead Exotic Tree Chips - This area was monodominant Melaleuca and other exotics that has been chipped down to ground level. Scattered Slash pine remain. The same was done in previous years with other portions of the site that are now grassed pasture FLUCCS 211. The normal progression from chips to organic soil mix is eighteen months or so. By next wet season this area will likely be pasture grass.

2.2 Wetlands

The Corps of Engineer has recently a wetland jurisdictional determination in 2020 - SAJ-2008-00207 (JD-JNP) and No Permit Required Letter SAJ-2008-00207 (NPR-JNP) on this project and determined there were no Federally Jurisdictional Wetlands on this site. Efforts to complete the State wetland determination process on this site are underway (# 220526-34567). Wetland and Other Surface Waters community summary descriptions are presented below. The County will be provided the final State Jurisdictional Wetland Determination when the process is complete.

621 - Cypress -This community occurs as isolated small heads in the central portion of the site and are connected by a small N-S ditch. 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*) as usual with this community. The shrub component of this community is essentially absent because of previous logging impacts. The occasional Dahoon holly is one of the few shrubby plants that exists here. The herbaceous community is dominated by a number of weedy wetland species Swamp fern.

641 - Freshwater marsh - These areas are in shallow depressions in proximity to the southern cypress head. Their composition is primarily a few wetland annuals, torpedo grass

510 - Streams and Waterways - This shallow canal system created decades ago and has been modified over the years. Originally there was an agricultural ditch along the eastern margin of a narrow area of cropland that extended from Daniels Blvd on the north, Indian Paint Ln. on the west and Indian Paint Ln. On the south. This ditch apparently discharged west toward the Six Mile Cypress area. Over time the ditch was dissected by both parcel perimeter berms and development projects. Currently this ditch does not discharge offsite. It is functionally a linear pond.

2.3 Habitat Potential

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.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species surveys on these parcels over a period of three years. The most recent complete survey occurred in March and April of 2023. 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>. We also include a relevant species list for this site herein.

Methodology

The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the fenceline areas were checked early in the morning for tracks or other sign. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey. The Transect Location Map shows survey transects of the wooded areas.

The survey was conducted by Mr. Brown Collins, Ms. Isabel Galeano and Ms. Gillian Beck. All observers have considerable experience conducting such surveys in Lee County. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986 he worked as a staff ecologist for Espey, Huston & Associates. He has been self employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include

ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Observations

Site sampling occurred in March and April of 2023. The time of survey and weather conditions are listed below.

Date	Time (EST)	Weather
19 March.	8:30AM- 12:15AM	Low 70's- high 80's few clouds,
45006	7:30AM- 11:00AM	high 60's = high 70's
2 Apr	7:00AM- 3:00PM	Mid 70's - Low 90's -
14 April	4:00PM -7:00 PM	Low 70's-high 80's -

No listed plant species were observed.

Several Snowy egret (*Egretta thula*) were observed feeding in the northernmost FLUCCS 641 area. Tri colored heron (*Egretta tricolor*) were also observed in this area.

Snowy egrets in Florida nest in both coastal and inland wetlands, commonly in mangroves or willows (Ogden in Rodgers, Kale and Smith 1996). Nearly all nesting occurs over shallow expanses of open water. Foraging takes place in a wide variety of permanently and seasonally flooded marshes, lake shorelines, and water impoundments. Typically, the water is relatively shallow and calm. The impacts associated with the proposed project do not negatively impact nesting habitat for the Snowy egret and will increase the amount of Lake Shoreline vegetation for foraging.

One item of interest for non-listed species was observed.

- Several coyote sightings were observed over the years. Based on these observations, sounds and sign it is highly unlikely coyotes are resident on this site.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all

strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

4.1 Wildlife

No sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the few wading bird sightings noted in the This site has had an eagle nest in past years, but the nesting pair moved years ago. No impacts proposed by this project impact any critical or high quality wildlife habitat.

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

There has previously been an eagle nest (LE-58) on this site for the years 2000- 2017/18 nesting season. The applicant submitted an Incidental Take Permit Application to USFWS . On the following pages please note the recent photos, nesting history for nest tree and USFWS letter indicating no need for take permit. Additional information relative to this nest is included in Attachment A of this submittal. Based on our observations this nest was last active in the 2017-18 season. We include photographs from the following season that show the tree with no nest. Moreover, it appears the nesting pair relocated to a tree near the northern terminus of Oriole Rd. during this time frame.

We have spoken with FWC staff on two occasions regarding this survey and overall site ecology. They voiced no concerns regarding the proposed efforts.

4.2 Vegetation - No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have habitat diversity, scale or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

The Corps of Engineers identified no Jurisdictional Wetlands on this site and the State 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.

APPENDIX A

Environmental Assessment
Daniels Town Square

Prepared for

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

21 Feb 2023

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

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	● Wetlands		
	● Location of nearest eagle nest		

1.0	INTRODUCTION		
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The project presented with this application is located in Section 22 , Township 45 S, Range 25 E in Lee County, FL and is located at the SW quadrant of the Interstate 75 - Daniels Parkway intersection. This site is an assemblage of four parcels. The summary information for these parcels is included in the Appendix of this report. The Daniels Town Square site is bounded by an industrial park and undeveloped land along undeveloped land and Daniels Pkwy border this site to the North, I - 75 is the east boundary, undeveloped 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, 32', 30.57" N and 81 degrees 47', 53.14" W.

The developer of this project is:

Daniels Town Square
Meyers Group
Suite 510
2999 NE 191 Street
Aventura, FL 33180

The project planner is:

RVI Planning
Attn: Fred Drovdllic
Suite 201
1514 Broadway
Ft Myers, FL 33901
fdrovdllic@rviplanning.com

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 four 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 typical soil profiles for the series that originally comprised the site show that some areas were agriculturally impacted in the historic past and this activity continued into this decade. This site is bounded on the North by Daniels. 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 (FDOT₁₉₉₁) 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 Immokalee sand, 0 - 2% slopes covers approximately three fourths of the site. Brynwood fine sand and Pineda wet fine sand comprise the significant other components. 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 talus landform position on hydric or mesic lowlands. In the Immokalee series rock is absent in the upper 80 inches.

3.0 VEGETATION AND HABITAT POTENTIAL

2.1 Uplands

There are five 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.

211 - Tame/Improved Pasture - The majority of this site was cleared in the past, once the *Melaleuca* infestation was removed, tame pasture forage grasses were planted. The site is a mixture of Bermudagrass and Bahia grass. The level of coverage is dependent on how long it has been since the areas were cleared. Those areas where exotic control was done first have the best coverage while those done last have the


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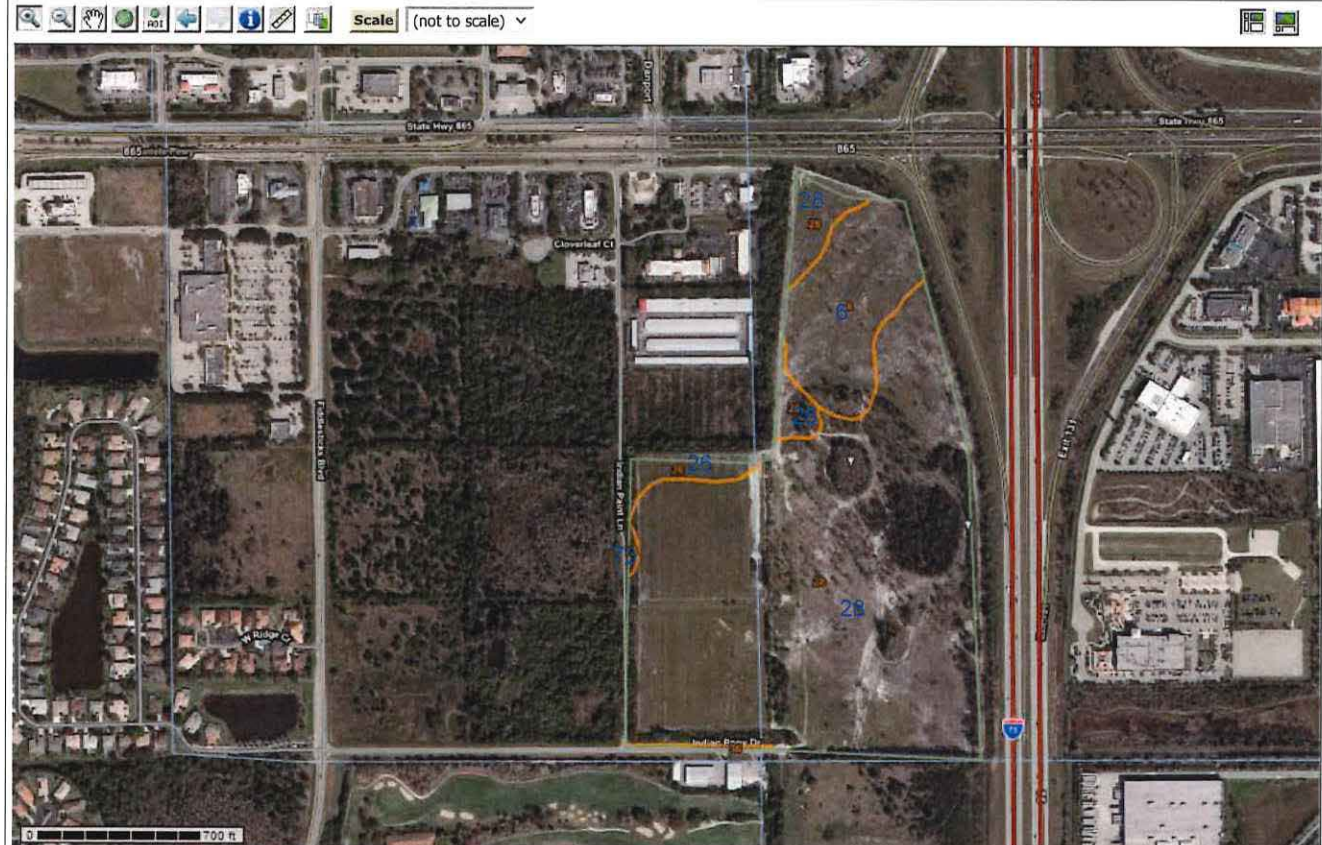
Map Unit Legend

Lee County, Florida (FL071)

Lee County, Florida (FL071)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Hallandale fine sand, wet, 0 to 2 percent slopes	8.1	13.5%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	2.1	3.6%
28	Immokalee sand, 0 to 2 percent slopes	49.6	82.4%
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	0.2	0.3%
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes	0.1	0.2%
Totals for Area of Interest		60.2	100.0%

Soil Map



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:20,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

most sparse cover of forage grasses.

422 - Brazilian pepper - This is a small linear area of monodominant Brazilian pepper adjacent to the N-S spine ditch.

740 - Dead Exotic Tree Chips - This area was monodominant *Melaleuca* and other exotics that has been chipped down to ground level. Scattered Slash pine remain. The same was done in previous years with other portions of the site that are now grassed pasture FLUCCS 211. The normal progression from chips to organic soil mix is eighteen months or so. By next wet season this area will likely be pasture grass.

2.2 Wetlands

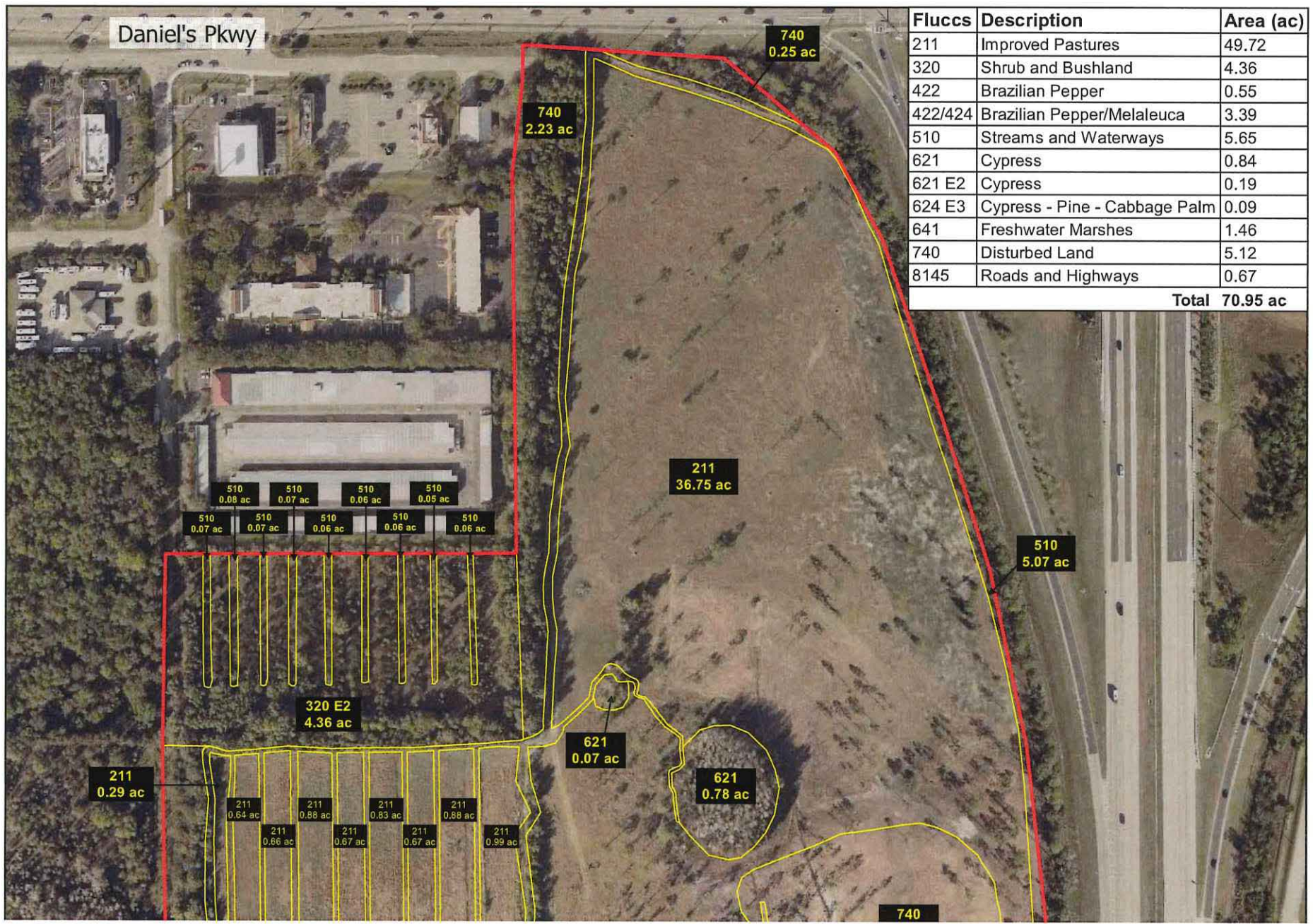
The Corps of Engineer has recently a wetland jurisdictional determination in 2020 - SAJ-2008-00207 (JD-JNP) and No Permit Required Letter SAJ-2008-00207 (NPR-JNP) on this project and determined there were no Federally Jurisdictional Wetlands on this site. Efforts to complete the State wetland determination process on this site are underway (# 220526-34567). Wetland and Other Surface Waters community summary descriptions are presented below. The County will be provided the final State Jurisdictional Wetland Determination when the process is complete.

621 - Cypress -This community occurs as isolated small heads in the central portion of the site and are connected by a small N-S ditch. 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*) as usual with this community. The shrub component of this community is essentially absent because of previous logging impacts. The occasional Dahoon holly is one of the few shrubby plants that exists here. The herbaceous community is dominated by a number of weedy wetland species Swamp fern.

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dissected by both parcel perimeter berms and development projects. Currently this ditch does not discharge offsite. It is functionally a linear pond.

2.3 Habitat Potential

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.

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SAI has conducted species surveys on these parcels over a period of three years. The most recent complete survey occurred in May and June of 2022. 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>.

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The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the fenceline areas were checked early in the morning for tracks or other sign. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey. The Transect Location Map shows survey transects of the wooded areas.

The survey was conducted by Mr. Brown Collins, Ms. Isabel Galeano and Ms. Gillian Beck. All observers have considerable experience conducting such surveys in Lee County. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986 he worked as a staff ecologist for Espey, Huston & Associates. He has been self employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Observations

Site sampling occurred in May and June, 2022. The time of survey and weather conditions are listed below.



SYNECOLOGICAL ANALYSTS
 ENVIRONMENTAL EVALUATION AND ADVOCACY
 2159 Morning Sun Lane
 NAPLES, FLORIDA 34119
 PHONE: (239) 514-3998
 www.synecol.com

PROJECT: Daniels Town Square - Species Transect

DATE: Nov 21, 2022

DRAWN BY: NW

Site Location

0 100 200 300 ft

Date 2022	Time (EST)	Weather
Nov 8	6:30AM- 10:15AM	Mid 70's- low 80's few clouds, winds gusty to 10MPH
14 Nov	7:30AM- 11:00AM	Low 70's - high 70's slight wind
10 Dec	3:00PM - 6.30 PM	Mid 70's - Low 90's -
11 Jan 2023	6:00AM-10:00 AM	Mid 40's-high 60's -

No listed plant species were observed.

Several Snowy egret (*Egretta thula*) were observed feeding in the northernmost FLUCCS 641 area. Tri colored heron (*Egretta tricolor*) were also observed in this area.

Snowy egrets in Florida nest in both coastal and inland wetlands, commonly in mangroves or willows (Ogden in Rodgers, Kale and Smith 1996). Nearly all nesting occurs over shallow expanses of open water. Foraging takes place in a wide variety of permanently and seasonally flooded marshes, lake shorelines, and water impoundments. Typically, the water is relatively shallow and calm. The impacts associated with the proposed project do not negatively impact nesting habitat for the Snowy egret and will increase the amount of Lake Shoreline vegetation for foraging.

One item of interest for non-listed species was observed.

- Several coyote sightings were observed over the years. Based on these observations, sounds and sign it is highly unlikely coyotes are resident on this site.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

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This site has had an eagle nest in past years, but the nesting pair moved years ago. No impacts proposed by this project impact any critical or high quality wildlife habitat.

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

There has previously been an eagle nest (LE-58) on this site for the years 2000- 2017/18 nesting season. The applicant submitted an Incidental Take Permit Application to USFWS . On the following pages please note the recent photos, nesting history for nest tree and USFWS letter indicating no need for take permit. Additional information relative to this nest is included in the Attachment of this submittal. Based on our observations this nest was last active in the 2017-18 season. We include photographs from the following season that show the tree with no nest. Moreover, it appears the nesting pair relocated to a tree near the northern terminus of Oriole Rd. during this time frame.

We have spoken with FWC staff on two occasions regarding this survey and overall site ecology. They voiced no concerns regarding the proposed efforts.

4.2 Vegetation - No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have a habitat diversity, scale or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

The Corps of Engineers identified no Jurisdictional Wetlands on this site and the State 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.

DANIELS TOWN CENTER
LISTED SPECIES

FLUCCS	Common Name	Scientific Name	Status	Observed
211 - Tame Pasture	Florida panther	<i>Felis concolor coryi</i>	FE, SE	N
	Sandhill crane	<i>Grus canadensis</i>	FE	N
320 - Shrub + Brushland	Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT	N
	Gopher tortoise	<i>Gopherus polyphemus</i>	ST	N
	Gopher frog	<i>Rana areolata</i>	SSSC	N
	Curtis milkweed	<i>Asclepias curtissii</i>	LCP	N
	Florida coontie	<i>Zamia floridana</i>	LCP SCE	N
510 - Streams + Waterways	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	Everglades mink	<i>Mustela vison evergladensis</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta Thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	Reddish egret	<i>Egretta rufescens</i>	SSC	N
	Limpkin	<i>Aramus guarauna</i>		N
	Roseate	<i>Ajaia ajaja</i>		N
621 - Cypress	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	Limpkin	<i>Aramus guarauna</i>	SSC	N

621 contnued	Florida panther	<i>Felis concolor</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Reddish egret	<i>Egretta rufescens</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	American crocodile	<i>Crocodylus acutus</i>	FE	N
	Roseate	<i>Akhoa akaka</i>	FT	N
	Wood Stork	<i>Mycteria americana</i>	FE	N
	Florida bonneted bat	<i>Eumops floridanus</i>	FE	N
624 - Cypress-Pine Cabbage Palm	Limpkin	<i>Aramus guarauna</i>	SSC	N
	Florida panther	<i>Felis concolor</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	American crocodile	<i>Crocodylus acutus</i>	FE	N
	Roseate	<i>Akhoa akaka</i>	FT	N
	Wood Stork	<i>Mycteria americana</i>	FE	N
	Florida bonneted bat	<i>Eumops floridanus</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N

742 - Borrow area	N/A	N/A	N/A	N
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APPENDIX



Property Data

STRAP: 22-45-25-00-00007.0000 Folio ID: 10259486

Owner Of Record - Sole Owner

DANIELS PARKWAY JV INVESTMENT
12731 NEW BRITTANY BLVD
FORT MYERS FL 33907

Site Address

ACCESS UNDETERMINED
FORT MYERS FL

Property Description

Do not use for legal documents!

PARL LYING THE SE 1/4 OF SECT LYING W OF I-75 AND SLY OF DANIELS RD

Classification / DOR Code

GRAZING LAND CLASS I / 60

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure


[Photo Date February of 2013](#) [View other photos](#)

Last Inspection Date: 02/26/2018



Exemptions



Values (2018 Tax Roll)



Taxing Authorities



Sales / Transactions



Parcel Numbering History



Location Information



Solid Waste (Garbage) Roll Data



Flood and Storm Information

[Previous](#) [TRIM](#) [Proposed](#) [Tax](#) [Notices](#) [Are](#) [Available](#) [for](#) [the](#) [following](#) [tax](#) [years](#) [Home](#)
[2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018]

Property Data

STRAP: 22-45-25-00-00001.0140 Folio ID: 10259451

Owner Of Record - Sole Owner

DANIELS PARKWAY JV INVESTMENT
12731 NEW BRITTANY BLVD
FORT MYERS FL 33907

Site Address

13841 INDIAN PAINT LN
FORT MYERS FL 33912

Property Description

Do not use for legal documents!

THE E 1/2 OF SE 1/4 OF
SW 1/4 OF SEC LES R/W

Classification / DOR Code

GRAZING LAND CLASS I / 60

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date February of 2013 View other photos

Last Inspection Date: 02/26/2018

Current Working Values

Just 672,000 As Of 07/16/2018

Attributes

Land Units Of Measure	AC
Units	19.20
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic District	No

Property Value History

Tax Year	Just	Market Assessed	Capped Assessed	Taxable
1992	480,000	3,170	3,170	3,170
1993	480,000	2,730	2,730	2,730
1994	480,000	3,190	3,190	3,190
1995	480,000	3,230	3,230	3,230
1996	480,000	2,520	2,520	2,520
1997	480,000	1,170	1,170	1,170
1998	480,000	2,210	2,210	2,210
1999	288,000	1,920	1,920	1,920
2000	288,000	1,750	1,750	1,750
2001	480,000	1,880	1,880	1,880
2002	293,760	2,380	2,380	2,380
2003	432,000	2,840	2,840	2,840
2004	432,000	3,070	3,070	3,070
2005	1,536,010	3,480	3,480	3,480
2006	1,536,000	3,610	3,610	3,610
2007	1,536,000	1,536,000	1,536,000	1,536,000
2008	1,468,800	8,120	8,120	8,120
2009	672,000	8,700	8,700	8,700
2010	672,000	6,298	6,298	6,298
2011	672,000	7,258	7,258	7,258
2012	672,000	8,621	8,621	8,621
2013	672,000	8,333	8,333	8,333
2014	672,000	8,947	8,947	8,947
2015	672,000	7,891	7,891	7,891
2016	672,000	10,022	10,022	10,022
2017	672,000	8,794	8,794	8,794
2018	672,000	8,621	8,621	8,621

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

Property Data

STRAP: 22-45-25-00-00002.107A Folio ID: 10454979

Generated on 8/10/2022 5:29 PM

Owner Of Record - Sole Owner

[\[Change Address\]](#)

DEBARY HOSPITALITY LLC
13661 INDIAN PAINT LN
FORT MYERS FL 33912

Site Address

Site Address maintained by E911 Program Addressing

13661 INDIAN PAINT LN
FORT MYERS FL 33912

Property Description

Do not use for legal documents!



PT TR 312 COLONIAL RANCHETTES
UNIT 3 BEGIN NE COR OF S 1/2
OF NE 1/4 OF NE 1/4 OF SW 1/4 THEN W
353.78 FT THEN S 83.59 FT THEN E 54.95 FT
THEN S 18FT THEN E 97.01 FT THEN S
229.04 FT THEN E 201.65 FT THEN

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)[\[Pictometry Aerial Viewer\]](#)

Current Working Values

**Just**

3,705,003

Attributes

Land Units Of Measure

SF

Units

82328.00

Total Number of Buildings

1

Total Bedrooms / Bathrooms

0 / 50.0

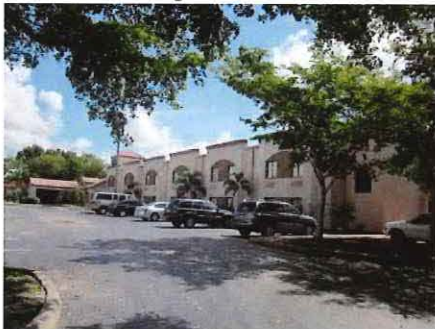
1st Year Building on Tax Roll

1991

Historic Designation

No

Image of Structure

 Photo Date June of 2014 ☐ View other photos

Last Inspection Date: 05/17/2019

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
2000	1,971,220	325,920	1,971,220	1,971,220	0	1,971,220
2001	2,059,730	503,520	2,059,730	2,059,730	0	2,059,730
2002	1,989,170	502,150	1,989,170	1,989,170	0	1,989,170
2003	2,006,780	488,810	2,006,780	2,006,780	0	2,006,780
2004	1,791,770	487,750	1,791,770	1,791,770	0	1,791,770
2005	2,158,120	486,690	2,158,120	2,158,120	0	2,158,120
2006	2,157,600	680,810	2,157,600	2,157,600	0	2,157,600
2007	3,083,350	840,420	3,083,350	3,083,350	0	3,083,350
2008	2,160,450	837,320	2,160,450	2,160,450	0	2,160,450
2009	1,876,300	488,100	1,876,300	1,876,300	0	1,876,300

Property Data

STRAP: 22-45-25-00-00002.1170 Folio ID: 10259479

Generated on 8/10/2022 5:33 PM

Owner Of Record - Sole Owner

[\[Change Address\]](#)

FISHBOLL INC
1506 S HWY 162
ALMA AR 72921

Site Address

Site Address maintained by [E911 Program Addressing](#)

13751 INDIAN PAINT LN
FORT MYERS FL 33912

Property Description

Do not use for legal documents!



S 1/2 OF SE 1/4 OF NE 1/4
OF SW 1/4 LES R/W AKA PARCEL 3 TRACT
310 COLONIAL RANCHETTES INC UNIT #3

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)[\[Pictometry Aerial Viewer\]](#)

Current Working Values

**Just**

200,244

Attributes

Land Units Of Measure	AC
Units	4.80
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure

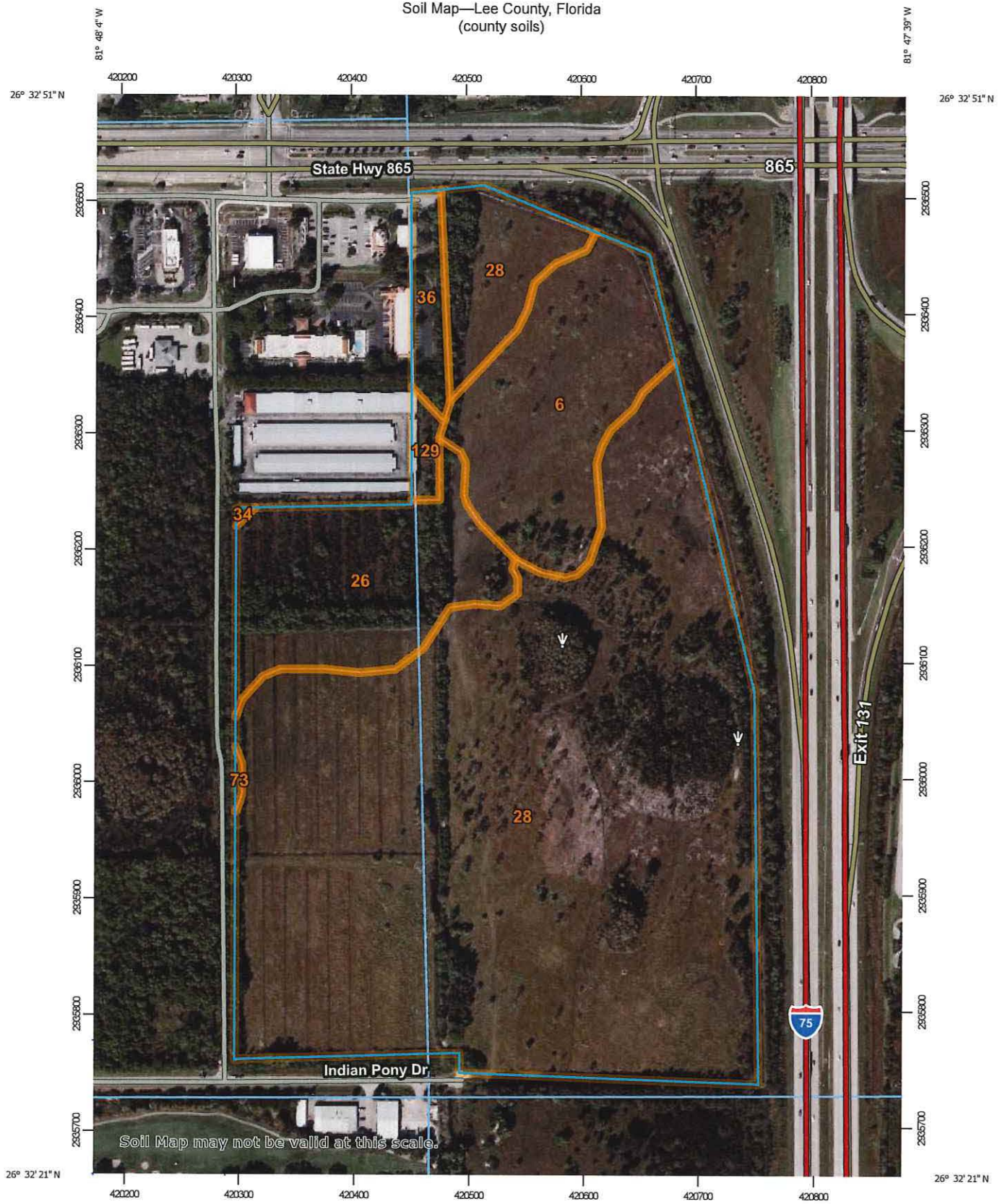
[◀ Photo Date June of 2017 ▶](#) [View other photos](#)

Last Inspection Date: 07/01/2021

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	120,000	790	790	790	0	790
1993	120,000	680	680	680	0	680
1994	120,000	800	800	800	0	800
1995	120,000	810	810	810	0	810
1996	120,000	630	630	630	0	630
1997	120,000	290	290	290	0	290
1998	120,000	550	550	550	0	550
1999	72,000	480	480	480	0	480
2000	72,000	440	440	440	0	440
2001	72,000	470	470	470	0	470

Soil Map—Lee County, Florida (county soils)



Map Scale: 1:4,540 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/19/2023
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name		Percent of AOI
6	Brynwood fine sand, wet, 0 to 2 percent slopes		12.4%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes		11.1%
28	Immokalee sand, 0 to 2 percent slopes		73.6%
34	Malabar fine sand, 0 to 2 percent slopes		0.0%
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes		2.0%
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes		0.1%
129	Pineda fine sand-Urban land complex, 0 to 2 percent slopes		0.8%
Totals for Area of Interest			100.0%

DANIELS JV EAGLE NEST PHOTO HISTORY



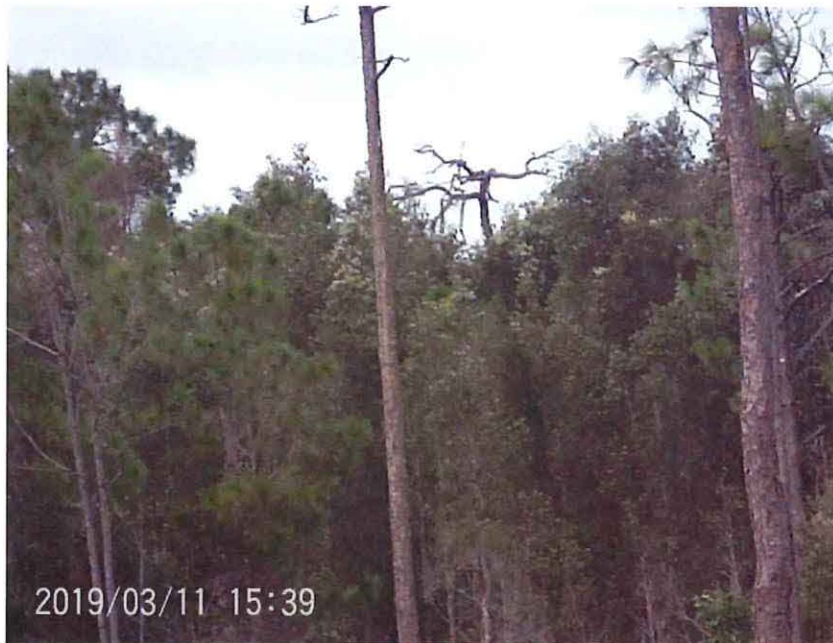
LOCATION OF NEST TREE



2018 NEST TREE PHOTO SHOWING BEETLE INFESTATION



2018 BASE OF NEST TREE - NOT BEETLE - RELATED SAWDUST



MARCH 2019 NEST



OCT 2020



AUG 2021 NEST TREE



United States Department of the Interior
FISH AND WILDLIFE SERVICE

1875 Century Boulevard NE
Atlanta, GA 30345



October 8, 2021

Alex Eaton
Daniels Parkway JV Investment
1567 Hayley Lane Suite 101
Fort Myers, Florida 33907

Dear Mr. Eaton:

The Service has reviewed and is returning your application and processing fee Check 1043 for a Federal Eagle Take permit. Your application requested a permit for the removal of a dead tree containing a historic Bald Eagle nest identified as LE58. The nest tree is located on property of the SW corner of the Daniels Parkway-I 75 Intersection in Fort Myers, Lee County, Florida.

Based on the information you provided in your application, we have determined that a Federal Eagle Nest Take permit is not required for the removal of the tree that had contained the eagle nest since the nest is no longer in the tree and no longer meets the definition of an eagle nest under 50 CFR 22.2. **Eagle nest** means any assemblage of materials built, maintained, or used by Bald Eagles or Golden Eagles for the purpose of reproduction. Only the eagle's nest, not the tree itself, is protected under the Bald and Golden Eagle Protection Act.

If you need additional technical assistance, please contact Eagle Biologist Ulgonda Kirkpatrick at 352/406-6780. For further permit assistance, I can be contacted at (404) 679-4163.

Sincerely,

Resee Collins
Eagle Permit Coordinator
Migratory Bird and Eagle Permit Office
South Atlantic Gulf and Mississippi Basin Regions

LE-58: Daniels Nesting History**Strap Number: 22-45-25-00-00007.0000**

Year	History
00-01	Active, 1 Fledgling confirmed
01-02	Active, 2 Fledglings confirmed. Nest structure was observed down in Mid April, 2002.
02-03	Active, 2 Fledglings confirmed. Rebuilt nest in same tree, better position
03-04	Active, 2 Fledglings confirmed
04-05	Active, 2 Fledglings confirmed
05-06	Active, 1 chick
06-07	Active, 1 Fledgling confirmed
07-08	Active, 2 Fledglings confirmed
08-09	Active, 2 Fledglings confirmed
09-10	Inactive
10-11	Inactive, attempted to nest in another tree located by I-75 on ramp
11-12	Active, 2 Fledglings confirmed
12-13	Inactive, no chicks reared but adults showed up late in the season.
13-14	Active, 1 Fledgling confirmed
14-15	Active, one fledgling confirmed.
15-16	Active, 2 Fledglings confirmed. The nest was completely down May 2016.
16-17	Nest material has been added to the tree November 2017.

17- 18 **Active, two fledglings confirmed**
19 -20 **Inactive, no nest/ing activity, no eagles observed . Nest removed/storm**
20-21 **Inactive, no activity of any kind, no nest**
21-22 **Inactive, no activity of any kind, no nest**