

## **Preliminary Property Investigation Summary**

Site Name:

***Sample Grove, FL***

Description:

Approx. 104 ac Site.....

Prepared For:

XXXXXXXXXX

Prepared By:

Mark A. Maciel, Land Specialist  
**Fusilier Realty Group**  
**M. Maciel and Assoc., LLC**  
12525 Westfield Lakes Circle  
Winter Garden, FL 34787  
[mmaciel@mmaciel.com](mailto:mmaciel@mmaciel.com)

Date:

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## **List of Exhibits**

Exhibit 1: Vicinity Location Map, w/ Site Specific Listing of Federal and State Listed Species.

Exhibit 2: NRCS Soils Map

Exhibit 3: Aerial Wetlands Representation

Exhibit 4: United States Geological Survey (USGS) Quadrangle Map.

Exhibit 5: Lake County GIS 2006 Aerial Photograph.

## INTRODUCTION

This report has been prepared to summarize the Preliminary Land Use and Environmental Assessment performed on the subject property.

- Review existing GIS information, including soils, topography, flood plain, wetlands, and current zoning/future land use.
- Provided a land use report for the above information, including a preliminary wetland report, and an analysis of wetland impacts for future use of the property.

## SITE LOCATION

The subject site consists of approximately 104, West of the Intersection of SR 33 and Florida Boys Ranch Road

Alt Key Numbers: 1327164, 1327130, 1304385, 3801664, 3801663. Please see attached location map to show parcels as some numbers are not available on the Lake County GIS.

## ZONING and FUTURE LAND USE

Currently, the site is zoned for 1 unit per 5 acres. The **Future Land Use**, however, is **1 unit per 20 acres**. A meeting should be held with the County to determine if a higher density than the 1/20 is acceptable. It is typically very difficult to achieve a higher density in this Land Use Category. There is, however, talk of creating special overlay districts in the area for higher density. This should be monitored in the future. A viable scenario would be to use the current future land use (1 unit per 20 ac) and cluster the residential lots to roughly one acre each and creating common open space, community areas or equestrian trails throughout the remainder of the property.

## SITE CONDITIONS

### *Soils*

According to the Soil Survey of Lake County Area, Florida issued by the U.S. Department of Soil Conservation Service, now Natural Resource Conservation Service, the site is represented by ten (10) soil series. Please see **Exhibit 2** for the list of soils present.

It appears that hydric soils exist in designated wetland areas only. Upland areas appear to be suitable for dwellings and associated needs such as wells and septic systems.

## **WETLANDS AND OTHER SURFACE WATERS**

The subject site appears to have jurisdictional wetlands as defined in subsection 373.019(17), Florida Statutes. According to the methodology set forth in Chapter 62-340, Florida Administrative Code, *Delineation of the Landward Extent of Wetlands and Surface Water*, Wicks Consulting observed the presence of wetlands within the property limits. The wetland line was not flagged due to the absence of a site survey and not included in the scope of this report. Prior to any development, the site should be surveyed and the jurisdictional wetland line flagged. The approximate location and size of the wetland areas are shown on **Exhibit 3**.

## **FLOOD PRONE AREA DETERMINATION**

The Federal Emergency Management Agency FIRM Panel was consulted to determine if the subject property lies in a flood prone area. The site is shown in Flood Zone X in upland areas, not subject to flooding, whereas wetland areas exist within Zone A, subject to flooding. The exact boundaries of the flood zone within the site require a survey to be conducted. **See Exhibit 3**

## **LISTED SPECIES SURVEY (online only)**

In addition to the referenced searches, WCS has also queried the Florida Fish and Wildlife Conservation Commission's (FWC) Eagle Nest Locator database for the presence of documented nesting trees within the vicinity of the site. Based on the 2006 FFWCC data, there are **no eagle issues**. The nearest nest site according to their data is approximately 3/4-mile northeast of the site and will not need to be addressed when and if developing this site. **Exhibit 1**.

## RESULTS, CONCLUSIONS, AND RECOMMENDATIONS

### *Habitat*

The Florida Natural Areas Inventory (FNAI) Lake County Rare Species and Natural Communities database was consulted for range and ranking of the site's potential for State and Federal Ranking. FWC recommends that a formal survey for the presence or utilization of the site by the Florida Scrub Jay as the site is considered to be suitable habitat for this listed species.

### *Listed species*

Active Gopher Tortoise (*Gopherus polyphemus*) burrows are unlikely to be a significant problem due to the grove being active. It is recommended that a formal gopher tortoise survey be conducted, however, following the guidelines of the FWC's Technical Report 4, *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations on Lands Slated for Large-Scale Development in Florida*. A formal survey will allow for a more accurate estimate of the total tortoise population on-site.

Once a formal survey is conducted, a management option must be chosen in order to proceed with the property's development. Five (5) management options are available in addressing the presence of gopher tortoise on sites in which planned activities may result in the "taking" of the gopher tortoise:

- 1) Avoid developing in an area occupied by tortoises;
- 2) Avoid individual burrow entrances by a sufficient distance (usually 50 feet) to assure that the entire burrow is protected;
- 3) Obtain an Incidental Take Permit to proceed with activities that may "take" the gopher tortoise and provide mitigation for taking;
- 4) Relocate those tortoises that would otherwise be "taken"; or
- 5) If five (5) or fewer tortoises are affected and some habitat or open space will exist on the site following construction, tortoises can be captured and relocated, post construction, to the open space, (On-site Relocation).

Depending on site development plans, options 2), 3), or 5) could be considered. If sufficient suitable habitat will remain undeveloped, option 2) or 5) could be implemented. If the planned development of the property necessitates the "taking" of all on-site tortoises, then either a relocation, option 4), or an Incidental Take Permit, option 3), would be appropriate. Relocation costs are difficult to estimate as the tortoises

require blood testing and a recipient site must be located by the permittee and approved by FWC. Incidental Take Permits require monetary compensation to the FWC to acquire and manage lands for regional gopher tortoise conservation areas. The total amount of monetary compensation is based on the estimated density of gopher tortoises on the site. A formal survey should also include the recommended course of action.

### ***Wetlands***

As noted in previous sections of this report, the land use survey has revealed the presence of wetlands on the subject site. Wetland codes of 618 and 631 have been identified. The total wetlands within the study parcel are estimated to be approximately 0.5 acres (approximately 1/3 of the site). The exact acreage and extent of the wetlands will need to be determined by actual land survey conducted by a Professional Surveyor and Mapping.

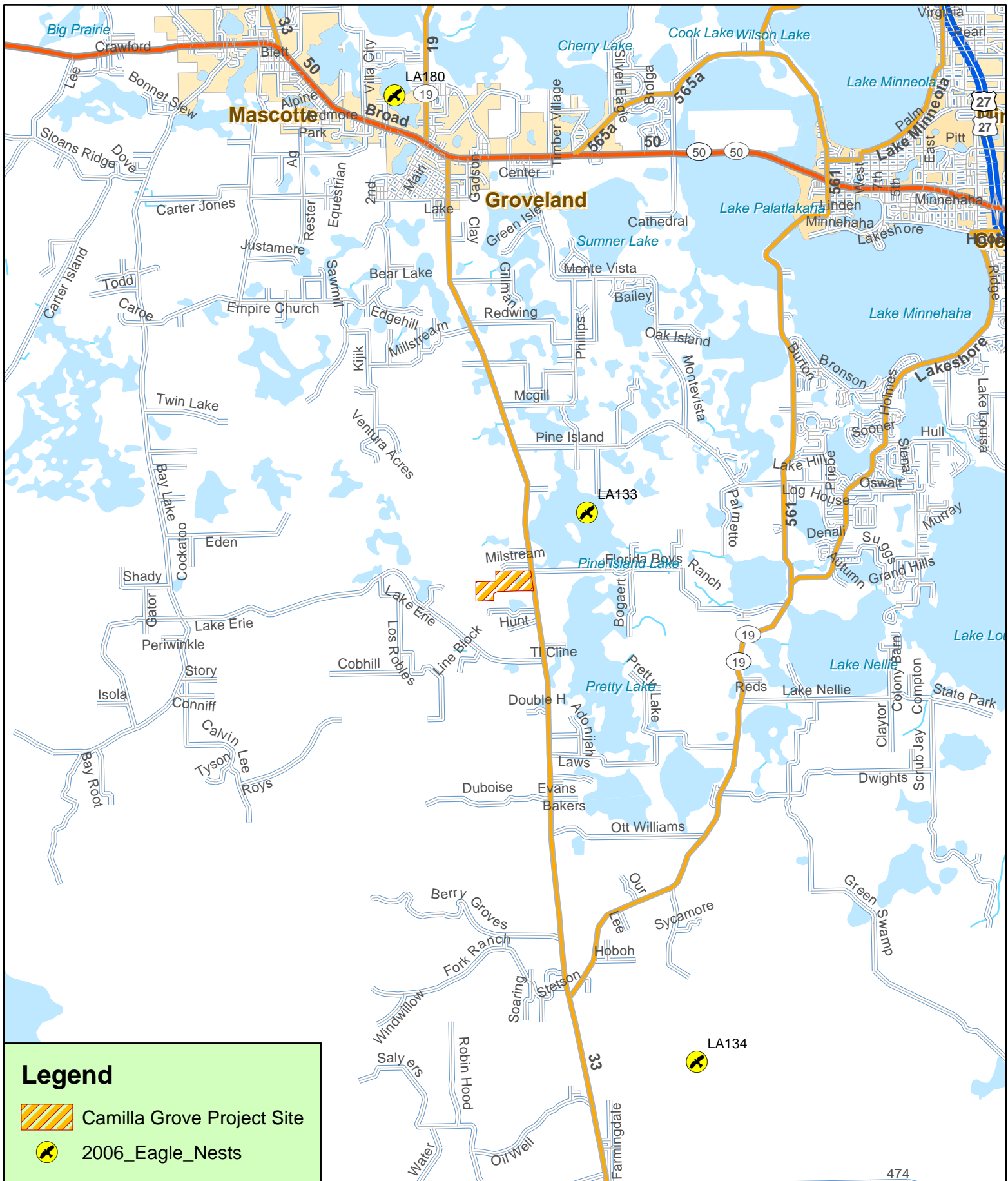
### ***Final Comments, Recommendations***

All issues discussed above can be addressed with on site reports and should not be cause for much concern. Once a formal "Endangered Species and Wetland Survey" is conducted many of these issues will be dealt with.

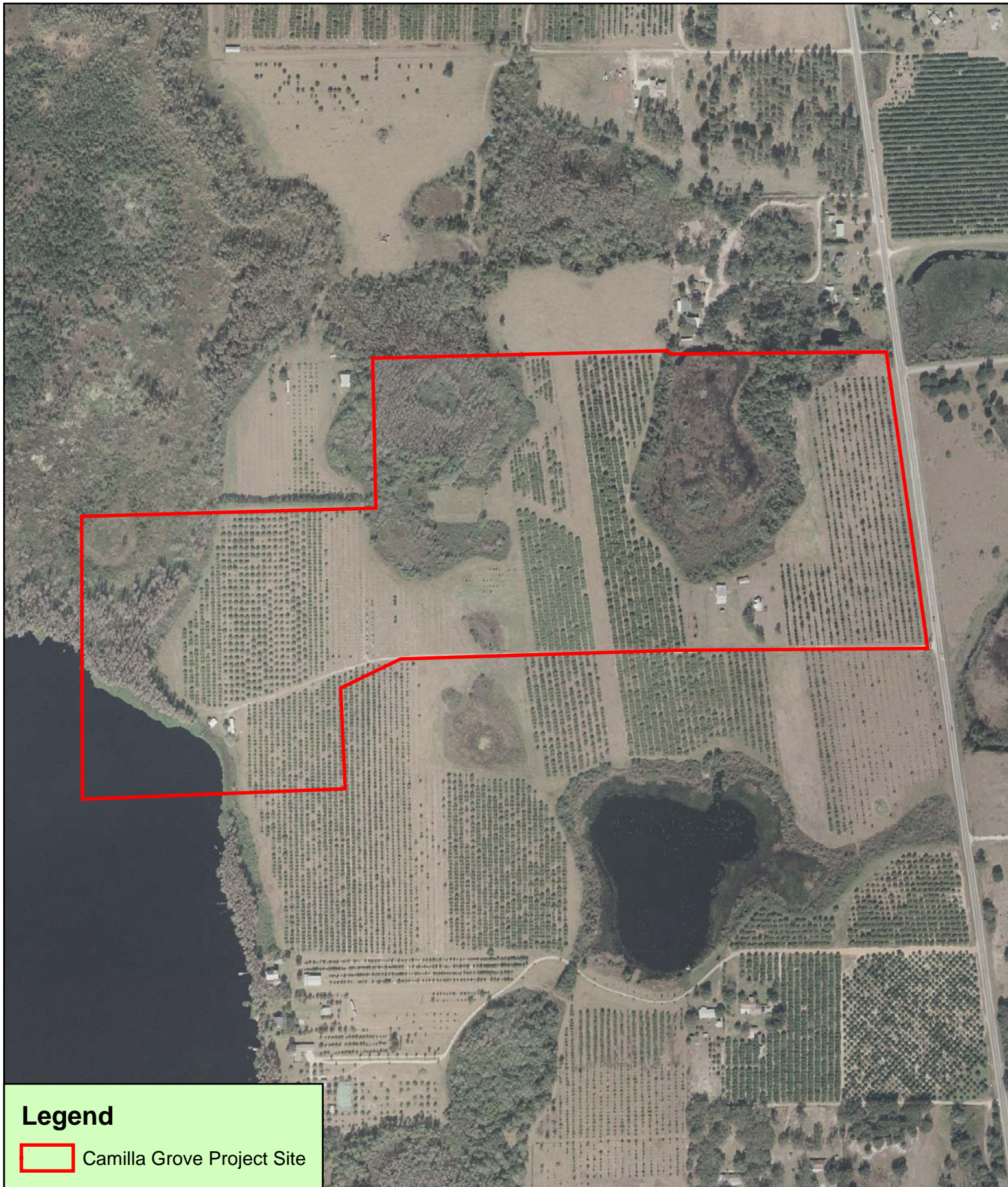
While it is possible to explore a higher density for homes on this property one could conclude that 1 unit per 20 acres may be the best scenario. The product that could be created, however, would be a desirable subdivision featuring rural attributes highly sought after in Central Florida.

The permitting process should go smoothly since agricultural zoning is easier to work with once the process begins.

We would recommend moving forward with a conceptual plan and meeting with the County to discuss further options. This project has a high probability of success and there may be benefits to securing development rights in the near term.





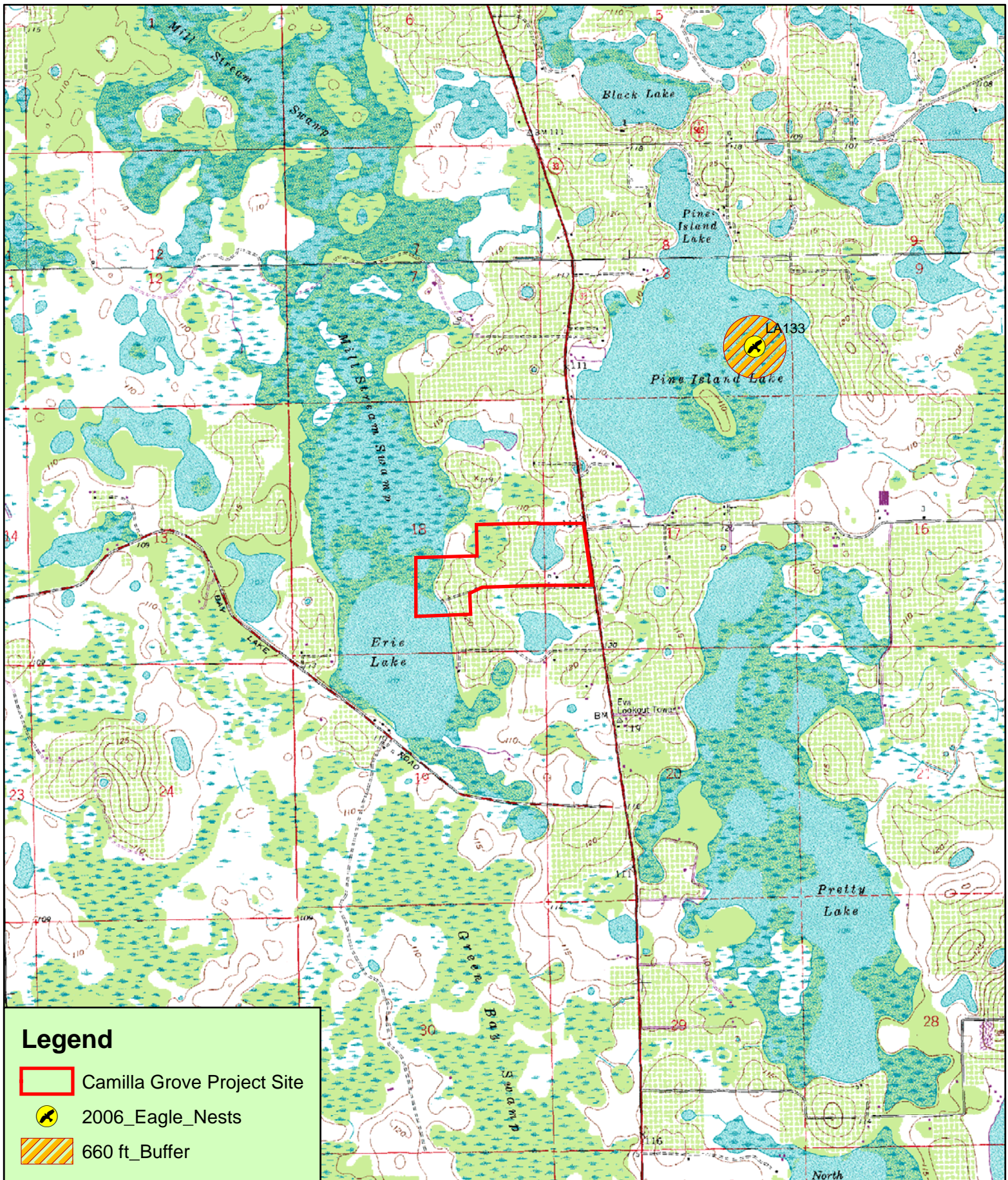


## Legend

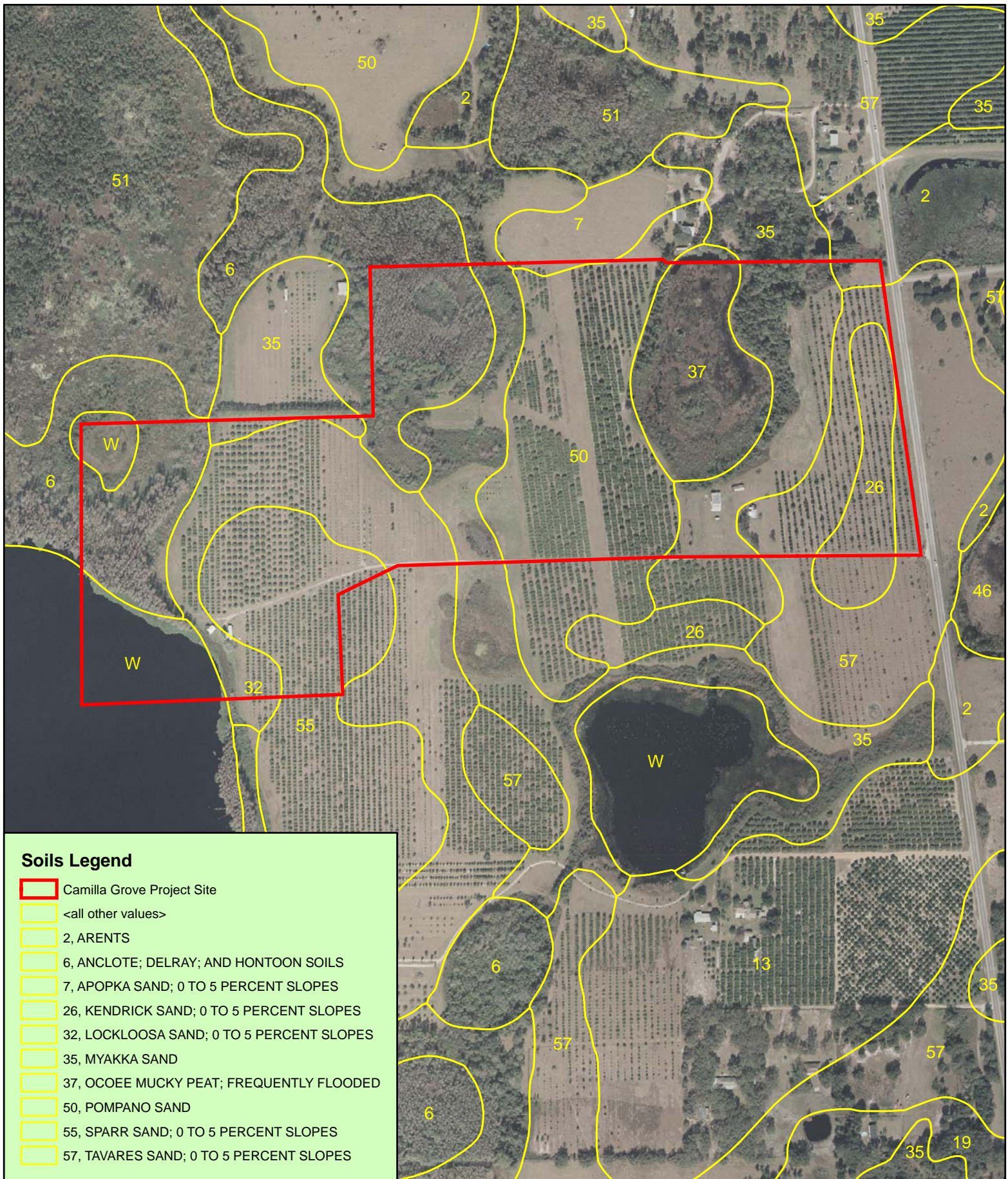
 Camilla Grove Project Site











Camilla Grove Project Site  
 Lake County, Florida  
 Figure 4  
 USDA-NRCS Soils Map



0 195 390 780 Feet

Project #: 104-33  
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