



## Natural Features Inventory for 2.1.9 and Limited Partition Subdivisions

E - 8

Development Support & Environmental Management Department  
Environmental Services Division  
435 North Macomb Street, 2<sup>nd</sup> Floor  
Tallahassee, Florida 32301  
(850) 606-1300 Fax (850) 606-1301

**Fee: \$1,128**

**Please check one:**

- ☐ 2.1.9                      ☐ Limited Partition                      ☐ One into Two Subdivision  
☐ Judicial Subdivision                      ☐ Additional Dwelling Unit

**The purpose of the Natural Features Inventory for 2.1.9 and Limited Partition Subdivisions** is to provide general natural features information on a particular property and provide direction on how to comply with the requirements of Section 10-4.202 of the Leon County Code of Laws. Natural features of concern, sometimes referred to as “environmentally sensitive areas”, include waterbodies, watercourses, floodplains, listed species, native forests, and various other features.

**Property Access:** Please note that access to the site is necessary to complete this NFI, along with the Owner’s Affidavit. Please provide pertinent contact information below to facilitate property access.

1. Applicant’s Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
2. Consultant’s Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
3. Property Owner’s Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
4. Parcel Number: \_\_\_\_\_  
Acreage of Property: \_\_\_\_\_

**Please complete the checklist on page two, and provide the information indicated on page three.**

## Checklist

Please complete the following questionnaire to the best of your knowledge:

Does the parcel proposed for subdivision contain any of the following natural features?

Natural Feature Type	YES	NO	?	Natural Feature Type	YES	NO	?
Wetlands				Severe Slopes (grades > 20%)			
Waterbodies				Significant Slopes (grades of 10% - 20% slope)			
Watercourses				Protected Trees (18" or > diameter; dogwoods 4" or > diameter)			
Floodplains				Listed Plant or Animal Species (designated as threatened, endangered, or species of special concern)			
Floodways							
Native Forests				Karst Features (sinkholes, springs)			
High Quality Successional Forests				Archaeological or Historical Sites			
<b>Is the property located on a designated canopy road?</b>							
<b>Is the property located within a Special Development Zone (SDZ)?</b> (See LDC Sec. 10-4.323: SDZs are located within the Lake Jackson Basin, Lake Iamonia Basin, Lake McBride Basin, Bradford Brook Chain-of-Lakes, Lake Lafayette Basin, and the Fred George Basin)							
<b>Is the property located within a closed basin?</b>							
<b>Environmental Permitting**</b>							
<b>Does the property contain an existing access or road?</b>							
<b>Is the creation of an additional access or road proposed for any of the newly created lots?</b> (A minimum access/utility easement width of 40 ft. will be required)							
<b>Please note that information will be verified by staff prior to final approval</b>							

Please provide the following:

1. A signed and sealed boundary survey which accurately depicts the subject parcel.
2. For Single Family homes, a drawing showing the existing lot, with proposed addition (home, ADU, etc.).
3. Required for 2.1.9, one into two subdivisions, or Limited Partition (LP) subdivisions. The drawings shall include the lot lines and acreage of each lot, along with the proposed access road or easement to each lot. For the Natural Features Inventory (NFI), this drawing does not need to be prepared by a licensed surveyor. However, a formal survey showing the proposed lots and access easements is required for final approval of a 2.1.9 or LP subdivision.
4. A notarized Affidavit of ownership and affidavit of authorized agent.

**Environmental Features /Conservation Easement/Drainage Easement**

Depending on the type of subdivision proposed and the type of environmental feature or drainage issues present, one or more of the above forms of a protection agreement may be required.

**\*\*Environmental permitting may be required**

If a permit is required, the 2.1.9/LP application will be placed on hold until the permit can be issued.

An environmental permit **may be** required if:

- A) The site is located within a closed basin. Applicant must demonstrate that the pre vs. post volume retention will occur onsite or that offsite properties will not be adversely impacted.

An environmental permit **will be** required if:

- A. the subdivision creates lots less than two acres in clay soils and less than one acre in sandy soils per the "Soil Survey of Leon County."
- B. a new roadway or ingress/egress easement is proposed that will serve three or more single family residential parcels
- C. existing driveway is being converted to a roadway or ingress/egress easement, and a determination is made that increased pollution loadings would result
- D. the subdivision is located in the Bradfordville Study Area

An environmental permit **will not** be required for:

- A. an improved ingress/egress for only two lots and the impervious area is less than 3000 sq. ft. and there are no adverse impacts to adjacent properties.

Note: Please be advised that, under certain circumstances, your 2.1.9./LP Subdivision may be required to provide a stabilized/improved access roadway and/or a stormwater management facility. Such requirements may necessitate that you obtain an Environmental Management Permit.