

Development Support &  
Environmental Mgmt.  
435 North Macomb Street  
Renaissance Center, 2<sup>nd</sup> Floor  
Tallahassee, FL 32301  
(850) 606-1300



## Environmental Impact Analysis

Fee: \$1,356 base + \$24 an acre over 5 acres - with floodplain \$1,890 base +\$30 per acre over 5 acres.

Applicant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Project Name: \_\_\_\_\_ Parcel No. \_\_\_\_\_

Location: \_\_\_\_\_ Acreage: \_\_\_\_\_ Floodplain: Yes No

- A. Provide a conceptual development plan showing all of the following items, if applicable:
  - The sq. ft. dedicated to landscape islands
  - 40% plan-view canopy coverage of paved parking areas
  - Preservation of at least 10% of pre-development vegetation
  - 20' wide front perimeter landscaping before vehicular use area
  - Show any proposed impacts to Canopy Road Tree Protection Zones, and demonstrate compliance with Sections 10-4.363(f), and 10-4.206(b), and 10-6.707
  - Show any special development zones and quantify impacts to those zones (See Sections 10-4.301 and 10-4.323).

Acres of Special Development Zone	Acres Proposed for Development	% of Spec. Development Zone Proposed for Development
Zone A		
Zone B		

Best Management Practices must be shown on the site plan for all properties within Special Development Zones.

- B. Provide a narrative description of the following project features that apply:
  - Type of development and proposed changes to existing structures
  - Indicate whether there are any current environmental management permits on the site and how the proposed project relates to the existing permits.
  - Show compliance with Section 10-4.325 -Active Karst Feature
- C. Address wet season water table at pond location.
- D. Provide a 2-foot contour map on which is drawn the path of stormwater discharge traced from the site's stormwater facilities to the downstream receiving water body or watercourse of a capacity 40 times greater than the site's storage volume or discharge rate. These maps should be based on current Tallahassee/Leon County contour maps, available for inspection at City Growth and County Development Support & Environmental Management Offices. Maps are available for purchase from the Tallahassee-Leon County Geographic Information Services Department at 606-5500.
- E. The stormwater discharge shall not cause flooding or other adverse impacts for the downstream areas. If a site is greater than 2 acres and its discharge is greater than 2.5% of the flow in the conveyance structure at the discharge point for the critical storm, provide one of the following:

- Conveyance Analysis. An analysis shall be completed to show that no adverse impacts occur downstream. The analysis shall include all storms up to and including the 25 year frequency. If there are flooding problems within the analysis area defined above, then an analysis of the storms up to and including the 100 year frequency may be required; or
- Restricted Discharge. The stormwater management facility shall be designed such that post development discharge is restricted to the critical duration two (2) year pre-development discharge rate for all duration and return frequencies up to and including the twenty-five (25) year, twenty-four (24) hour storm event. The total required detention volume shall again be available within ninety (90) hours following a rainfall event.

For some sites, if there is an immediate downstream flooding problem, then an analysis of the downstream impacts may be necessary regardless of the discharge flow rate or size of project. Flooding problems may require the extent of the analysis to be moved further downstream and/or a continuous analysis be performed based on actual rainfall data.

- F. Provide calculations, topographic maps, and/or plans of record sufficient to demonstrate that anticipated rates of flow and volume increases can be handled downstream without causing adverse impacts to wetlands, water courses, waterbodies, and stormwater conveyances. Also, provide preliminary calculations to verify pond meets stormwater water quality and recovery requirements.
- G. If a retention pond is proposed, provide the following information:
  - Substantiate preliminary percolation rates.
- H. Verify all newly proposed lots have sufficient buildable area outside of environmental constraints and special development zone (SDZ) restrictions. Sufficient buildable area shall be considered ½ acre of contiguous area if the site has environmental constraints and/or SDZ restrictions, or the allowable zoning density if there are no site constraints.
- I. Attach a separate sheet, at the same scale as the site plan, that shows the results of the approved Natural Features Inventory. Include graphic depictions and associated narrative of how impacts to sensitive environmental features have been avoided or offset, in accordance with the Table of Standards for the Protection of Natural Features (see Section 10-4.202(a)(2)c.). If any flood zone grade changes are proposed, show compliance with the restrictions in Section 10-4.327(3). For sites that include species of special concern, threatened species, or endangered species, include a habitat suitability assessment. Include a protection and management plan approved by Federal or State agencies of jurisdiction.

Natural Feature	Acreage	Proposed Mitigation

# Environmental Impact Analysis Narrative

An Environmental Impact Analysis (EIA) is a collection of materials which conceptually demonstrate that the proposed development activity has mitigated the adverse effect of development on conservation and preservation areas, stormwater and trees. Typically, the analysis consists of narratives, site plans and additional supporting material. The narrative should discuss the project's impact to the natural features on or adjacent to the site and shall include the following information.

## Environmental information shown on the proposed site plan should include:

Delineate and label the following as required by the Table of Standards for the protection of natural area and/or conservation easements:

Altered and Unaltered Floodplains	Wetlands	Waterbodies
Watercourses	Significant Grades (>10%<20%)	Severe Grades (>20%)
High Quality Successional Forests	Native Forests	Canopy Road Setback Zone
Special Development Zones (SDZs) "A" and "B"	Areas of Environmental Significance (archeological or historical sites)*	

Examples of labeling might include: Wetland Conservation Easement, Native Forest Conservation Easement, Unaltered Floodplain Conservation Easement, Shaded Slopes, etc.

Sometimes these areas may overlap and the conservation easement may be combined to encompass all of the features. In these cases, the label may combine the features such as "Wetland and Unaltered Floodplain Conservation Easement," or a broad classification, such as "Environmental Feature Conservation Easement," may be used.

Delineate the location of watershed boundaries and any closed basins.

\* All new and redevelopment projects require approval of a Cultural Resource Assessment from the Florida Department of State, Division of Historical Resources.

## Environmental Impact Narrative should discuss the project's impact to the natural features on the site.

Explain how the project achieves the minimum development criteria found in the Environmental Management Act (EMA), Chapter 10, Section 4.202 of the Leon County Code of Laws (Land Development Regulations) for each of the conservation and preservation areas. In order to demonstrate that adverse effects of development on conservation and preservation areas have been mitigated, it may be necessary for the applicant to provide measures which exceed the minimum criteria set forth in Section 10-4.202. Additional measures may include forested or vegetated buffers, additional water quality treatment, and special construction.

**When wetlands, waterbodies, and watercourses** are identified during the Natural Features Inventory, the narrative should include a description of the wetlands hydrocyclen protection methodology. The methodology must ensure that the existing wetlands are not subjected to hydrocycle changes of a magnitude which will alter their present characteristics. Included in this methodology shall be: a delineation of the different types of wetlands occurring on the site, a discussion of the existing and proposed water input sources (estimated water budget), and a discussion of the additional nutrient and contaminant loading expected to result from the project. Provide verification that the existing, on-site wetlands, waterbodies, or watercourses will not be subjected to hydrocycle changes which would alter their existing nature, or cause their destruction.

**The 100 year flood elevation** is identified for projects that have all or a portion of the property located within the 100 year floodplain. Under no circumstances can a base flood elevation be accepted which is lower than that specified in the latest FEMA study. For sites within a 100 year floodplain, as defined by the EMA, where a FEMA base flood elevation was not provided, the applicant should use the best available data from the inventory of drainage studies to determine the base flood elevation. Available studies may include, but are not limited to, the USGS-91 study, a Leon County approved drainage study, or a private engineering study. The certified results of a drainage study performed by a professional engineer can also be utilized.

**Stormwater management** shall address water quality impacts, pre-development and post development changes in volumes and rates of stormwater runoff, including significant impacts on the water table, surface water flows, and water levels of downstream waterbodies. As discussed on the EIA form, the adequacy of the downstream conveyance must be addressed. The applicant can choose to perform a conveyance analysis or to restrict the discharge. Soil and associated conceptual percolation based on Soil Survey or other acceptable literature are required to demonstrate recovery of retention volume.

**Separate stormwater standards** exist for Closed Basins. Section 10-4.301 of the Land Development Regulations addresses Closed Basins and Interbasin transfers. Clearly delineate all portions of the site that drain to a closed basin.

**Supporting information** as necessary to demonstrate that the proposed mitigation meets Land Development Regulations.

**Development criteria for Significant and Severe Grades.** All severe grades and 50% of the most sensitive significant slopes are required to be placed into a conservation easement. Topographical changes should be minimized and the use of best management practices, including off-grade construction, shall be utilized on the remainder of the significant slope and

deregulated slope areas. Include a note on the site plan which requires off-grade construction for significant slopes not included in a conservation easement.

**Special requirements within Special Development Zones** are addressed in Section 10-4.323 of the Land Development Regulations. Describe how these special requirements will be achieved.

**Canopy Road Protection Zone Impact Analysis and Mitigation Plan** is required when impact to the Canopy Road Protection Zone is proposed. This consists of a narrative which explains the necessity of the tree removal and explains why the project cannot be modified to avoid the tree removal. The narrative should also discuss characteristics such as understory density and species composition, tree species and size distribution, high bank areas, opacity, etc. Mitigation planting details should be shown on the site's landscaping plan. Include additional support material (photographs, drawings, etc.) as needed. Consultation with the County's Canopy Road Coordinator is required. Trees removed from the protection zone must be mitigated through additional plantings or donation to the tree bank fund.

**Specifications for Landscape Areas.** A minimum of 25% of the development area shall be devoted to landscape area for all new and redevelopment projects over 1,000 square feet impervious. This area is to be delineated graphically on the landscape plan and the total sq. ft. and percentage of the total area shown. For industrial zoned sites, a minimum of 15% of the development area shall be devoted to landscaping. Five-percent minimum landscaping shall be located within the interior of the site with those areas graphically differentiated.

**Natural Area Requirements.** All development activity shall also preserve a minimum of 25% of the development area in natural condition unless the site has no natural features and qualifies for Site Design Alternative. Residential subdivisions are exempt unless required by Section 10-4.202(a)(2)c. Landscape credit for preserved natural area can be counted towards landscape area requirements, provided it meets the provisions of Sec. 10-4.345(b).

**Site Design Alternative** for sites which do not contain, in their pre-development state, any forested areas and/or any environmental constraints can qualify for 10% natural area in lieu of meeting the 25% natural area requirement. SDA requires the preservation of at least 10% of the pre-development vegetation with an emphasis on preservation of protected trees, tree clusters, urban forest, or native understory vegetation. If the site is devoid of forest communities, a forest community in the amount necessary to meet the 10% natural area requirement shall be re-established in the permit plans. This area should be delineated graphically on the landscape plan and the total sq. ft. and percentage of the total area shown.

**Perimeter Landscape.** A 20-foot wide landscape strip of land, excluding side walks, shall be landscaped along the front perimeter of the site between the front property line and any vehicular use area. Corner parcels where two streets intersect will be considered to have perimeter frontage on two sides. A six-foot wide landscape strip of land shall be provided along the entire site located between the side and rear and any vehicular use area, and a four-foot strip of land along the side perimeter between a side and rear property line and any vehicular use area.

**Interior Area.** Vehicular use areas require one 400 sq. ft. (8%) planting area for every 5,000 sq. ft. of vehicular use area. The total sq. ft. and percentage of the total area shall be referenced as part of the site data. Interior planted areas shall provide no less than 12-feet in width exclusive of curbing. Landscape mediums at least 50-feet in length shall be a minimum of 8-feet in width exclusive of curbing. Landscape credit for vehicular use areas is available when encompassing urban forest areas. These urban forest areas shall be a minimum of 800 sq. ft. in size and approved by the director as meeting the objective of this provision. The interior landscaping shall be placed to provide 40% plan view canopy coverage of paved parking areas.

**Stormwater Management Facilities.** A visual landscape screen is required around the perimeter of any facility which requires fencing pursuant to Sec. 10-4.303(10). One-hundred percent landscape credit can be given towards the landscape requirements when stormwater wet-detention or retention facilities meet Sec. 10-4.303(12) and are landscaped in accordance with the minimum standards of Sec. 10-4.351(e)(6).