



## 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: \$1128

**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. 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 (cultural resource assessment*)			
<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)							

**Please provide the following:**

1. A copy of the signed and sealed boundary survey which accurately depicts the subject parcel.
2. A drawing showing the proposed lot lines, the acreage of each lot, and the proposed access road/easement to each lot. For the NFI, this drawing does not have to be prepared by a surveyor. A survey drawing of the proposed lots and access easements will be required, however, for final approval of the 2.1.9 or LP subdivision.
3. Affidavit of ownership and affidavit of authorized agent.
4. Cultural resource correspondence (see below).

**\*Cultural Resource Assessment**

See the attached sheet for minimum documentation to be sent to the Florida Department of State, Bureau of Historic Preservation, Compliance Review Section for determining whether there is known or potential significant cultural resources on site. Their office is located in the R.A. Gray Building, and mailing address is 500 South Bronough Street, Tallahassee, FL 32399-0250. Please note: the request to obtain this assessment from the State should be made as soon as possible in order to minimize processing time. A copy of the assessment letter or the results of the preliminary survey must be received prior to NFI-2.1.9./LP approval.

**Environmental Features Preservation Affidavit/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) an 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.



FLORIDA DEPARTMENT OF STATE  
DIVISION OF HISTORICAL RESOURCES

**MINIMUM REVIEW DOCUMENTATION REQUIREMENTS**

■ **Division Involvement** - Provide the name of the federal, state or local authority and the applicable law, ordinance, license or permit requiring the Division of Historical Resources (DHR) and/ or the State Historic Preservation (SHPO) review. Please be as specific as possible, examples: *US Department of Housing and Urban Development - Community Development Block Grant.*

■ **Project Address/Location** – Provide the street address, city, zip code, section-township-range (coordinates from legal description) and the Tax Parcel identification number

■ **Location Map(s)** - Provide a general property location map. Also provide a USGS Quadrangle location map and/or a parcel location map from the County Property Appraisers web site.

■ **Photographs** - Provide photographs of the building(s) to be acquired under this program (photographs all four sides of the building(s) preferred). In addition, photographs of specific elements of the building(s) that could be or will be affected by the project if applicable (rehabilitation work, e.g., window replacements, new siding).

■ **Record Search** – Provide correspondence from the sources:

- Florida Master Site File at 850.245.6440 to determine if the building(s) are listed in the National Register of Historic Places.
- County or City planning offices, Certified Local Government offices, and historical societies or organizations – to determine if the building(s) are locally designated or determined to be historically significant and/or if building(s) are contributing to an identified/recognized historic district or neighborhood.

■ **Historic Districts** –Please indicate if the project is located within a designated historic district or a historic neighborhood of house all of the same time period (majority 50 years of age or older).

■ **Building Description** – Provide a description of the subject property, including year of construction, previous alteration or additions.

■ **Project Description** – Provide a detailed written description of the proposed project, including related activities, which will be carried out in conjunction with the project. Indicated whether the project will include rehabilitation, demolition and/or new construction

- **Rehabilitation Description** – Provide a detailed written description of the rehabilitation project including interior and exterior descriptions
- **Demolition Description** – Provide a statement of justification (be specific) for the demolition and detailed written description of the condition of the subject property (accompany with photographs). Provide a date for the proposed demolition
- **New Construction Description** – Provide information of the new construction. If within a historic district drawings may be required

■ **Finding of Effect** – Describe what effect the undertaking will have on historic properties. Provide a finding of effect ("No historic properties affected" or "No adverse effect" or "Adverse Effect") as described in 36 CFR Part 800.

■ **Contact Information** – Name of contact, return address, and phone number.

**Please note that the review time for projects is approximately thirty days.** If you have any questions, please contact the Review and Compliance Section at 850.245.6333 or visit our web site at <http://www.flheritage.com/preservation/compliance/review>.

Please submit documentation to:

State Historic Preservation Officer  
Compliance & Review Section  
Division of Historical Resources  
Florida Department of State  
500 South Bronough Street – 4<sup>th</sup> Floor  
Tallahassee, Florida 32399-0250