



April 10, 2017

Mr. Herbert Lawson
Windham Development
3501 Avenida Del Vera Blvd
North Fort Myers, FL 33917

**RE: Environmental Constraints Due Diligence Report
Border Road Parcel (Auburn Oaks)**

Dear Mr. Lawson,

E Co Consultants, Inc. has prepared the following report summarizing the results of our environmental constraints due diligence study associated with the Auburn Oaks project area, a 39.64 acre parcel located south of Border Rd. and east of N Auburn Rd. in Sections 3, Township 39S, Range 19E, Sarasota County. This report contains a description of the subject parcel, any environmental constraints observed, and map depicting the approximate location and jurisdictional status of on-site surface waters. Findings in this report are based on a review of available information, such as wildlife databases, soil surveys and aerial photography, as well as site visits conducted on March 10, 2017 and April 10, 2017.

Project Area Description

During our site visit, upland portions of the project area were comprised of a mixture of woodland pasture and pine flatwoods. The woodland pasture areas are vegetated with bahiagrass (*Paspalum notatum*), broomsedge bluestem (*Andropogon virginicus*) dog fennel (*Eupatorium capillifolium*), sparse cabbage palm (*Sabal palmetto*), live oaks (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and Brazilian pepper (*Schinus terebinthifolius*). The pine flatwoods areas are vegetated with slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*) live oaks, Brazilian pepper, cabbage palm, laurel oak, gallberry (*Ilex glabra*), and beautyberry (*Callicarpa americana*). There are also several areas of mixed hardwood-coniferous located on the site, these areas are vegetated with live oak, laurel oak, slash pine, cabbage palm, Australian pine (*Casuarina sp.*), and Brazilian pepper. There is also an abandoned single family residence and barn in the northern portion of the parcel.

There were no areas of jurisdictional wetlands observed on site, with the only surface water features observed consisting of an excavated pond in the center of the parcel. There is also a series of shallow swales in the southern and western portions of the parcel. Please see the attached FLUCCS Habitat Map for the approximate location of the project boundaries and the above described habitats.

Environmental Constraints

Potential environmental constraints to development included in our review are limited to the presence of surface waters, consisting of one excavated pond. The onsite pond could be impacted, but its water quantity and water quality functions will be required to be replaced within the proposed stormwater management system, based on review by the Southwest Florida Water Management District and Sarasota County. Furthermore, there are several large live oaks within the northern portion of the parcel that meet Sarasota County's Grand Tree classification, and would require preservation. See the attached Grand Tree Location Map for the approximate location of the on-site grand trees.

During our site visits, we performed a preliminary review for listed wildlife species. No listed species were observed utilizing the subject parcel. While the site does contain habitats which could support gopher tortoises, no burrows were observed during our investigation. We have also reviewed the Florida Fish and Wildlife Conservation Commission's (FWC) Eagle Nest Database for the potential presence of documented eagle nests on the parcel or within 660' of the parcel boundaries. No documented eagle nests are located within or in the vicinity of the subject parcel. The closest eagle nest (SA023) is 1.24 miles to the northeast of the site.

If we can provide additional clarification or information, please do not hesitate to contact me at our Palmetto office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Kennedy", with a stylized, flowing script.

Chris Kennedy
Environmental Scientist

Representative Photographs



Woodland Pasture Area

Representative Photographs



Pine Flatwoods Area

Representative Photographs



Hardwood - Coniferous mixed Area



- Approximate Project Boundary
- Approximate Other Surface Waters Boundary
- 110-Low Density Residential
- 211 Improved Pastures
- 411-Pine Flatwoods
- 438-Mixed Hardwoods
- 524-Lakes less than 10 acres

Client: Windham Homes

Project: Border Road

Title: Habitat Map

Date: April 1, 2015

File: DB\General Cons\Windham\Border\Habitat 040115.dwg

ECO

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