



# Leon County

## Board of County Commissioners

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September 13, 2018

Brennon Clayton, P.E.  
Kimley-Horn and Associates, Inc.  
2615 Centennial Boulevard  
Suite 102  
Tallahassee, FL 32309

### RE: Notice of Application Deficiency

**Project: Camellia Oaks**

**Natural Features Inventory: LEA 18-00053**

**Parcel ID 11-23-20-408-0000; 11-23-21- E-0010; 11-23-20-407-0000; 11-23-20-411-0000**

Dear Mr. Clayton:

We received your Natural Features Inventory (NFI) application submittal, for the referenced project, on September 4, 2018. Your application identified a 90 acre project area located within the subject parcels; however, the NFI must include all areas that are contained within the existing parcel boundaries (132 + acres). An NFI (with floodplain) application requires the identification and delineation, including on-site survey and markers, of all environmentally sensitive areas (ESAs) present on-site which are identified in the Leon County Land Development Code (LDC). An NFI map(s) must be provided at a standard engineering scale, no smaller than 1 inch equals 400 feet, that clearly and accurately delineates and uniquely identifies (labels/legend) all the ESAs that are located on the subject parcels. Please refer back to the NFI application and reference the LDC Section 10-4.202 for specific application requirements. A Professional Engineer and Biologist shall address the following items, at a minimum:

- 1) As requested in item #3 of the NFI checklist, please submit a copy of a signed and sealed boundary survey that accurately depicts the existing subject parcels. This item was checked, but the survey provided was only for a 90 acre area.
- 2) Revise your landcover map to include all areas contained within the subject parcels. Provide a narrative which describes the different vegetation associations (including invasive exotics), wildlife, and any information about past activities that may have contributed to the present conditions.
- 3) The properties contain forested areas that may classify as Native or High Quality Successional Forest. In the NFI checklist this item was marked as "Not Present". No information was provided to support this determination. Provide a description of the forested areas, specifically listing dominant canopy, understory, and groundcover species. For assistance with forest identification, refer to the definitions of Native and High Quality Successional Forests in the Leon County Land Development Code (LDC) Section 10-1.101 and the Leon County Natural Plant Community Criteria (enclosed).
- 4) Your application checked the boxes indicating that listed species and its habitat were present within the site; however, the documentation provided was a list of species with federal designation that may occur within the 90 acre area. Please clarify if these species were identified within the subject parcels, and if so, provide the mapped location and habitat boundary, along with a description of the population and its habitat.

Endangered, threatened, and species of special concern include all species provided on the state and federal lists, per LDC Section 10-1.101. As provided on the NFI checklist in item 10(j) refer to LDC Section 10-4.202(a)(1)a for further direction in addressing this feature.

- 5) Your application also checked Floodplain, but appeared to only provide the location of the Federal Emergency Management Agency (FEMA) Zone A polygon. Identify and provide the specific limits, elevations, and acreage of the existing 100-year floodplain located within the subject properties. A FEMA Flood Hazard Zone A designation does not adequately meet this requirement. Floodplain areas are not limited to those areas determined by FEMA and shown on the effective Flood Insurance Rate Map, rather these extend to the areas that are determined by the Engineer of record to flood during the 100-year critical storm. Direction is provided in the checklist item for Floodplain 10(d)a *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 local government approved drainage study, or a private engineering study. or b) Use the certified results of a drainage study performed by a professional engineer.*
- 6) A wetland polygon was provided on your NFI map, but no other information was included to support the boundary shown. The wetland areas located within the parcel boundaries must be delineated in accordance with the methodology provided in Florida Administrative Rule Chapter 62-340. As requested in the NFI checklist page 2, #6, wetlands must be delineated with flagging and unique labels (i.e. W-1, W-2, etc.). The flags must also be surveyed and shown on your NFI map with each flag label provided (a separate map can be used to avoid label/text overlaps). To decrease the review time, the digital CAD (.DWG) or GIS (.SHP) file must also be provided for use with Global Positioning System (GPS) in the field. Refer to NFI checklist page 2, #9.
- 7) Your application checked the boxes indicating that the parcels contain karst features, but no supporting information was provided. Your NFI map showed the lower Buck Lake basin area as a potential karst feature. Delineate the area based on the uppermost contiguous contour and have it labeled as "potential active karst feature" or provide a geotechnical report to show otherwise.
- 8) Your application checked that the site contained archaeological or historical sites; however, no further information regarding this feature was provided. We must receive a cultural resource assessment letter from the Florida Division of Historical Resources, Compliance and Review Section regarding these resources that may be present on the subject parcels.
- 9) Any tree that is 36 inches diameter at breast height or larger, and that is potentially located within the limits of infrastructure or residential lots should be surveyed and evaluated by a professional arborist to determine the tree's health and structural stability. In some forested areas, not otherwise protected as wetland or floodplain, etc., a representative sample may be selected and surveyed. Please consult with staff before undertaking extensive tree surveying.
- 10) For each delineated environmental feature include the calculations for area and % of site, as requested on page 1 of the NFI application.

As noted, insufficient information was submitted. Additional comments may be forthcoming upon staff review of the response to this letter. Please be advised that if the requested information is not received within 90 calendar days of the date of this letter or if a written request for an extension is not received within this same time period, this application will be considered as withdrawn by default.

You may choose to resubmit your application after it has been registered as having been withdrawn by default. If your re-submittal is received within 180 calendar days following the date of withdrawal (i.e. the close of the 90-day period cited above), you will be required to pay a re-submittal fee based on the current fee schedule. If your re-submittal is received after this time period, it will be considered a completely new application and you will be required to pay the current application fee. Regardless of the date we receive your re-submittal, your application will be subject to the policies, standards, regulations, and criteria in effect at the time of re-submittal.

Mr. Brennon Clayton, P.E.  
Camellia Oaks; LEA18-00053; NAD#1

3

If you have any questions concerning this letter or need additional information, please contact me at 606-1376 or via e-mail at [weismanj@leoncountyfl.gov](mailto:weismanj@leoncountyfl.gov).

Sincerely,



Jill Weisman  
Senior Environmental Review Biologist

CC: Alban Stewart, Jr.  
493 Glen Castle Drive  
Tallahassee, FL 32309

## **Natural Plant Community Criteria Publication** **Version 2-July 7, 2011**

**This publication is referenced in the Native and High Quality Successional Forest definitions in the Leon County Code of Laws. These criteria must be used to identify and delineate Native and High Quality Successional Forests.**

**The following are general guidelines for evaluating and delineating the natural plant community:**

- **Reasonable scientific judgment shall be used in determining the delineated area.**
- **Forests will be evaluated as a whole; gaps (or areas with invasive plants) within the forest will not be excluded from the delineated area.**
- **Percent plant cover will be determined using visual means.**
- **Minimum area required shall include adjacent wetlands, floodplains, canopy road protection zones, and slopes.**
- **Recent logging of forest canopy may not preclude sites from meeting the criteria.**
- **The presence of listed species typically associated with the community under review may be a mitigating factor for not meeting the percent cover listed below.**

**The following are specific criteria for identifying and delineating the forest types:**

### **Native Forest**

**Upland Pine Forest** –Required 5 acre minimum area (Includes Sandhill, Clayhill, & Flatwood Forests) - This community type is generally characterized by widely-spaced pines, few understory trees and shrubs, and a diverse groundcover layer. Delineation of the community is primarily based on characteristics of the groundcover layer of the community, given that this layer contains the greatest species richness, is most characteristic of the native community, and is most vulnerable to permanent degradation. The area to be delineated must have a 50 percent plant cover of any of the following indicator species: wiregrass (*Aristida stricta* var. *beyrichiana*), running oak (*Quercus pumila*), goat's rue (*Tephrosia* spp.), twinflower (*Dyschoriste oblongifolia*), slender bluestem (*Schizachyrium tenerum*), bracken fern (*Pteridium aquilinum*), scale-leaf aster (*Aster adnatus*), golden aster (*Chrysopsis mariana*), switchgrass (*Panicum virgatum*), sand beans (*Strophostyles umbellate*), white-topped aster (*Aster tortifolius*), pineywoods dropseed (*Sporobolus junceus*), muhly grass (*Muhlenbergia capillaris*), black-eyed susan (*Rudbeckia hirta*), and huckleberry (*Gaylussacia* sp.). Upland Pine Forests will have an open canopy (generally <50% cover) of pines of any of the following species: longleaf pine (*Pinus palustris*), slash pine (*Pinus elliottii*), short-leaf pine (*Pinus echinata*), or loblolly pine (*Pinus taeda*). Hardwoods may be present in the canopy, but will not be dominant.

Upland Hardwood Forest-Required 3 acre minimum area (Includes Bottomland Hardwood, Slope, and Beech-Magnolia Forests) - These community types are hardwood-dominated forests occurring on mesic slopes, upland ridges, tops of slopes, and portions of wetlands that are rarely flooded. Areas to be delineated will either have a nearly continuous cover of canopy trees that have obtained full height, or else they will be contiguous to such areas. Approximately 50 percent or more of the canopy trees will be made up of any the following species: American beech (*Fagus grandifolia*), southern magnolia (*Magnolia virginiana*), sweetgum (*Liquidambar styraciflua*), spruce pine (*Pinus glabra*), white oak (*Quercus alba*), swamp chestnut oak (*Q. michauxii*), hickory (*Carya* spp., except *Carya illinoensis*), black gum (*Nyssa sylvatica*), tulip poplar (*Liriodendron tulipifera*), shumard oak (*Q. shumardii*), and bluff oak (*Q. austrina*). The delineated area must also have an understory tree/shrub layer containing 50 percent or more of any of the canopy species or any of the following: American hornbeam (*Carpinus caroliniana*), eastern hophornbeam (*Ostrya virginiana*), dogwood (*Cornus florida*), American holly (*Ilex opaca*), and horse sugar (*Symplocos tinctoria*).

Upland Mixed Forest – 3 acre required minimum area (Includes Pine-Oak-Hickory) This community type is characterized by a moderately closed or open stand of hardwood and pine trees with a relatively open understory. The herbaceous layer may be sparse to dense and may carry fire when stands are open. These variations are related to position within the landscape and fire frequency and intensity. Some stands may occur along ridges while others may occur along slopes.

The delineation of the community is primarily based on characteristics of the groundcover layer of the community, given that this layer contains the greatest species richness, is most characteristic of the native community, and is most vulnerable to permanent degradation. The area to be delineated must have a 50 percent or more plant cover of any of the following indicator species: wiregrass (*Aristida stricta* var. *beyrichiana*), running oak (*Quercus pumila*), goat's rue (*Tephrosia* spp.), twinflower (*Dyschoriste oblongifolia*), slender bluestem (*Schizachyrium tenerum*), bracken fern (*Pteridium aquilinum*), scale-leaf aster (*Aster adnatus*), golden aster (*Chrysopsis mariana*), switchgrass (*Panicum virgatum*), sand beans (*Strophostyles umbellate*), white-topped aster (*Aster tortifolius*), pineywoods dropseed (*Sporobolus junceus*), muhly grass (*Muhlenbergia capillaris*), black-eyed susan (*Rudbeckia hirta*), huckleberry (*Gaylussacia* sp.).

The area to be delineated must also have a canopy made up of approximately 50 percent of any of the following species: shortleaf pine (*Pinus echinata*), longleaf pine (*Pinus palustris*), slash pine (*Quercus elliotii*), southern red oak (*Quercus falcata*), post oak (*Quercus stellata*), blackjack oak (*Quercus marilandica*), pignut hickory (*Carya glabra*), mockernut hickory (*Carya tomentosa*), and white oak (*Quercus alba*). Canopy trees will consist of no more than 75 percent pine species. The delineated area must also have an understory tree/shrub layer containing 50 percent or more of any of the canopy species or

any of the following: dogwood (*Cornus florida*), hawthorn (*Crataegus* spp.), and sassafras (*Sassafras albidum*).

### **High Quality Successional Forest**

**Upland Pine Forest** –Required 5 acre minimum area (Includes Sandhill, Clayhill, & Flatwood Forests) - This community type is generally characterized by widely-spaced pines, few understory trees and shrubs, and a diverse groundcover layer. Delineation of the community is primarily based on characteristics of the groundcover layer of the community, given that this layer contains the greatest species richness, is most characteristic of the native community, and is most vulnerable to permanent degradation. The area to be delineated must have at least 25 percent plant cover of any of the following indicator species: wiregrass (*Aristida stricta* var. *beyrichiana*); running oak (*Quercus pumila*); goat's rue (*Tephrosia* spp.), twinflower (*Dyschoriste oblongifolia*), slender bluestem (*Schizachyrium tenerum*), bracken fern (*Pteridium aquilinum*), scale-leaf aster (*Aster adnatus*), golden aster (*Chrysopsis mariana*), switchgrass (*Panicum virgatum*), sand beans (*Strophostyles umbellate*), white-topped aster (*Aster tortifolius*), pineywoods dropseed (*Sporobolus junceus*), muhly grass (*Muhlenbergia capillaris*), black-eyed susan (*Rudbeckia hirta*), huckleberry (*Gaylussacia* spp.). Upland Pine Forests may have an open or moderately closed canopy (generally <80% cover) of pines of any of the following species: longleaf pine (*Pinus palustris*), slash pine (*Pinus elliottii*), short-leaf pine (*Pinus echinata*), or loblolly pine (*Pinus taeda*). Hardwoods may be present and co-dominant with the pines.

**Upland Hardwood Forest**-Required 3 acre minimum area (Includes Bottomland Hardwood, Slope, and Beech-Magnolia Forests) - These community types are hardwood-dominated forests occurring on mesic slopes or in portions of wetlands that are rarely flooded. Areas to be delineated will either have a nearly continuous cover of canopy trees that have obtained full height, or else they will be contiguous to such areas. The canopy may include any native species. The delineation of the area will primarily be based on the understory species. The delineated area must have an understory tree/shrub layer containing 50 percent or more of any of the canopy species or any of the following: American beech (*Fagus grandifolia*), southern magnolia (*Magnolia virginiana*), spruce pine (*Pinus glabra*), white oak (*Quercus alba*), swamp chestnut oak (*Quercus michauxii*), hickory (*Carya* spp., except *Carya illinoensis*), black gum (*Nyssa sylvatica*), tulip poplar (*Liriodendron tulipifera*), shumard oak (*Q. shumardii*), and bluff oak (*Q. austrina*).

**Upland Mixed Forest** – 3 acre required minimum area (Includes Pine-Oak-Hickory) This community type is characterized by a moderately closed or open stand of hardwood and pine trees with a relatively open understory. The groundcover layer may be sparse to dense and may carry fire when stands are open. These variations are related to position within the landscape and fire frequency and intensity. Some stands may occur along ridges while others may occur along slopes.

The delineation of the community is primarily based on characteristics of the herbaceous

layer of the community, given that this layer contains the greatest species richness, is most characteristic of the native community, and is most vulnerable to permanent degradation. The area to be delineated must have a 10-40 percent plant cover of any of the following indicator species: wiregrass (*Aristida stricta*), running oak (*Quercus pumila*), goat's rue (*Tephrosia* spp.), twinflower (*Dyschoriste oblongifolia*), slender bluestem (*Schizachyrium tenerum*), bracken fern (*Pteridium aquilinum*), scale-leaf aster (*Aster adnatus*), golden aster (*Chrysopsis mariana*), switchgrass (*Panicum virgatum*), sand beans (*Strophostyles umbellate*), white-topped aster (*Aster tortifolius*), pineywoods dropseed (*Sporobolus junceus*), muhly grass (*Muhlenbergia capillaris*), black-eyed susan (*Rudbeckia hirta*), and huckleberry (*Gaylussacia* sp.).

The area to be delineated must also have a canopy made up of approximately 50 percent of any of the following species: shortleaf pine (*Pinus echinata*), longleaf pine (*Pinus palustris*), slash pine (*Quercus elliotii*), southern red oak (*Quercus falcata*), post oak (*Quercus stellata*), blackjack oak (*Quercus marilandica*), pignut hickory (*Carya glabra*), mockernut hickory (*Carya tomentosa*), and white oak (*Quercus alba*). Canopy trees will consist of no more than 75 percent pine species. The delineated area must also have an understory tree/shrub layer containing 50 percent or more of any of the canopy species or any of the following: dogwood (*Cornus florida*), hawthorn (*Crataegus* spp.), and sassafras (*Sassafras albidum*).

## References:

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