

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** Streetsboro Ln, Bonita Springs, Florida 34134  
**Activities included in the project:** Construction of multiple housing units

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
<b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
<b>Environmental Design</b> Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 2.3 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police	1	A fire department station is located 2.3 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Fire	1	A hospital is located 4.7 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
- Emergency Medical	1	The project will not overload existing open space.
Open Space and Recreation	1	
- Open Space	1	The closest Parks & Rec facility is 2.4 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Recreation	1	A regional library is located 2.4 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
- Cultural Facilities	1	
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.4 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

### Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** Streetsboro Ln, Bonita Springs, Florida 34134

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**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on part of site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	Noise generators are not located in the buffer zone for noise consideration.

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a)**.
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
 Preparer Signature / Name / Date

 Jannie Sutton 3/10/2020  
 Environmental Compliance Officer/Date

 Brian Hamm Chair 3/18/2020  
 Responsible Entity Official Signature / Title/ Date

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Faser  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** Diplomat South, North Fort Myers, Florida 33903  
**Activities included in the project:** Construction of multiple housing units

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

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Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 2.3 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 2.3 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
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**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
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## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

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## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** Diplomat South, North Fort Myers, Florida 33903

**Activities included in the project:** Construction of multiple housing units

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

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<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
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<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

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**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a)**.
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Preparer Signature / Name / Date  
 Jason Krejci 3/9/20

Environmental Compliance Officer/Date  
 Jennie Sutton 3/10/2020

Responsible Entity Official Signature / Title / Date  
 Chair 3/18/2020

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Fraser  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** Diplomat North, North Fort Myers, Florida 33903  
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- Cultural Facilities	1	
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.4 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** Diplomat North, North Fort Myers, Florida 33903

**Activities included in the project:** Construction of multiple housing units

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	Noise generators are not located in the buffer zone for noise consideration.

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a)**.
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Preparer Signature / Name / Date Jason Krejci 3/9/20

Environmental Compliance Officer/Date Jannie Sutton 3/10/2020

Responsible Entity Official Signature / Title / Date Brian Hamer Chair 3/18/2020

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Fraser  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 18772 Matanzas Rd, Fort Myers, Florida 33967  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

<b>Land Development</b>	<b>Code</b>	<b>Source or Documentation</b>
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
<b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
<b>Environmental Design</b> Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation	1	The project will not overload existing open space.
- Open Space		
- Recreation	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.2 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 18772 Matanzas Rd, Fort Myers, Florida 33967

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

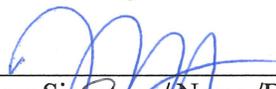
If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
<p><b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a></p>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<p><b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a></p>	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.
<p><b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a></p>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<p><b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a></p>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<p><b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a></p>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<p><b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a></p>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

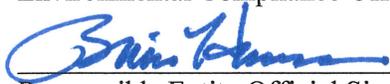
<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but the DNL of 63.11dbs is below the limit of 65dbs

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
Preparer Signature / Name / Date

 Jeannie Sutton 3/10/2020  
Environmental Compliance Officer/Date

 Brian Chair 3/18/2020  
Responsible Entity Official Signature / Title / Date

<p>There are no known chemical materials in the area. EPA monitoring sites primarily consist of water quality monitoring stations. There is no support for maintenance. There is no support for maintenance on the EPA website.</p>	<p>A</p>	<p>Explosive and Flammable Operations [24 CFR Part 24, Subpart C] Guidance [24 CFR Part 24, Subpart C] [24 CFR Part 24, Subpart C]</p>
<p>There are no EPA monitoring sites in the immediate area of the affected area.</p>	<p>A</p>	<p>Explosive and Flammable Operations [24 CFR Part 24, Subpart C] Guidance [24 CFR Part 24, Subpart C] [24 CFR Part 24, Subpart C]</p>
<p>There is a violation in the federal facility for the [24 CFR Part 24, Subpart C] below the limit of [24 CFR Part 24, Subpart C].</p>	<p>A</p>	<p>Explosive and Flammable Operations [24 CFR Part 24, Subpart C] Guidance [24 CFR Part 24, Subpart C] [24 CFR Part 24, Subpart C]</p>

The project has been reviewed and approved with all provisions of 24 CFR Part 24, Subpart C. The project has been reviewed and approved with all provisions of 24 CFR Part 24, Subpart C. The project has been reviewed and approved with all provisions of 24 CFR Part 24, Subpart C.

(1) Finding of No Significant Impact (FONSI) under the Responsible Party Act (RPA) for the project to be undertaken and provision of the FONSI, per provisions of 24 CFR Part 24, Subpart C.

(2) Finding of Significant Impact (FSI) under the Responsible Party Act (RPA) for the project to be undertaken and provision of the FONSI, per provisions of 24 CFR Part 24, Subpart C.

*[Faint signatures and text]*

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Fraser  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 10020 Alabama St, Bonita Springs, Florida 34135  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 1.2 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police	1	A fire department station is located 1.0 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Fire	1	A hospital is located 4.3 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
- Emergency Medical	1	The project will not overload existing open space.
Open Space and Recreation	1	The closest Parks & Rec facility is 1.0 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Open Space	1	A regional library is located 2.0 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
- Recreation	1	The project is located in a developed area and a public transportation bus stop is 0.3 miles from project site.
- Cultural Facilities	1	
Transportation	1	

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 10020 Alabama St, Bonita Springs, Florida 34135

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period
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<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
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<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
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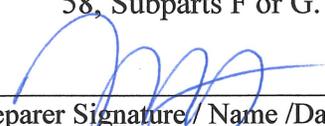
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
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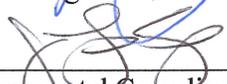
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are not present on the site.
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<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 50.18dbs is below the limit of 65dbs

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
 Preparer Signature / Name / Date

 Jeannie Sutton 3/10/2020  
 Environmental Compliance Officer/Date

 Brian Ham Chair 3/18/2020  
 Responsible Entity Official Signature / Title / Date

*[Faint handwritten notes and signatures]*

<p>There are no known chemical materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.</p>	<p>A</p>	<p>Explosive and Flammable (petroleum) [24 CFR Part 58, Subpart E] Guidance http://www.federalregister.gov/2013/03/15/2013-05444/</p>
<p>There are no LHA or related sites in the immediate area (see attached map).</p>	<p>A</p>	<p>Lead (chemical) and Radon-free [24 CFR Part 58, Subpart F] Guidance http://www.federalregister.gov/2013/03/15/2013-05444/</p>
<p>There are no related to the railroad buffer, but LHA of 501 Balle is below the level of risk.</p>	<p>A</p>	<p>Noise Abatement and Control [24 CFR Part 58, Subpart B] Guidance http://www.federalregister.gov/2013/03/15/2013-05444/</p>

Determination: The project has complied with all provisions of 24 CFR Part 58, Subpart E - Environmental Review Process. Environmental Assessments examining alternatives to the project have been made to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (d) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI) whereby the Responsible Entity may proceed to dissemination and publication of the FONSI per regulations found at 24 CFR Part 58, sec. 58.43(a).

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subpart F or G.

*[Handwritten signature]*  
Responsible Entity Official Signature (Title Date)

Environmental Compliance Official Title

*[Handwritten signature]*  
Responsible Entity Official Signature (Title Date)

Approved as to Form for the  
Reliance of Lee County Only

By: *Andrea Fraser*  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 10011 Alabama St, Bonita Springs, Florida 34135  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
<b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
<b>Environmental Design</b> Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Fire	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
- Emergency Medical	1	The project will not overload existing open space.
Open Space and Recreation	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Open Space	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
- Recreation	1	The project is located in a developed area and a public transportation bus stop is 0.2 miles from project site.
- Cultural Facilities	1	
Transportation	1	

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 10011 Alabama St, Bonita Springs, Florida 34135

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
<p><b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a></p>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<p><b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a></p>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
<p><b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a></p>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<p><b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a></p>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<p><b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a></p>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<p><b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a></p>	A	Farmland soils are present on site but this property is located in a developed area of Lehigh Acres and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 49.68dbs is below the limit of 65dbs

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
Preparer Signature / Name / Date

 Jeannie Sutton 3/10/2020  
Environmental Compliance Officer/Date

 Brian Hannon Chair 3/18/2020  
Responsible Entity Official Signature / Title/ Date

<p>There are no known chemical materials in the area. EPA mentioned that potentially some of the air quality issues that support the residential area. There were no violations noted on the EPA website.</p>	<p>A</p>	<p>Explosive and Flammable (Explosives) (CFR Part 26, Subpart H) (Guidance) (http://www.epa.gov/epaosopr/t4/01010101.pdf) (http://www.epa.gov/epaosopr/t4/01010101.pdf)</p>
<p>There are no EPA mentioned sites in the immediate area (see attached map).</p>	<p>A</p>	<p>Local Chemical and Radioactive Materials (CFR Part 26, Subpart H) (Guidance) (http://www.epa.gov/epaosopr/t4/01010101.pdf) (http://www.epa.gov/epaosopr/t4/01010101.pdf)</p>
<p>There is a violation in the residential buffer area (CFR Part 26, Subpart H) below the limit of 100 feet.</p>	<p>A</p>	<p>Local Chemical and Radioactive Materials (CFR Part 26, Subpart H) (Guidance) (http://www.epa.gov/epaosopr/t4/01010101.pdf) (http://www.epa.gov/epaosopr/t4/01010101.pdf)</p>

Discussions: The project has been reviewed with all provisions of 24 CFR Part 26, Subpart H—Environmental Review Process. Environmental Assessments examining alternatives to the project that would be ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following could be used:

(1) Finding of No Significant Impact (FONSI) where the Responsible Party may proceed to proceed to Disposition and publication of the FONSI, not regulations found in 24 CFR Part 26, subpart F or G.

(2) Finding of Significant Impact, where the Responsible Party must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 26, subpart F or G.

*[Faint handwritten notes and signatures]*

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Fraser  
Office of the County Attorney

*[Faint signature]*  
Responsible Party Official Signature (Title)

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 10010 Alabama St, Bonita Springs, Florida 34135  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Fire	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
- Emergency Medical	1	The project will not overload existing open space.
Open Space and Recreation	1	
- Open Space	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Recreation	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
- Cultural Facilities	1	
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.2 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).  
Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 10010 Alabama St, Bonita Springs, Florida 34135

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

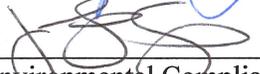
Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
<p><b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a></p>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<p><b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a></p>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
<p><b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a></p>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<p><b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a></p>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<p><b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a></p>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<p><b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a></p>	A	Farmland soils are present on site but this property is located in a developed area of Lehigh Acres and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 49.97dbs is below the limit of 65dbs

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a)**.
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Preparer Signature / Name / Date  
 Jason Krejci 3/9/20

Environmental Compliance Officer/Date  
 Jeannie Sutton 3/10/2020

Responsible Entity Official Signature / Title/ Date  
 Chair 3/18/2020

<p>There are no known chemical materials in the area. EPA monitoring sites primarily consist of surface water bodies that support the timberland area. There were no additional points on the EPA website.</p>	<p>A</p>	<p>Explosive and Flammable Properties (24 CFR Part 58, Subpart C) Guidance: The Federal Emergency Management Agency (FEMA) provides guidance on the use of explosives and flammable materials.</p>
<p>There are no EPA monitored sites in the immediate area for additional monitoring.</p>	<p>A</p>	<p>Toxic Elements and Radioactive Materials (24 CFR Part 58, Subpart D) Guidance: The Federal Emergency Management Agency (FEMA) provides guidance on the use of toxic elements and radioactive materials.</p>
<p>There is a spill in the adjacent buffer but 100% of the spill is from the limit of a buffer.</p>	<p>A</p>	<p>Safe Storage and Control (24 CFR Part 58, Subpart B) Guidance: The Federal Emergency Management Agency (FEMA) provides guidance on the use of safe storage and control.</p>

For information, the project has been reviewed with all provisions of 24 CFR Part 58, Subpart C, Environmental Review Process (ERP), Environmental Assessment, examining alternatives to the project itself, feasible ways to modify the project in light of identified risks, impacts, and potential steps to be taken in the regulatory determination of the following (circled):

(1) Finding of No Significant Impact (FONSI) whereby the Responsible Entity may proceed to Distribution and publication of the FONSI per regulations found at 24 CFR Part 58, sub. 58.43(a).

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subpart E or G.

*[Faint signature and text, likely a redaction or bleed-through]*

**Approved as to Form for the  
Reliance of Lee County Only**

By: *Grudrea Fraser*  
Office of the County Attorney

*[Faint signature and text, likely a redaction or bleed-through]*

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 10005 Alabama St, Bonita Springs, Florida 34135  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation	1	The project will not overload existing open space.
- Open Space		
- Recreation	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.2 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 10005 Alabama St, Bonita Springs, Florida 34135

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 49.65db is below the limit of 65db

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Preparer Signature / Name / Date Jason Krejci 3/9/20

Environmental Compliance Officer/Date Jeannie Sutton 3/10/2020

Responsible Entity Official Signature / Title/ Date Brian [Signature] Chair 3/18/2020



**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 10004 Alabama St, Bonita Springs, Florida 34135  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation	1	The project will not overload existing open space.
- Open Space		
- Recreation	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.2 miles from project site.

**Natural Features**

		<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

		<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 10004 Alabama St, Bonita Springs, Florida 34135

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 49.71 dba is below the limit of 65dba

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Preparer Signature / Name / Date Jason Krejci 3/9/20

Environmental Compliance Officer/Date Jannie Sutton 3/10/2020

Responsible Entity Official Signature / Title/ Date Brian Hume Chair 3/18/2020

<p>There are no known potential impacts of the proposed project on the environment. The project is a minor project and the impact of the project is minimal. There are no known impacts on the environment.</p>		<p>Environmental Impact Statement (EIS) for the proposed project. The project is a minor project and the impact of the project is minimal. There are no known impacts on the environment.</p>
<p>There are no known potential impacts of the proposed project on the environment. The project is a minor project and the impact of the project is minimal. There are no known impacts on the environment.</p>		<p>Environmental Impact Statement (EIS) for the proposed project. The project is a minor project and the impact of the project is minimal. There are no known impacts on the environment.</p>
<p>There is a potential for the proposed project to impact the environment. The project is a minor project and the impact of the project is minimal. There are no known impacts on the environment.</p>		<p>Environmental Impact Statement (EIS) for the proposed project. The project is a minor project and the impact of the project is minimal. There are no known impacts on the environment.</p>

Determination: The project has been found to be in compliance with all provisions of 24 CFR Part 58.200(a). The project is a minor project and the impact of the project is minimal. There are no known impacts on the environment.

(1) Finding of No Significant Impact (FONSI) where the Responsible Party may proceed to implementation and publication of the FONSI per regulations found at 24 CFR Part 58, sec. 58.43(a).

(2) Finding of Significant Impact where the Responsible Party must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subpart E or G.

*[Handwritten signatures and dates]*

**Approved as to Form for the  
Reliance of Lee County Only**

By: *Audrea Fraser*  
Office of the County Attorney

*[Handwritten signature]*  
Responsible Party Official Signature (Title Date)

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 7400 Albany Rd, Fort Myers, Florida 33967

**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

<b>Land Development</b>	<b>Code</b>	<b>Source or Documentation</b>
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 5.0 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 3.1 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 5.5 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation	1	The project will not overload existing open space.
- Open Space		
- Recreation	1	The closest Parks & Rec facility is 3.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 6.4 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed area and a public transportation bus stop is 1.0 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).  
Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 7400 Albany Rd, Fort Myers, Florida 33967

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

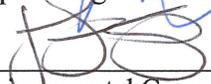
<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 48.33dbs is below the limit of 65dbs

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a)**.
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
 Preparer Signature / Name / Date

 Jamie Sutton 3/10/2020  
 Environmental Compliance Officer/Date

 Chris Y. Han 3/18/2020  
 Responsible Entity Official Signature / Title / Date

<p>There are no known special interests in the area. EPA monitored and primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.</p>	<p>A</p>	<p>Explosives and Chemical Operators        (24 CFR Part 57, Subpart C)        (Guidance)        The proposed project is not a regulated activity under the EPCRA program.</p>
<p>There are no EPA monitored sites in the immediate area (see attached map).</p>	<p>A</p>	<p>Lead, PCBs and Asbestos        (24 CFR Part 57, Subpart D)        (Guidance)        The proposed project is not a regulated activity under the EPCRA program.</p>
<p>There is no known in the subject buffer for Title 48, Article 4 before the tank of 48.</p>	<p>A</p>	<p>9. Air Abatement and Control        (24 CFR Part 57, Subpart H)        (Guidance)        The proposed project is not a regulated activity under the EPCRA program.</p>

Environmental Review Process. Environmental Assessments, examining whether or not the project itself feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle right):

(1) Finding of no significant impact (FONSI) whereby the Responsible Entity may proceed to file a final environmental impact statement (EIS) for regulations found at 24 CFR Part 57, sec. 57.43(a).

(2) Finding of significant impact whereby the Responsible Entity must proceed to develop an environmental impact statement (EIS) for compliance with 24 CFR Part 57, Subpart E or F.

3/18/2022  
 [Signature]  
 [Signature]  
 [Signature]

Approved as to Form for the Reliance of Lee County Only

By: Andrea Fusser  
 Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 5329 Butte St, Lehigh Acres, Florida 33971  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 7.7 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 3.8 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 7.1 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation	1	The project will not overload existing open space.
- Open Space		
- Recreation	1	The closest Parks & Rec facility is 1.7 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 2.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed area and a public transportation bus stop is 1.8 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 5329 Butte St, Lehigh Acres, Florida 33971

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lehigh Acres and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	Noise generators are not located in the buffer zone for noise consideration.

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Preparer Signature / Name / Date: Jason Krejci 3/9/20

Environmental Compliance Officer/Date: Jeannie Sutton 3/10/2020

Responsible Entity Official Signature / Title/ Date: Brian Adams Chair 3/18/2020

Approved as to Form for the  
Reliance of Lee County Only

By: Andree Jensen  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 4327 15<sup>th</sup> St W, Lehigh Acres, Florida 33971  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

<b>Land Development</b>	<b>Code</b>	<b>Source or Documentation</b>
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
<b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
<b>Environmental Design</b> Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 2.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 1.2 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation	1	The project will not overload existing open space.
- Open Space		
- Recreation	1	The closest Parks & Rec facility is 3.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 0.3 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.7 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 4327 15<sup>th</sup> St W, Lehigh Acres, Florida 33971

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lehigh Acres and is currently zoned for residential construction.

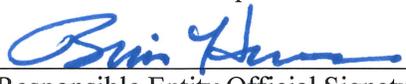
<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	Noise generators are not located in the buffer zone for noise consideration.

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
 Preparer Signature / Name / Date

 Jeannette Sutton 3/10/2020  
 Environmental Compliance Officer/Date

 Chair 3/18/2020  
 Responsible Entity Official Signature / Title/ Date

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Faser  
Office of the County Attorney

*[Faint, illegible handwritten signatures and text]*

**Project Name and Description:** CHDO New Construction Homebuyer Project  
**Location:** 2401 Barcelona Ave, Fort Myers, Florida 33905  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 1.4 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police		
- Fire	1	A fire department station is located 2.0 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 10.7 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation	1	The project will not overload existing open space.
- Open Space		
- Recreation	1	The closest Parks & Rec facility is 1.45 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.2 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.58 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** CHDO New Construction Homebuyer Project

**Location:** 2401 Barcelona Ave, Fort Myers, Florida 33905

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

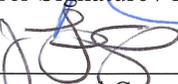
<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

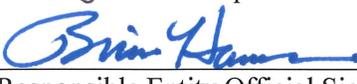
<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	Noise generators are not located in the buffer zone for noise consideration.

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a)**.
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
 Preparer Signature / Name / Date

 Jeannie Sutton 3/10/2020  
 Environmental Compliance Officer/Date

 Brian Hamer Chair 3/18/2020  
 Responsible Entity Official Signature / Title/ Date

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Fraser  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 1268 McNeill Rd, Cape Coral, Florida 33903  
**Activities included in the project:** Construction of multiple housing units

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A law enforcement station is located 2.0 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police	1	A fire department station is located 0.8 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Fire	1	A hospital is located 3.5 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
- Emergency Medical	1	The project will not overload existing open space.
Open Space and Recreation	1	
- Open Space	1	The closest Parks & Rec facility is 0.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Recreation	1	A regional library is located 4.1 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
- Cultural Facilities	1	
Transportation	1	The project is located in a developed area and a public transportation bus stop is 0.16 miles from project site.

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 1268 McNeill Rd, Cape Coral, Florida 33903

**Activities included in the project:** Construction of a multiple housing units

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

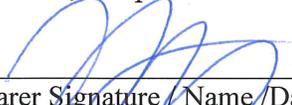
Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
<p><b>Historic Preservation</b> [36 CFR Part 800] <i>Guidance:</i> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a></p>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<p><b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <i>Guidance:</i> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a></p>	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.
<p><b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <i>Guidance:</i> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a></p>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<p><b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <i>Guidance:</i> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a></p>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<p><b>Endangered Species Act</b> [50 CFR Part 402] <i>Guidance:</i> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a></p>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<p><b>Farmland Protection Policy Act</b> [7 CFR Part 658] <i>Guidance:</i> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a></p>	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	Noise generators are not located in the buffer zone for noise consideration.

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
Preparer Signature / Name / Date

 Jeannie Sutton 3/10/2020  
Environmental Compliance Officer/Date

 Brian Hunter Chair 3/18/2020  
Responsible Entity Official Signature / Title / Date

Approved as to Form for the  
Reliance of Lee County Only

By: *Frederick Fraser*  
Office of the County Attorney

**Project Name and Description:** SHOP New Construction of Housing Units  
**Location:** 259 Miramar Rd, Fort Myers, Florida 33905  
**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety	1	A Law Enforcement station is located 3.8 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Police	1	A Fire Department station is located 1.4 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Fire	1	A hospital is located 5.7 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
- Emergency Medical	1	An open space place for passive recreation is located approximately .5 miles from project site. The project will not overload existing open space.
Open Space and Recreation	1	The addition of a dwelling unit will not overload existing recreational facilities.
- Open Space	1	A regional library is located 2.7 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
- Recreation	1	The project is located in a developed area and a public transportation bus stop is 0.25 miles from project site.
- Cultural Facilities	1	
Transportation	1	

**Natural Features**

	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).  
Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

### Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 259 Miramar Rd, Fort Myers, Florida 33905

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
<p><b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a></p>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<p><b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a></p>	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.
<p><b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a></p>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<p><b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a></p>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<p><b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a></p>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<p><b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a></p>	A	Farmland soils are not present on site and this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 51.3715dbs is below the limit of 65dbs

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. 58.43(a).
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
Preparer Signature / Name /Date

 Jeannie Suttan 3/10/2020  
Environmental Compliance Officer/Date

 Chair 3/18/2020  
Responsible Entity Official Signature / Title/ Date

<p>There are no known chemical hazards in the area. EPA records show presence of certain hazardous substances that support the findings in the EA website.</p>	<p>A</p>	<p>Exposure and Remedial Operations [24 CFR Part 28, Subpart F] Guidance [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F]</p>
<p>There are no EPA permit violations in the immediate area (see attached map).</p>	<p>A</p>	<p>State Department and Industries [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F]</p>
<p>There is a violation in the adjacent buffer for [24 CFR Part 28, Subpart F] below the buffer order.</p>	<p>A</p>	<p>State Department and Control [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F] [24 CFR Part 28, Subpart F]</p>

11) Finding (C) Significant Impact (FOISI) which the Responsible Party may proceed to (1) assessment and adoption of the FOISI per regulations found at 24 CFR Part 28, sec. 28.43(a).

(2) Finding of Significant Impact which the Responsible Party may proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 28, Subpart F or G.

Project Name: [Handwritten Signature] Date: [Handwritten Signature]

Approved as to Form for the  
Reliance of Lee County Only  
By: [Handwritten Signature]  
Office of the County Attorney

[Handwritten Signature]  
[Handwritten Signature]

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 257 Miramar Rd, Fort Myers, Florida 33905

**Activities included in the project:** Construction of a single family home

**NEPA Environmental Assessment Checklist**

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

**Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

<b>Land Development</b>	<b>Code</b>	<b>Source or Documentation</b>
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

**Community Facilities and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A Law Enforcement station is located 3.8 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A Fire Department station is located 1.4 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 5.7 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	An open space place for passive recreation is located approximately .5 miles from project site. The project will not overload existing open space.
- Recreation	1	The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 2.7 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.25 miles from project site.

**Natural Features**

**Source or Documentation**

Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

**Other Factors**

**Source or Documentation**

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

## ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capacity, or boundary. No modifications or alternatives are being considered.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Not applicable as there is not an alternative.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

**Additional Studies Performed.** (Attach studies or summaries)

None.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

Lee County Department of Transportation

Lee County Property Appraiser

Lee County GIS

US Environmental Protection Agency

US Department of Agriculture

Federal Emergency Management Agency

US Fish and Wildlife Service

## Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

**Project Name and Description:** SHOP New Construction of Housing Units

**Location:** 257 Miramar Rd, Fort Myers, Florida 33905

**Activities included in the project:** Construction of a single family home

**Directions:** The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

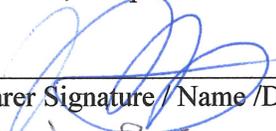
If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

<b>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5</b>	<b>Status A/B</b>	<b>Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR Part 800] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic</a>	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.
<b>Floodplain Management</b> [Executive Order 11988; 24 CFR Part 55] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain</a>	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.
<b>Wetland Protection</b> [Executive Order 11990; 3 CFR, §§ 2, 5] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland</a>	A	This site is considered practicable as the project will not fill or degrade wetlands.
<b>Coastal Zone Management Act</b> [16 U.S.C. 1451, §§ 307(c), (d)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal</a>	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.
<b>Endangered Species Act</b> [50 CFR Part 402] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies</a>	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).
<b>Farmland Protection Policy Act</b> [7 CFR Part 658] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands</a>	A	Farmland soils are not present on site and this property is located in a developed area of Lee County and is currently zoned for residential construction.

<p><b>Explosive and Flammable Operations</b> [24 CFR Part 51, Subpart C] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/explosive</a></p>	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support the immediate area. There were no violations noted on the EPA website.
<p><b>Toxic Chemicals and Radioactive Materials</b> [24CFR Part 58, § 5(i)(2)] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/hazardous</a></p>	A	There are no EPA monitored sites in the immediate area (see attached map).
<p><b>Noise Abatement and Control</b> [24 CFR Part 51, Subpart B] <b>Guidance:</b> <a href="http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_of_fices/comm_planning/environment/review/noise</a></p>	A	There is a railroad in the railroad buffer but DNL of 51.4787dbs is below the limit of 65dbs

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

- (1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a)**.
- (2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

 Jason Krejci 3/9/20  
 Preparer Signature / Name / Date

 Jeannie Sutton 3/10/2020  
 Environmental Compliance Officer/Date

 Brian Chair 3/18/2020  
 Responsible Entity Official Signature / Title / Date

<p>There are no known physical impacts in the area. EPA monitored and primarily found no air quality impacts. There were no violations found on the EPA monitors.</p>	<p>A</p>	<p>Final Report and Executive Summary        10/18/2018        10/18/2018</p>
<p>There are no EPA monitors in the immediate area. The EPA monitors are located in the area.</p>	<p>A</p>	<p>Final Report and Executive Summary        10/18/2018        10/18/2018</p>
<p>There is a monitor in the area. The EPA monitors are located in the area.</p>	<p>A</p>	<p>Final Report and Executive Summary        10/18/2018        10/18/2018</p>

Determination: The project has complied with all provisions of 24 CFR Part 58. Subpart 1. Environmental Review Process. Environmental assessment, including the project to the project itself, feasible ways to modify the project to minimize adverse impacts, and based on steps (a) through (f) found in the regulation, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), which the Responsible Entity may proceed to Discretionary Approval of the FONSI per training found at 24 CFR Part 58, sec. 58.43(a).

(2) Finding of Significant Impact (FSI), which the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subpart 1 of EIS.

Project Director Name: Dan [Signature]

Environmental Compliance Officer Name: [Signature]

Responsible Entity Official Signature: [Signature]

Approved as to Form for the Reliance of Lee County Only

By: Andrea J. Jester  
 Office of the County Attorney