

**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

	Code	Source or Documentation
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	The closest Parks & Rec facility is 2.4 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Open Space	1	A regional library is located 2.4 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 and a public transportation bus stop is 0.4 miles from project site.
- Cultural Facilities	1	
Transportation	1	

## Natural Features

	Code	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

	Code	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

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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:** 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).

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.
<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.

<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_offices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive</a>	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.
<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_offices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous</a>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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_offices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise</a>	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

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

Jasen Krejci

3/9/20

Jannie Sutton

3/10/2020

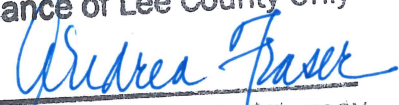
Chair

3/18/2020



Approved as to Form for the  
Reliance of Lee County Only

By:

  
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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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.
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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.)

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**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.)

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

None.

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

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

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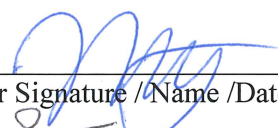
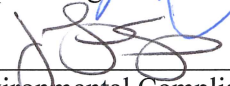
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Preparer Signature / Name / Date

 Jason Krejci 3/9/20  
 Jennie 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 Fraser  
Office of the County Attorney

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Open Space and Recreation	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.
- Open Space	1	A regional library is located 2.4 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 and a public transportation bus stop is 0.4 miles from project site.
- Cultural Facilities	1	
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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).

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.
<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.

<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	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  
 Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

 Brian Hume 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:** 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.

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

	Code	Source or Documentation
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	The project is located in a developed and a public transportation bus stop is 0.2 miles from project site.
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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
<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.



<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	There is a railroad in the railroad buffer but the DNL of 63.11dbs is below the limit of 65dbs

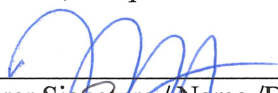

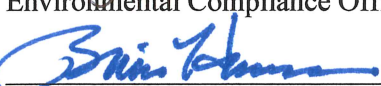
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Preparer Signature / Name / Date

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Brian Huns Chair 3/18/2020



Explosives and Flammable Operations [24 CFR Part 55, Subpart C] Guidance: The project is not a flammable or explosive operation of any kind.	A	There are no known chemical materials in the area. EPA monitored sites primarily consist of service industry businesses that support the maritime area. There is no support for maritime area on the EPA website.
Form Chemicals and Radiation Materials [24 CFR Part 55, Subpart D] Guidance: The project is not a chemical or radiation operation of any kind.	A	There are no EPA monitored sites in the immediate area that are listed on the EPA website.
Noise Abatement and Control [24 CFR Part 55, Subpart H] Guidance: The project is not a noise abatement or control operation of any kind.	A	There is a finding in the finding of fact that the LWR of 61.1 dBA is below the limit of 65 dBA.

Interpretation: The project is not a flammable or explosive operation of any kind. The project is not a chemical or radiation operation of any kind. The project is not a noise abatement or control operation of any kind. The project is not a flammable or explosive operation of any kind. The project is not a chemical or radiation operation of any kind. The project is not a noise abatement or control operation of any kind.

(1) Finding of No Significant Impact (FONSI) whereby the Responsible Entity may proceed to the final design and construction of the FONSI, per regulations found at 24 CFR Part 55, sec. 55.13(a).

(2) Finding of Significant Impact (FSI) whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in accordance with 24 CFR Part 55, Subpart F or G.

Project Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Environmental Compliance Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Fraser  
Office of the County Attorney

Responsible Party (Official Signature): \_\_\_\_\_ Date: \_\_\_\_\_

**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

	Code	Source or Documentation
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 and a public transportation bus stop is 0.3 miles from project site.
- Cultural Facilities	1	
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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
<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 the site.



<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	There is a railroad in the railroad buffer but DNL of 50.18dbs is below the limit of 65dbs

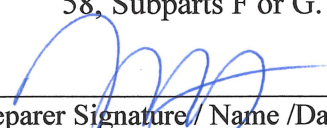

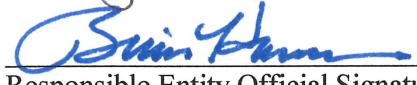
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Preparer Signature / Name / Date

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title / Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Chair 3/18/2020





**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

	Code	Source or Documentation
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 and a public transportation bus stop is 0.2 miles from project site.
- Cultural Facilities	1	
Transportation	1	

### Natural Features

	Code	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

	Code	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:** 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
<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 Lehigh Acres and is currently zoned for residential construction.



<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	There is a railroad in the railroad buffer but DNL of 49.68db is below the limit of 65db



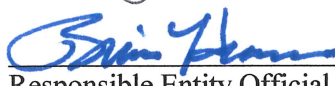
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Brian Hannon Chair 3/18/2020





**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

	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
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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	The project is located in a developed and a public transportation bus stop is 0.2 miles from project site.
Transportation	1	

## Natural Features

	Code	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

	Code	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

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Federal Emergency Management Agency

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## Environmental Assessment Work Sheet

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

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**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
<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 Lehigh Acres and is currently zoned for residential construction.



<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	There is a railroad in the railroad buffer but DNL of 49.97dbs is below the limit of 65dbs



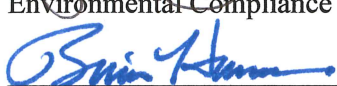
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Chair 3/18/2020





**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

	Code	Source or Documentation
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

	Code	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

	Code	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:** 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).

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.
<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.



<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	There is a railroad in the railroad buffer but DNL of 49.65db is below the limit of 65db



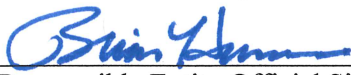
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Brian Y. Hume Chair 3/18/2020



<p>These are no known chemical/hazardous in the area. EPA condition this primarily consist of some industrial processes that require be immediate action. There were no violations noted in the EPA website.</p>	<p>Explosive and Flammable Operations          (34 CFR Part 55, Subpart C)          Guidelines          (34 CFR Part 55, Subpart C)          (34 CFR Part 55, Subpart C)</p>
<p>There are no EPA regulated sites in the immediate area (see attached map).</p>	<p>Toxic Chemicals and Hazardous Materials          (34 CFR Part 55, Subpart D)          Guidelines          (34 CFR Part 55, Subpart D)          (34 CFR Part 55, Subpart D)</p>
<p>There is a violation in the railroad but not EPA of 49 CFR is below the limit of 100.</p>	<p>Noise Abatement and Control          (34 CFR Part 55, Subpart E)          Guidelines          (34 CFR Part 55, Subpart E)          (34 CFR Part 55, Subpart E)</p>

Determination: The project has complied with all provisions of 34 CFR Part 55, Subpart C, Subpart D, Subpart E, Subpart F, Subpart G, Subpart H, Subpart I, Subpart J, Subpart K, Subpart L, Subpart M, Subpart N, Subpart O, Subpart P, Subpart Q, Subpart R, Subpart S, Subpart T, Subpart U, Subpart V, Subpart W, Subpart X, Subpart Y, Subpart Z, Subpart AA, Subpart AB, Subpart AC, Subpart AD, Subpart AE, Subpart AF, Subpart AG, Subpart AH, Subpart AI, Subpart AJ, Subpart AK, Subpart AL, Subpart AM, Subpart AN, Subpart AO, Subpart AP, Subpart AQ, Subpart AR, Subpart AS, Subpart AT, Subpart AU, Subpart AV, Subpart AW, Subpart AX, Subpart AY, Subpart AZ, Subpart BA, Subpart BB, Subpart BC, Subpart BD, Subpart BE, Subpart BF, Subpart BG, Subpart BH, Subpart BI, Subpart BJ, Subpart BK, Subpart BL, Subpart BM, Subpart BN, Subpart BO, Subpart BP, Subpart BQ, Subpart BR, Subpart BS, Subpart BT, Subpart BU, Subpart BV, Subpart BW, Subpart BX, Subpart BY, Subpart BZ, Subpart CA, Subpart CB, Subpart CC, Subpart CD, Subpart CE, Subpart CF, Subpart CG, Subpart CH, Subpart CI, Subpart CJ, Subpart CK, Subpart CL, Subpart CM, Subpart CN, Subpart CO, Subpart CP, Subpart CQ, Subpart CR, Subpart CS, Subpart CT, Subpart CU, Subpart CV, Subpart CW, Subpart CX, Subpart CY, Subpart CZ, Subpart DA, Subpart DB, Subpart DC, Subpart DD, Subpart DE, Subpart DF, Subpart DG, Subpart DH, Subpart DI, Subpart DJ, Subpart DK, Subpart DL, Subpart DM, Subpart DN, Subpart DO, Subpart DP, Subpart DQ, Subpart DR, Subpart DS, Subpart DT, Subpart DU, Subpart DV, Subpart DW, Subpart DX, Subpart DY, Subpart DZ, Subpart EA, Subpart EB, Subpart EC, Subpart ED, Subpart EE, Subpart EF, Subpart EG, Subpart EH, Subpart EI, Subpart EJ, Subpart EK, Subpart EL, Subpart EM, Subpart EN, Subpart EO, Subpart EP, Subpart EQ, Subpart ER, Subpart ES, Subpart ET, Subpart EU, Subpart EV, Subpart EW, Subpart EX, Subpart EY, Subpart EZ, Subpart FA, Subpart FB, Subpart FC, Subpart FD, Subpart FE, Subpart FF, Subpart FG, Subpart FH, Subpart FI, Subpart FJ, Subpart FK, Subpart FL, Subpart FM, Subpart FN, Subpart FO, Subpart FP, Subpart FQ, Subpart FR, Subpart FS, Subpart FT, Subpart FU, Subpart FV, Subpart FW, Subpart FX, Subpart FY, Subpart FZ, Subpart GA, Subpart GB, Subpart GC, Subpart GD, Subpart GE, Subpart GF, Subpart GH, Subpart GI, Subpart GJ, Subpart GK, Subpart GL, Subpart GM, Subpart GN, Subpart GO, Subpart GP, Subpart GQ, Subpart GR, Subpart GS, Subpart GT, Subpart GU, Subpart GV, Subpart GW, Subpart GX, Subpart GY, Subpart GZ, Subpart HA, Subpart HB, Subpart HC, Subpart HD, Subpart HE, Subpart HF, Subpart HG, Subpart HH, Subpart HI, Subpart HJ, Subpart HK, Subpart HL, Subpart HM, Subpart HN, Subpart HO, Subpart HP, Subpart HQ, Subpart HR, Subpart HS, Subpart HT, Subpart HU, Subpart HV, Subpart HW, Subpart HX, Subpart HY, Subpart HZ, Subpart IA, Subpart IB, Subpart IC, Subpart ID, Subpart IE, Subpart IF, Subpart IG, Subpart IH, Subpart II, Subpart IJ, Subpart IK, Subpart IL, Subpart IM, Subpart IN, Subpart IO, Subpart IP, Subpart IQ, Subpart IR, Subpart IS, Subpart IT, Subpart IU, Subpart IV, Subpart IW, Subpart IX, Subpart IY, Subpart IZ, Subpart JA, Subpart JB, Subpart JC, Subpart JD, Subpart JE, Subpart JF, Subpart JG, Subpart JH, Subpart JI, Subpart JJ, Subpart JK, Subpart JL, Subpart JM, Subpart JN, Subpart JO, Subpart JP, Subpart JQ, Subpart JR, Subpart JS, Subpart JT, Subpart JU, Subpart JV, Subpart JW, Subpart JX, Subpart JY, Subpart JZ, Subpart KA, Subpart KB, Subpart KC, Subpart KD, Subpart KE, Subpart KF, Subpart KG, Subpart KH, Subpart KI, Subpart KJ, Subpart KK, Subpart KL, Subpart KM, Subpart KN, Subpart KO, Subpart KP, Subpart KQ, Subpart KR, Subpart KS, Subpart KT, Subpart KU, Subpart KV, Subpart KW, Subpart KX, Subpart KY, Subpart KZ, Subpart LA, Subpart LB, Subpart LC, Subpart LD, Subpart LE, Subpart LF, Subpart LG, Subpart LH, Subpart LI, Subpart LJ, Subpart LK, Subpart LL, Subpart LM, Subpart LN, Subpart LO, Subpart LP, Subpart LQ, Subpart LR, Subpart LS, Subpart LT, Subpart LU, Subpart LV, Subpart LW, Subpart LX, Subpart LY, Subpart LZ, Subpart MA, Subpart MB, Subpart MC, Subpart MD, Subpart ME, Subpart MF, Subpart MG, Subpart MH, Subpart MI, Subpart MJ, Subpart MK, Subpart ML, Subpart MM, Subpart MN, Subpart MO, Subpart MP, Subpart MQ, Subpart MR, Subpart MS, Subpart MT, Subpart MU, Subpart MV, Subpart MW, Subpart MX, Subpart MY, Subpart MZ, Subpart NA, Subpart NB, Subpart NC, Subpart ND, Subpart NE, Subpart NF, Subpart NG, Subpart NH, Subpart NI, Subpart NJ, Subpart NK, Subpart NL, Subpart NM, Subpart NN, Subpart NO, Subpart NP, Subpart NQ, Subpart NR, Subpart NS, Subpart NT, Subpart NU, Subpart NV, Subpart NW, Subpart NX, Subpart NY, Subpart NZ, Subpart OA, Subpart OB, Subpart OC, Subpart OD, Subpart OE, Subpart OF, Subpart OG, Subpart OH, Subpart OI, Subpart OJ, Subpart OK, Subpart OL, Subpart OM, Subpart ON, Subpart OO, Subpart OP, Subpart OQ, Subpart OR, Subpart OS, Subpart OT, Subpart OU, Subpart OV, Subpart OW, Subpart OX, Subpart OY, Subpart OZ, Subpart PA, Subpart PB, Subpart PC, Subpart PD, Subpart PE, Subpart PF, Subpart PG, Subpart PH, Subpart PI, Subpart PJ, Subpart PK, Subpart PL, Subpart PM, Subpart PN, Subpart PO, Subpart PP, Subpart PQ, Subpart PR, Subpart PS, Subpart PT, Subpart PU, Subpart PV, Subpart PW, Subpart PX, Subpart PY, Subpart PZ, Subpart QA, Subpart QB, Subpart QC, Subpart QD, Subpart QE, Subpart QF, Subpart QG, Subpart QH, Subpart QI, Subpart QJ, Subpart QK, Subpart QL, Subpart QM, Subpart QN, Subpart QO, Subpart QP, Subpart QQ, Subpart QR, Subpart QS, Subpart QT, Subpart QU, Subpart QV, Subpart QW, Subpart QX, Subpart QY, Subpart QZ, Subpart RA, Subpart RB, Subpart RC, Subpart RD, Subpart RE, Subpart RF, Subpart RG, Subpart RH, Subpart RI, Subpart RJ, Subpart RK, Subpart RL, Subpart RM, Subpart RN, Subpart RO, Subpart RP, Subpart RQ, Subpart RR, Subpart RS, Subpart RT, Subpart RU, Subpart RV, Subpart RW, Subpart RX, Subpart RY, Subpart RZ, Subpart SA, Subpart SB, Subpart SC, Subpart SD, Subpart SE, Subpart SF, Subpart SG, Subpart SH, Subpart SI, Subpart SJ, Subpart SK, Subpart SL, Subpart SM, Subpart SN, Subpart SO, Subpart SP, Subpart SQ, Subpart SR, Subpart SS, Subpart ST, Subpart SU, Subpart SV, Subpart SW, Subpart SX, Subpart SY, Subpart SZ, Subpart TA, Subpart TB, Subpart TC, Subpart TD, Subpart TE, Subpart TF, Subpart TG, Subpart TH, Subpart TI, Subpart TJ, Subpart TK, Subpart TL, Subpart TM, Subpart TN, Subpart TO, Subpart TP, Subpart TQ, Subpart TR, Subpart TS, Subpart TT, Subpart TU, Subpart TV, Subpart TW, Subpart TX, Subpart TY, Subpart TZ, Subpart UA, Subpart UB, Subpart UC, Subpart UD, Subpart UE, Subpart UF, Subpart UG, Subpart UH, Subpart UI, Subpart UJ, Subpart UK, Subpart UL, Subpart UM, Subpart UN, Subpart UO, Subpart UP, Subpart UQ, Subpart UR, Subpart US, Subpart UT, Subpart UY, Subpart UZ, Subpart VA, Subpart VB, Subpart VC, Subpart VD, Subpart VE, Subpart VF, Subpart VG, Subpart VH, Subpart VI, Subpart VJ, Subpart VK, Subpart VL, Subpart VM, Subpart VN, Subpart VO, Subpart VP, Subpart VQ, Subpart VR, Subpart VS, Subpart VT, Subpart VY, Subpart VZ, Subpart WA, Subpart WB, Subpart WC, Subpart WD, Subpart WE, Subpart WF, Subpart WG, Subpart WH, Subpart WI, Subpart WJ, Subpart WK, Subpart WL, Subpart WM, Subpart WN, Subpart WO, Subpart WP, Subpart WQ, Subpart WR, Subpart WS, Subpart WT, Subpart WY, Subpart WZ, Subpart XA, Subpart XB, Subpart XC, Subpart XD, Subpart XE, Subpart XF, Subpart XG, Subpart XH, Subpart XI, Subpart XJ, Subpart XK, Subpart XL, Subpart XM, Subpart XN, Subpart XO, Subpart XP, Subpart XQ, Subpart XR, Subpart XS, Subpart XT, Subpart XU, Subpart XV, Subpart XW, Subpart XX, Subpart XY, Subpart XZ, Subpart YA, Subpart YB, Subpart YC, Subpart YD, Subpart YE, Subpart YF, Subpart YG, Subpart YH, Subpart YI, Subpart YJ, Subpart YK, Subpart YL, Subpart YM, Subpart YN, Subpart YO, Subpart YP, Subpart YQ, Subpart YR, Subpart YS, Subpart YT, Subpart YZ, Subpart ZA, Subpart ZB, Subpart ZC, Subpart ZD, Subpart ZE, Subpart ZF, Subpart ZG, Subpart ZH, Subpart ZI, Subpart ZJ, Subpart ZK, Subpart ZL, Subpart ZM, Subpart ZN, Subpart ZO, Subpart ZP, Subpart ZQ, Subpart ZR, Subpart ZS, Subpart ZT, Subpart ZY, Subpart ZZ.

(1) Finding of No Significant Impact (FONSI) which the Responsible Entity may proceed to Disposition and publication of the FONSI per regulations found at 34 CFR Part 55, sec 55.11(a).

(2) Finding of Significant Impact (FSI) which the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 34 CFR Part 55, Subpart F or G.

Project Name: Lee County High School  
 Project Location: Lee County, Florida  
 Project Description: Construction of a new high school building  
 Project Start Date: 08/01/2020  
 Project End Date: 07/31/2021

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:** 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

	Code	Source or Documentation
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 and a public transportation bus stop is 0.2 miles from project site.
- Cultural Facilities	1	
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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.
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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 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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<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	There is a railroad in the railroad buffer but DNL of 49.71dbs 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 Jeanie Sutton 3/10/2020

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



<p>There are no known chemical hazards in the area. EPA monitors sites primarily for the presence of hazardous substances that could be released into the environment. There are no violations noted on the EPA website.</p>		<p>Explosive and Flammable Operations [24 CFR Part 55, Subpart E] Guidance: Explosive and flammable operations are prohibited in the vicinity of the site.</p>
<p>There are no EPA regulated sites in the immediate area (see attached map).</p>		<p>Toxic Chemicals and Radioactive Materials [24 CFR Part 55, Subpart F] Guidance: The project has no known or potential releases of toxic chemicals or radioactive materials.</p>
<p>There is a release in the central buffer but [24 CFR Part 55, Subpart G] does not require the removal of soils.</p>	A	<p>Noise, Vibration and Control [24 CFR Part 55, Subpart G] Guidance: The project has no known or potential releases of noise or vibration.</p>

Determination: The project has complied with all provisions of 24 CFR Part 55, Subpart E. The project has no known or potential releases of hazardous substances, explosives, or radioactive materials. The project itself is not a source of hazardous substances, explosives, or radioactive materials. The project is not a source of noise or vibration. The project is not a source of air pollution. The project is not a source of water pollution. The project is not a source of soil contamination. The project is not a source of any other environmental impacts. The project is not a source of any other environmental impacts. The project is not a source of any other environmental impacts.

(1) Finding of No Significant Impact (FONSI) whereby the Responsible Party may proceed to construction and publication of the FONSI per regulation found at 24 CFR Part 55, Subpart E.

(2) Finding of Significant Impact (FSI) whereby the Responsible Party must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 55, Subpart F or G.

3/1/20  
[Signature]  
[Signature]

Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Fraser  
Office of the County Attorney

[Signature]  
[Signature]  
[Signature]

**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.

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

	Code	Source or Documentation
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	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.
- Fire	1	A hospital is located 5.5 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	The closest Parks & Rec facility is 3.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Open Space	1	A regional library is located 6.4 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 and a public transportation bus stop is 1.0 miles from project site.
- Cultural Facilities	1	
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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).

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.
<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.



<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_offices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive</a>	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.
<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_offices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous</a>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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_offices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise</a>	A	There is a railroad in the railroad buffer but DNL of 48.33db 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 Joannie Sutton 3/10/2020

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





**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

	Code	Source or Documentation
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 and a public transportation bus stop is 1.8 miles from project site.

## Natural Features

	Code	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

	Code	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:** 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).

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>	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.

<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_offices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive</a>	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.
<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_offices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous</a>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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_offices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise</a>	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 Y. [Signature] 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:** 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.

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

	Code	Source or Documentation
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	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.
- 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 3.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Open Space	1	A regional library is located 0.3 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 0.7 miles from project site.
- Cultural Facilities	1	
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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).

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>	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.

<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	Noise generators are not located in the buffer zone for noise consideration.


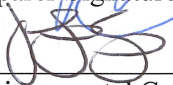
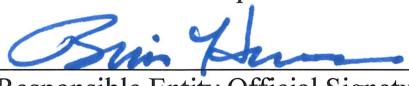
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannette Sutton 3/10/2020  
 Brian Hume Chair 3/18/2020



Approved as to Form for the  
Reliance of Lee County Only

By: Andrea Faser  
Office of the County Attorney

**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

	Code	Source or Documentation
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	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.
- Fire	1	A hospital is located 10.7 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 1.45 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Recreation	1	A regional library is located 1.2 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
- Cultural Facilities	1	The project is located in a developed and a public transportation bus stop is 0.58 miles from project site.
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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).

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>	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.

<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_offices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive</a>	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.
<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_offices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous</a>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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_offices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise</a>	A	Noise generators are not located in the buffer zone for noise consideration.

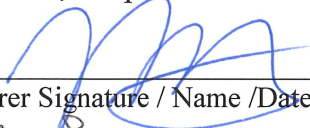

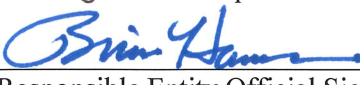
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 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:** 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

	Code	Source or Documentation
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	The project is located in a developed and a public transportation bus stop is 0.16 miles from project site.
Transportation	1	

## Natural Features

	Code	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

	Code	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:** 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
<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.

<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_offices/comm_planning/environment/review/explosive">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive</a>	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.
<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_offices/comm_planning/environment/review/hazardous">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous</a>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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_offices/comm_planning/environment/review/noise">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise</a>	A	Noise generators are not located in the buffer zone for noise consideration.

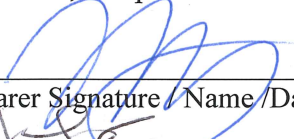
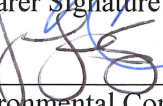

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Brian Hunter 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:** 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

	Code	Source or Documentation
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

	Code	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

	Code	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:** 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
<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.



<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>	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.
<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>	A	There are no EPA monitored sites in the immediate area (see attached map).
<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>	A	There is a railroad in the railroad buffer but DNL of 51.3715dbs is below the limit of 65dbs


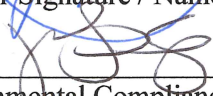
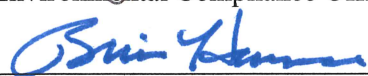
**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

Preparer Signature / Name / Date

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krjci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Chair 3/18/2020



Explosive and Flammable Operations [24 CFR Part 58, Subpart H] Guidance: The proposed project is not a "major" project of the type described in the regulations.	A	There are no known chemical hazards in the area. EPA monitored sites primarily consist of active industrial businesses that support the rail yards area. There were no violations noted on the EPA website.
Public Health and Radiological Hazards [24 CFR Part 58, Subpart I] Guidance: The proposed project is not a "major" project of the type described in the regulations.	A	There are no EPA monitored sites in the immediate area (see attached map).
Noise Abatement and Control [24 CFR Part 58, Subpart H] Guidance: The proposed project is not a "major" project of the type described in the regulations.	A	There is a railroad in the railroad buffer zone. [24 CFR Part 58, Subpart H] is below the limit of grade.

Intermittent: The project has been completed with all provisions of 24 CFR Part 58, Subpart I - Environmental Review Process. Environmental Assessment 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 Party may proceed to dissemination and publication of the FONSI per regulations found at 24 CFR Part 58, sec. 58.41(a).

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

Prepared by: [Signature] Date: 6/1/20

Approved as to Form for the  
Reliance of Lee County Only

By: [Signature]  
Office of the County Attorney

Responsible Party Official Signature of the Title  
[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.

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

	Code	Source or Documentation
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	
- Recreation	1	
- 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).

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>	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.

<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>	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.
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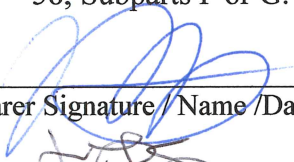
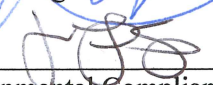

**Determination:** The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through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

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Preparer Signature / Name / Date

Environmental Compliance Officer/Date

Responsible Entity Official Signature / Title/ Date

 Jason Krejci 3/9/20  
 Jeannie Sutton 3/10/2020  
 Chair 3/18/2020



Approved as to Form for the  
Reliance of Lee County Only