



PASSARELLA & ASSOCIATES^{INC}

TO: Mr. Barry Ernst
FROM: Tim Durham
DATE: March 18, 2016
RE: Raptor Bay Towers
Project No. 16RBT2441

Passarella & Associates, Inc. (PAI) conducted several site visits in January 2016 on the Raptor Bay (Project) area being proposed for tower development. The purpose of the site visits was to map existing land cover and land uses, generally review the existing site conditions relative to existing development permits for the site, and gain sufficient understanding of the site in order to discuss the environmental conditions if necessary at an upcoming City hearing.

In addition, the location of a nest utilized by bald eagles (*Haliaeetus leucocephalus*) to the north of the Project site was observed during a separate visit to the general Project area. Review of this nest location, existing documents regarding required protection of the nest tree area, and an aerial overlay of the Primary Zone and Secondary Zones around the nest confirmed the area of Raptor Bay currently under consideration for tower development is well outside any required protection zones. Also, according to Florida Fish and Wildlife Conservation Commission (FWCC) and Raptor Bay Golf Course records, the nest was active from 2009 through 2012. Since 2013, the nest has not been utilized with the exception of an owl for a short period of time in 2014. The current nest is in disrepair.

A land use/land cover map utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) was developed for the site by PAI. A review of the resultant FLUCFCS mapping and the proposed development indicates the Project site is developed with fairways, greens, lakes, and related golf accessory uses. Development is planned only on the already-developed golf course. Wetlands on the western boundary were observed to not show signs of stress and appear to be maintained on a regular basis. The proposed development will not impact the existing conservation easement areas that contain wetlands or upland buffers.

On January 28, 2016, Mike Kirby, representing the City of Bonita Springs and I, spent several hours on the Project site reviewing existing site conditions, including the already developed golf course areas, remaining native vegetation areas, and adjacent mangrove areas not proposed for impacts. From this site inspection, the fact that extensive areas of land already developed as golf course would be available for alternative development (i.e., residential towers) without the need for impacts to native vegetation preservation areas or the adjacent mangrove community was evident. A single transitory bald eagle, perched on a pine tree along the edge of the mangrove

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area, was observed during this site visit. Such a sighting is not unusual in such a setting near Estero Bay. A subsequent review of known eagle nest locations, per FWCC records, did not indicate any new bald eagle nests within several miles of the Project site.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

PASSARELLA & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Timothy P. Durham', written over the company name.

Timothy P. Durham
Senior Ecologist

TPD/lis

FLUM



FLUCFCS CODES	DESCRIPTIONS
182	GOLF COURSE
321	SAW PALMETTO PRAIRIE
411	PINE FLATWOODS - PALMETTO UNDERSTORY
411/321	PINE FLATWOODS / PALMETTO PRAIRIE
416H	PINE FLATWOODS - GRAMINOID UNDERSTORY (HYDRIC)
4201	MESIC OAK STANDS WITH HIGH DENSE PALMETTO
427	LIVE OAK
428	CABBAGE PALM
513	DITCHES
525	LAKE
612	MANGROVE
617	MIXED WETLAND HARDWOODS
630	WETLAND FOREST MIXED
642	SALTWATER MARSH

