

LAND DEVELOPMENT

Services



BIRKITT
ENVIRONMENTAL
SERVICES, INC.



Birkitt Environmental Services, Inc. (Birkitt) has extensive experience with all aspects of land development, from start to finish. Birkitt provides cost-effective and responsive services to a variety of land development projects ranging from large Development of Regional Impact statements (DRIs) to small residential communities, commercial enterprises, and mixed use communities. Projects include rural, urban, and coastal land development.

Key Land Development Services Include:

- Birkitt specializes in a coordinated and strategic permitting approach to streamline the process resulting in lower costs and shorter overall timeframe.
- Our professional staff remains up-to-date on regulatory processes, policies, and land management and incentive programs to save cost and time.
- Birkitt has strong project management experience to coordinate and expedite consulting services and agency response
- Birkitt has extensive experience with all levels of state, federal, and local permitting, resource, and planning agencies throughout Florida.

Expertise to assist clients with Land Development includes:

- Regulatory review/permitting and planning approvals
- Ecological & Environmental Assessments (EA)
- Environmental Impact Statements (EIS)
- Development of Regional Impact statements (DRI)
- State and federal wetland and wildlife surveys
- Water quality and hydrographic studies
- Mitigation design
- Comprehensive planning and zoning support
- Governor and Cabinet approvals
- Litigation support and expert witness testimony
- Construction management

Land development experience includes:

- Residential Land Development
- Commercial and Industrial Land Development
- Mixed Land Use Development
- Marinas and Coastal Development
- Parks and Recreational Facilities
- Mitigation Banks and Mitigation

people and nature

The Reserve at Sweetwater Estuary

Birkitt is providing project management, environmental consulting, and permitting services, including the assessment of wetlands, threatened and endangered species, and biotic communities to complete the approximately 1,250 acre Reserve at Sweetwater Estuary development project. The project proposes LEED certified residential development (single and multi family), commercial space, and an Audubon International 18-hole Golf Course along the coast of Taylor County, Florida. The applicant is committed to an environmentally sensitive development that provides a viable commercial and residential waterfront community, integrating large natural resource conservation areas. Passive recreation access to the Gulf and forested wetlands on-site will include elevated boardwalks and a canoe/kayak launch. Significant areas of forested wetlands, springs, and wildlife corridors and habitat will become preservation/conservation areas. The wetlands assessment includes a wetlands jurisdictional delineation of the entire property based on NWI codes, aerial photographic interpretation, and selected ground-truthing; coordination with the USACE, FDEP, and Suwannee River Water Management District (SRWMD), and analysis of potential mitigation strategies for impacted wetlands in compliance with state and federal regulations. The Environmental Resource Permit (ERP) and the Section 404/10 permit applications have been submitted; the SRWMD approved the ERP application in June of 2008.

Harborview Marina

Birkitt is providing a detailed technical and permitting feasibility assessment and marina design services for a proposed marina along the shoreline of the Peace River in Charlotte County, Florida. The proposed project includes both a 25-30 acre private marina basin and a public boat ramp. Environmental consulting services include environmental permitting, threatened and endangered species evaluations, marine benthic community surveys, and biotic communities' assessments which were conducted to aid in the marina design. Extensive agency coordination is underway with the Southwest Florida Water Management District, and the U.S. Army Corps of Engineers, as well as several other regulatory agencies. Birkitt is also coordinating the engineering team to conduct the hydrodynamic modeling to assess if the proposed design meets the appropriate environmental regulations for marina design. Birkitt is also supporting the DRI ADA process.

Van Fleet Mixed Use Development

Birkitt is providing environmental consulting services for a greenfield cargo airport and mixed use development proposed on approximately 22,000 acres of previously mined lands in Hardee County, Florida. The project will require a DRI and state and federal environmental permits, as well as FAA approval. Key issues are wetlands, threatened and endangered species, and hydrology in addition to land planning. Birkitt evaluated the potential for occurrence of protected species and developed alternative approaches to detailed surveys to the Commission (FWC) and other regulatory and resource agencies. Birkitt is coordinating with other team members regarding airport design based on environmental considerations, impact assessment, safety considerations related to wildlife hazards, alternatives analyses, and preparation of necessary documentation. Support for the FAA approval process and preparation of an Environmental Assessment or EIS is also being provided.

Pasco County Parks & Recreation

Birkitt conducted a site analysis and provided assistance in the siting and signage of trails at the Boyette Road park site. Birkitt also conducted a threatened and endangered species survey and preliminary jurisdictional wetland delineation of approximately 143 acres located at Boyette and Overpass Roads, Wesley Chapel, Florida. Birkitt Environmental Services, Inc also conducted a site analysis and provided assistance in the planning of the Land O' Lakes Recreation Complex site. The site included approximately 40 acres located between Collier Parkway and 20 Mile Level Road, south of Plantation Palms Boulevard, Land O' Lakes, Florida.

Clear Channel Amphitheater

Birkitt conducted a site visit to determine the aerial extent and vegetative cover of wetlands and other surface waters on the Clear Channel Amphitheater site within the Florida State Fairgrounds, Hillsborough County, Florida. The property is located in east Hillsborough County, Florida, immediately adjacent to and south of the Interstate 4 right-of-way.

Park Place Mixed Use Development

Birkitt is providing environmental consulting services for the construction of a 302 acre mixed-use development project site in Tallahassee, Florida. Birkitt has developed UMAM assessments for all proposed wetland impacts onsite and has developed a mitigation plan detailing the construction/design, maintenance and monitoring of approximately 95 acres of wetland creation and restoration opportunities onsite. Additionally, Birkitt will orchestrate the use of approved offsite mitigation banks to supplement onsite mitigation. Birkitt is also responsible for extensive agency coordination with Leon County, the Northwest Florida Water Management District, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.