



June 23, 2018

Mr. Robert Knable, Planning Section Manager
Environmental Planning Section
Manatee County Building and Development Services Dept.
1112 Manatee Ave West, 4th Floor
Bradenton, Florida 34205

**RE: +6.28 "SR 64 HOTEL SITE", LOCATED S. OF SR 64 & E. OF 64 ST. CT. E.
MANATEE COUNTY PARCEL I.D. NOS. 1462310002 & 1462310242
ECOLOGICAL NARRATIVE – PROPOSED COMPREHENSIVE PLAN AMENDMENT**

Dear Mr. Knable:

As requested by the applicant, the subject ecological narrative has been prepared by Steinbaum and Associates, Inc. for the above referenced +6.28 acre project site pursuant to applicant's request for a small scale Comprehensive Plan Future Land Use Map amendment.

The project is south of State Road 64 and east of 64th Street Court East, within Sections 26 and 35, Township 34S, Range 18E (Manatee County, Florida).

Please refer to the proposed site plan prepared by Cavoli Engineering, Inc..

1.0 USDA / NRCS SOIL MAP UNITS

The U.S. Department of Agriculture (USDA)/National Resource Conservation Service (NRCS) Websoil Survey website depicts the following soil map units within the project vicinity:

- 20 EauGallie fine sand, 0 to 2 percent slopes
- 26 Floridana-Immokalee-Okeelanta association
- 40 Pinellas fine sand

2.0 DESCRIPTION OF ON-SITE HABITATS AND LAND COVER

On-site vegetation associations and land cover were characterized based on review of various ecological references [e.g. historic and current aerial photographs, USDA/NRCS Websoil Survey website, USGS Quadrangle Map (Lorraine, FL), U.S. Fish and Wildlife Service (FWS) National Wetland Inventory Map (NWI) Map, Manatee County Natural Resources GIS Interactive Map, field observations by Steinbaum and Associates, Inc. staff in June, 2018, and application of the Florida Land Use, Cover & Forms Classification System (FLUCFCS)]. Please refer to the attached Conceptual FLUCFCS Map, dated June 23, 2018.

2.0 DESCRIPTION OF ON-SITE HABITATS AND LAND COVER (CONTINUED)

A north-south overhead utility line was observed extending from component parcel I.D. No. 1462300003. Old cleared travel-ways and remnants of vagrant camps were noted throughout.

2.1 ON-SITE STATE/COUNTY JURISDICTIONAL WETLANDS

ESTIMATED STATE JURISDICTIONAL WETLAND STATUS

It is estimated that the subject site exhibits no State/County jurisdictional wetlands based on the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C.).

Historic aerial imagery reviewed back to 1973 indicates building structures and past alterations (e.g. ditching, pond excavation, vegetative clearing) on the subject property. Such historic alterations have likely contributed to inconsistencies between the estimated current absence of unaltered State/County jurisdictional wetland within vicinities of overlapping wetland soil map units depicted on the USDA/NRCS Soils Map for Manatee County.

The estimated historic conversion of wetland is supported by Manatee County's Natural Resources GIS Interactive Map, which for this location indicates wetlands change (from 1950 through 2007) as a "Loss".

OTHER SURFACE WATERS

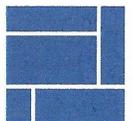
Estimated State jurisdictional other surface waters (OSW) features consist of two ponds and a ditch segment.

On-site ponds are classified "524 - Lakes Less Than 10 Acres" per FLUCFCS.

The ditch segment is classified "510 - Streams and Waterways (Ditch)" per FLUCFCS.

Impacts to estimated Other Surface Waters features are necessary to allow for site development.

Note that estimated State/County jurisdictional status discussed above is subject to approval by the State (e.g. Southwest Florida Water Management District).



2.2 UPLANDS

On-site uplands are characterized as “438 – Mixed Hardwoods” per FLUCFCS.

In general, the vegetation association is heavily invaded with exotic and invasive species.

Dominant hardwood species include varying proportions of Brazilian pepper (*Schinus terebinthifolius*), oaks (*Quercus virginiana* and *Q. laurifolia*), and slash pine (*Pinus elliottii*). Hardwoods occurring in subdominant to trace amounts include carrotwood (*Cupaniopsis anacardioides*), red cedar (*Juniperus virginiana*), Florida elm (*Ulmus americana* var. *floridana*), and queen palm (*Syagrus romanzoffiana*).

Sections of the understory are blanketed with air yam (*Dioscorea bulbifera*), a non-native species. Other ground cover species include invasive proportions of vines [e.g. greenbrier (*Smilax rotundifolia*), muscadine (*Vitis rotundifolia*)], Caesar-weed (*Urena lobata*), creeping ox-eye (*Wedelia trilobata*), and wild coffee (*Psychotria nervosa*).

3.0 ESTIMATED OFF-SITE HABITATS AND LAND COVER

Off-site habitats and land cover (within 500’ of the project boundary) were estimated from on-site perimeter vantage points and various references [e.g. historic and current aerial photographs, USDA/NRCS Websoil Survey website, and USGS Quadrangle Map (Lorraine, FL)]. Estimated off-site classifications were not directly field evaluated, may be inaccurate, may not correspond to existing zoning/agricultural classifications, and would be subject to approval by pertinent regulatory agencies. Dashed linework is used to depict estimated off-site FLUCFCS codes on the attached Conceptual FLUCFCS Map, dated June 23, 2018.

The subject site is situated within mostly urbanized/developed surroundings. Off-Site FLUCFCS codes include: “100 - Urban and Built-Up”, “191 - Undeveloped Land Within Urban Areas”, “147 - Mixed Commercial and Services”, “510 - Streams And Waterways (Ditches)”, and “524 - Lakes (Less Than 10 Acres)”.



4.0 LISTED SPECIES

4.1 LISTED SPECIES RESEARCH

Steinbaum and Associates, Inc. staff conducted research of various website resources for any documented wildlife species within the project vicinity that are considered endangered, threatened and/or species of special concern by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC), or afforded other specific protection through FWS and/or FWC guidelines. Such resources are as follows: Florida Natural Areas Inventory Map (FNAI) and FWC Eagle Nest Locator website.

Note that the FNAI Biodiversity Matrix Query Results (BMQR) “Unofficial Report” was reviewed for Matrix Units 25212 and 25477. These one-square mile matrix units encompass and extend beyond the project area. Matrix Unit 25477 overlaps the majority of the subject site, while Matrix Unit 25212 overlaps the westernmost portion. The BMQR results for Matrix Units 25212 and 25477 indicate no “documented elements”.

Regarding bald eagles, the FWC Eagle Nest Locator website identifies no bald eagle nests within 660’ of the subject project area. 660’ is the maximum eagle nest protection setback based on current FWC and FWS Bald Eagle Management Guidelines. Note that the FWC Eagle Nest Locator website data is current through the 2013-2014 nesting season for Manatee County (and does not include un-documented nests).

4.2 ON-SITE LISTED SPECIES SURVEY

Steinbaum and Associates, Inc. staff conducted an on-site general listed species survey on June 15, 2018 using recognized methods contained in "Standardized State-Listed Animal Survey Procedures for SWFWMD ERP Projects," published by FWC. The methodology entailed systematically walking pedestrian transects, and observing both understory and tree canopies for signs of listed species. The majority of pedestrian transects were oriented north-south and spaced an average of 70’ apart (allowing a 35’ visual reach per transect). Meandering transects were necessary due to physical obstacles and the dense, nearly impenetrable stands of Brazilian pepper. The project perimeter, ditch top of bank, and perimeters of on-site ponds were also walked.

The result of the June 15, 2018 on-site listed species survey is that Steinbaum and Associates, Inc. staff observed no state or federally protected species (nor signs of state or federally protected species) on the subject site.

As with any site, the occurrence and extent of listed species are subject to change.



SR 64 HOTEL SITE
ECOLOGICAL NARRATIVE – PROPOSED COMPREHENSIVE PLAN AMENDMENT
JUNE 23, 2018

Please contact me if you have any questions or need to discuss.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Steinbaum", followed by a horizontal line extending to the right.

Michele L. Steinbaum, President
Steinbaum and Associates, Inc.

Enclosure

cc: Rahul Patel

John Cavoli, P.E. (Cavoli Engineering, Inc.)

Robert M. Schmitt (Land Planning Associates, Inc.)





FLUCFCS KEY
 100 URBAN AND BUILT-UP
 147 MIXED COMMERCIAL AND SERVICES
 191 UNDEVELOPED LAND WITHIN URBAN AREAS
 438 MIXED HARDWOODS
 510 STREAM AND WATERWAYS (DITCHES)
 524 LAKES (LESS THAN 10 ACRES)

NOTES:
 1. BASED ON THE FLORIDA LAND USE, COVER & FORMS CLASSIFICATION SYSTEM (FLUCFCS)
 2. ALL INFORMATION DEPICTED ON THIS EXHIBIT IS CONCEPTUAL AND APPROXIMATE ONLY, AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
 3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCES AND GENERAL OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.



STEINBAUM AND ASSOCIATES, INC.
 P.O. BOX 15437
 SARASOTA, FLORIDA 34277
 PHONE: 941-921-2707 FAX: 941-921-2739

STATE ROAD 64 HOTEL SITE
 MANATEE COUNTY, FLORIDA

JUNE 23, 2018