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: 7-11 SITE @ SR64 AND 145TH STREET EAST  
PARCEL I.D. NOS. 569600159, 569200059, 568700359  
ECOLOGICAL NARRATIVE – PRELIMINARY SITE PLAN REVIEW

Dear Robert:

As requested by the applicant, Sered 64, LLC, the subject ecological narrative has been prepared by Steinbaum and Associates, Inc. for the above referenced ±8.17 acre site (inclusive of current ±2.56 acre 7-11 project area) pursuant to County Preliminary Site Plan review requirements.

The site is north of State Road 64 and west of 145th Street East, within Section 34, Township 34S, Range 19E (Manatee County, Florida).

Please refer to the proposed site plan prepared by Infrastructure Solution Services.

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:

- 7 - Canova, Anclote, and Okeclanta soils
- 30 - Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes

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 March and June, 2019, and application of the Florida Land Use, Cover & Forms Classification System (FLUCFCS)]. Please refer to the attached Conceptual FLUCFCS Map, dated July 29, 2019.
2.0 DESCRIPTION OF ON-SITE HABITATS AND LAND COVER (CONTINUED)

Historic aerial imagery reviewed back to 1978 indicates building structures and past alterations (e.g. vegetative clearing) on the subject property.

2.1 ON-SITE STATE/COUNTY JURISDICTIONAL WETLANDS

ESTIMATED STATE JURISDICTIONAL WETLAND STATUS

The site is estimated to exhibit two State/County jurisdictional wetlands areas (Wetland “A” and “B”) pursuant Chapter 62-340, F.A.C.. Note that a Petition for Formal State Jurisdictional Determination is currently under review for this project site.

Wetland “A” (±0.612 Acre)

Wetland “A”, located in the northeast section, is classified “617 – Mixed Wetland Hardwoods”. The historic parent wetland (including off-site portion) has been historically disturbed through pond excavation, ditching, and road construction. Such direct historic alterations (and development within the contributing watershed) have rendered the current remnant nature of Wetland “A”. The estimated on-site Wetland “A” limit has been flagged in the field by Steinbaum and Associates, Inc. staff in preparation for the State jurisdictional field review.

The west portion of Wetland “A” exhibits red maple (*Acer rubrum*), as well as subdominant proportions of Brazilian pepper (*Schinus terebinthifolius*). The understory is generally sparsely vegetated with ferns (e.g. *Blechnum serrulatum*, *Woodwardia virginica*) and lizard’s tail (*Saururus cernuus*).

The remaining easterly portion of Wetland “A” extends to the toe of slope of 145th Street East, and includes red maple, laurel oak (*Quercus laurifolia*), sweet bay (*Magnolia virginiana*), Brazilian pepper, and several Senegal date palm (*Phoenix reclinata*). Groundcover includes mixed ferns (*B. serrulatum*, *W. virginica*), philodendron vine (*Philodendron spp.*), and lizard’s tail.

Wetland “B” (±1.25 Acre)

The historic wetland limit associated with Mill Creek Subdivision [expired Environmental Resource Permit (ERP) 4301619.011)] overlapping the subject site is proposed for the wetland (Wetland “B”) in the west section. The project surveyor will be attempting placing flags in the field “paper to ground” to demarcate the proposed limit of Wetland “B” (labeled Wetland “F” on past survey documents found by the applicant’s civil engineer, Infrastructure Solution Services, in the aforementioned District file of record for Mill Creek Subdivision).
Wetland “B” (+1.25 Acre) Continued

The majority of on-site Wetland “B” is classified “630 - Wetland Forested Mixed”. Existing species include laurel oak, Florida elm (Ulmus floridana), red maple, sweetbay, and trace amount of live oak (Q. virginiana). Understory species include beak-rush (Rhynchospora spp.), chain fern, swamp fern, lizard’s tail, wild coffee (Psychotria nervosa), Boston fern (Nephrolepis exaltata), and intermittent saw palmetto (Serenoa repens) clusters.

A portion of Wetland “B”, characterized using the combined FLUCFCS code “600 – Wetland” / “740 - Disturbed Land”, borders the State Road 64 right-of-way. This low quality strip is herbaceous and is dominated by primrose willow (Ludwigia peruviana), an exotic.

2.2 OTHER SURFACE WATERS

A flow-way through Wetland “B” may be deemed other surface waters pending issuance of the State Jurisdictional determination.

The pond overlapping the north boundary (“524 – Lakes less Than 10 Acres”) is labeled SWF #B-2 on record drawings by Zoller, Najjar & Shroyer, LC obtained via the District’s WMIS for File of Record 4301619.011. This feature may not qualify as a State OSW feature if it is confirmed to be a State permitted stormwater management area. Note that a survey by the applicant’s surveyor (Darrell E. Gerkin, PSM, Inc.) labels the pond as associated with “premises described as pond easement in Exhibit ‘E’ in Special Warranty Deed recorded in Official Records Book 1967 at Page 3464.”

2.3 UPLANDS

100 – Urban and Built-Up / 740 – Disturbed Land

The east section of the site supports several building structures, a driveway, and outlying yard/landscaping. This historically altered area includes scattered oaks (Quercus spp.) and slash pine (Pinus elliottii). A sizeable ear tree (Enterolobium cyclocarpum), a non-native, exists in the east central section. The understory appears historically cleared and includes cultivated grass [e.g. St. Augustine grass (Stenotaphrum secundatum), bahia grass (Paspalum notatum)] and ruderal and/or non-native species [e.g. cogon grass (Imperata cylindrica), Spanish needles (Bidens pp.), dog fennel (Eupatorium capillifolium)].

An As-Built survey prepared by Zoller, Najjar & Shroyer, LC for Mill Creek Phases VII-B, C, D, and E (obtained from ERP 4301619.011) depicts an interconnected swale and pipe, mitered end sections, and an inlet (between SR 64 right-of-way and “SWF B-2”) east of the wetland boundary depicted on this survey. Infrastructure features (e.g. stormwater inlet with grate, man-
made swale, evidence of silt screen material) were observed in the field by Steinbaum and Associates, Inc. within vicinity of the wetland/upland boundary. Additionally, as evident on the enclosed 2006 aerial exhibit, the area east of Wetland “B” is disturbed. Due to the past disturbances and existing man-made features, said upland area east of Wetland “B” is included as area characterized “100 - Urban and Built-Up” / “740 - Disturbed Land”.

190 Open Land / 438 – Mixed Hardwoods

This area occurs centrally south of the pond. Dominant species include slash pine, live and laurel oak, and saw palmetto clusters. 1994 aerial photography depicts a historic signature (possibly an unimproved road) winding through this vegetative association. Due to such past alterations and the relatively open canopy, the combined FLUCFCS code “190 Open Land” / “438 – Mixed Hardwoods” is used.

3.0 PROPOSED TEMPORARY IMPACTS

Proposed temporary impacts discussed herein pertain only to the current 7-11 project area as any wetland and/or buffer impact needs for the balance of the site are not known at this time.

3.1 PROPOSED TEMPORARY WETLAND IMPACT

A minor and unavoidable temporary impact (±804 S.F.) to Wetland “A” has been designated by Infrastructure Solution Services to accommodate a sewer main. The sewer main will follow the eastern boundary of Wetland A and terminate in a proposed manhole at an existing wastewater stub for the project site. This routing of the main is along the wetland limit and therefore avoids severing the existing wetland. Note that the proposed routing also places the temporary impact in an already disturbed peripheral portion (near the fill slope of 145th Street East) where Brazilian pepper is prevalent.

The “footprint” of the temporary wetland impact area will be restored to pre-development grade. It is anticipated that existing hydrophytic species will recruit into and establish the temporary wetland impact area (especially where Brazilian pepper trees are removed in the sewer main path).

3.2 PROPOSED TEMPORARY WETLAND BUFFER IMPACT

Temporary impacts to the 30’ Wetland “A” buffer are necessary for a drainage outfall structure and the segment of the sewer main (discussed in Section 3.1), as follows:
3.2 PROPOSED TEMPORARY WETLAND BUFFER IMPACT (CONTINUED)

Drainage outfall structure: ±153 S.F.
Proposed wastewater connection: ±529 S.F.

The project civil engineer estimates (based on Derrell E. Gerkin, PSM, Inc. tree survey data) that the sewer main will necessitate removal of three oak trees. For this reason, 6 three gallon live oak (2:1 tree replacement ratio) are proposed to be installed within portions of the wetland buffer outside the installed sewer main.

4.0 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 July 29, 2019.

The subject site is situated within mostly urbanized/developed surroundings. Off-Site FLUCFCS codes include: “100 - Urban and Built-Up”, “140 - Commercial And Services”, 211 - Improved Pastures”, “213 - Woodland Pastures”, “524 - Lakes (Less Than 10 Acres)”, and “814 - Roads And Highways”.

5.0 LISTED SPECIES

An on-site listed wildlife species survey was conducted by Steinbaum and Associates, Inc. on March 11, 2019. The associated research (Section 5.1) and field work (Section 5.2) were overseen by me (Senior Ecologist and President of Steinbaum and Associates, Inc.). I have performed copious wildlife surveys (including species-specific studies), and have prepared a wide range of listed species related analyses (including species-specific analyses) relating to FWS and FWC permitting and other agency reviews.

5.1 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
5.1 LISTED SPECIES RESEARCH (CONTINUED)

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 26557 and 26831. These one-square mile matrix units encompass and extend beyond the project area. Matrix Unit 26831 overlaps the majority of the subject site, while Matrix Unit 26557 overlaps the westernmost portion. The BMQR results for Matrix Units 26557 and 26831 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 2016-2017 nesting season for Manatee County (and does not include un-documented nests).

5.2 ON-SITE LISTED SPECIES SURVEY

Steinbaum and Associates, Inc. staff conducted an on-site general listed species survey on March 11, 2019 using standardized and recognized methods.

The methodology entailed systematically walking pedestrian transects (established through uplands and wetlands), 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) through uplands. However, transects were somewhat curvilinear in nature to navigate physical obstacles (trees, buildings). The project perimeter, wetland perimeters, and ditch top of bank through Wetland “B” were also walked.

The result of the March 11, 2019 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.
Please contact me if you have any questions or need to discuss.

Sincerely,

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

Enclosures
cc: Christopher Kiritsis (Sered 64 SR, LLC)
    Mark W. Mueller (Infrastructure Solution Services)
NOTES:
1. ALL INFORMATION DEPICTED ON THIS EXHIBIT IS CONCEPTUAL AND APPROXIMATE ONLY, AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
2. WETLAND "B" LIMIT SHOWN APPROXIMATES HISTORIC WETLAND LIMIT (FOR WETLAND "F") ASSOCIATED WITH MILL CREEK SUBDIVISION
3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCES AND GENERAL OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.