

# McClure Parcel B, Environmental Narrative Report

January 2019



## Document Information

Prepared for           KB Home Tampa Division  
Project Name           McClure Parcel B, Environmental Narrative Report  
Project Number        E215015905  
Project Manager       John Bailey  
Date                    January 2019

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# Introduction

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This report was prepared by Cardno, Inc. (Cardno) on behalf of KB Home (Applicant) in order to provide the environmental information necessary to evaluate the project for conformance with permitting criteria of Manatee County Development Review Services and the Southwest Florida Water Management District (SWFWMD). This report describes the wetland and wildlife resources present on the project site and the measures taken to avoid and minimize impacts to wetlands to the extent practicable. No impacts to wetlands are required to construct the project. Approximately 6.23 acres of upland cut drainage ditches will be required to construct access roads and lots.

## 1 Project Description and Purpose

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The McClure, Parcel B, Project (Project Site) is proposed as a residential development with supporting infrastructure, and community amenities by KB Home on approximately ±129 acres. The project site is located in Section 24, Township 33 South, Range 18 East; Manatee County, FL, at 10400 Moccasin Wallow Road (Location Map, Quad Map, and Aerial Image). The current total plan of development for the project has been designed to provide for the infrastructure, i.e., transportation access, surface water management, and utility services that will be required by the development.

## 2 Site Description & Existing Conditions

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The project area is approximately 129 acres and is comprised of a mix of upland and wetland habitats. The Project Site is characterized as undeveloped lands, historically utilized for agriculture, particularly row crops. The site is bounded by undeveloped remnant historic agriculture fields and Moccasin Wallow Road at the southern property boundary. No regionally significant parks or preserves are present surrounding the Project Site. All wetlands on the site were delineated by Cardno based on the methodology included in FAC 62-340. The Cardno wetland boundaries were field reviewed and approved by the SWFWMD Formal Wetland Determination No. 42044458.000 issued December 23, 2019 and are shown on the attached Wetlands Map.

Cardno inspected and mapped the onsite habitats and described each using the Florida Land Use Cover Forms and Classification System (FLUCFCS, Florida Department of Transportation 1999) (Land Use Map). The site conditions are detailed in the following paragraphs.

### Other Open Lands (FLUCFCS 260)

These areas dominate the land use within the Project Site. Overall, this habitat type consists of pasture grasses including Bahia grass (*Paspalum notatum*), smutt grass (*Sporobolus indicus*), and Bermuda grass (*Cynodon dactylon*). Other species include various broomsedges (*Andropogon* spp.), lantana (*Lantana strigocamra*), cogon grass (*Imperata cylindrica*), primrose willow (*Ludwigia octovalvis*), Caaserweed (*Urena lobata*), rag weed (*Ambrosia artemisiifolia*), dog fennel (*Eupatorium capillifolium*), and flat top goldenrod (*Euthamia caroliniana*).

### Hardwood Conifer Mixed (FLUCFCS 434)

These forested areas are generally associated with the mixed forested wetlands that occur within the Project site. Within this habitat type the canopy is dominated by laurel oak (*Quercus laurifolia*) and, to a lesser extent, slash pine (*Pinus elliotii*). Other canopy species include cabbage palm (*Sabal palmetto*), water oak (*Quercus nigra*), live oak (*Quercus virginiana*), and red cedar (*Juniperus virginiana*). The shrub

layer consists of wax myrtle (*Morella cerifera*) and low growing cabbage palm. Herbaceous cover is relatively sparse throughout these areas due to the thick canopy cover and heavy leaf litter.

#### Ditches (FLUCFCS 510)

A network of upland-cut agricultural drainage ditches have been constructed throughout the property. At the time of the site survey, all ditches contained water, generally over 24-inches in depth. These ditches were dominated by cattail (*Typha latifolia*) and primrose willow (*Ludwigia peruviana*). Historically the ditches were constructed to provide hydrologic regime control and dewatering of the wetlands for the production of row crops. Six of the seven wetlands on the site have rim ditches, these are included within this habitat type. Because of the water depth and overgrown nature of the ditches, they do not provide suitable foraging habitat for wood storks.

#### Wetland Forested Mixed (FLUCFCS 630)

There are seven wetlands within the Project Site (Wetlands Map). In their current condition, the wetlands within the Project site have all been hydrologically altered by the drainage ditch network that was constructed to lower the water table on the property to improve its suitability for agriculture. The edge of the majority of the wetlands on the property consist of dense thickets of Brazilian pepper (*Schinus terebinthifolius*). The majority of the wetland have a canopy that is primarily dominated by red maple (*Acer rubrum*), but also contains species such as sweet bay (*Magnolia virginiana*), laurel oak, water oak, Chinese tallow tree (*Sapium sebiferum*) and cabbage palm. Shrub cover is moderate overall with pockets of very dense stands. The shrubs within the wetland consist of scattered shiny lyonia (*Lyonia lucida*), salt bush (*Baccharis halimifolia*), cabbage palm, elderberry (*Sambucus nigra* var. *canadensis*), and wax myrtle. The herbaceous vegetation within these systems consists of various ferns including chain fern (*Woodwardia virginica*), cinnamon fern (*Osmunda cinnamomea*), and swamp fern (*Blechnum serrulatum*). Along the outskirts of the wetlands, Boston fern (*Nephrolepis exaltata*) occurs within the herbaceous layer with dense stands of Brazilian pepper providing the dominant cover. At the time of the survey event, standing water was present and soils were mucky, moist, and hydric indicators including lichen lines, moss collars, and adventitious roots were observed.

### **3 Wetland Impact Area Justification and Descriptions**

The Project Site is proposed as a single-family residential development with supporting infrastructure, and community amenities by KB Homes on approximately 129 acres. There is a total of approximately 18.85 acres of wetlands and 7.83 acres of upland cut ditches within the Project Site. All impacts to wetlands have been avoided in the development of the site plan. However, in order to construct the access roads and finish side slopes of some of the residential lots, approximately 6.23 acres of impacts to upland-cut drainage ditches will be required (Site Plan/Ditch Impact Map). It is not possible to develop an economically feasible project and avoid the drainage ditches. As described above, the ditches are overgrown with invasive species. Further, the filling of the drainage ditches will likely result in a hydrologic improvement to the wetlands.

## 4 Wetland Mitigation

As the only impacts required to construct the project are to agricultural drainage ditches, no wetland mitigation is proposed.

## 5 Listed Species

As part of the site review of upland and wetland habitats within the site, Cardno ecologists conducted a listed species survey consisting of meandering pedestrian transects and a 15 percent gopher tortoise survey. As many species are cryptic, particular attention was paid to cavities, snags, burrows, tracks, scat, etc. The 15 percent gopher tortoise survey was conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent from Cardno. No gopher tortoises or their burrows were observed. No other listed species or evidence thereof was observed during the site review. The following is a discussion of listed species with the potential to occur in the geographic area of the project site.

### Eastern Indigo Snake

The eastern indigo snake (*Drymarchon corais couperi*) is wide-ranging and may be expected in a wide variety of habitats at low densities. Utilizing the *Eastern Indigo Snake Programmatic Effect Determination Key* (USFWS 2017) yielded the following progression: A (Not Open Water) > B (Permit conditioned for *Standard Protection Measures*) > C (Refugia are not present). Based on the progression through the Key, consultation between the ACOE and the U.S. Fish and Wildlife Service is not required for a "not likely to adversely affect" determination based on the *Effect Determination Key for the Eastern Indigo Snake*. Adherence to the FWS *Standard Protection Measures for Eastern Indigo Snakes* during construction will minimize potential impacts to the eastern indigo snake should they occur in or adjacent to the project area.

### Bald Eagle

Although not listed as threatened or endangered, the bald eagle (*Haliaeetus leucocephalus*) is afforded protection through the Bald and Golden Eagle Protection Act. During the site review, there were no observed eagles and no evidence of bald eagles nesting on or immediately adjacent to the Project Site. A review of the FWC bald eagle nest locator database indicates that the nearest nest (MN054) is located approximately one mile to the southeast, well outside of state and federal protection zones (660 feet) for the nest location.

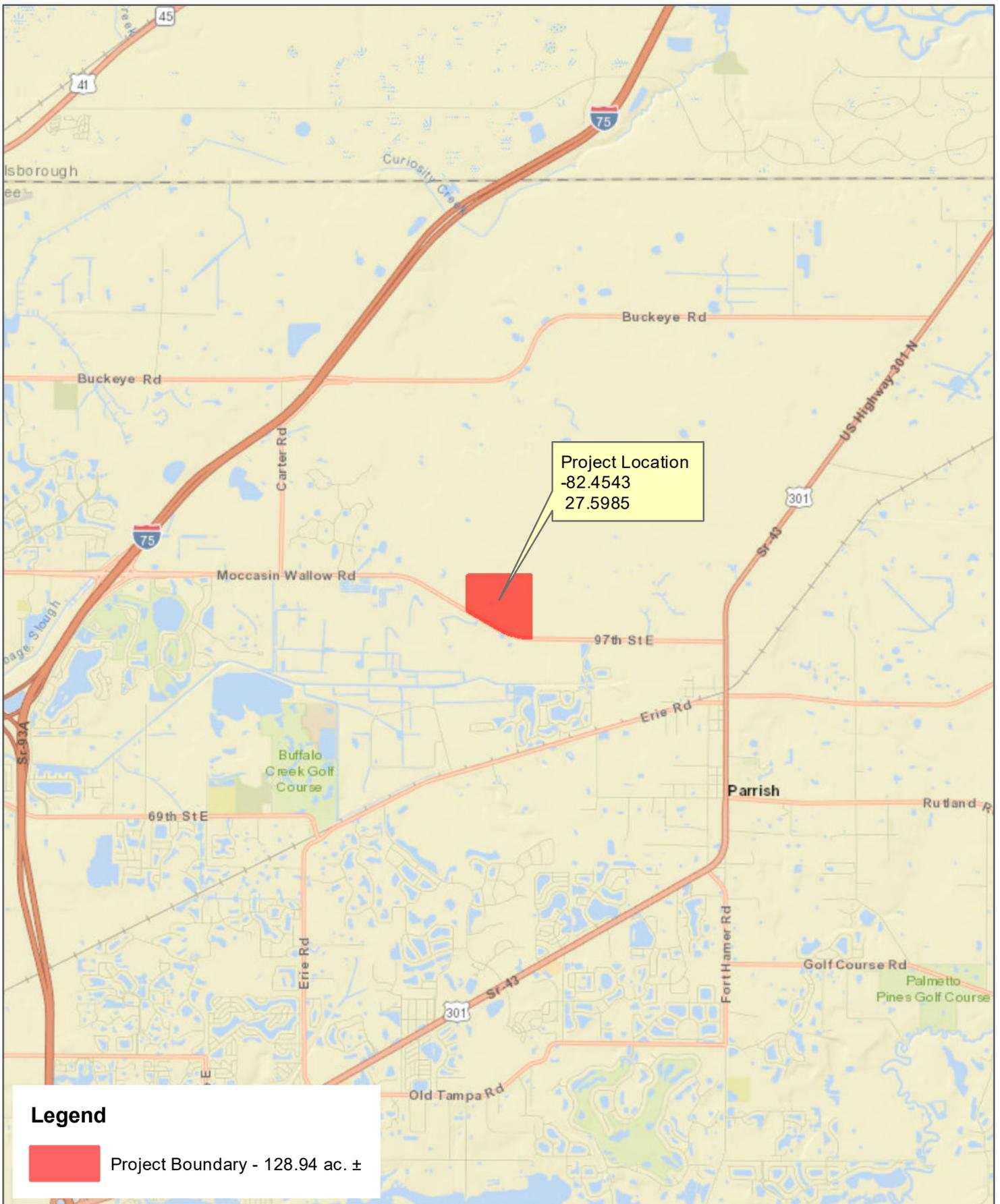
### Wood Stork

The wood stork (*Mycteria Americana*) is listed as Endangered by both the U.S. Fish and Wildlife Service (FWS) and FWC. This species nests colonially in a variety of inundated forested wetlands and forages mainly in shallow water in freshwater marshes, swamps, ponds, flooded pastures and ditches. Cardno reviewed the FWS wood stork active colony and Core Foraging Area (CFA) data; it was determined that one wood stork rookery CFA boundary overlaps the project area, the Ayers Point – Dot Dash rookery (Atlas 615113). This rookery is located 8.0 miles from the Project Site. Considering current site conditions, the density of vegetation and the high water levels within the ditches, the site drainage ditches do not appear to provide suitable foraging habitat and no impacts to on-site wetlands are proposed.

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## Listed Species Summary

Because of the relatively high density of roads, the highly disturbed condition of the habitat and the absence of gopher tortoise burrows on the project site, the potential for the eastern indigo snake to occur within the project area is very low; however the applicant has no objection to adhering to the standard protection measures for this species as approved by the FWS. Because of the lack of appropriate foraging habitat onsite and the absence of suitable nesting trees on or near the Project Site, the likelihood of a bald eagle nest is very low. Consequently, bald eagles should not pose constraints to site development so long as a new nest is not constructed within 660 feet of the site. Although none were observed, some species of listed wading birds may use on site wetlands as foraging grounds however no impacts to wetlands are proposed and the on-site ditches do not provide suitable foraging habitat. Regionally common listed wading birds, e.g., wood stork, little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), white ibis (*Eudocimus albus*), may be expected to use the wetlands and surface waters on the site for foraging or loafing when conditions are favorable. No other listed species or evidence thereof, such as scat, tracks, cavities, burrows, nests, were observed. Historic Properties



Project Location  
 -82.4543  
 27.5985

**Legend**

Project Boundary - 128.94 ac. ±

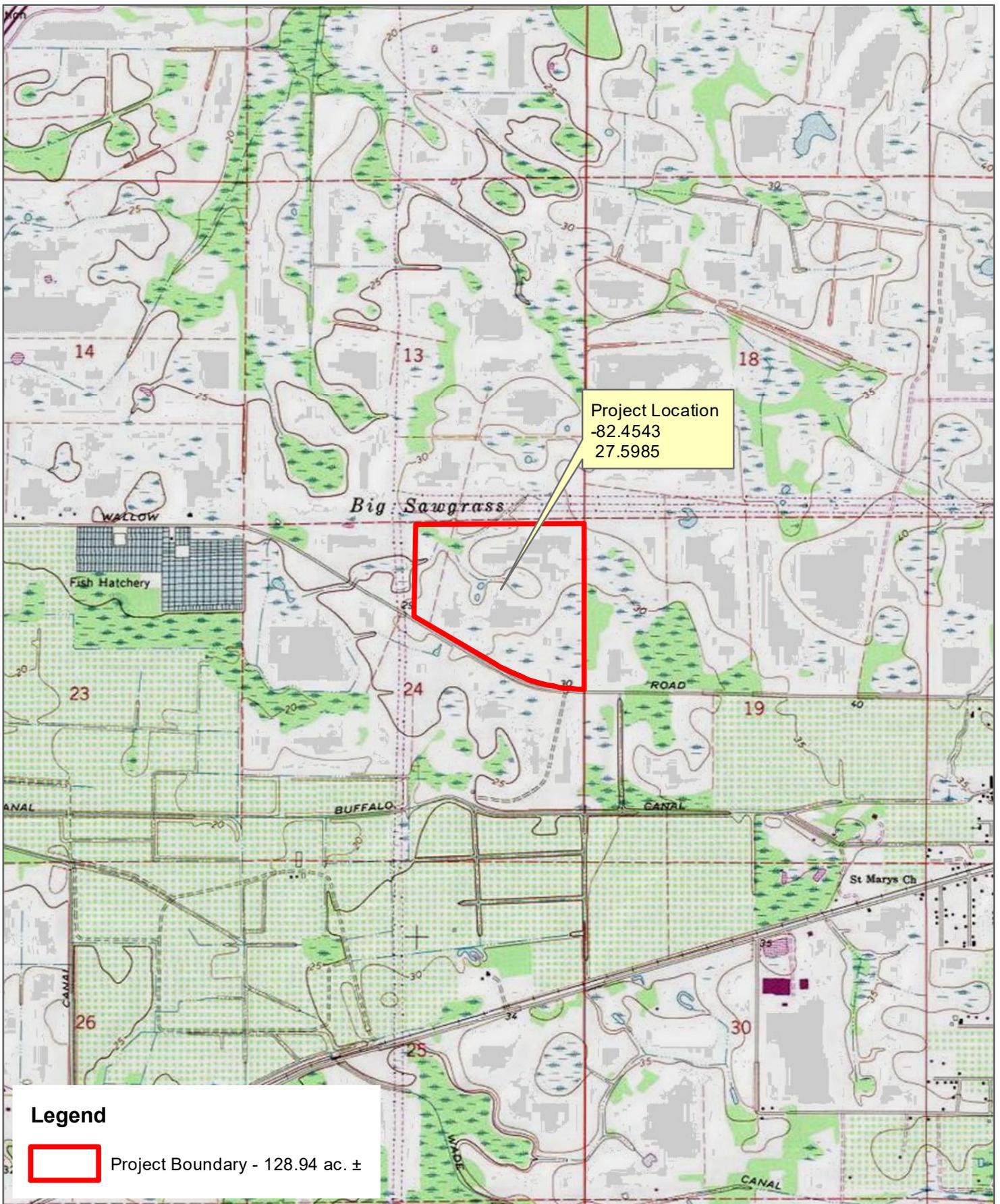
Image: ESRI  
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 Twp 33 S  
 Rng 18 E

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**Location Map**  
 McClure Moccasin Wallow Property - Parcel B  
 Manatee County, Florida



3905 Crescent Park Drive, Riverview, FL 33578 USA  
 Phone (+1) 813-664-4500 Fax (+1) 813-664-0440  
 www.cardno.com



Project Location  
 -82.4543  
 27.5985

**Legend**

 Project Boundary - 128.94 ac. ±

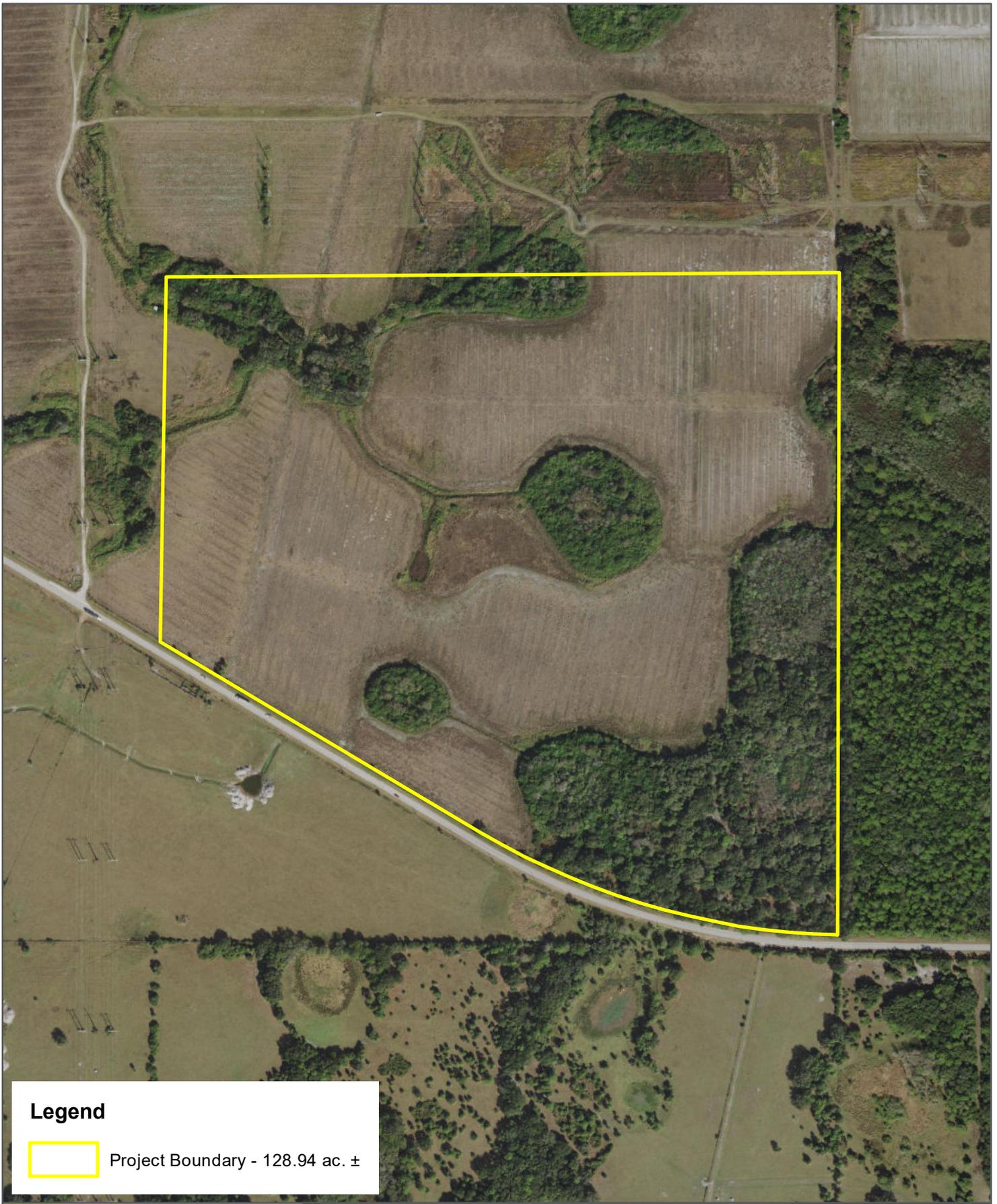
Image: ESRI  
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**Quad Map**  
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## Legend

 Project Boundary - 128.94 ac. ±



Image:2017

Data Source:

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## Aerial Map

McClure Moccasin Wallow Property - Parcel B  
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### Legend

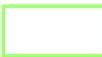
-  Project Boundary - 128.94 ac. ±
-  260 - OTHER OPEN LANDS <RURAL> - 85.78 ac. ±
-  434 - HARDWOOD CONIFER MIXED - 16.49 ac. ±
-  510 - DITCHES - 7.83 ac. ±
-  630 - WETLAND FORESTED MIXED - 18.86 ac. ±

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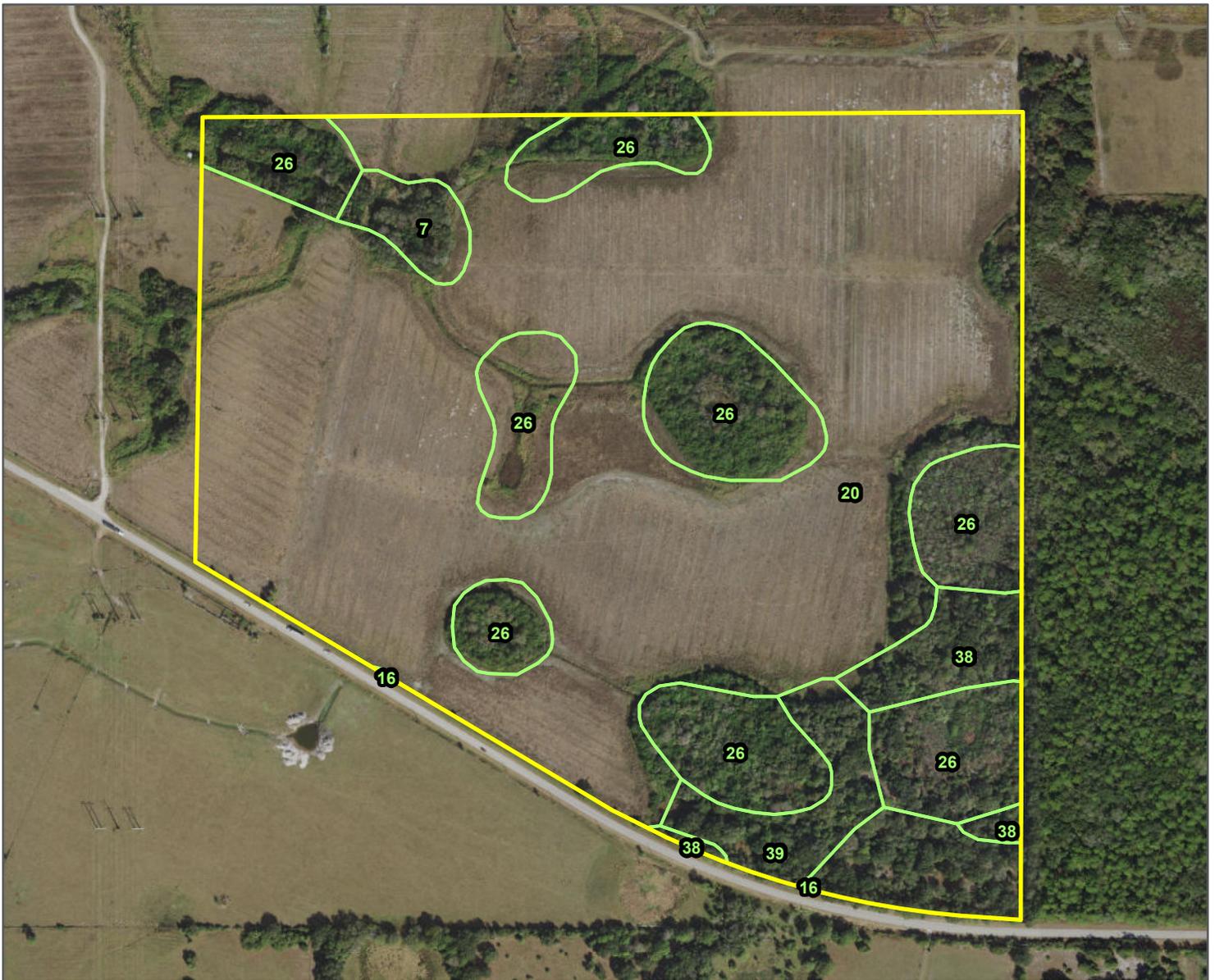
## Land Use Map

### McClure Moccasin Wallow Property - Parcel B

### Manatee County, Florida



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### Legend

- Project Boundary - 128.94 ac. ±
- 7 - CANOVA, ANCLOTE, AND OKEELANTA SOILS - 2.12 ac. ±
- 16 - DELRAY COMPLEX - 0.06 ac. ±
- 20 - EAUGALLIE FINE SAND, 0 TO 2 PERCENT SLOPES - 92.17 ac. ±
- 26 - FLORIDANA-IMMOKALEE-OKEELANTA ASSOCIATION - 26.67 ac. ±
- 38 - PALMETTO SAND - 3.73 ac. ±
- 39 - PARKWOOD VARIANT-CHOBEE, LIMESTONE SUBSTRATUM-PARKWOOD COMPLEX - 4.19 ac. ±

Image: 2017  
Data Source:

Sec 24  
Twp 33 S  
Rng 18 E

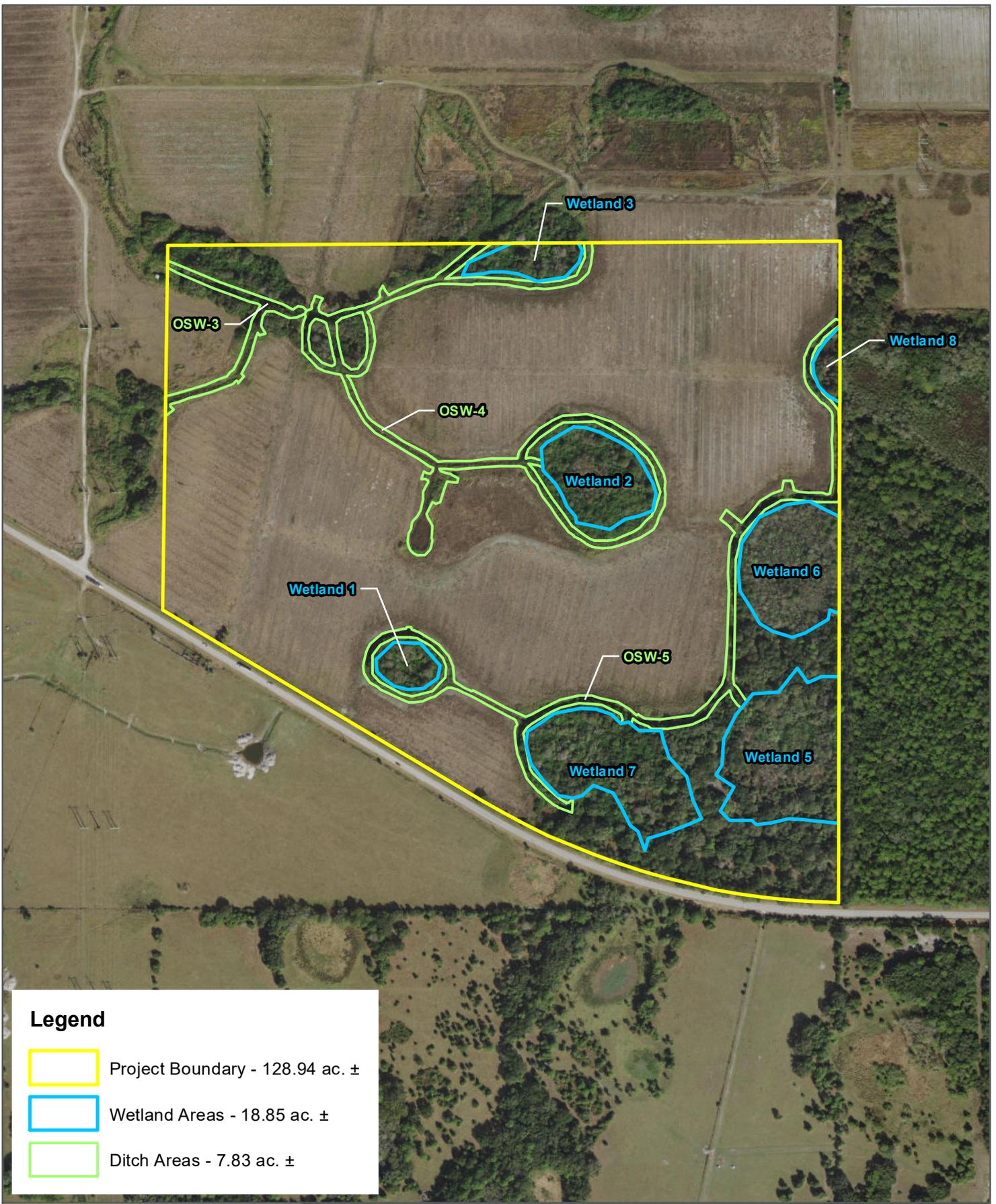
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## NRCS Soils Map

### McClure Moccasin Wallow Property - Parcel B Manatee County, Florida



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**Legend**

- Project Boundary - 128.94 ac. ±
- Wetland Areas - 18.85 ac. ±
- Ditch Areas - 7.83 ac. ±

Image: 2017  
 Data Source:  
 Sec 24  
 Twp 33 S  
 Rng 18 E

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**Wetland Map**  
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 Manatee County, Florida



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**Legend**

- Project Boundary - 128.94 ac. ±
- Wetland Areas - 18.85 ac. ±
- Ditch Areas - 7.83 ac. ±
- Ditch Impact Areas - 6.23 ac. ±
- Site Plan

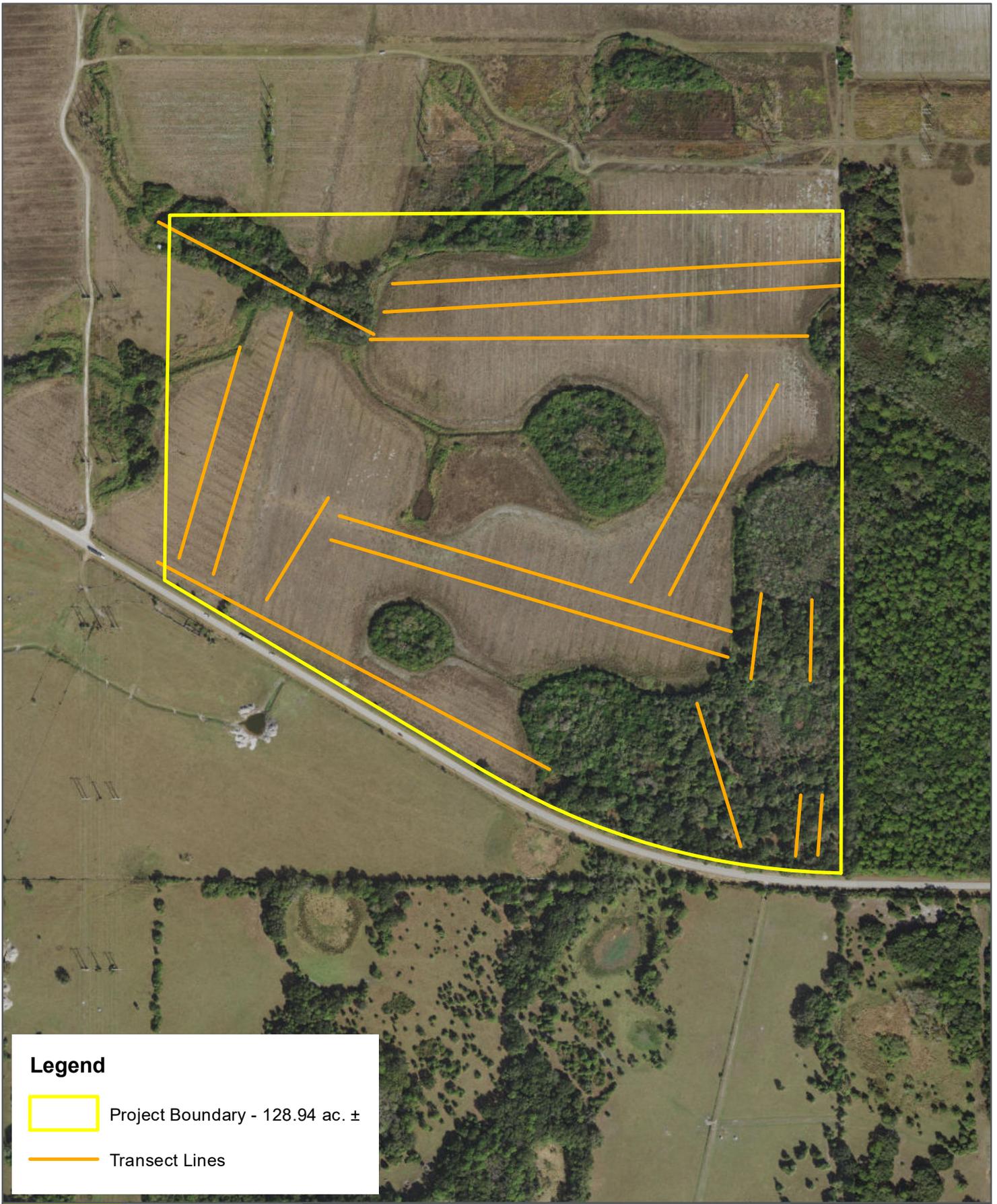
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**Site Plan/Ditch Impacts Map**  
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**Legend**

 Project Boundary - 128.94 ac. ±

 Transect Lines

Image: 2017  
 Data Source:  
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**15% GT Survey Map**  
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