



**SMITH PARCEL**

**SARASOTA COUNTY REZONE  
ENVIRONMENTAL NARRATIVE**

September 2023

Prepared for:  
D.R. HORTON  
5901 N. HONORE AVE. STE 250  
SARASOTA, FL. 34243

Prepared by:  
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## Introduction

Kimley-Horn has prepared the following environmental report in support of a Sarasota County rezone. The applicant (DR Horton) is seeking a zoning amendment from OUR (Open Use Rural) to RSF-2/PUD (Residential Single Family-2/Planned Unit Development). The project area is 49.13+/- acres and is located south of Palmer Blvd. and southeast of Raymond Road in Section 30, Township 36S, Range 20 East Sarasota County. This report contains a description of the subject parcel, a discussion of environmental constraints to development, and FLUCCS land use classification of the site. Findings in this report are based on a review of existing entitlements and available information, including wildlife databases, soil surveys, and aerial photography, as well as site visits conducted in April 2023.

## METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the NRCS Web Soil Survey for Sarasota County, Florida, and documentation of the soil characteristics on site.
- Research of Sarasota County, and various State and Federal databases regarding protected wildlife species.

## Project Area Description

Upland portions of the project area are comprised mainly of improved pasture with cattle, and two (2) residential single-family dwellings with detached barn structures. Vegetation within the improved pasture area is dominated by bahia grass (*Paspalum notatum*) and other low growing forages with scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliotii*), and cabbage palms (*Sabal palmetto*).

## Wetland and Surface waters

No wetlands were observed on-site. Surface water habitats observed include excavated other surface water (OSW) ponds, and 2 drainage ditches which appear to extend offsite along the property boundary to the south and east. There is no vegetation within the upland excavated surface water ponds. Please see the attached FLUCCS Habitat Map for the locations of onsite habitats described above.

## Grand Trees

One live oak tree has been identified on the property that meet Grand Tree status per Sarasota County Code Section 54-586. Please see FLUCCS map for approximate location. This tree is shown on the development concept plan as being protected.

## USDA-NRCS Soil Types:

According to the current Natural Resources Conservation Service (NRCS) web soil survey <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> for Sarasota County, there are two (2) soil type designations found within the project boundary. Refer to the 'NRCS Soils Map' which depicts the mapped soil locations. Hydric and Non-hydric soil designations are based on the Soils of Florida Handbook, Third Edition, published March 2001. They are as follows:

- 59 - Floridana mucky fine sand (hydric)
- 60 - Floridana-Gator soil (hydric)

### PROTECTED SPECIES

Kimley-Horn has reviewed the project area for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Preliminary wildlife and habitat assessments have been conducted on this property, the most recent of which being conducted by Kimley-Horn Senior scientists in April 2023.

Kimley-Horn environmental scientists reviewed online listed species databases to identify species known to exist within the project's geographic area, including the Florida Native Areas Inventory (FNAI) Biodiversity Matrix and the Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator.

### FNAI Biodiversity Matrix

In addition to the previous listed species evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare plants, animals, and natural communities in the vicinity of the project area. The most "likely" species to occur in the vicinity of the project as listed by FNAI (Matrix Units 26003,26274) is the Wood Stork (*Mycteria americana*) and Eastern Indigo Snake (*Drymarchon couperi*).

The table below lists both the species that are likely and or have a potential to utilize the project area, results of the preliminary surveys, and results from the updated survey.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Updated Survey
Wood Stork	<i>Mycteria americana</i>	E/FT	Likely (FNAI)	Not observed
Burrowing owl	<i>Athene cunicularia floridana</i>	NL/T	Potential (FNAI)	Not observed
Eastern Indigo snake	<i>Drymarchon couperi</i>	T/FT	Likely (FNAI)	Not observed
Gopher Tortoise	<i>Gopherus polyphemus</i>	NL/T	Potential (FNAI)	No active borrows observed
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Migratory Bird/NL	Potential (USFWS)	No nest located near the project area
Florida Bonneted Bat	<i>Eumops floridanus</i>	E/T	Potential (USFWS)	Not observed
Crested Caracara	<i>Caracara cheriway</i>	T/FT	Potentially observed offsite	Not Observed

**Wood Stork (*Mycteria americana*) and Wading Birds**

The wood stork is listed as “Endangered” by the USFWS. According to USFWS data, the project does fall within the Core Foraging Areas (CFA) for the Blackburn Bay Rookery (Atlas No.615301) located approximately 12.3 miles northwest from the project boundary. Although there is limited foraging habitat on the site, no evidence of nesting was observed within the project area by wood stork, sandhill cranes (*Antigone canadensis*), or any other protected wading birds.

**Florida Burrowing Owl (*Athene cunicularia floridana*)**

Florida Burrowing Owls are usually located within open prairie type landscapes with little to no understory vegetation. The bulk of the uplands on the subject property consist of historically disturbed vegetated lands with little to no understory vegetation. The site was evaluated on numerous visits to the site by environmental scientists with Kimley Horn and no evidence of Florida Burrowing Owls or their burrows have been identified on the project site.

**Eastern Indigo Snake (*Drymarchon couperi*)**

The eastern indigo snake is listed as “Threatened” by both the USFWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area.

**Gopher Tortoise (*Gopherus polyphemus*)**

The environmental scientists for this project did not observe any potentially active gopher tortoise burrows on-site during the preliminary listed species survey. A 100% gopher tortoise survey will be conducted prior to construction. If any gopher tortoises are observed during the survey a relocation permit from FWC will be obtained and remove all gopher tortoises within the project area. Typically, this is completed 90 days prior to construction to begin.

**Bald Eagle (*Haliaeetus leucocephalus*)**

A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nests located within 660 feet of the parcel, the closest eagle nest SA054 is located approximately 0.66 miles to the west of the property. During the field surveys, no bald eagle nests were observed within or adjacent to the project boundary. Should a bald eagle nest be located within 660 feet of the project area, the appropriate U.S. Fish & Wildlife Service (USFWS) consultation will occur, and permits acquired, if necessary.

**Florida Bonneted Bat (*Eumops floridanus*)**

The Florida bonneted bat is listed as “Endangered” by the USFWS. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods. A limited roost survey will need to be conducted on the site prior to site and development submittal.

**Crested Caracara (*Caracara cheriway*)**

The Florida population of crested caracara inhabits dry or wet prairie areas with scattered cabbage palms (*Sabal palmetto*). Breeding occurs from September to April and nests are constructed in the tops of shrubs or trees. The crested caracara is listed as “Threatened” by both the FWS and FWC. No evidence of this species foraging or nesting within any of the onsite habitats was observed within or adjacent to the project area during the field reviews.

No listed species were observed utilizing onsite habitats within any of the field surveys of the project area.

If we can provide additional clarification or information, please do not hesitate to call.

Sincerely,



Todd W. Hershfeld  
Environmental Scientist







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## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

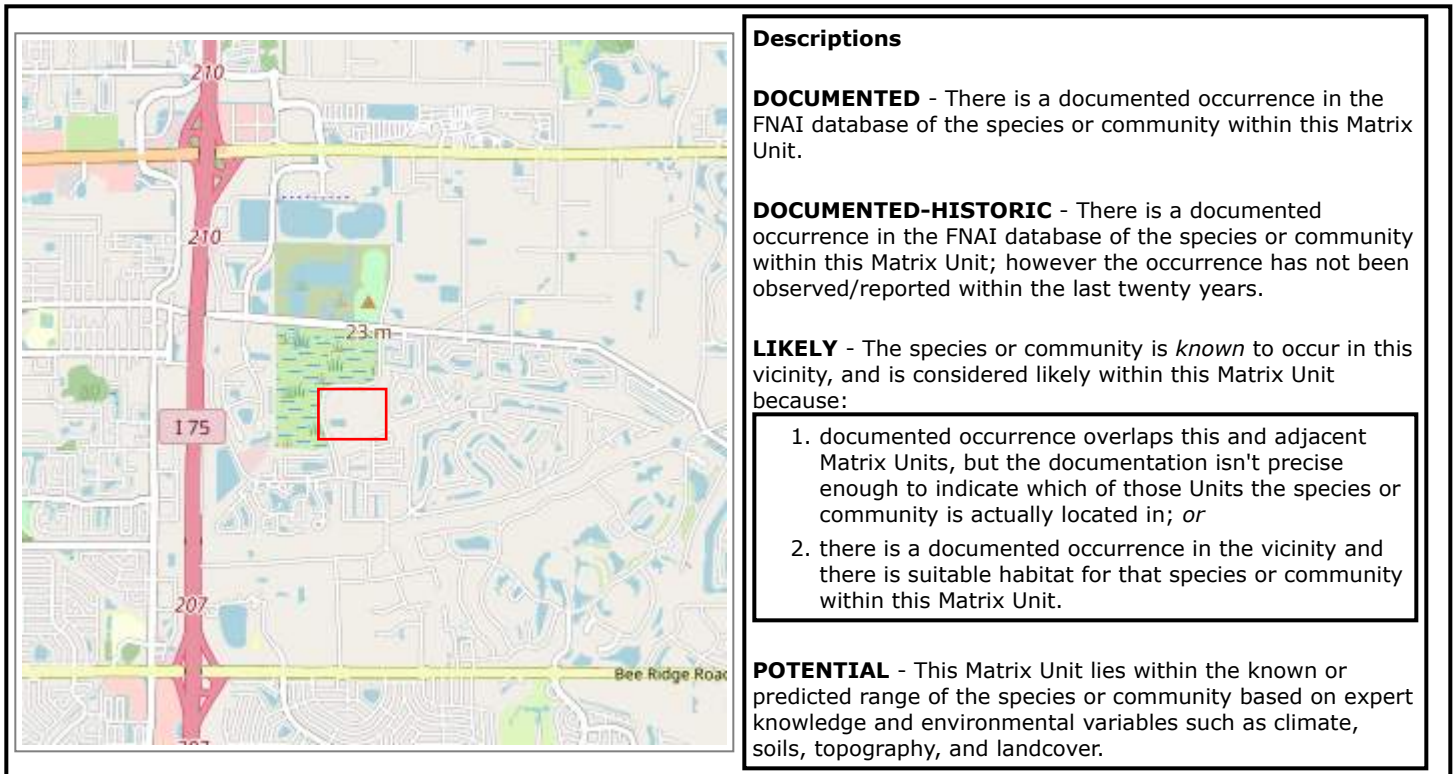
#### UNOFFICIAL REPORT

Created 4/24/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

### Report for 2 Matrix Units: 26003 , 26274



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 26003

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Lythrum flagellare</i> lowland loosestrife	G3	S3	N	E

0 Documented-Historic Elements Found

1 Likely Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT



**Matrix Unit ID: 26274****1 Documented** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Haliaeetus leucocephalus</a> Bald Eagle	G5	S3	N	N

**0 Documented-Historic** Elements Found**1 Likely** Element Found

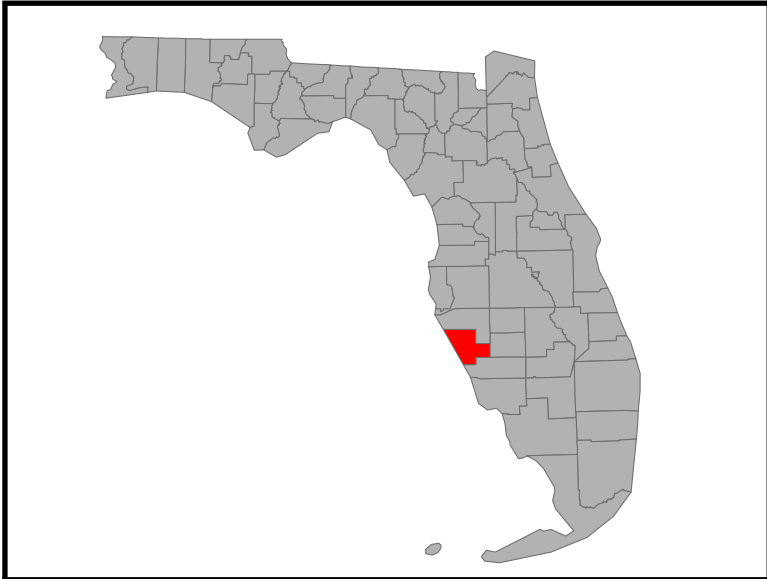
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT

**Matrix Unit IDs: 26003 , 26274****17 Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Athene cunicularia floridana</a> Florida Burrowing Owl	G4T3	S3	N	ST
<a href="#">Bigelovia nuttallii</a> Nuttall's rayless goldenrod	G3G4	S1	N	E
<a href="#">Calopogon multiflorus</a> many-flowered grass-pink	G2G3	S2S3	N	T
<a href="#">Centrosema arenicola</a> sand butterfly pea	G2Q	S2	N	E
<a href="#">Chrysopsis floridana</a> Florida goldenaster	G3	S3	E, PDL	E
<a href="#">Drymarchon couperi</a> Eastern Indigo Snake	G3	S2?	T	FT
<a href="#">Glandularia tampensis</a> Tampa vervain	G2	S2	N	E
<a href="#">Gopherus polyphemus</a> Gopher Tortoise	G3	S3	C	ST
<a href="#">Lechea cernua</a> nodding pinweed	G3	S3	N	T
<a href="#">Lithobates capito</a> Gopher Frog	G2G3	S3	N	N
<a href="#">Matelea floridana</a> Florida spiny-pod	G2	S2	N	E
<a href="#">Mustela frenata peninsulæ</a> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<a href="#">Nemastylis floridana</a> celestial lily	G2	S2	N	E
<a href="#">Nolina atopocarpa</a> Florida beargrass	G3	S3	N	T
<a href="#">Rhynchospora megaplumosa</a> large-plumed beaksedge	G2	S2	N	E
<a href="#">Sciurus niger niger</a> Southeastern Fox Squirrel	G5T5	S3	N	N
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T4	S4	N	N

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance



**-Legend-**

 Approximate Project Boundary (± 49.13 acres)

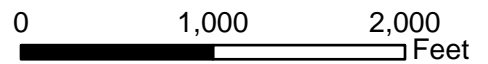


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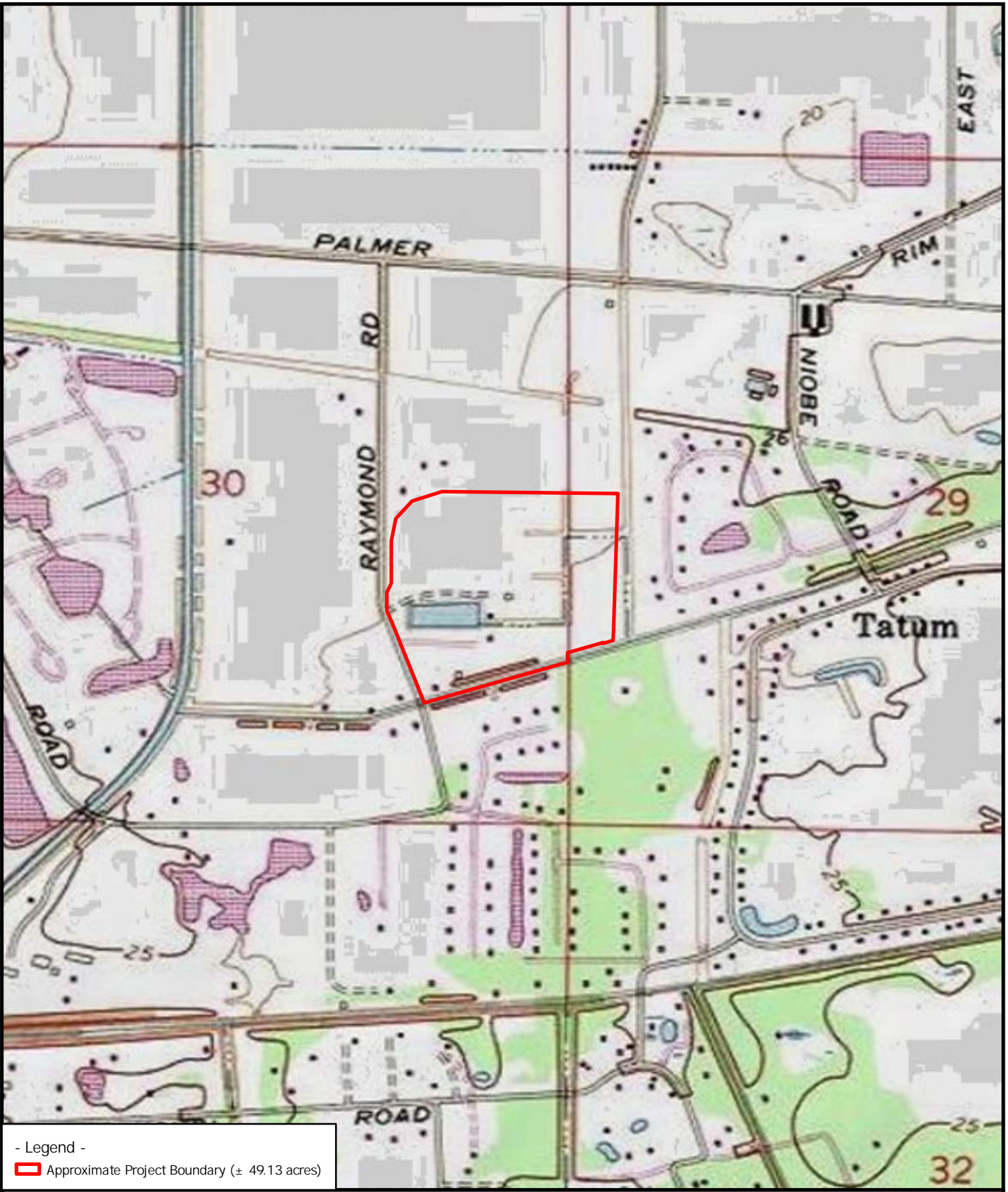
**Client:** D. R. Horton  
**Project:** Smith Property  
**Location:** Sarasota County  
**STR:** Sec: 30 Twp: 36S Rng: 19E  
**Title:** Location Map  
**Source:** ESRI Street Map

**Drawn By:** GD  
**Date:** 4/27/2023

SCALE 1" = 1000'



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- Legend -

 Approximate Project Boundary (± 49.13 acres)

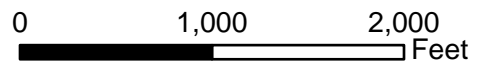


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SCALE 1" = 1000'





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- Legend -

Approximate Project Boundary (± 49.13 acres)

Soil Description

- 59: Floridana mucky fine sand, ponded-Urban land complex, 0 to 1 percent slopes
- 60: Floridana-Gator soils, ponded-Urban land complex, 0 to 1 percent slopes

Soils Code	Description	± Acreage
59	Floridana mucky fine sand, ponded-Urban land complex, 0 to 1 percent slopes	26.26
60	Floridana-Gator soils, ponded-Urban land complex, 0 to 1 percent slopes	22.87
Total Project Acreage		49.13



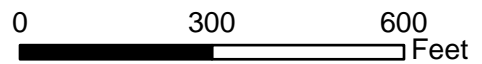
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**Client:** D. R. Horton  
**Project:** Smith Property  
**Location:** Sarasota County  
**STR:** Sec: 30 Twp: 36S Rng: 19E  
**Title:** Soil Map  
**Source:** ESRI World Imagery

**Drawn By:** GD  
**Date:** 2/24/2023



SCALE 1" = 300'



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- Legend -

- Grand Tree Location
- Grand Tree Driplines
- Approximate FLUCCS Habitat Area
- Approximate Project Boundary (± 49.13 acres)

FLUCCS Code	Description	± Acreage
110	Residential Low Density	1.47
211	Improved Pasture	43.87
438	Mixed Hardwoods	1.68
534	Reservoirs Less than 10 acres	2.11
Total Project Acreage		49.13



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**Client:** D. R. Horton  
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**Location:** Sarasota County  
**STR:** Sec: 30 Twp: 36S Rng: 19E  
**Title:** FLUCCS Habitat Map  
**Source:** ESRI World Imagery

**Drawn By:** GD  
**Date:** 4/28/2023

SCALE 1" = 300'

