



**City of Venice Ecological
Analysis Report**

SMH – Laurel Road Hospital

January 29, 2019

Prepared for:

Sarasota County Public Hospital District
d/b/a Sarasota Memorial Health Care
System

Prepared by:

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Sign-off Sheet

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Prepared by Elizabeth Eardley
(signature)

Elizabeth Eardley

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Introduction

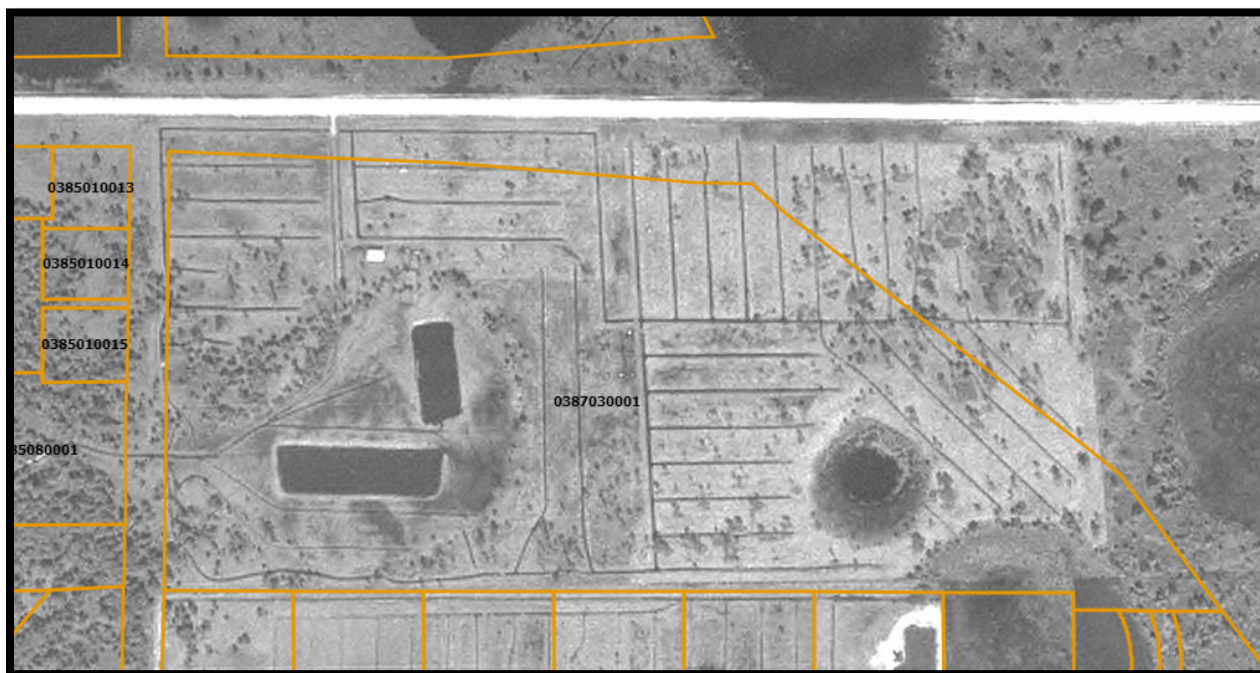
1.0 INTRODUCTION

The SMH Laurel Road Hospital project is located within the City of Venice limits, in Sarasota County Florida, as depicted on the **Project Boundary Map**. The project proposes the construction of a new hospital campus and associated features including offices, parking, and a stormwater management system.

2.0 HABITATS

On-site habitats have been classified according to the most recent edition of the Florida Department of Transportation's Florida Land Use Cover and Forms Classification System (FLUCCS) and depicted on the enclosed **Pre-Development FLUCCS Map**. Brief descriptions for the habitats found within the parcels are provided below. Wetland and Other Surface Water limits were field reviewed and verified by the Southwest Florida Water Management District (SWFWMD) under Environmental Resource Permit (ERP) No. 43029067.000.

As demonstrated by the 1974 aerial below, the site has historically been significantly altered, ditched, and drained, with the southeast wetland remaining the only apparent area of native habitat. The extents of identified habitats currently found within the project area are described below.

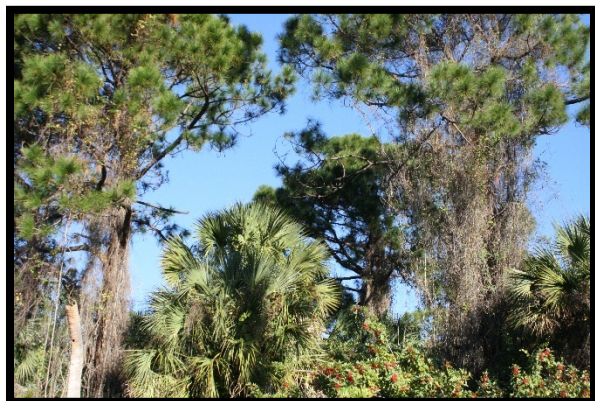


1974



Habitats

2.1 UPLANDS



FLUCCS 190 – Open Land

All upland habitat (approximately 59 acres) within the project boundary has been characterized by this land use code. These historically farmed lands are dominated by areas of dense Brazilian pepper (*Schinus terebinthifolius*) with scattered clusters of laurel and live oak (*Quercus laurifolia* and *Quercus virginiana*), longleaf pine (*Pinus palustris*), and cabbage palm (*Sabal palmetto*).

2.2 WETLANDS AND OTHER SURFACE WATERS



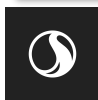
FLUCCS 530 – Reservoirs

Three historically excavated cattle ponds, totaling approximately 2.72 acres, are located on-site and have been designated as Other Surface Waters (OSWs). These features are dominated by a central deep open water areas with cattail (*Typha latifolia*), Carolina willow (*Salix caroliniana*), and Peruvian primrose willow (*Ludwigia peruviana*) along the bank edges.



FLUCCS 640 – Vegetated Non-Forested Wetlands

Three low quality wetlands (Wetlands A, B, and D) are located within the project boundary and total approximately 3.62 acres. Wetland A is dominated by nuisance/exotic species including cattail and Peruvian primrose willow, Wetland B is dominated by jointed spikerush (*Eleocharis interstincta*), and Wetland D is dominated by creeping primrose willow (*Ludwigia repens*). These systems have been historically altered through ditching and effective drainage of the surrounding landscape.



Wildlife

3.0 WILDLIFE

Review of the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix indicates the following regulated wildlife species as having a potential for on-site habitat utilization: wood stork (*Mycteria americana*), Florida burrowing owl (*Athene cunicularia floridana*), eastern indigo snake (*Drymarchon couperi*), gopher tortoise (*Gopherus polyphemus*), Florida sandhill crane (*Grus canadensis pratensis*), and Sherman's fox squirrel (*Sciurus niger shermani*). Due to historical land alterations, minimal native habitats, and surrounding land uses, the anticipated utilization of on-site habitats by these species is unlikely.

A Stantec ecologist conducted a preliminary listed species survey of this site on December to 19-21, 2017 to determine the potential presence of species listed by the United States Fish and Wildlife Service (FWS) as endangered or threatened, or by the Florida Fish and Wildlife Conservation Commission (FWC) as endangered, threatened, or species of special concern. The site was traversed via pedestrian transects spaced so as to provide thorough visual coverage. During this survey, the ecologist looked for individual specimens, nests, burrows, scat, or any other identifiable signs of listed species. No such evidence was observed. Additional site visits were conducted in 2017 and 2018 and no indications of utilization by listed species were observed.

4.0 REGULATED RESOURCES

4.1 WETLANDS

The modified site plan proposes impacts to approximately 1.63 acres of on-site wetlands which will be mitigated through the restoration of Wetland A. Copies of the Uniform Mitigation Assessment Method (UMAM) data sheets previously approved by SWFWMD under the existing ERP are attached for reference.

4.2 GRAND TREES

Stantec inspected the site for potential grand trees in December 2017. No trees were identified that meet Sarasota County parameters for Grand Tree designation.

5.0 CITY OF VENICE COMPREHENSIVE PLAN CONSISTENCY

Intent of the Open Space Element of the City of Venice's Comprehensive Plan and how they relate to the project have been outlined below.

- Intent OS 1.1 Functional Open Spaces
 - The required minimum 20% open space requirement shall be provided and may include but will not be limited to lakes, wetlands, wetland buffers, landscape buffers, parking lot landscaping, and foundation landscaping.



SMH – LAUREL ROAD HOSPITAL - CITY OF VENICE ECOLOGICAL ANALYSIS REPORT

City of Venice Comprehensive Plan Consistency

- Intent OS 1.2 Conservation Open Spaces
 - Preserved wetland habitats and buffers will be placed under appropriate conservation easements.
 - No threatened or endangered species have been observed on-site
- Intent OS 1.3 Wetlands
 - The on-site wetlands have been historically altered, ditched, and drained and offer little functional value. The 1.63 acres of wetland impacts will be mitigated through on-site wetland enhancement of the remaining wetland system with a preserved upland buffer to be planted with native species. The proposed mitigation plan has been reviewed and approved by SWFWMD staff and the proposed surface water management system has been designed to maintain surface water flow patterns.
 - Wetland boundaries have been reviewed and approved by SWFWMD staff. USACE Permit SAJ-2003-07805 confers that the wetlands and other surface waters proposed to be impacted with this project are not “waters of the US”.
- Intent OS 1.4 Native Habitats, Conservations Lands, and Natural Resources
 - As depicted on the attached FLUCCS Map, the wetlands are the only on-site native habitats and due to their historic alteration are not considered to be significant.
 - The preserved wetland and its buffer have been used to fulfill open space requirements.
 - Preliminary wildlife surveys have not indicated the presence of listed wildlife species. If regulated species are observed to be utilizing the site, coordination with the appropriate regulatory agency will be sought.
 - The project proposes the removal of all non-native, invasive vegetative species including within the preserved wetland area.
 - No unmitigated development is proposed within the 100-year floodplain.
- Intent OS 1.5 Unique Habitats
 - There are no on-site unique habitats.
- Intent OS 1.6 Open Space Corridors
 - The open space areas lying within the existing FPL easement will continue to function as a corridor for potential wildlife movement. The adjacent stormwater pond will provide an open water feature for potential wildlife foraging that has a direct connection to off-site native habitats lying to the south.

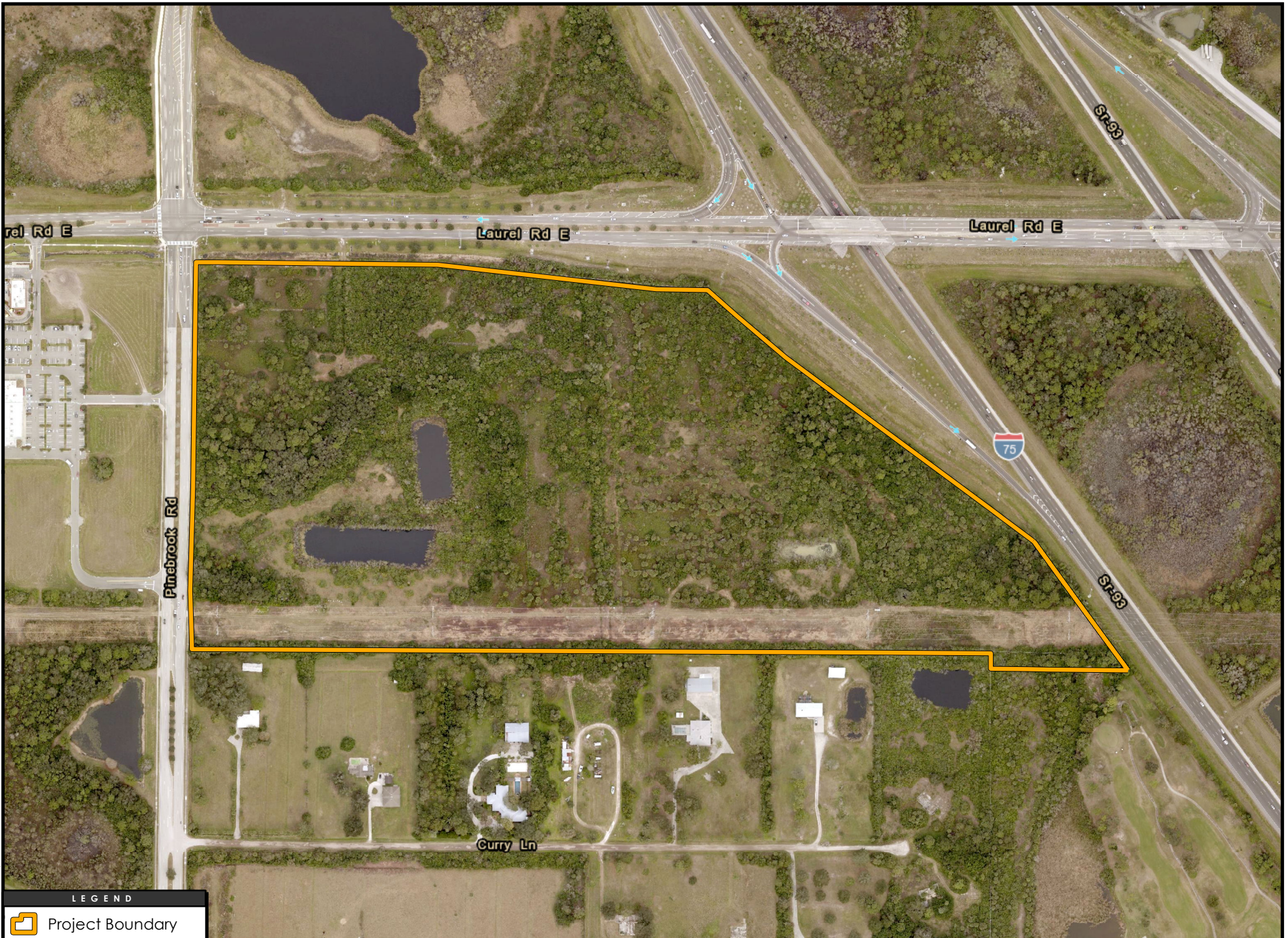


Conclusion

6.0 CONCLUSION

The SMH – Laurel Road Hospital project is anticipated to have negligible ecological impacts. No listed species utilization has been observed and anticipated impacts are low, no net loss of wetland functional value is proposed, and no grand trees have been identified. The proposed project is therefore in compliance with the Intent of the Open Space Element of the City's Comprehensive Plan.





LEGEND

 Project Boundary



 **Stantec**

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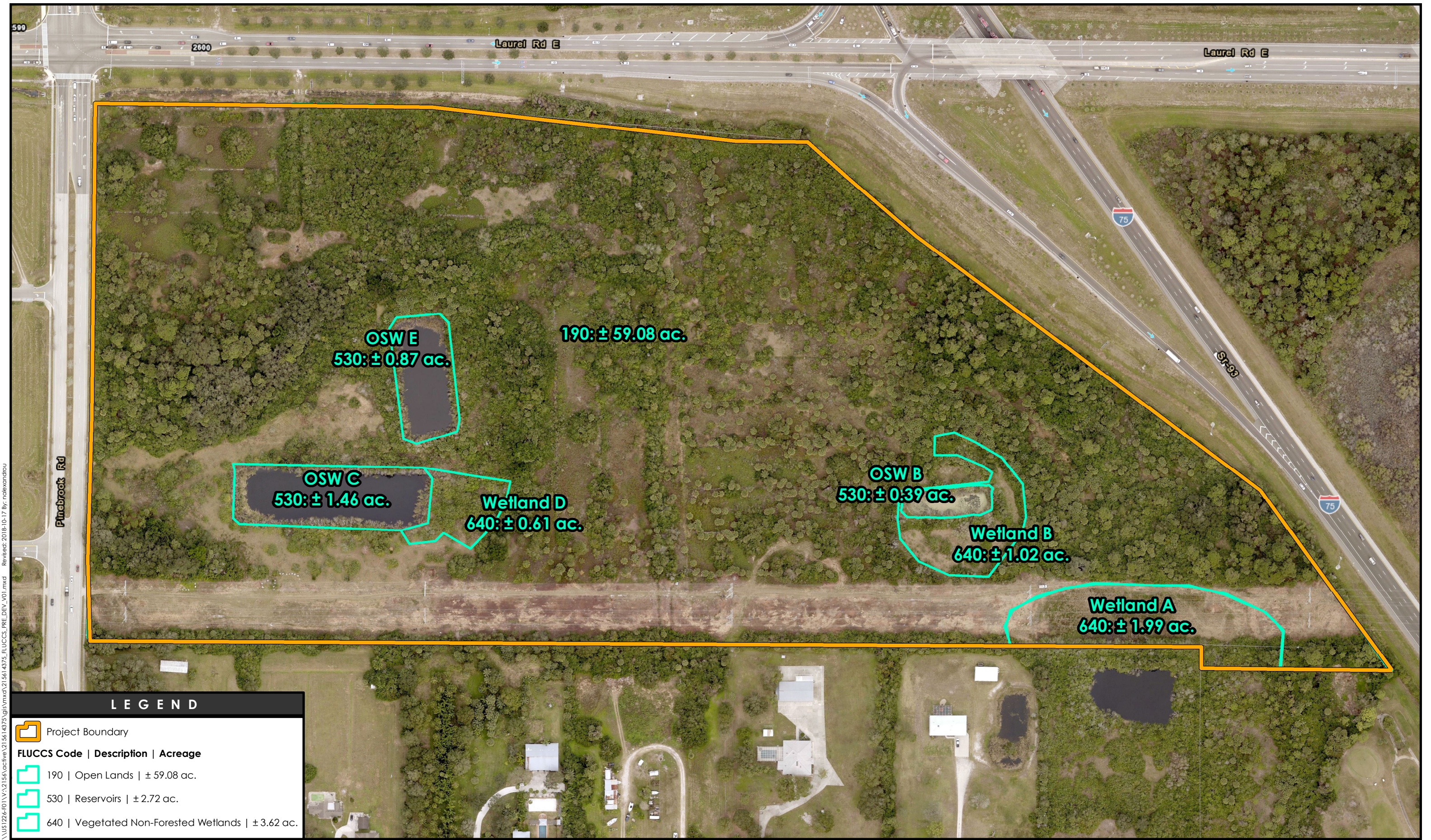
1. Copyright System: IAD 1983 StatePlane Florida West NAD 83 FIPS 5002 Feet
2. Source: Esri, DeLorme
3. Image: Earthstar/GeoEye 2018

SMH – Laurel Road Hospital
 Project Boundary Map
 October 2018

Stantec Consulting Services Inc.
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 Sarasota, FL 34240
 tel 941.907.6900
 fax 941.907.6910

Prepared by: N.A. 10/17/18
 Technical Review by: LE 10/17/18
 Independent Review by: ES. 10/17/18



\\US1226-F01\VA\2156\active\215614375\gis\mxd\215614375_FLUCCS_PRE_DEV_V01.mxd Revised: 2018-10-17 By: nalexandrou

LEGEND

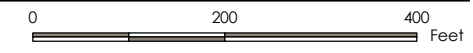
FLUCCS Code	Description	Acreage
	Project Boundary	
	190 Open Lands	± 59.08 ac.
	530 Reservoirs	± 2.72 ac.
	640 Vegetated Non-Forested Wetlands	± 3.62 ac.

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Notes:
 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet
 2. Source data: AUTOCAD FILE PROVIDED BY STANTEC
 3. Imagery: Sarasota County 2018

SMH – Laurel Road Hospital
 Pre-Development FLUCCS Map
 October 2018

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Prepared by: N.A. 10/17/18
 Technical Review by: E.S. 10/17/18
 Independent Review by: E.S. 10/17/18



PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Shopping Center at Laurel Road		Application Number Unknown	Assessment Area Name or Number Wetland B
FLUCCs code 643	Further classification (optional)	Impact or Mitigation Site? Impact	Assessment Area Size 0.40 ac.
Basin/Watershed Name/Number Southern Coastal	Affected Waterbody (Class) Class III	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Excavated center portion of Wetland B (Other Surface Water B), surrounded by improved pasture.			
Assessment area description Heavily grazed herbaceous wetland system, severely altered hydrology due to excavation in center of wetland. Encroachment of upland vegetation and pasture grasses. Alteration of the hydrology and vegetative communities have significantly reduced the functions and value of functions of this herbaceous wetland system.			
Significant nearby features I-75 approximately 500-ft. to east, Shackett Creek approximately 1 mile to west.		Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique, common poor quality system in improved pasture.	
Functions Limited functions for wildlife or water treatment. Potentially used as water feature in wet season.		Mitigation for previous permit/other historic use None	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, fish, and aquatic reptiles and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Sandhill crane, wood stork, little blue heron, snowy egret, tricolored heron, and white ibis.	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No evidence directly observed during field assessments by BRA ecologists.			
Additional relevant factors:			
Assessment conducted by: Anne E. Benolkin		Assessment date(s): 22-Apr-05	

PART II – Quantification of Assessment Area (impact or mitigation)
 (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Shopping Center at Laurel Road	Application Number Unknown	Assessment Area Name or Number Wetland B
Impact or Mitigation Impact	Assessment conducted by: Anne E. Benolkin	Assessment date: 22-Apr-05

Scoring Guidance
 The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current with 4 0	Without: Surrounded by improved pasture, I-75 to east, adjacent to small cattle pond, no native habitat on site.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current with 3 0	Altered hydroperieods due to adjacent excavated cattle pond and agricultural drainage, upland plant species encroachment.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current with 3 0	No zonation, encroachment of upland pasture grasses and other undesirable wetland species, no typical age/size distribution, little evidence of regeneration/recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.33	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.132

Delta = [with-current]
-0.33

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Shopping Center at Laurel Road		Application Number Unknown	Assessment Area Name or Number Wetland D
FLUCCs code 643	Further classification (optional)	Impact or Mitigation Site? Impact	Assessment Area Size 0.61 ac.
Basin/Watershed Name/Number Southern Coastal	Affected Waterbody (Class) Class III	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Directly adjacent to Other Surface Water C, which drains off-site to the west. Surrounded by improved pasture on all other sides.			
Assessment area description Heavily grazed herbaceous system. Severely altered hydrology due to proximity to Other Surface Water C. Encroachment of upland vegetation, pasture grasses and other undesirable species. Alteration of hydrology and vegetative communities have significantly reduced the functions and value of functions of this herbaceous wetland system.			
Significant nearby features I-75 directly east, Shacket Creek approximately 1 mile west of site.		Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique, common poor quality wetland in improved pasture.	
Functions Limited function, potentially used as water feature in rainy season for wildlife.		Mitigation for previous permit/other historic use None	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds; waterfowl; small and medium sized mammals; fish; and, aquatic reptiles and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Sandhill crane, wood stork, little blue heron, snowy egret, tricolored heron, and white ibis.	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No evidence directly observed during field assessments by BRA ecologists.			
Additional relevant factors: Part of historically larger wetland system, excavation of Other Surface Waters C and E have severely reduced hydrology which has altered natural vegetative composition and expected zonation patterns. Additionally, intensive cattle grazing on-site has limited ability of natural vegetation to attain structural potential.			
Assessment conducted by: Anne E. Benolkin		Assessment date(s): 22-Apr-05	

PART II – Quantification of Assessment Area (impact or mitigation)
 (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Shopping Center at Laurel Road	Application Number Unknown	Assessment Area Name or Number Wetland D
Impact or Mitigation Impact	Assessment conducted by: Anne E. Benolkin	Assessment date: 22-Apr-05

Scoring Guidance
 The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current: 4 with: 0	Surrounded by improved pasture, adjacent to Other Surface Water C, minimal function as wetland or benefit to wildlife.
.500(6)(b) Water Environment (n/a for uplands) w/o pres or current: 3 with: 0	Severely altered hydrology, remnant wetland from larger system, no zonation.
.500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current: 3 with: 0	Little to no structural habitat, dominated by pasture grasses, minimal recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.33	with: 0

If preservation as mitigation, Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas FL = delta x acres = 0.2013
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Delta = [with-current] -0.33

If mitigation Time lag (t-factor) =
Risk factor =

For mitigation assessment areas RFG = delta/(t-factor x risk) =
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**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Shopping Center at Laurel Road		Application Number Unknown	Assessment Area Name or Number Mitigation Area No. 2 (Wetland A)
FLUCCs code 641	Further classification (optional)		Impact or Mitigation Site? Mitigation - Enhancement
		Assessment Area Size 1.99 ac.	
Basin/Watershed Name/Number Southern Coastal	Affected Waterbody (Class) Class III	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Near Wetland B, otherwise surrounded by improved pasture to north, low density residential to south.			
Assessment area description Herbaceous wetland system with historical alterations of vegetation and hydrology (e.g., debris piles in center of wetland, wetland fringe vegetated by Brazilian pepper, encroachment of pasture grasses, berm built along southeastern corner of wetland, concrete structure hydrologically connecting both halves of wetland currently blocked by sand and vegetation).			
Significant nearby features I-75 with 200-feet, Wetland A located under F&PL power lines.		Uniqueness (considering the relative rarity in relation to the regional landscape.) Not Unique	
Functions Reduced functions and value of functions for wildlife or water treatment due to historical alterations.		Mitigation for previous permit/other historic use None	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, waterfowl, small and medium sized mammals, fish and aquatic reptiles and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Sandhill crane, wood stork, little blue heron, snowy egret, tricolored heron, and white ibis.	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Wood stork, wood ducks, snowy egrets, Florida ducks, and cattle egrets have been directly observed utilizing Wetland A for foraging.			
Additional relevant factors: Two brush piles in center of wetland, the southern portion of the wetland extends offsite to the south and has been severed by an earthen berm along the southern parcel boundary. A concrete conveyance structure is present at this location, but is currently blocked by soil and vegetation.			
Assessment conducted by: Anne E. Benolkin		Assessment date(s): 22-Apr-05	

PART II – Quantification of Assessment Area (impact or mitigation)
 (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Shopping Center at Laurel Road	Application Number Unknown	Assessment Area Name or Number Mitigation Area No. 2 (Wetland A)
Impact or Mitigation Mitigation - Enhancement	Assessment conducted by: Anne E. Benolkin	Assessment date: 22-Apr-05

Scoring Guidance
 The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Without: Surrounded by improved pasture, I-75.				
	With: I-75 and mitigation area will surround Wetland A.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td align="center">3</td> <td align="center">3</td> </tr> </table>	w/o pres or current	with	3	3	
w/o pres or current	with				
3	3				
.500(6)(b) Water Environment (n/a for uplands)	Without: Attended by impoundment of southern wetland edge by berm.				
	With: Connection to Mitigation Area No. 1, more natural and controlled hydroperiod.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td align="center">3</td> <td align="center">6</td> </tr> </table>	w/o pres or current	with	3	6	
w/o pres or current	with				
3	6				
.500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community	Without: Little/no zonation, encroachment of pasture grasses atypical age/size distribution and recruitment.				
	With: Removal and control of nuisance and exotic plant species and debris piles, allow natural establishment of desirable native wetland species.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td align="center">3</td> <td align="center">6</td> </tr> </table>	w/o pres or current	with	3	6	
w/o pres or current	with				
3	6				

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.3	0.5

If preservation as mitigation,
Preservation adjustment factor = .7
Adjusted mitigation delta = 0.14

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.2

If mitigation
Time lag (t-factor) = 1.0691 (1.07) (1.6)
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.124

(.12) x (1.99)

FG = 124

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name SMH - Laurel Road Hospital	Application Number	Assessment Area Name or Number Wetland A
Impact or Mitigation Mitigation	Assessment conducted by: Elizabeth Eardley	Assessment date: 10/17/2018

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Without - Surrounded by improved pasture. With - 25' buffer to receive supplemental planting of native species. Wetland edge will be located approximately 250' from closest parking area. Future adjacent pond may provide additional opportunities for wildlife utilization.
w/o pres or current	with
3	6

.500(6)(b)Water Environment (n/a for uplands)	Without - Attended by impoundment of southern wetland edge by berm. With - Wetland A historically received surface water from Wetland B and uplands to the west, north, and east. Connection to Wetland B has been severed, and surface water conveyance from surrounding uplands has been significantly reduced by the FPL transmission line, roadway, and swales throughout property that currently direct runoff to the west. The proposed stormwater management system will redirect surface water collected from a portion of the property through a stormwater pond for treatment and then into Wetland A. This is anticipated to have a positive impact on the system's hydrology, restoring it to more historical conditions before it was historically impacted.
w/o pres or current	with
3	8

.500(6)(c)Community structure	Without - Little/no zonation, encroachment of pasture grasses atypical age/size distribution and recruitment. With - Proposed vegetative maintenance activities will reduce current dominance by nuisance/exotic species to less than 10%. Supplemental planting within the wetland and buffer will increase species diversity and preclude the reestablishment of undesirable species.
1. Vegetation and/or 2. Benthic Community	
w/o pres or current	with
3	8

Score = sum of above scores/30 (if uplands, divide by 20)	
current	
or w/o pres	
with	
0.30	0.73

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.43

If mitigation	
Time lag (t-factor) =	1.07
Risk factor =	1.25

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	0.64