

November 1, 2021

Charles Frear, Owner
1556 Keith Road
Greenville, GA 30222
(706)-884-6707

VIA Email: frearseat@aol.com

Reference: **Environmental Assessment**
US Highway 1 North – 6.53 acres
Fort Pierce, FL 34982
Parcel ID #3403-502-0338-000-5

Dear Mr. Frear,

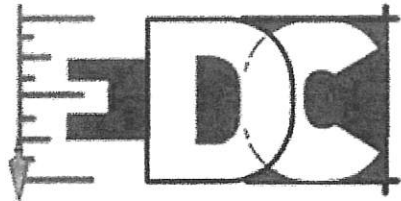
EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the Saint Lucie County developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Anthony A. Adams, BS
Senior Biologist | Certified Arborist



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ENVIRONMENTAL ASSESSMENT

US Highway 1 North – 6.53 acres

Parcel ID: 3403-502-0338-000-5

Fort Pierce, FL 34982

Date: October 25, 2021

Project # 21-404

Prepared For:

Charles Frear, Owner
1556 Keith Road
Greenville, GA 30222
(706)-884-6707
frearseat@aol.com

Prepared By:

EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcels (Parcel ID #3403-502-0338-000-5) comprised of 6.53 acres. The subject parcel is classified by the St. Lucie County Property Appraiser as Vacant Commercial (land use code 1000). The subject parcel is located east of US-1 and just north of Sunrise Boulevard, Port Saint Lucie, St. Lucie County, Florida. The subject property is further located within Section 10, Township 36 South, and Range 40 East, Port Saint Lucie, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 19, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 422 – Brazilian Pepper. According to observations made during the site visit, the land has remained undeveloped. It is important to note that there while there is native vegetation present, the native vegetation does not have significant associations and is therefore considered to be non-native habitat.

Common Name	Species Name
Cabbage Palm	<i>Sabal palmetto</i>
Laurel Oak	<i>Quercus laurifolia</i>
Wild Coffee	<i>Psychotria nervosa</i>
Primrose Willow**	<i>Ludwigia repens</i>
Guava tree**	<i>Psidium guajava</i>
Wedelia**	<i>Sphagneticola trilobata</i>
Guinea grass**	<i>Megathyrsus maximus</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>
Shoebuttan Ardisia**	<i>Ardisia elliptica</i>

*Nuisance Vegetation

**Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State and Federal jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found during the field reconnaissance on the property.

This wetland consisted of the following FLUCCS code; 619 – Exotic Wetland Hardwoods. At the time of the site visit, wetland areas were flagged and delineated. In areas with no standing water, hydric soil was observed. An informal application will be the next step.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or their burrows were observed on site. This site does not contain significant associations with the known habitat of the Gopher Tortoise.

Sandhill cranes and other waterfowl were not observed at the time of the site visit.

Due to anthropogenic disturbances nearby such as nearby residential buildings and an increasing presence of invasive species, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat.

No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Arents - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

Riviera fine sand- This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Wabasso sand- This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand- is poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

After reviewing aerial images provided by Google Earth, and the St. Lucie County Property Appraiser – the subject property has not been fully cleared or developed. The southeast corner underwent clearing and saw the development of an entry/turnaround. However, that development has since become overgrown.

SAINT LUCIE COUNTY REGULATIONS:

The following lists the Saint Lucie County regulations that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black, interpretation and consultation will be written in red.

5. Environmental Impact Report:

a. Applicability:

1. Whenever a submission of a site plan is required, an environmental impact report shall be provided if the proposed development meets any of the following:

- a. The property is ten (10) acres or over;**
- b. The property, regardless of size, contains any wetland, or;**
- c. The property is identified on the "Inventory of Native Ecosystems for St. Lucie County," or;**
- d. The proposed development is located in whole or part within the One Hundred (100) Year Flood Plain, or;**
- e. The property is located anywhere on North or South Hutchinson Island.**

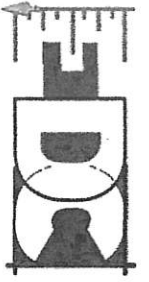
This property will need an EIR as part of a site plan submittal to St. Lucie County, as it does contain a wetland.

D. Criteria for Granting Permits.

- 1. A permit may not be issued pursuant to this Code until it is determined that the following general criteria will be met:**
 - a. There shall be no net loss of wetland values and functions.**
 - b. The project will not adversely affect the conservation of fish or wildlife or their habitats.**
 - c. The project will not cause excessive shoaling or erosion.**
 - d. The project will not adversely affect commercial or recreational fisheries or their habitat.**
 - e. The project will not adversely impact endangered species, threatened species, and species of special concern and/or their habitat.**
 - f. Project alternatives and modifications to lessen impacts are not feasible.**
 - g. The project does not adversely impact any other federal, state or local designated preserve or conservation area.**
 - h. The cumulative impacts of the subject project and other similar projects also will meet the criteria of this section.**
 - i. No dredging or filling shall occur in seagrasses except that which may be allowed by Section 6.02.03(E).**
 - j. Any structure proposed on or over a wetland is water dependent.**

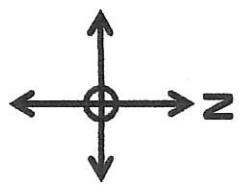
The above criteria must be met in order to obtain a permit for development. For impacts that would eliminate wetland value, these can be mitigated for offsite. A fee could be paid for the credit amount to a local mitigation bank to offset project impacts. Impact fees vary on several factors like the quality of the wetland, and size of the proposed impact.

F. Required Buffering. *A buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around isolated wetlands covered by this Section which are constructed or preserved on new development sites. The buffer zone may consist of preserved or planted vegetation but shall include canopy, understory, and ground cover of native species only. The*

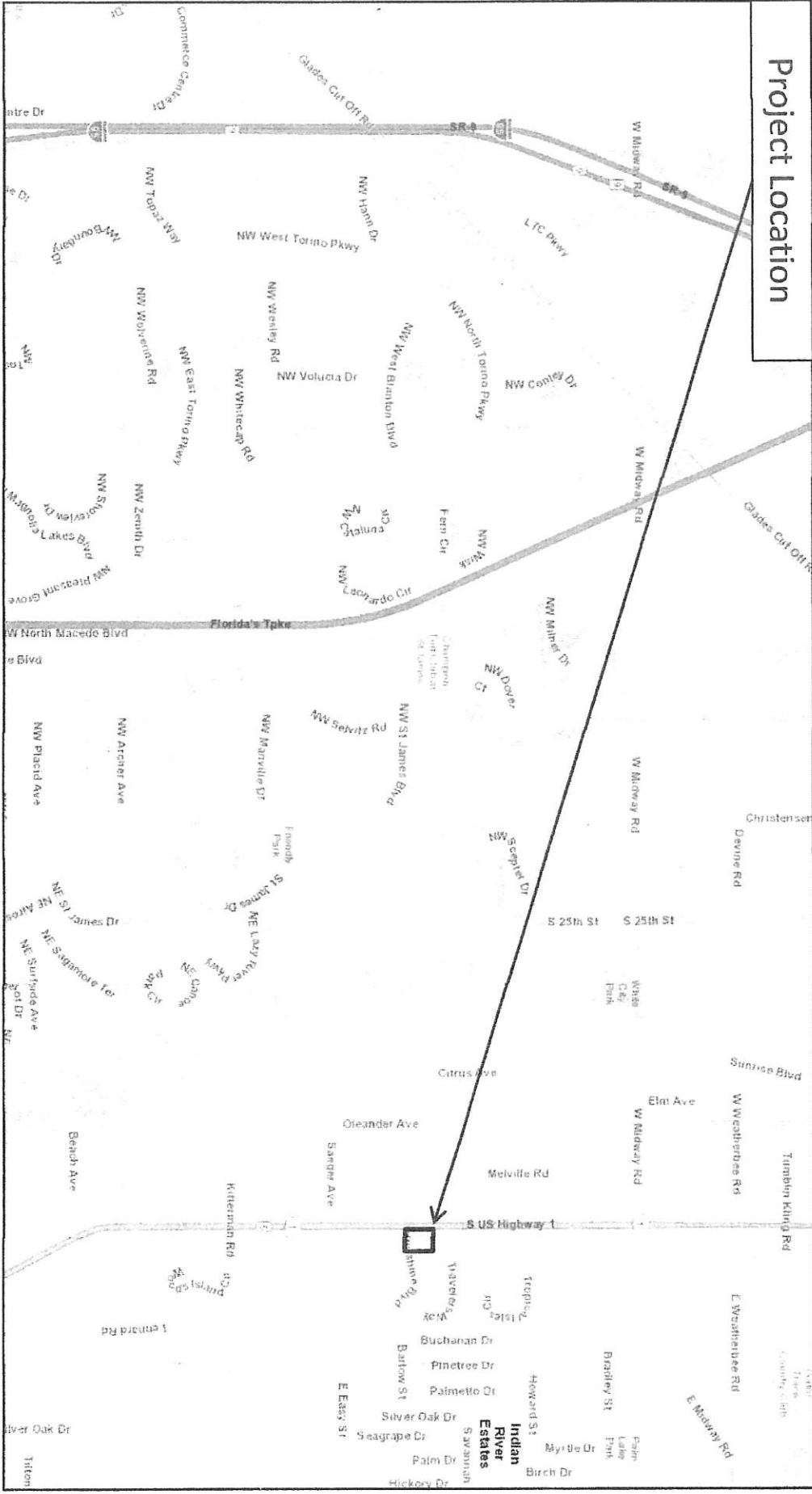


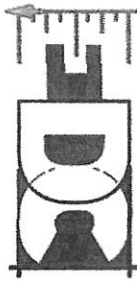
ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment		
US Highway 1 North		
Fort Pierce, St. Lucie County, FL		
Location Map		
Project: 21-404	Ronald Miron	11/01/2021



Project Location





ENGINEERS & SURVEYORS & ENVIRONMENTAL

Environmental Assessment

US Highway 1 North

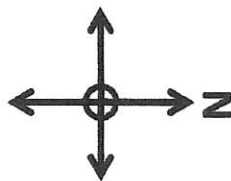
Fort Pierce, St. Lucie County, FL

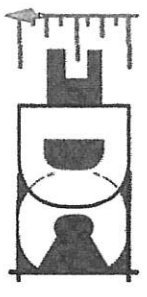
Property Appraiser Map

Project: 21-404

Ronald Miron

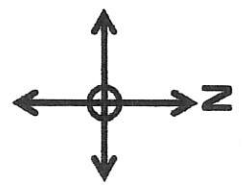
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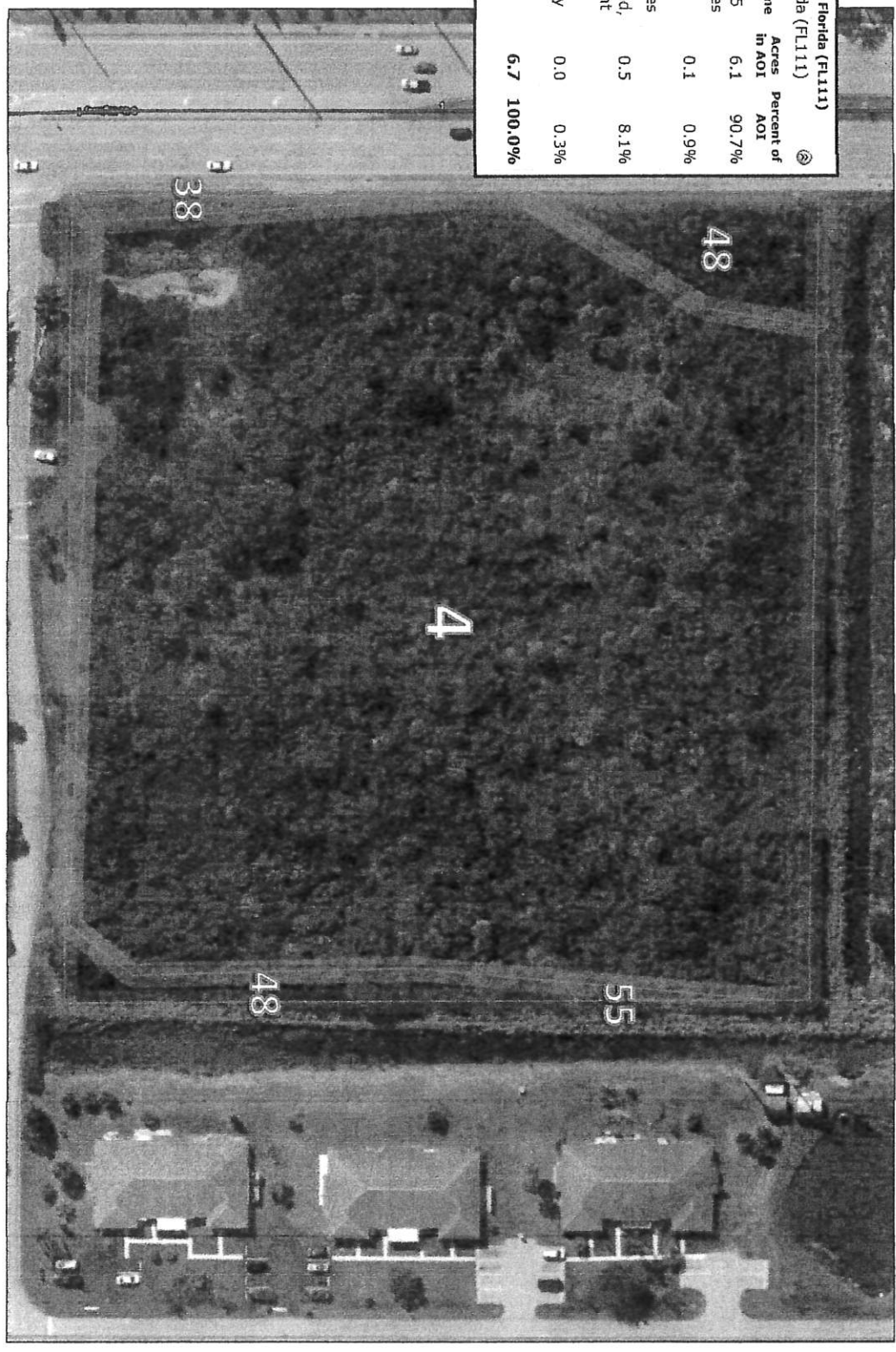
ENGINEERS SURVEYORS ENVIRONMENTAL

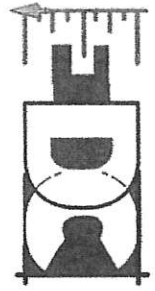
Environmental Assessment US Highway 1 North Fort Pierce, St. Lucie County, FL Soil Map		
Project: 21-404	Ronald Miron	11/01/2021



St. Lucie County, Florida (FL111)

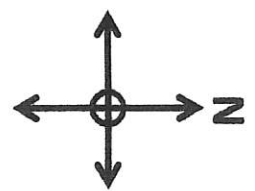
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents, 0 to 5 percent slopes	6.1	90.7%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.9%
48	Wabasso sand, 0 to 2 percent slopes	0.5	8.1%
55	Winder loamy sand	0.0	0.3%
Totals for Area of Interest		6.7	100.0%





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Environmental Assessment		
US Highway 1 North Fort Pierce, St. Lucie County, FL		
Florida Land Use, Cover and Forms Classification System (FLUCCS) Map		
Project: 21-404	Ronald Miron	11/01/2021



FLUCCS Codes	
619	Exotic Wetland Hardwoods – 0.75ac.
422	Brazilian Pepper – 5.78ac.

*This map demonstrates an approximation of habitat boundaries on site.

