



Advanced Restoration Ecology

1428-602-0037-000-3

1428-702-1131-000-6

1428-702-1133-000-0

1428-702-1137-000-8

1428-702-1152-000-9

1428-702-1129-000-9

1428-702-1149-000-5

Saint Lucie County, FL

Environmental Assessment

Prepared For:
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The environmental assessment report below has been compiled in accordance with the Saint Lucie County Development Review Division and provisions set forth by the state of Florida. The parcels are listed by the Saint Lucie County Property Appraiser as Parcel ID numbers 1428-602-0037-000-3, 1428-702-1131-000-6, 1428-702-1133-000-0, 1428-702-1137-000-8, 1428-702-1152-000-9, 1428-702-1129-000-9, and 1428-702-1149-000-5 and is a total of 9.09 acres. The property is located on Seneca Ave and Donald Ave, in Fort Pierce, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to Saint Lucie County and the State of Florida.

LAND USE RECORDS

The Saint Lucie County Property Appraiser's Report lists this property as 0000 Vacant Residential.

SOIL COMPOSITION

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Lawnwood Sand Complex, Depressional - This poorly drained soil is in the depressions of flatwoods. The typical surficial layer is fine gray sand followed by a light gray and white fine sand below. The soil is typically ponded for six months of a normal year. The soil is only suited for pasture under intense management.

Lawnwood Sand - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or more receding to a greater depth during extended dry periods. This is a nearly level, poorly drained soil found in broad areas of flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and wax myrtle. Typically, the surface layer is black and dark grayish brown fine sand with a light brownish subsurface layer.

Waveland Sand, Depressional - This poorly drained soil is in depressions typically within flatwoods areas. Typically, the surface layer is very dark gray sand. The subsurface layer is light gray and grayish brown. Permeability is rapid in the surface and subsurface layer and medium in the subsoil. The water table is at a depth of 40 inches for 6 months or more during most years. The soil is often ponded for six to nine months. Native vegetation includes slash pine with a saw palmetto, gallberry, fetterbush, running oak and dwarf huckleberry. Grasses include pineland, threeawn, bluestem and panicum. The soil is not well suited for cultivated crops.

Myakka sand - This poorly drained soil is primarily located in broad flatwoods in irregular area shapes ranging from 5 to 500 acres in size. This soil typically has a very dark gray sand surface layer between 5 to 6 inches thick, and then a subsurface layer to about 26 inches composed of gray sand. Under natural conditions this soil has a high water table to within 10 inches of the surface for 1 to 5 months and a depth of more than 40 inches during the dry periods. The organic matter content and fertility of the soil is low. Most areas where this soil is found are native range or improved pasture, although some is used for citrus or vegetable farming. The high water table and sandy texture are severe limitations for urban development and recreational uses. Under natural conditions this soil is poorly suited to cultivated crops because of the wetness. If a water

control system is utilized, the soil is suited for vegetable crops such as squash, tomatoes, cucumbers, watermelons and other Florida crops. Natural vegetation occurring on the soil is South Florida slash pine, Saw Palmetto, chalky bluestem, creeping bluestem, lopsided Indian grass and pineland threeawn. Potential productivity for pine trees is moderate.

Pompano fine, 0 to 2 Percent slopes - This nearly level soil is poorly drained and is in narrow drainageways. The surface layer is typically dark gray fine sand. The water table is generally at a depth of 10 to 40 inches, however the soil is subject to brief periods of fast moving water during times of flooding.

WILDLIFE EVALUATION

On March 14th, 2024, ARE conducted pedestrian transects across 100% of the property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native upland habitat on the site. The site consists of dense Brazilian pepper. Species observed during the site reconnaissance included the following:

Laurel Oak (*Quercus laurifolia*)
Brazilian Pepper (*Schinus terbinthifolius*)
Slash Pine (*Pinus densa*)
Guinea grass (*Urochloa maxima*)
Live Oak (*Quercus virginiana*)
Wild Coffee (*Psychotria nervosa*)
Cabbage Palm (*Sabal palmetto*)
Umbrella Tree (*Heptapleurum actinophyllum*)

WETLAND DELINEATION

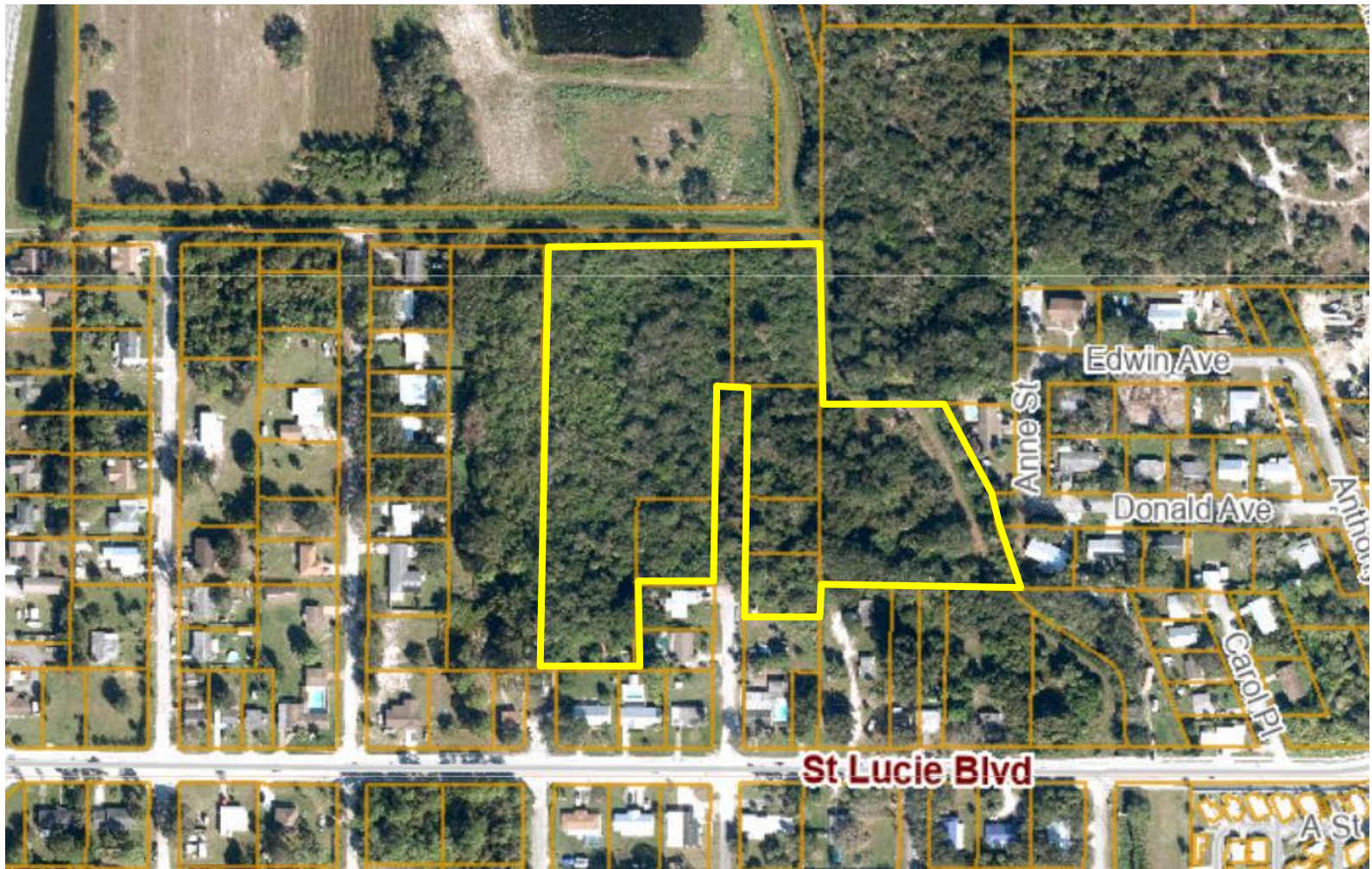
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. None of these factors listed were present during the site investigation. ARE concludes this property does not likely include state or federally jurisdictional wetlands on site in its current configuration. Historically there may have been a wetland on site there's have been alterations that have changed the site characteristics to more of an upland feature. There is a ditch running through the site that would classify as an other surface water. We recommend getting a wetland delineation done on this site to confirm the assumptions above regarding wetlands on site.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey.

CONCLUSION

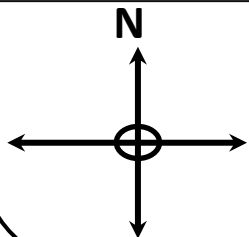
Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher tortoise burrows were observed on site, nor any other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site due to the dense exotic content throughout. It is the professional opinion of ARE, Inc. that there are not State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification.



3/14/2024

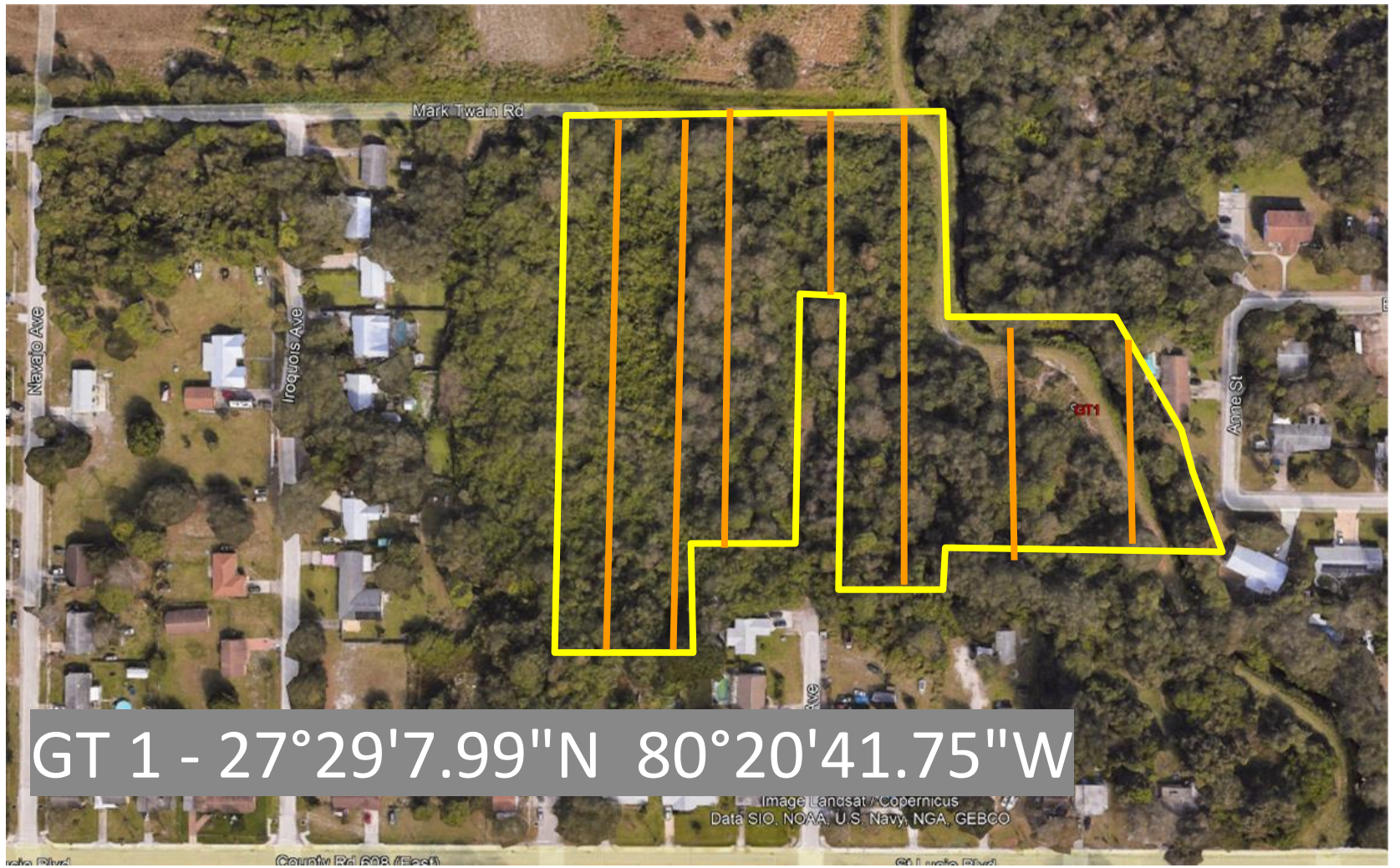
Location Map

Map Source: St. Lucie County



Seneca Ave and Donald Ave Fort Pierce

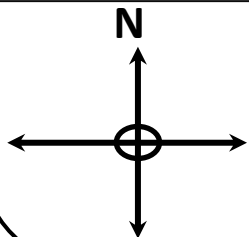




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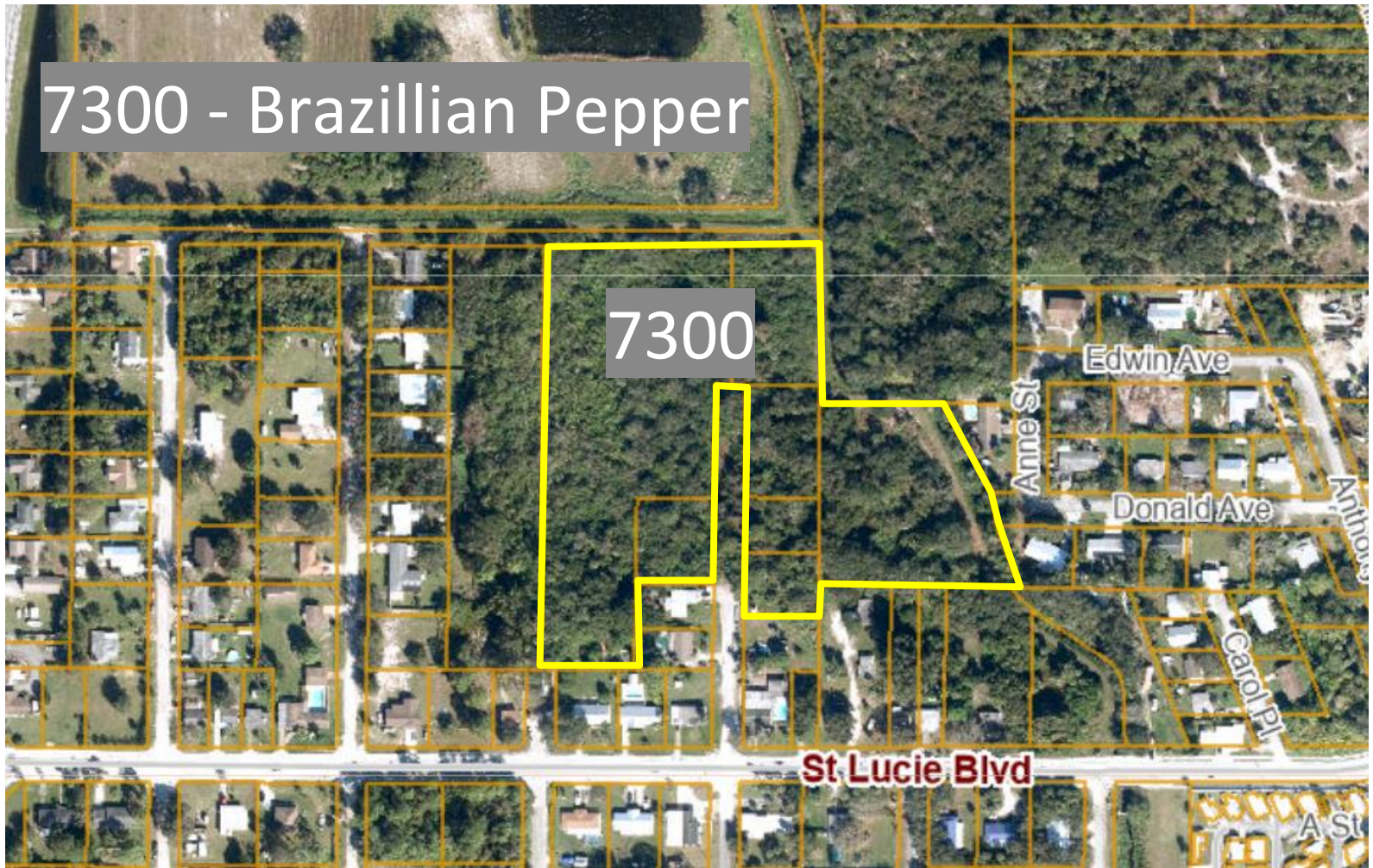
Species Survey Map

Map Source: St. Lucie County



Seneca Ave and Donald Ave Fort Pierce

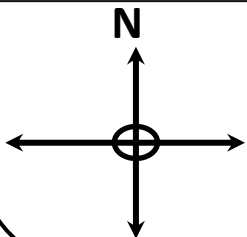
7300 - Brazilian Pepper



3/14/2024

CLC Map

Map Source: St. Lucie County



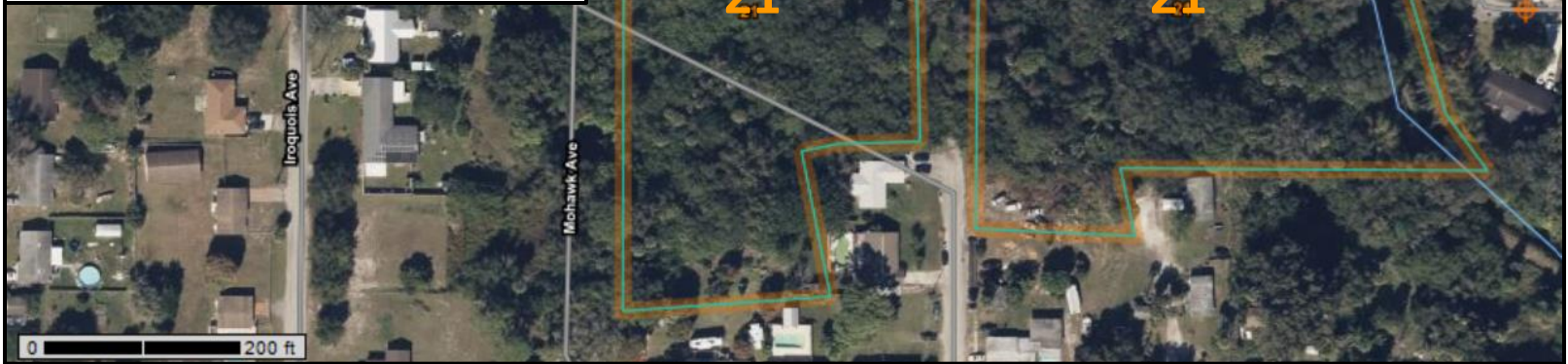
**Seneca Ave and Donald Ave
Fort Pierce**



St. Lucie County, Florida (FL111)

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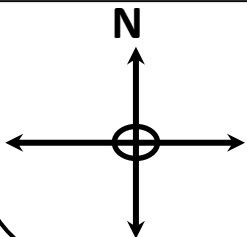
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Lawnwood and Myakka sands	7.3	72.7%
34	Pompano sand, 0 to 2 percent slopes	0.0	0.3%
51	Waveland-Lawnwood complex, depressional	2.7	27.0%
Totals for Area of Interest		10.0	100.0%



3/14/2024

Soil Map

Map Source: Web Soil



**Seneca Ave and Donald Ave
Fort Pierce**

