



Environmental Services, Inc.

October 26, 2014

William P. Stoddard, Ph.D., P.E., LEED AP
c/o Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

**Re: Environmental Statement/Assessment
Parcel Numbers 2401-501-0279-010-4, 2401-501-0279-000-1,
2401-501-0277-000-7, 2401-501-0278-000-4, 2401-501-0276-000-0,
2401-501-0275-000-3, 2401-501-0274-000-6, and 2401-501-0273-010-2,
Seaway Drive, Fort Pierce**

Dear Dr. Stoddard:

DLS Environmental Services has reviewed the above referenced parcels to determine the environmental impacts which may result from a change in the zoning from C-5, *Tourist Commercial*, to R-4A, *Hutchinson Island Medium Density Residential*.

The Proposed Development:

The zoning change from C-5 to R-4A would allow the permitted uses for the parcels to be mainly residential use (detached home, townhome, duplex, and multi-dwelling). Some other uses for the parcels are permitted under this zoning such as neighborhood commercial sale, neighborhood commercial services, and retail sales & service (repair oriented). These uses are intended to provide some of the commercial needs of the residential neighborhood. Minimum lot sizes and setbacks are geared toward residential uses. Multifamily housing developments are limited to 8 units per acre and cannot have lot coverage of more than 45 percent. There is an option which allows for one additional unit per acre with enhanced landscaping. Detached homes and uses other than multifamily and townhomes are limited to 40 percent lot coverage.

The existing use of five (5) of the parcels identified are single family residences which is consistent with the proposed zoning change. Two (2) of the parcels are currently vacant property and one (1) parcel appears to be a vacant narrow strip of land between two single family residences.

The Existing Environment:

The existing zoning for these parcels is C-5 which focuses on tourist facilities and tourist related establishments. This zoning allows for the residential uses identified in the proposed zoning in addition to cafes, restaurants, bars, recreational uses, hotels, offices, and retail sales and service. Minimum lot sizes and setbacks are geared toward commercial uses and buildings cannot have lot coverage of more than 60 percent.

Impacts of the Proposed Development:

Since the existing use is more consistent with the proposed zoning change, there are no anticipated impacts from the proposed zoning change.

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Five (5) of the parcels are currently single family residences and three (3) of the parcels are vacant. The type of activities allowed in the proposed zoning are not viewed as having any negative impact to the public health, safety, welfare, or the property of others. The current zoning would allow for future commercial development activities which generate more traffic and noise, both of which are considered as negative impacts to the safety, welfare, and property of others.

The parcels do not contain native habitat therefore no degradation of natural habitat and/or function is anticipated. The proposed zoning change does have a greater open space requirement than the requirement associated with the existing zoning. This current zoning therefore has the potential for future negative effects on open space.

Surface water management is not anticipated to be impacted by either the current zoning or the proposed zoning. Surface water management systems are required for all developments other than single family residences therefore the potential uses under either the current zoning or the proposed zoning would not be anticipated to have an adverse effect on surface water management.

The water environment (the Fort Pierce Inlet) is not anticipated to be impacted by either the current zoning or the proposed zoning. Under both the current zoning and the proposed zoning, docks associated with residential development would be allowed. The current zoning also allows for commercial marinas as a conditional use but any new commercial or residential marina (does not include docks for the use of single family residences) undergoes an extensive review by other state and federal agencies to ensure that the location and operation of the marina will not adversely impact the water environment.

Summary:

The existing use of the parcels in this request is consistent with the proposed zoning change from C-5, *Tourist Commercial*, to R-4A, *Hutchinson Island Medium Density Residential*; therefore no adverse impacts are anticipated as a result of the zoning change. In addition, the existing zoning for these parcels allows for uses which are more intensive (offices, restaurants, bars, retail sales, hotels, etc.) than those allowed in the proposed zoning. As a result, it is anticipated that the existing zoning has the potential for more adverse impacts than what are currently present or proposed.

Very truly yours,
DLS Environmental Services, Inc.



Danna Small
President