

Camping World

Environmental Assessment

Prepared For:

Structured Real Estate

Prepared By:



3500 SW Corporate Parkway, Suite 206
Palm City, Florida 34990
772-223-5200

©EDC, Inc.
November 2016

The following environmental assessment report has been prepared in accordance with Section 22-194 of the City of Ft. Pierce Tree Protection Code. The property is located within Section 13, Township 35 South, and Range 39 East. The parcels are listed by the St. Lucie County Property Appraiser as Parcel ID numbers 2313-441-0000-000-2, 2313-444-0040-000-3, 2313-431-0000-000-1, 2313-434-0001-000-7 and totals approximately 44.97 acres. The parcels are located along the east side of Jenkins Road just north of Graham Road, Ft. Pierce, FL. The following report details the findings of our on-site investigation as it pertains to the City of Ft. Pierce, Florida.

Within St. Lucie County, in the jurisdiction of Ft. Pierce, the subject project area is currently zoned 0000, Vacant Acreage and 9900, Acreage Not Zoned Agricultural. The composition of the vegetation is a mixture of native, exotic and nuisance species. Species observed during the site reconnaissance included the following:

Brazilian pepper (*Schinus terbinthifolius*)
Cabbage palm (*Sabal palmetto*)

Laurel Oak (*Quercus laurifolia*)
Bahia grass (*Paspalum notatum*)

The attached aerial photograph shows the current state of the property as it was observed during site reconnaissance.

On November 29, 2016, EDC, Inc. conducted pedestrian transects across the property to investigate for the presence of listed flora and fauna, including gopher tortoise burrows. During the pedestrian transects of the property, no gopher tortoise burrows or other listed plant or animal species were observed.

No natural habitat was observed within the subject property. The review conducted by EDC found no native upland habitat as defined by the Florida Natural Areas Inventory (FNAI) or Department of Transportation (DOT) Florida Land Uses Cover Classification System (FLUCCS). The site is former citrus with a few scattered Laurel oaks and cabbage palms. The open areas of the property are remnant/abandoned citrus grove. It is the professional opinion of EDC Inc. that native upland habitat does not exist on the property.

Per Section 22-194 of the City of Ft. Pierce Tree Protection Code, EDC completed a review of the native trees on the property. EDC did observe trees on site that meet the City of Ft. Pierce Tree Protection Code (14" dbh) standard. EDC recommends these trees be surveyed onto any future site plans to determine impacts and potential mitigation.

Based on a review of the United State Department of Agriculture's Web Soil Survey online database, the soil types identified on this parcel described below:

Hilolo fine sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso Sand 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 drainageways. 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.

Based on the State definition of a wetland, there are three components: Hydric soils, wetland plants, and hydrologic indicators. None of the factors listed were observed during field reconnaissance. In our professional opinion, this property does not include State or Federal jurisdictional wetland areas.

In summary, based on the City of Ft. Pierce requirements, EDC conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No State or Federal listed species were observed on the property. No native habitat associations were determined to exist on the property. It is the professional opinion of EDC that State or Federal jurisdictional wetland areas are not present on the site. Finally, a few native trees (oaks) located on the site do meet the City of Ft. Pierce tree protection code standards and should be put on future site plans to determine impacts.