

ENVIRONMENTAL IMPACT REPORT
1038 SOUTH 37TH STREET
ST. LUCIE COUNTY, FLORIDA

August 5, 2024

Prepared by:



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2329.00

1.0 INTRODUCTION

This assessment is in support of the site plan approval through the City of Fort Pierce for the subject ±5.28-acre site.

The development will include single family residential with associated parking and stormwater facilities.

2.0 SITE LOCATION

The subject property is made up of an undeveloped property off of South 37th Street within the City of Fort Pierce, St. Lucie County, FL. The property is located 0.5 mile north of the intersection of 37th Street and SR 70 within Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida (Figure 1). The site coordinates are 27°26'12.52" N, 80°21'39.75" W.

3.0 METHODOLOGY

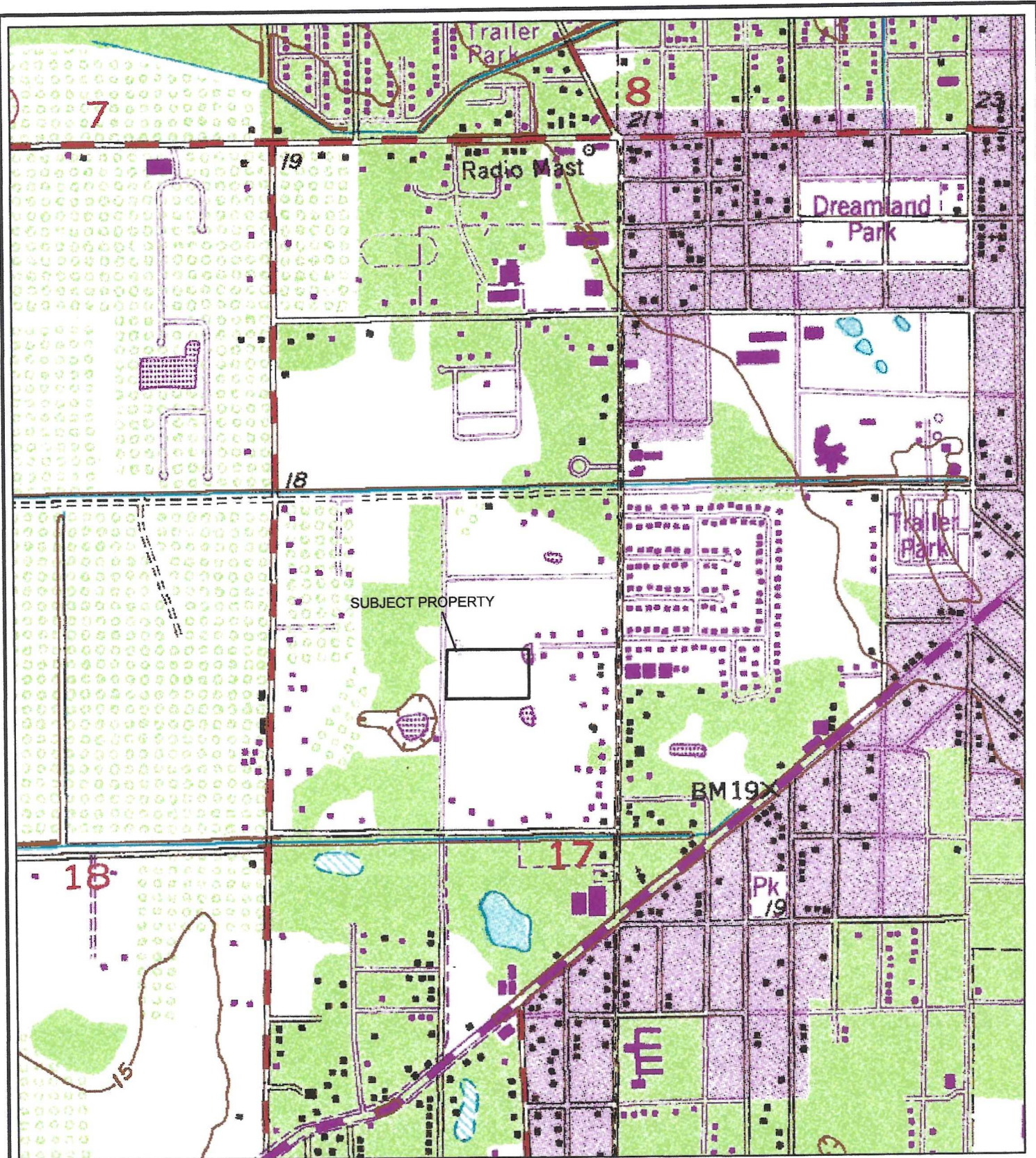
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject property was then conducted which included pedestrian transects through the site to map and identify specific habitat and land uses and vegetative cover types. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

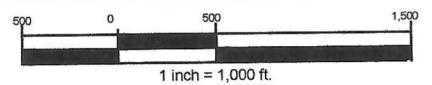
4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce), the property has an average elevation of between 15-20 feet NGVD. The quadrangle does not identify any structures on site. The quadrangle also shows a depression in the northeast corner extending offsite to the east and north.

Field reconnaissance indicates that the parcel is relatively flat.



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USGS TOPOGRAPHIC MAP
 1038 SOUTH 37TH STREET
 ST. LUCIE COUNTY FLORIDA

SOURCE: USGS QUADRANGLE,
 FORT PIERCE
 SEC 17, TWN 35 S, RNG 40 E

FIGURE 1
 DATE: 7-11-24
 PROJECT No. 2329.00

5.0 SOILS

According to the *Soil Survey of St. Lucie County, FL* (USDA-NRCS, Web Soil Survey), the following soils are found on site (Figure 2).

- Pepper and Eau Gallie sands (31)

This soils are classified as poorly drained, and is generally associated with mesic flatwood type vegetative communities in its natural setting.

6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the property was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF) on July 21, 2024.

Pedestrian transects were conducted throughout the parcels with vegetative communities identified on a recent aerial photograph.

A description of each community type is provided in the Habitat/Land Use section of this report.

7.0 HABITAT/LAND USE

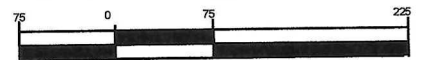
Onsite habitats and adjacent land uses have been characterized using the *Florida Land Cover Classifications System* (FWC 2018) (FLCCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 18211 – Urban Open Land: This area has been altered by the clearing of native vegetation and planting of grass. The area has been maintained on a regular basis and is vegetated primarily by bahia grass (*Paspalum notatum*), smut grass (*Sporobolus indicus*), chalky bluestem (*Andropogon virginicus* var. *glaucus*), cogon grass (*Imperata cylindrica*), ceasarweed (*Urena lobata*), beauty berry (*Callicarpa americana*), cabbage palm (*Sabal palmetto*), mango (*Mangifera indica*), laurel oak (*Quercus laurifolia*), Brazilian pepper (*Shinus terebinthifolius*), grapevine (*Vitis* spp.), and guinea grass (*Megathyrsus maximus*).

TABLE 1 – LAND USE AND COVER SUMMARY			
FLUCCS CODE	COMMUNITY NAME	ACRES	PERCENT
18211	Urban Open Land	5.28	100.0
Total Area		12.00	100.0

31 - PEPPER AND EAU GALLIE SANDS

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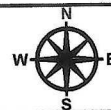
1 inch = 150 ft.



SOILS MAP
1038 SOUTH 37TH STREET

ST. LUCIE COUNTY

FLORIDA

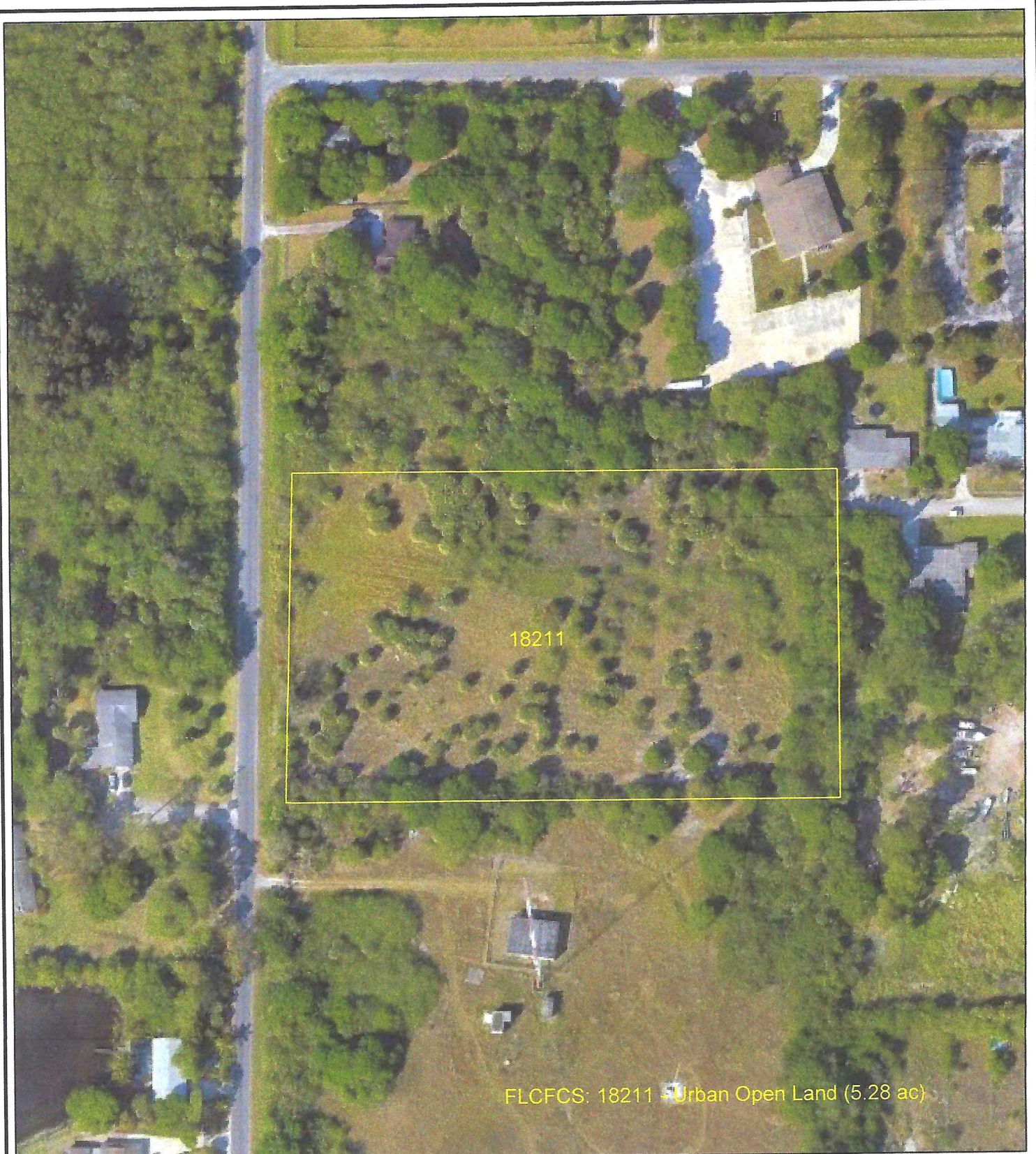


SOURCE: WEB SOILS SURVEY
SEC 17, TWN 35 S, RNG 40 E

FIGURE 2

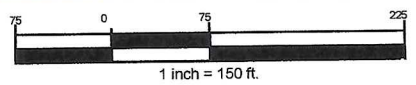
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FLCFCS: 18211 - Urban Open Land (5.28 ac)

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LAND USE AND COVER MAP
 1038 SOUTH 37TH STREET
 ST. LUCIE COUNTY FLORIDA

SOURCE: GOOGLE EARTH
 SEC 17, TWN 35 S, RNG 40 E

FIGURE 3
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8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat. A cursory listed species survey was performed by ECF on July 21, 2024. The methodology included meandering pedestrian transects throughout the parcel.

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	<i>Drymarchon corias couperi</i>	Not observed	T	T
Gopher tortoise	<i>Gopherus Polyphemus</i>	Not observed	T	
Gopher frog	<i>Rana capito</i>	Not observed	SSC	
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Not observed	SSC	
Florida Panther	<i>Puma concolor coryi</i>	Not observed	E	E
Burrowing owl	<i>Speotyto cunicularia</i>	Not observed	SSC	
Woodstork	<i>Mycteria Americana</i>	Not observed	E	E
American Alligator	<i>Alligator mississippiensis</i>	Not observed	T	T
Crested caracara	<i>Caracara cheriway</i>	Not observed	T	T
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Not observed	T	T
Piping Plover	<i>Charadrius melodus</i>	Not observed	T	T
Red-cockaded woodpecker	<i>Picoides villosus</i>	Not observed	E	E
Southeastern American kestrel	<i>Falco sparverius Paulus</i>	Not observed	T	
Florida sandhill crane	<i>Grus Canadensis pratensis</i>	Not observed	SSC	
Osprey	<i>Pandion haliaetus</i>	Not observed	SSC	
Snail kite	<i>Rostrhamus sociabilis plumbeous</i>	Not observed	E	E
Least tern	<i>Sterna antillarum</i>	Not observed	T	
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Not observed	SSC	
Manatee	<i>Trichechus manatus</i>	Not observed	E	E

Abbreviations:
 SSC = Species of Special Concern, T = Threatened
 USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

9.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

The soils map did not identify hydric soils on site.

The topographic map identified a small depression in the northeast corner of the site.

The NWI Map did not identify any wetlands or surface waters on site.

Site reconnaissance did not identify wetlands or surface waters on site.

10.0 CONCLUSION

The site was cleared of natural vegetation many years ago, and currently is classified as urban open land. There are no native protected habitats on site, including wetlands or surface waters. Review of the site did not find evidence of listed species or critical habitat.

It is not anticipated that development of this parcel would have adverse impacts to natural resources.

