

4300 Selvitz Rd

Environmental Impact Report

Prepared For:

St. Lucie County Environmental Resource Division

Prepared By:



Advanced Restoration Ecology

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The following environmental impact report (EIR) has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met.

The property is located on S Ocean Dr, in Ft. Pierce, Florida. The property is further located within Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida. The proposed project area consists of ±122.8 acres. The property is currently identified by the St. Lucie County Property Appraiser: Parcel ID 2532-314-0002-000-8.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

N/A

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

Freshwater Wetlands was about 6.021 acres.

c) Extent and acreage of all upland habitats,

The area is mostly open pasture with lakes and some wetlands.

Identified uplands carry the following FNAI classification:

18321: Pasture - ±116.779

The vegetation observed in this Open Land includes:

Slash Pine (*Pinus elliottii*) Live Oak (*Quercus virginiana*)
Laurel Oak (*Quercus laurifolia*) Bahia Grass (*Paspalum notatum*)

d) Extent and acreage of all wetlands.

Please see above statement regarding the wetlands

2. A statement of jurisdictional control over the environmental area.

See Site Plan for details, and issued SFWMD permits.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

See Site Plan for details, and issued SFWMD permits.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

See engineering site plan for final FFE calculations.

5. The identification of any area that has experienced overwash of the primary dune.

N/A

6. The identification of any area subject to breach during storm conditions.

N/A

7. An assessment of the impacts upon onsite vegetation and wildlife.

See Site Plan for details, the native large wetland on site will not be impacted. The other wetlands proposed to be impacted have been offset with the expansion and enhancement of this large onsite wetland.

8. An assessment of the impacts upon onsite and off-site natural resources.

See Site Plans, and issued SFWMD for details regarding wetland mitigation, enhancement and monitoring reports of the completed enhancement.

9. A detailed description of the planned approach to minimize impacts.

See Site Plans for details, all require BMP's will be in place including orange barricade fence and silt fence around the enhanced wetland area.

10. A detailed description of the proposed alterations or disturbances being proposed.

Please refer to the site plans for building specifications, the remaining wetland on site will be filled as part of this process. A detailed list of the impacts can be found in the issued SFWMD permit.

11. A detailed description of the proposed mitigation plan to offset impacts.

See Site Plan for details, the native large wetland on site will not be impacted. The other wetlands proposed to be impacted have been offset with the expansion and enhancement of this large onsite wetland.

12. A plant and animal survey for onsite federal and state protected species.

The gopher tortoise, *Gopherus polyphemus*, is State listed as threatened. On July 29th, 2024 a 100% listed species survey was conducted by Advanced Restoration Ecology and their certified gopher tortoise agent/ certified wildlife biologist. These surveys were conducted using pedestrian surveys throughout the project site to look for the evidence of tortoises and other state/federally listed species or evidence of their site use. The survey covered the entire site and there was suitable gopher tortoise habitat onsite. Multiple transects covered the entire site (See GT Survey Map). A total of 122.8 ± acres were surveyed during this 100% survey of the site. Activity and burrows or evidence of tortoise site use was found in the survey area. Based on the results of the survey, we do feel there are gopher tortoise on site. No other listed species were found during the 100% survey of the site, nor is there any viable habitat for these species to use.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

This information will be submitted under separate cover by the project engineer.

14. A sea turtle protection plan.

N/A

15. A shoreline stabilization plan.

N/A

16. A gopher tortoise protection plan.

Please see item 12 above. There has been a 100% of the site on July 90th, 2024 and gopher tortoise evidence on the site was found.