

General RV, 2650 Peters Road

Environmental Impact Report

December 2024

Introduction

The General RV, 2650 Peters Road project proposes the construction of an RV parking lot to facilitate the future development of an RV sales office adjacent to the project site. The project site is approximately 8 acres (ac.) and is located near the northwest intersection of I-95 and FL 70 in Section 24, Township 35 South, Range 39 East, in Fort Pierce, Florida. A Project Location Map is attached as **Appendix A, Figure 1 – Project Location Map**.

Existing Conditions

Two (2) wetlands occur within the project site: Wetland 1 is 2.02 acres, and Wetland 2 is 0.66 acres. One surface water (0.08 acres) is found on the western edge of the project site, running north and south, along the road.

A portion of the U.S. Geological Service (USGS) 7.5-Minute Florida quadrangle map depicting the location of the project site is attached as **Appendix A, Figure 2 – USGS 7.5 Minute Quadrangle Map**. Elevations on the project site are approximately 25 feet. Based on the *Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida*, maps the following non-hydric soils on the property: (25) Nettles and Oldsmar Sands and (48) Wabasso Sand, 0 to 2 percent slopes. A copy of the digital USDA/NRCS soils mapping data is illustrated in **Appendix A, Figure 3 – NRCS Soils Map**.

Using the Florida Land Use, Cover, and Forms Classification System (FLUCFCS), a land use map was created and is included in **Appendix A, Figure 4 – FLUCFCS Map**. The following summarizes existing land uses and cover types within the project study area:

FLUCFCS 260 – Other Open Lands

This cover type encompassed approximately 3.45 acres of the project site and was primarily made up of Guinea grass (*Megathrus maximus*), licorice weed (*Scoparia dulcis*), Caesar weed (*Urena lobata*), and Brazilian pepper (*Schinus terebinthifolius*).

FLUCFCS 438 – Mixed Hardwoods

This cover type encompassed approximately 1.43 acres of the project site. The canopy was primarily made up of mature live oak (*Quercus virginiana*). The understory included Brazilian pepper and Shepherd's needles (*Bidens alba*).

FLUCFCS 510 – Streams and Waterways

This cover type encompasses 0.08 acres of the project site and includes a north-south ditch adjacent to the roadway.

FLUCFCS 617 – Mixed Wetland Hardwoods

This cover type encompassed approximately 1.37 acres in the southern portion of the project site and encompasses a wetland hardwood community composed of water oak (*Quercus nigra*), Peruvian primrose (*Ludwigia peruviana*), globe flatsedge (*Cyperus echinatus*), whitetop starsedge (*Rhynchospora colorata*), and bulltongue arrowhead (*Sagittaria lancifolia*). This land cover is part of Wetland 1 on the Wetland Impacts Map (**Appendix A, Figure 6 – Wetland Impacts Map**).

FLUCFCS 643 – Wet Prairies

This cover type encompassed approximately 1.31 acres of the project site and was primarily made up of straw colored flatsedge (*Cyperus strigosus*) and blue mistflower (*Conoclinium coelestinum*). This land cover is part of Wetland 1 and Wetland 2 on **Figure 6**.

Fish, Wildlife, Listed Species and their Habitats

Environmental Considerations:

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the project area has been compiled. There are no critical habitats in the project area. The proposed activities will not adversely impact the value of functions provided to fish and wildlife and listed species pursuant to Section 10.2.2 of the Applicant’s Handbook Vol. I (AH Vol I).

TABLE 1 Potential Listed Species Occurrence						
Common Name		Scientific Name	Federal Status	State Status	Comments	Likelihood of Occurrence
Birds	Wood Stork	<i>Mycteria americana</i>	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Foraging	Likely
	Burrowing Owl	<i>Athene cunicularia</i>	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: Burrowing/foraging	Low
	Southeastern American Kestrel	<i>Falco sparverius paulus</i>	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Nesting/foraging	Moderate
	Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Nesting/foraging	Moderate

Reptiles	Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: foraging	Low
	Gopher Tortoise	<i>Gopherus polyphemus</i>	C	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Burrowing/foraging	Low

Wood Stork

The project site is located within the core foraging area (CFA) of two known wood stork colonies, North Fork St. Lucie River and Cypress Creek Bluefield Road. The CFA is defined as an 18.6-mile radius around known wood stork colonies. The wetlands on-site may provide SFH for wood storks. Wetland mitigation is being proposed through Bluefield Ranch Mitigation Bank. Wood stork biomass foraging assessment will be coordinated with the mitigation bank to offset the loss of any wood stork foraging habitat.

Burrowing Owl

Burrowing owls inhabit open prairies in Florida that have very little understory vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots. Marginal burrowing owl habitat does exist on-site, however, no burrowing owls were observed during field reconnaissance. A burrowing owl survey will be conducted in conjunction with the 100% gopher tortoise survey to ensure no burrowing owls moved into the project site prior to construction.

Southeastern American Kestrel

The southeastern American kestrel’s range is limited by nest and perch site availability, foraging habitat and food supply all near one another. Kestrels utilize a wide variety of habitats and nest in open pine habitats, woodland edges, prairies, and pastures throughout much of Florida. Nest sites are in tall dead trees or utility poles generally with an unobstructed view of surroundings. No kestrels were observed within the project site, however, habitat is present on-site. If construction commences after May 2025, then a kestrel nest survey will be conducted to ensure no kestrels are nesting on the project site.

Florida Sandhill Crane

The Florida sandhill crane inhabits prairies, freshwater marshes, and pasture lands. This crane is known to forage within agricultural areas like feed lots and crop fields, golf courses and other open lawns. Potential foraging habitat occurs on-site; however, nesting habitat was marginal on-site and no sandhill cranes were observed. Nesting season is from December through August. A nest survey will be conducted in conjunction with the burrowing owl survey and gopher tortoise survey to ensure no cranes are nesting on the project site.

Gopher Tortoise

The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but can also often occur in disturbed areas. A 15% gopher tortoise burrow survey was conducted, and no gopher tortoises or their burrows were observed. Potential habitat for the gopher tortoise does occur on-site, and thus a 100% gopher tortoise survey will be completed no more than 90 days prior to construction. If gopher tortoise burrows are found within the construction

limits or within 25 feet from construction limits, a relocation permit through FWC will be obtained and the tortoises will be relocated. Therefore, with conducting a 100% survey prior to construction and agreeing to permit the relocation of any potential tortoises, this project should have no adverse effects on the tortoise.

In summary, the project will not impact the conservation of fish and wildlife, including threatened and endangered species or their habitats. The site has been subject to disturbance and is surrounded by roads and existing development. There are no conservation areas or other environmentally sensitive lands within the project site. Impacts will be mitigated to offset any functional loss to wetlands. Appropriate species surveys have been/are being conducted to ensure no adverse effects to wildlife. Additionally, there are no navigable waterways affected by the project. The wetlands within the project site are not typically used recreationally and therefore there would be no loss of fishing or recreational values from the proposed project.

Historical and Archeological Resources

A search of the Florida Master Site File (FMSF) data revealed no previously recorded archaeological resources within or adjacent to the archaeological Area of Potential Effect (APE). While five (5) standing structures are located within a 0.25-mile radius of the project area, none are situated within the project site. Therefore, the development of the project site is not expected to impact any historic or archaeological resources.

Secondary impacts

No secondary impacts are proposed with this project, as all wetlands are being completely impacted. A functional loss was calculated utilizing the Uniform Mitigation Assessment Method (UMAM) and the proposed mitigation plan is detailed further below. Additionally, best management practices (BMPs) will be utilized throughout the construction process. Runoff will be routed through temporary basins and turbidity screens, where necessary, to prevent violations of state water quality standards. All pollution prevention procedures, material, equipment and other related items will be maintained in an approved condition until completion.

Cumulative Impacts

The proposed wetland mitigation will not be occurring within the same drainage basin as the project. A Cumulative Impacts Analysis will follow. Please see **Section 10** below for a detailed mitigation plan.

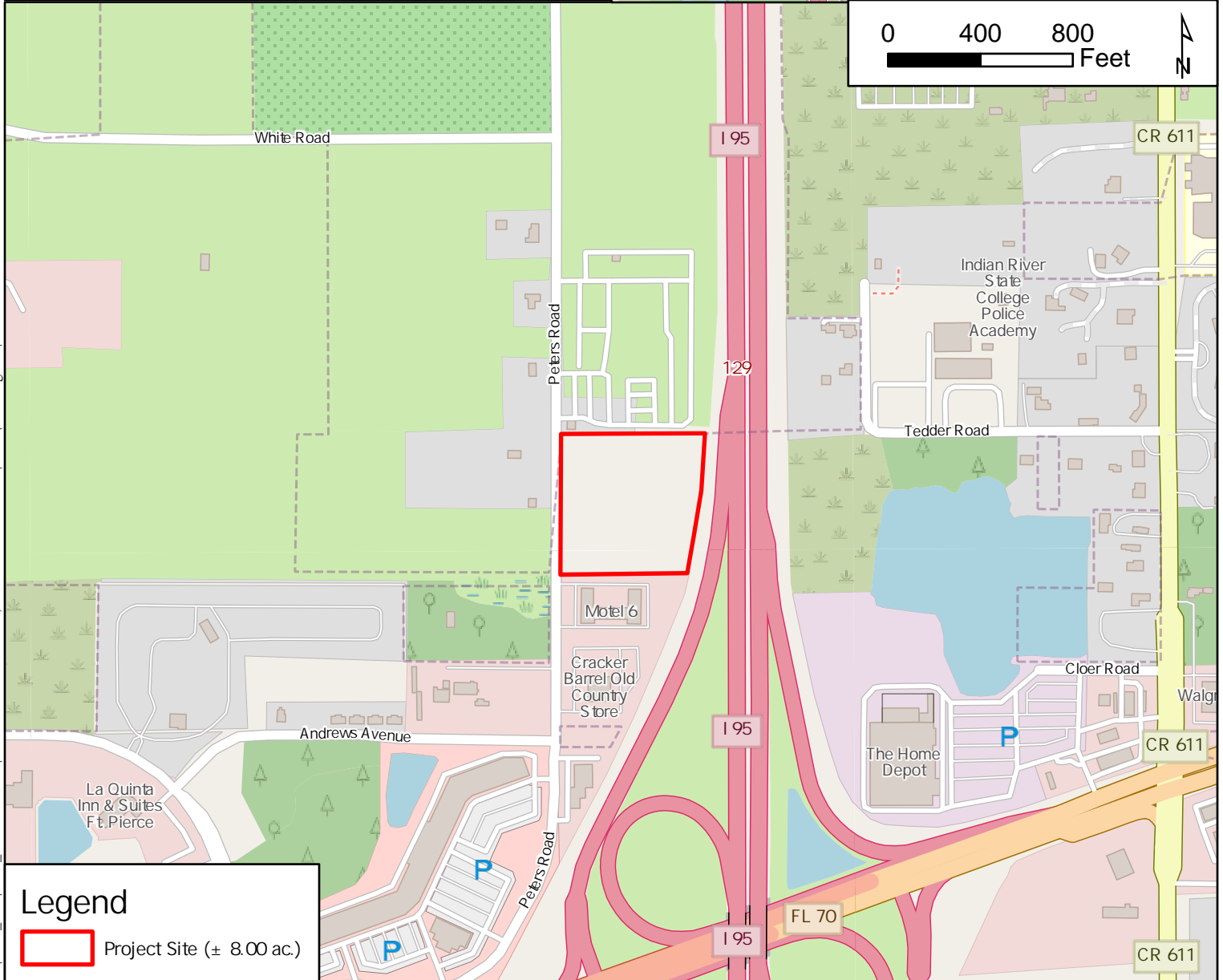
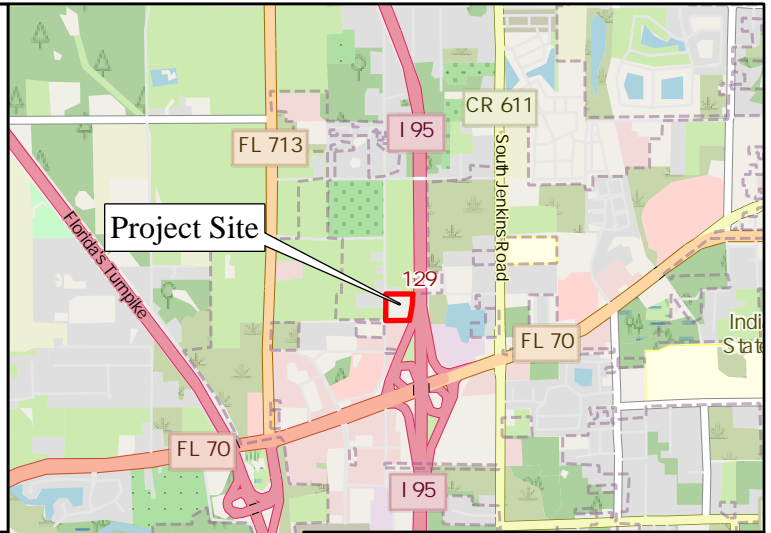
Mitigation Plan

There is an existing SFWMD ERP on the site, permit number 56-02102-P. This permit was issued to Copley's RV Center on January 14, 2005. Wetlands were impacted under this permit and the permittee was responsible for purchasing 0.20 credits from Bluefield Ranch Mitigation Bank. A total of 1.38 acres of wetlands were identified onsite in 2005, however two wetlands did not require mitigation to be impacted: a 0.08-acre wetland and a 0.43-acre wetland, as they were

considered isolated. The site currently (September 2024) contains more wetlands than were previously noted back in 2005. The 0.20 credits will be applied towards required mitigation credits.

Two wetlands occur within the project site: Wetland 1 is 2.02 acres, and Wetland 2 is 0.66 acres. Mitigation will be proposed for all wetlands onsite. A wetland map is included in **Appendix A, Figure 5 – Wetland and Surface Water Location Map**, showing the location and size of each wetland. Additionally, **Figure 6 – Wetland Impacts Map** shows the proposed direct and secondary impacts. The proposed wetland impacts were assessed utilizing WRAP to determine the functional loss (See **Appendix B – WRAP sheets**). Wetland 1 contains different habitat types, so it was split and scored separately. One WRAP sheet was prepared for the forested land type (part of Wetland 2) and one WRAP sheet was prepared for the herbaceous land type (Wetland 1 and part of Wetland 2). See the Table below with a breakdown of impacts, WRAP scores, and associated functional loss. Combining all direct wetland impacts, and adding a 5% addition for avoidance and minimization, there will be a need for 1.06 credits. Utilizing the 0.20 credits previously purchased, the permittee proposes to purchase 0.86 State credits from the Bluefield Ranch Mitigation Bank.

Impact WRAP Summary Table					
Wetland Name	FLUCFCS Code	Impact Acreage	Type of Impact/Type of Wetland	WRAP Score	Credits Needed
Wetland 1	617	1.37	Direct/Forested	42.50%	0.582
Wetlands 1 & 2	643	1.31	Direct/Herbaceous	32.50%	0.426
Preliminary Total					1.01
Additional 5%					0.05
Total Credits Required					1.06
Previously Purchased Credits					0.20
Credits Needed					0.86



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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Project Location Map



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**General RV, 2650 Peters Road
 St. Lucie County, Florida**



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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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USGS Topographic Map

**General RV, 2650 Peters Road
St. Lucie County, Florida**



0 50 100 Feet

Legend

Project Site (± 8.00 ac.)

NRCS Soils Description & Hydric Rating

- 25: NETTLES AND OLDSMAR SANDS, Not Hydric
- 48: WABASSO SAND, 0 TO 2 PERCENT SLOPES, Not Hydric

State of Florida, Maxar, Microsoft

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

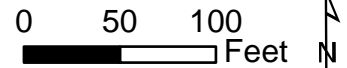


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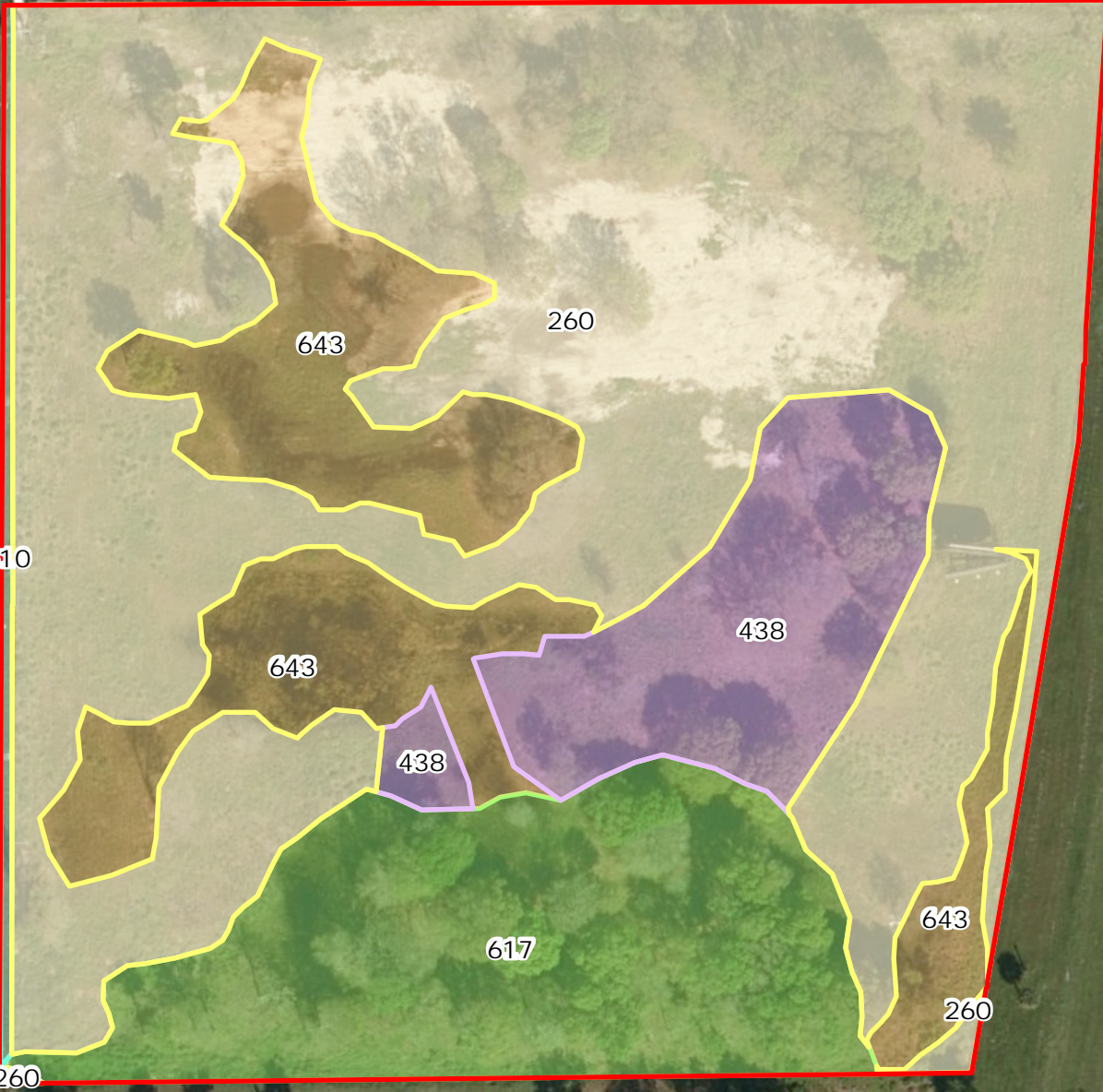
NRCS Soils Map

**General RV, 2650 Peters Road
 St. Lucie County, Florida**

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Peters Rd



Legend

- Project Site (± 8.0 ac.)
- 260: Other Open Lands (± 4.45 ac.)
- 438: Mixed Hardwoods (± 0.79 ac.)
- 510: Streams and Waterways (± 0.08 ac.)
- 617: Mixed Wetland Hardwoods (± 1.37 ac.)
- 643: Wet Prairie (± 1.31 ac.)

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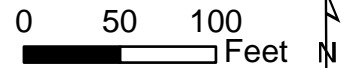
Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Land Use (FLUCFCS) Map

**General RV, 2605 Peters Road
 St. Lucie County, Florida**



Peters Rd



WL-02

WL-01

Legend

- Wetlands (± 2.68 Acres)
- Surface Waters (± 0.08 Acres)
- Project Site

Wetland	Acreage
Wetland 1	2.02
Wetland 2	0.66

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Wetland & Surface Water Location Map

**General RV, 2605 Peters Road
 St. Lucie County, Florida**

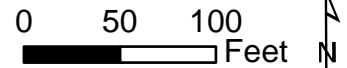
1 inch = 100 feet

PROJECT NUMBER: 245690000

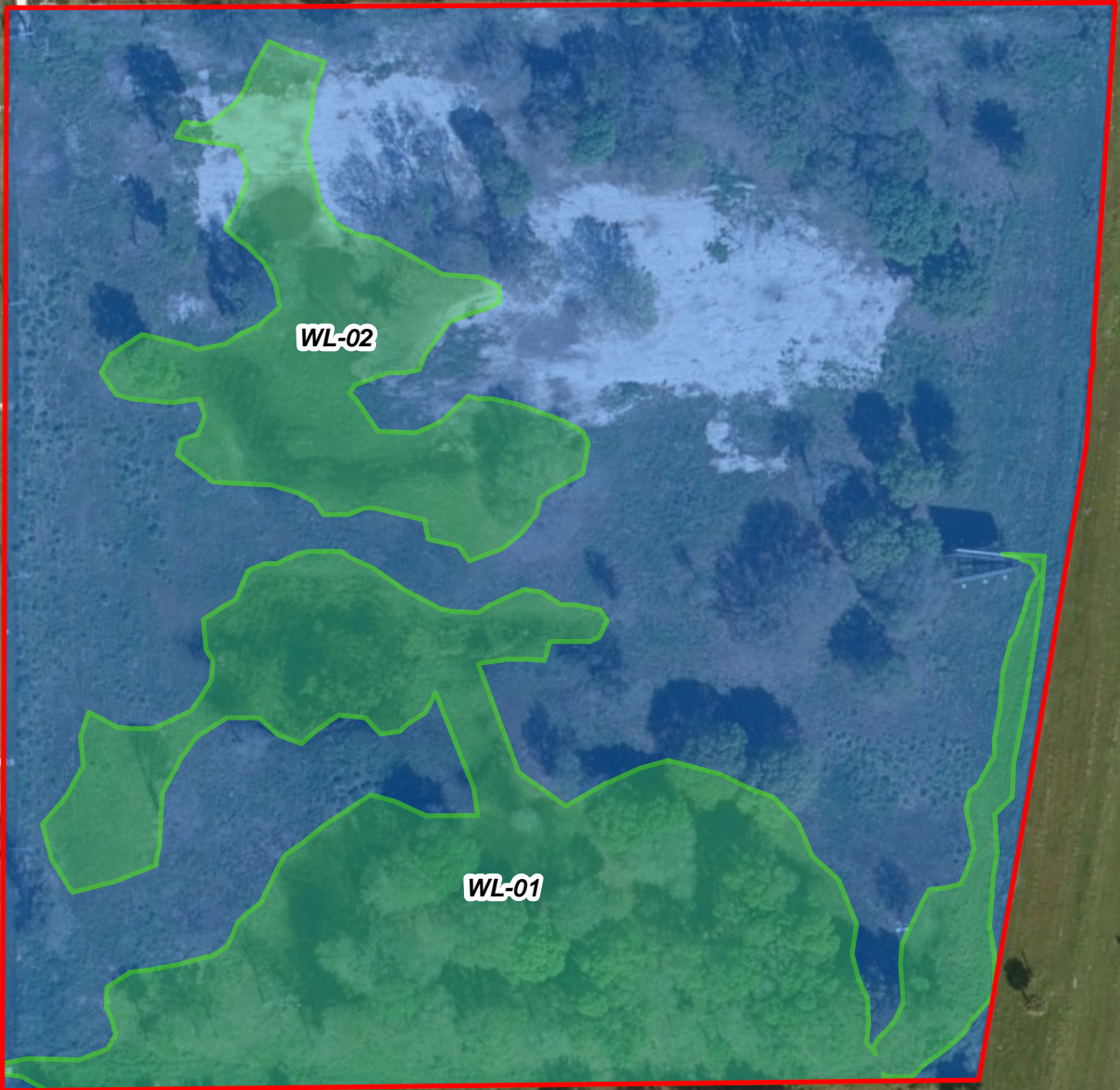
DECEMBER 2024

FIGURE 5

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Peters Rd



WL-02

WL-01

Legend

- Wetlands (± 2.68 Acres)
- Surface Waters (± 0.08 Acres)
- Project Site

Wetland	Acreage
Wetland 1	2.02
Wetland 2	0.66

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Wetland Impacts Map

**General RV, 2605 Peters Road
 St. Lucie County, Florida**

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- PROPOSED
- EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: PROJECT DATE REVIEWER FLUCCS CODE
 APP. #: WETLAND TYPE: FORESTED Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Mixed Wetland Hardwoods	<input type="text" value="1.37"/> ACRES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES %= <input type="text"/>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	<input type="text" value="1.37"/> ACRES OF IMPACT	<input type="text"/> ACRES	

WILD LIFE UTILIZATION

WETLAND CANOPY

WETLAND GROUND COVER

HABITAT SUPPORT / BUFFER

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
No Buffer - development	0	50	0
Open Lands/Wetlands	1	50	1
			0
			0
			0

FIELD HYDROLOGY

WATER QUALITY INPUT & TREATMENT

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
Natural Undeveloped areas	3	50	1.5
High intensity commercial	0.5	50	0.25
			0
			0
			0
LU TOTAL			1.75

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
Dry Detention Only	1	100	1
			0
			0
			0
			0
PT TOTAL			1

WRAP SCORE

42.50%

WILDLIFE UTILIZATION

Minimal wildlife utilization is expected within the assessment area. No listed species have been documented utilizing the project site or on-site wetland and listed species utilization is anticipated to be minimal due to surrounding roadways and development.

WETLAND CANOPY

The level of function provided by the plant community and physical structure is limited within the assessment area. A significant portion of the plant cover is comprised of invasive exotic or other invasive plant species and the surrounding uplands are comprised of mixed hardwoods. Vegetation within the wetland includes water oak (*Quercus nigra*), Peruvian primrose (*Ludwigia peruviana*), globe flatsedge (*Cyperus echinatus*), whitetop starsedge (*Rhynchospora colorata*), and bulltongue arrowhead (*Sagittaria lancifolia*).

WETLAND GROUND COVER

The level of function provided by the plant community and physical structure is limited within the assessment area. A significant portion of the plant cover is comprised of invasive exotic or other invasive plant species and the surrounding uplands are comprised of mixed hardwoods. There are some native ground cover species, however.

HABITAT SUPPORT/BUFFER

The project site is surrounded by I-95 and Peters Road, commercial developments (a hotel to the south), and previous site disturbances, all of which reduce wildlife habitat or wetland functions. The surrounding developments limit wildlife access, habitat, and wetland function of the assessment area.

FIELD HYDROLOGY

The hydrology in this assessment area has been altered by the historic alterations of the project site and the developments surrounding the site. The wetland is adjacent to built-out properties such as a residential development with a parking lot to the south, and paved roadways to the east and west. The water environment has been significantly altered by the surrounding area's developments, and the area no longer provides qualify functions and benefits to fish and wildlife.

WQ INPUT & TREATMENT

The site has poor drainage due to site modifications, which has caused water to collect. New stormwater culverts increase drainage into the property. However, drainage is only treated in dry swales prior to entering the site.

- PROPOSED
- EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: PROJECT _____ DATE REVIEWER FLUCCS CODE
 APP. #: General RV, 2605 Peters Road WETLAND TYPE: FORESTED Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Wet Prairie (WL 2, 3, 4)	<input type="text" value="1.31"/> ACRES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES %= <input type="text"/>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	<input type="text" value="1.31"/> ACRES OF IMPACT	<input type="text"/> ACRES	

WILD LIFE UTILIZATION

WETLAND CANOPY

WETLAND GROUND COVER

HABITAT SUPPORT / BUFFER

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
No buffer- development	0	50	0
Open lands/wetlands	1	50	0.5
			0
			0
			0

FIELD HYDROLOGY

WATER QUALITY INPUT & TREATMENT

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
Natural undeveloped areas	3	50	1.5
High intensity commercial	0.5	50	0.25
			0
			0
			0
LU TOTAL			1.75

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
Dry Retention	1	100	1
			0
			0
			0
			0
PT TOTAL			1

WRAP SCORE

32.50%

WILDLIFE UTILIZATION

Minimal wildlife utilization is expected within the assessment area. No listed species have been documented utilizing the project site or on-site wetland and listed species utilization is anticipated to be minimal.

WETLAND CANOPY

The level of function provided by the plant community and physical structure is limited within the assessment area. A significant portion of the plant cover is comprised of invasive exotic or other invasive plant species and the surrounding uplands are comprised of mixed hardwoods. There is no native wetland canopy. Vegetation within the wetland includes straw colored flatsedge (*Cyperus strigosus*) and blue mistflower (*Conoclinium coelestinum*).

WETLAND GROUND COVER

The level of function provided by the plant community and physical structure is limited within the assessment area. A significant portion of the plant cover is comprised of invasive exotic or other invasive plant species and the surrounding uplands are comprised of mixed hardwoods. There are some native ground cover species, however.

HABITAT SUPPORT/BUFFER

The project site is surrounded by I-95 and Peters Road, commercial developments (hotel), and previous site disturbances, all of which reduce wildlife habitat or wetland functions. The surrounding developments limit wildlife access, habitat, and wetland function of the assessment area.

FIELD HYDROLOGY

The hydrology in this assessment area has been altered by the historic alterations of the project site and the developments surrounding the site. The wetland is adjacent to built-out properties such as a residential development with a parking lot to the south, and paved roadways to the east and west. The water environment has been significantly altered by the surrounding area's developments, and the area no longer provides qualify functions and benefits to fish and wildlife.

WQ INPUT & TREATMENT

The site has poor drainage due to site modifications, which has caused water to collect. New stormwater culverts increase drainage into the property. Stormwater is treated in dry swales only before entering the site.