



Advanced Restoration Ecology

4945-4963 Edwards Road

St Lucie County, FL

Environmental Assessment

Prepared For:
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The environmental assessment report below has been compiled in accordance with the St Lucie County Development Review Division and provisions set forth by the state of Florida. The parcel is listed by the St Lucie County Property Appraiser as Parcel ID number 2430-244-0001-000-4, and 2430-243-0001-000-1 and is a total of 16.98 acres. The property is located at 4945-4963 Edwards Road, in Ft Pierce, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to St Lucie County, and the State of Florida.

LAND USE RECORDS

The St Lucie County Property Appraiser's Report lists this property as 9900 Unclassified Agricultural and 0000 Vacant Residential.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Ankona and Farnton Sands - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or more receding to a greater depth during extended dry periods.

Riviera Fine Sand - This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

Fluvaquents, Frequently flooded - This very poorly drained, nearly level soil is on flood plains of rivers and creeks. Slopes are smooth to concave or convex and range from 0 to 2 percent. Color, texture, and thickness of the soil layers are variable within short distances. Texture ranges from sand to clay and thickness of layers ranges from 2 to 30 inches. Included with this soil in mapping are small areas of Chobee, Kaliga, Pompano, Riviera, and Winder soils. The included soils make up less than 30 percent of any mapped area. The water table in Fluvaquents is at a depth of less than 10 inches for 4 to 6 months and within a depth of 40 inches for 9 to 12 months. More than once every 2 years the soils are flooded for a period of 7 to 30 days. Available water capacity is medium to high in the loamy and clayey layers and low in the sandy layers. Permeability is rapid in the sandy layers and moderate to very slow in the loamy and clayey layers. Natural fertility and content of organic matter are low, but they vary. Natural vegetation is cabbage palms and wetland hardwoods and an understory of saw palmetto and herbaceous plants.

Winder Sand, depressional - This poorly drained, nearly level soil is in flatwoods areas. The surface layer is sand about 8 inches thick. The water table is at a depth of less than 10 inches for 1 to 4 months during the summer rainy season and between depths of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is open forest of second growth longleaf pine

or slash pine, and scattered to many cabbage palms. The understory is saw palmetto, running oak inkberry and fetterbush. Native grasses include threeawn and bluestem. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Susanna and Wauchula Sand - Found on low ridges and in flats that border sloughs and depressional areas, the soil is poorly drained. The water level is at a depth of 10 to 40 inches for nine months in most years. The soil is well suited for improved pasture areas, but the potential is medium on this soil for pine trees.

WILDLIFE EVALUATION:

On April 27th, 2024, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was not observed on site, nor were any other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not native upland habitat on the site. Species observed during the site reconnaissance included the following:

Bahia Grass (<i>Paspalum notatum</i>)	Laurel Oak (<i>Quercus laurifolia</i>)
Brazilian pepper (<i>Schinus terbinthifolius</i>)	Wax Myrtle (<i>Morella cerifera</i>)

WETLAND DELINEATION:

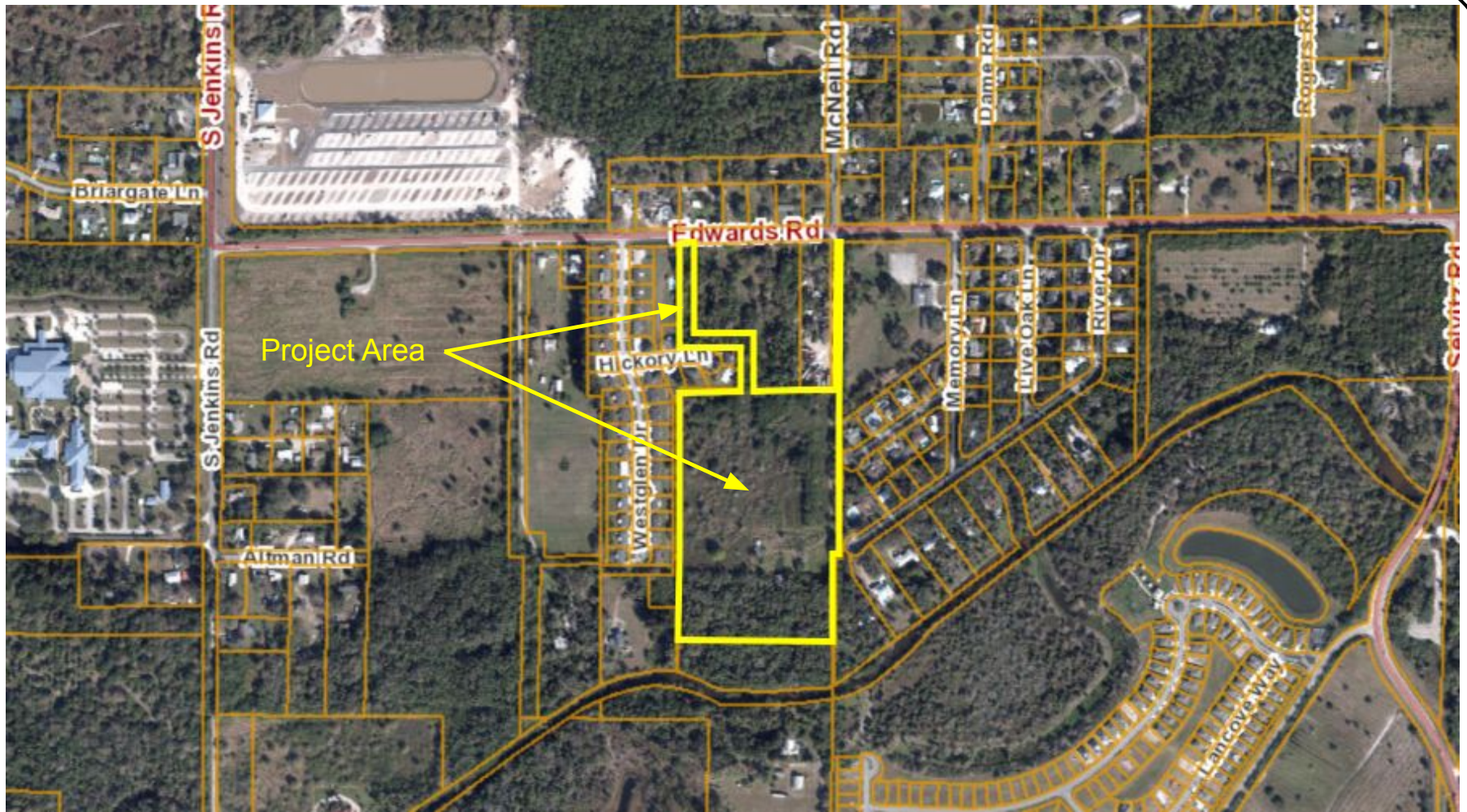
Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were all present during the site investigation. ARE concludes this property does likely include state and federally jurisdictional wetlands on site in its current configuration.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey and a tree survey.

CONCLUSION:

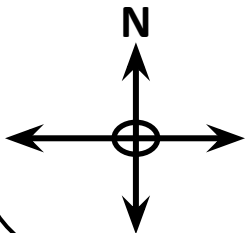
Based on City requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site. It is the professional opinion of ARE, Inc. that there are likely both State and Federally jurisdictional wetlands on the site as the site's characteristics do meet the minimum thresholds required for wetland classification.



4/27/2024

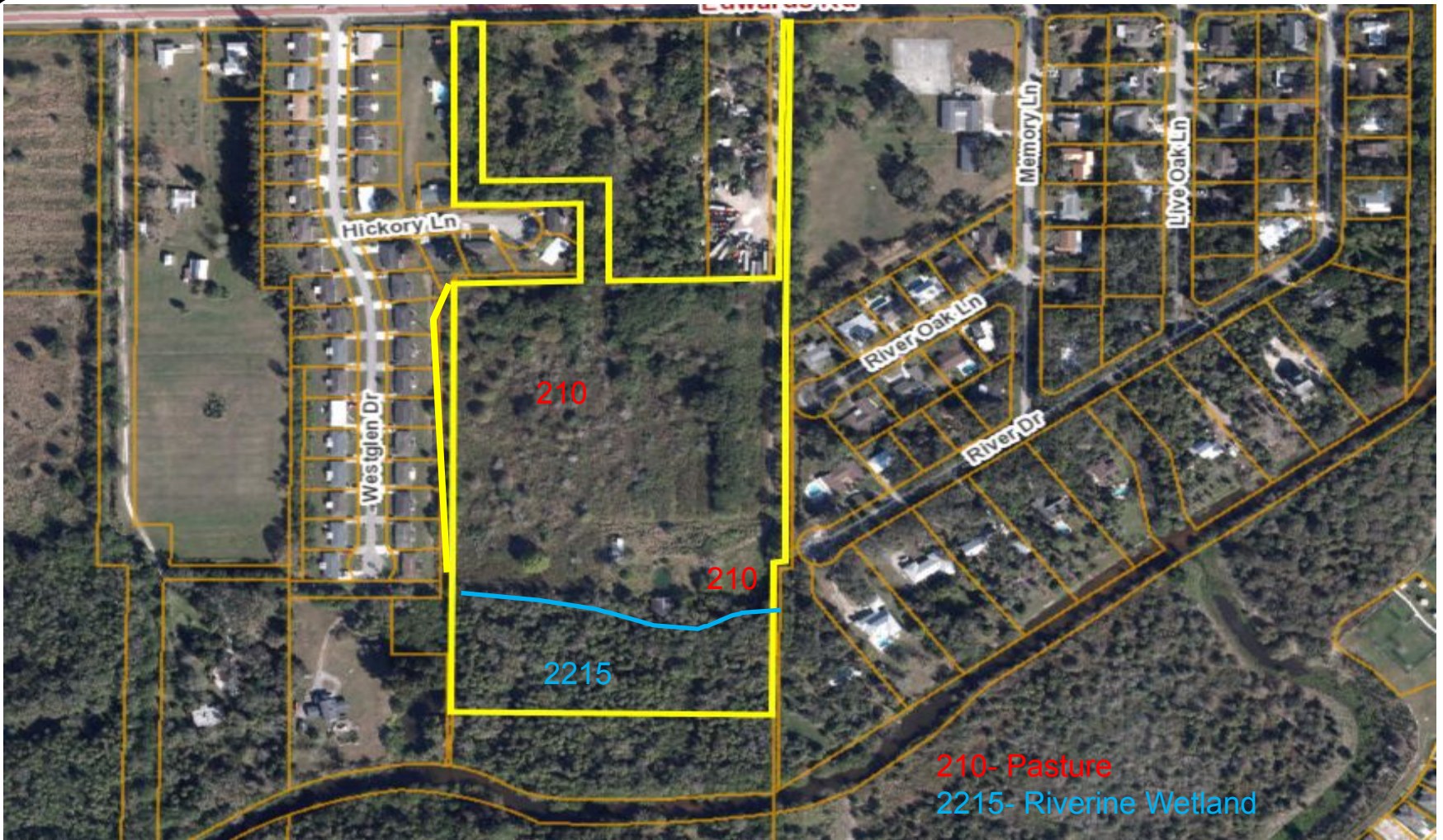
Location Map

Map Source: St Lucie County



**4945-4963 Edwards Road
Ft Pierce, FL**

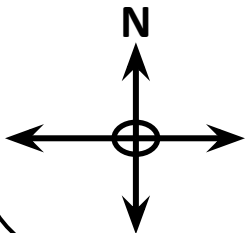




4/27/2024

FLUCCS Map

Map Source: St Lucie County



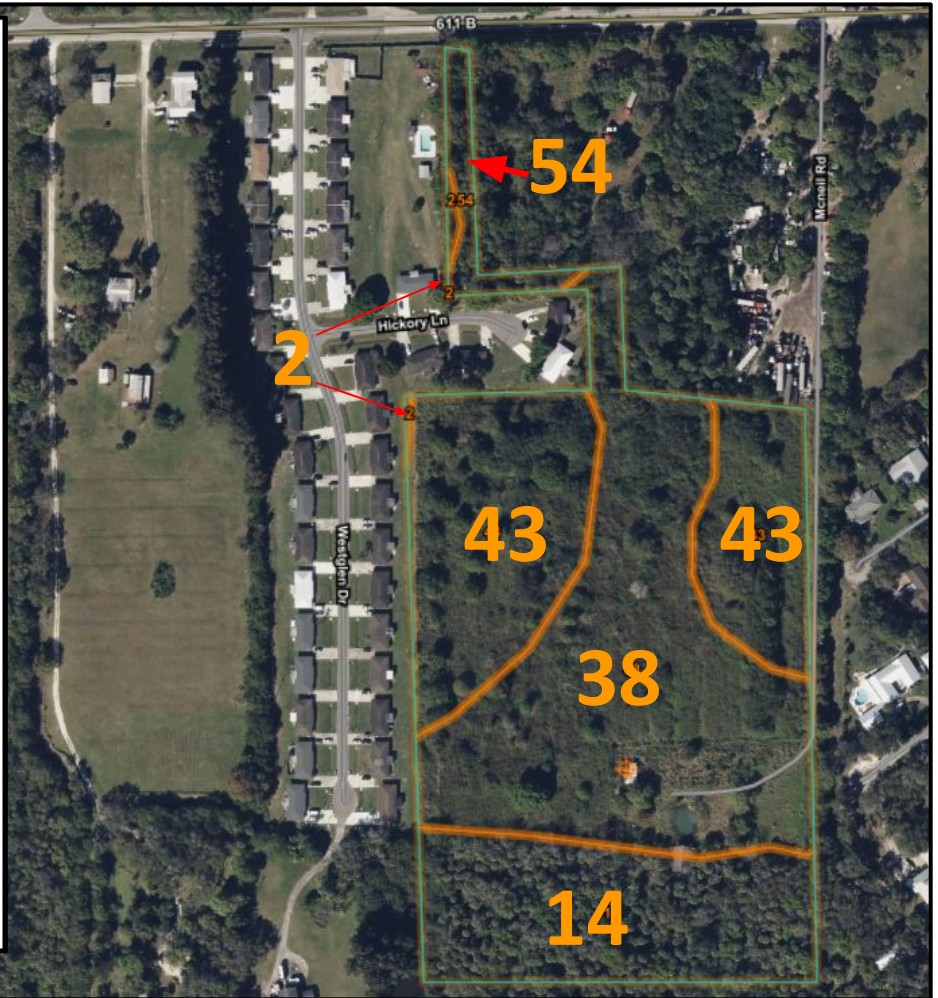
**4945-4963 Edwards Road
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St. Lucie County, Florida (FL111)

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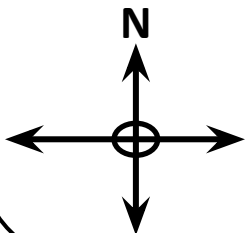
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.1	0.4%
14	Fluvaquents, frequently flooded	3.9	22.2%
38	Riviera fine sand, 0 to 2 percent slopes	7.0	43.5%
43	Susanna and Wauchula sands	5.4	30.7%
54	Winder sand, frequently ponded, 0 to 1 percent slopes	0.6	3.2%
Totals for Area of Interest		16.9	100.0%



4/27/2024

Soil Map

Map Source: St Lucie County



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