



March 25th, 2025

Iglesia Biblica de Fort Pierce Inc.
Attn: Salvador Marino
3240 S 25th Street
Fort Pierce, FL 34981

VIA Email: creel1074@ymail.com

Reference: **Environmental Assessment**
3240 S 25th Street
Fort Pierce, FL 34981
Parcel ID: 2428-232-0001-000-0

Dear Mr. Marino,

Haley Ward Inc. has completed this Environmental Assessment (EA) for the referenced property above. The purpose of this evaluation was to conduct a review of the listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the property as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,

Haley Ward Inc.

Adam Kobylski, M.S.
Environmental Scientist



ENVIRONMENTAL ASSESSMENT

3240 S 25th Street
Fort Pierce, FL 34981
Parcel ID:
2428-232-0001-000-0

Date: March 25, 2025
Project # 25-188

Prepared For:

Iglesia Biblica de Fort Pierce Inc.
Attn: Salvador Marino
3240 S 25th Street
Fort Pierce, FL 34981
creel1074@ymail.com

Prepared By:

EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200



INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID: 2428-232-0001-000-0) comprised of 4.75 acres which is classified by the St. Lucie County Property Appraiser as Vacant Commercial (land use code 1000). The subject property is addressed at 3240 S 25th Street Fort Pierce, Florida 34981 and is further located within Section 28, Township 35, and Range 40 North. This parcel has a Future Land Use designation of Residential - Low Density (RL), and a current zoning designation of Residential (R-1).

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. Haley Ward staff visited the property on March 24th, 2025 in order to ascertain the status and composition of any critical habitats, wildlife species of section concern, wetlands, and native uplands which may be onsite.

VEGETATION:

The opinion of Haley Ward is native upland habitat is not located on site. The subject property has been routinely mowed while keeping few select trees going back to a 1994 aerial image. Over time, native and exotic vegetation was able to grow and reclaim the site in some areas while the remainder of the site is frequently mowed.

The upland habitat associations were determined via onsite assessment and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following upland CLC code was identified onsite; 191 - Undeveloped Land Within Urban Areas. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Live Oak	<i>Quercus virginiana</i>
Cabbage Palm	<i>Sabal palmetto</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>
Caesars's Weed**	<i>Urena lobata</i>
Australian Pine**	<i>Casuarina equisetifolia</i>

***Nuisance Vegetation**

****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed within the uplands during the site visit.

WETLAND DELINEATION:

According to aerial photographs and the site visit, there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were identified during the field reconnaissance on the property.



WILDLIFE EVALUATION:

Haley Ward performed a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No state or federally listed plant/animal species or their habitats were observed onsite during the site reconnaissance.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Ankona and Farnton sands- The Ankona and Farnton series consist of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farnton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

Riviera fine sand- This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Wabasso sand- This soil 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.

PERTAINANT LAWS AND REGULATIONS:

The following lists the State of Florida laws and Code of Ordinances for the City of Fort Pierce as they pertain to the environmental considerations of the subject property. As part of the local approval process, the applicant will be required to comply with the following items in red.



Florida Fish & Wildlife Commission Regulations:

68A-27.003 (2) State-designated Threatened species:

(a) No person shall take, possess, or sell any threatened species included in this subsection or parts thereof or their nests or eggs except as authorized by Commission rule or by permit from the Commission or when such conduct is authorized in a management plan as defined in this chapter and approved by the Commission, or as authorized in Commission-approved guidelines.

(f) Reptiles:

(5) Gopher tortoise (*Gopherus polyphemus*). The gopher tortoise shall be afforded the protective provisions specified in this subparagraph. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with the Gopher Tortoise Management Plan effective September 2012 herein incorporated by reference:

(<http://www.flrules.org/Gateway/reference.asp?No=Ref-12192>).

A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will be issued based upon whether issuance would further goals and objectives of the Management Plan and the Gopher Tortoise Permitting Guidelines effective April 2023, herein incorporated by reference:

(<http://www.flrules.org/Gateway/reference.asp?No=Ref-15273>).

A 100% gopher tortoise survey is required as part of the building approval process within 90-days of a land disturbing activity. If tortoises are located onsite, relocation is required prior to any clearing/building activity.

City of Fort Pierce Code of Ordinances

Sec. 123-66 - Tree Protection and Mitigation:

(b) Any native tree at least 14 inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

Trees meeting the protection criteria as stated above were observed onsite. A tree survey will be required as part of the building approval process.



SUMMARY:

The purpose of this evaluation was to conduct a review of the listed parcel as a precursor to permitting and review by governmental agencies as an applicable document for the regulatory review. The subject property is addressed at 3240 S 25th Street Fort Pierce, Florida 34981. The opinion of Haley Ward is that native upland habitat is not located on site, and there are no State jurisdictional wetlands on site. No other state or federally listed plant/animal species or their habitats were observed onsite during the site reconnaissance. A 100% gopher tortoise survey is required as part of the building approval process within 90-days of a land disturbing activity. Trees meeting the protection criteria were observed onsite. A tree survey will be required as part of the building approval process.

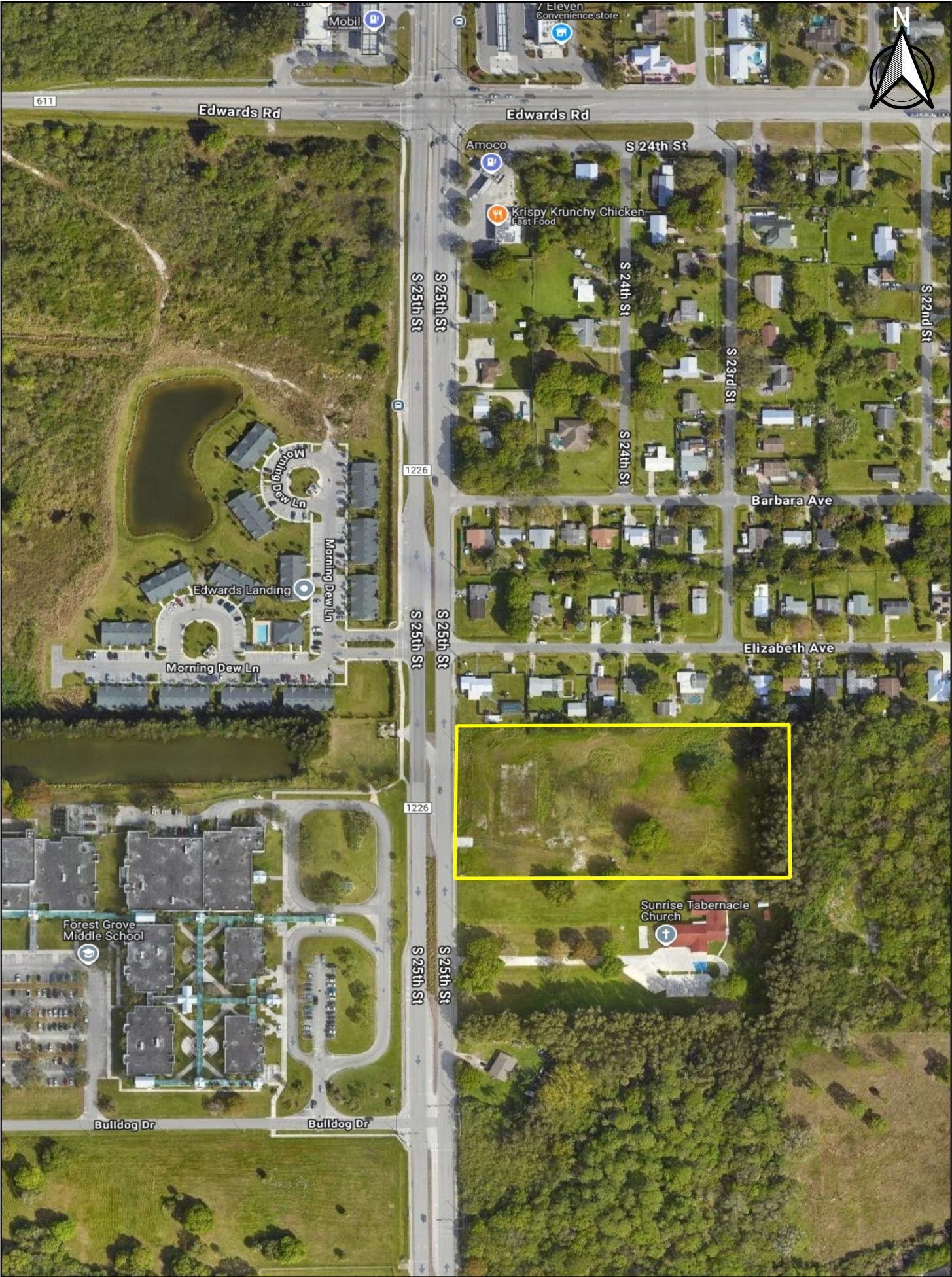
Isram St Lucie - Vicinity Map



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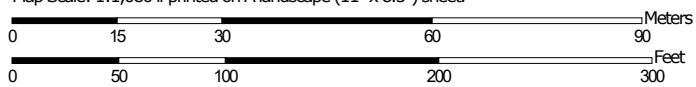


Soil Map—St. Lucie County, Florida
(Church BNDY)



Soil Map may not be valid at this scale.

Map Scale: 1:1,080 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/25/2025
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Soil Map—St. Lucie County, Florida
(Church BNDY)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida

Survey Area Data: Version 18, Aug 23, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	2.9	59.4%
31	Pepper and EauGallie sands	0.6	12.1%
38	Riviera fine sand, 0 to 2 percent slopes	0.0	0.1%
48	Wabasso sand, 0 to 2 percent slopes	1.4	28.3%
Totals for Area of Interest		4.8	100.0%