

Environmental Statement – 1840 Surfside Drive, Fort Pierce, FL 34949

The subject property is located on North Hutchinson Island along the Atlantic coast in St. Lucie County. We acknowledge the site's coastal context and offer the following statement in lieu of a formal environmental report.

The property is situated seaward of the Coastal Construction Control Line (CCCL) along the Atlantic Ocean and features naturally occurring sand dunes and coastal vegetation typical of Florida's barrier island ecosystems. The proposed project has been designed with sensitivity to these conditions, and a formal application to the Florida Department of Environmental Protection (FDEP) for a CCCL permit will be submitted prior to construction.

The following measures will be observed:

- Clearing and grading will be limited to the minimum area necessary for construction.
- Existing dune structures will be evaluated and protected to the greatest extent practicable; any alteration will be addressed through the FDEP permitting process.
- Native and drought-tolerant coastal plantings will be incorporated into the landscape design where feasible.
- The project will comply with all applicable FDEP Coastal Construction Control Line regulations and any conditions imposed through that permitting process.

We respectfully request that this statement be accepted in satisfaction of the environmental review requirement, with the understanding that FDEP approval will be obtained before construction commences.

Respectfully submitted,



Digitally signed by
Michael Seal
Date: 2026.05.29
15:29:02-04'00'

Michael Seal

Applicant / Authorized Representative

