



May 21, 2025

Buzz Smyth  
601 Seaway LLC  
110 South Ocean Drive  
Fort Pierce, FL 34949

**VIA Email:** [smythbuild@gmail.com](mailto:smythbuild@gmail.com)

**Reference:** **Environmental Assessment – Causeway Cove Marina**  
601 Seaway Drive  
Fort Pierce, Florida, 34949  
Parcel ID: 2402-312-0001-000-5

Dear Mr. Smyth,

Haley Ward, Inc. has completed this Environmental Assessment (EA) for the above-mentioned property. The purpose of this evaluation was to conduct a review of the above listed parcels 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 properties as they pertain to the City of Fort Pierce and St. Lucie County 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 Biologist



## ENVIRONMENTAL ASSESSMENT

Parcel ID Numbers:  
**2402-312-0001-000-5**  
601 Seaway Drive  
Fort Pierce, FL 34949

Date: May 15, 2025  
Project # 22-228

**Prepared For:**  
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**Prepared By:**  
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## INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel approximately 42.82 acres of area classified by the St. Lucie County Property Appraiser as Tourist Commercial Zone (C-5) This property is located at 601 Seaway Drive in Fort Pierce, Florida 34949. This parcel is (Parcel ID: 2402-312-0001-000-5) within Section 02, Township 35 South and Range 40 East. The subject property has a zoning designation of Commercial General (CG) and a Future Land Use designation of Mixed Use (MXD). Subject property maps may be found in Appendix A.

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 May 6<sup>th</sup>, 2025<sup>th</sup> to ascertain the status and composition of any critical habitats, wildlife species of concern, wetlands, and native uplands which may be onsite.

## VEGETATION:

The opinion of Haley Ward is that native upland habitats are not located on site. The upland land cover 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; 1453 – Tourist Services, and 1841 – Marinas/Fish Camps. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite. Habitat Map may be found in Appendix A.

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

| Common Name   | Species Name              |
|---------------|---------------------------|
| Live Oak      | <i>Quercus virginiana</i> |
| Cabbage Palm  | <i>Sabal palmetto</i>     |
| Sea Grape     | <i>Coccoloba uvifera</i>  |
| Bermuda Grass | <i>Cynodon dactylon</i>   |

**\*Potentially Nuisance Vegetation**

**\*\*Exotic/Invasive Vegetation**

## WETLAND HABITATS:

The opinion of Haley Ward is that there are State jurisdictional wetland estuaries on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. The following upland CLC code was identified onsite; 652 - Shoreline, 9111 - Seagrass: Sparse to Medium, 9112 - Seagrass: Dense, 9113 - Seagrass: Patchy. This wetland habitat is part of the Indian River Lagoon.



**Table 2:** This table lists a representative sample of vegetative species observed within the wetlands during the site visit.

| Common Name        | Species Name                  |
|--------------------|-------------------------------|
| Manatee Grass      | <i>Syringodium filiformes</i> |
| Shoal Grass        | <i>Halodule wrightii</i>      |
| Paddle Grass       | <i>Halophila decipiens</i>    |
| Johnson's Seagrass | <i>Halophila johnsonii</i>    |
| Red Mangrove       | <i>Rhizophora ceae</i>        |

### WILDLIFE EVALUATION:

Haley Ward performed a pedestrian survey throughout the property to investigate the presence of any land-based 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:

**Arents, 0 to 5 percent slopes** - Arents are nearly level and range from somewhat poorly drained to moderately well drained. The soil consists of fill material that was excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

**Palm Beach Fine Sand, 0 to 5 percent slopes** - This soil is nearly level to sloping and is well drained to excessively drained. It is often located on ridges parallel to the coastline and the soil is often deposited in several miles long yet narrow (0.25 mile max) ranges on barrier islands. Most areas remain in native vegetation consisting of saw-palmetto, sea grape, sea oats, and cabbage palm.

### CITY OF FT. PEIRCE REGULATIONS:

#### **4.4.2 Policy:**

*Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.*

Any proposed environmental impacts will need to be permitted with the governing agency prior to development approval.



#### **4.4.3 Policy:**

The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the plan that govern the following: D. Preservation of environmentally sensitive habitats.

Offshore habitats contain seagrasses along with other environmentally sensitive flora and fauna. These habitats require resource surveys which identify what species of concern this habitat on site holds. A benthic resource survey is then provided to the regulatory agency with the project application.

#### **4.4.5 Policy:**

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

- A. Existing drainage pattern.
- B. Geology.
- C. Topography.
- D. Hydrography (streams, lakes, swamps).
- E. Vegetation.
- F. Wildlife and habitat.
- G. Climate factors (solar orientation, seasonal winds, humidity, precipitation).
- H. Soil (type, suitability, bearing capacity).

A site analysis study may be required by the City of Fort Pierce, which reports in detail the parameters outlined above. Further investigation into the environmental requirements of this site plan review is necessary prior to application submittal as the requirements of this site analysis are dependent on the proposed plan and site impacts.

#### **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. If these trees are impacted throughout the development process, then a tree survey will be required to identify protected trees to formulate a tree mitigation plan.



## **ST. LUCIE COUNTY REGULATIONS:**

The following lists the St. Lucie County Land Development Codes and Comprehensive Plan Policies as they pertain to the subject property. As part of the local approval process, the applicant will be required to comply with the following items.

### **LDC.Section 6.1.8.8:**

*St. Lucie County shall require the submission of an environmental impact report, which addresses concerns for habitat preservation and species protection for projects on parcels greater than ten acres, or that are located on the barrier island, the Atlantic Coastal Ridge, are adjacent to public conservation lands, or are otherwise considered Environmentally Sensitive Areas as defined in this Element. The County may provide a process for the consideration of a waiver of this requirement, subject to meeting standards as may be described in the County's Land Development Code.*

**Parcels greater than 10 acres are required to complete and submit an environmental impact report (EIR).**

**Parcels with Environmentally Sensitive Area(s) are required to complete and submit an environmental impact report (EIR).**

### **Wetlands Protection 6.02.03**

*D. Criteria for Granting Permits.*

*1. A permit may not be issued pursuant to this Code until it is determined that the following general criteria will be met:*

- a. There shall be no net loss of wetland values and functions.*
- b. The project will not adversely affect the conservation of fish or wildlife or their habitats.*
- c. The project will not cause excessive shoaling or erosion.*
- d. The project will not adversely affect commercial or recreational fisheries or their habitat.*
- e. The project will not adversely impact endangered species, threatened species, and species of special concern and/or their habitat.*
- f. Project alternatives and modifications to lessen impacts are not feasible.*
- g. The project does not adversely impact any other federal, state or local designated preserve or conservation area.*
- h. The cumulative impacts of the subject project and other similar projects also will meet the criteria of this section.*
- i. No dredging or filling shall occur in seagrasses except that which may be allowed by [Section 6.02.03\(E\)](#).*
- j. Any structure proposed on or over a wetland is water dependent."*

## **STATE OF FLORIDA REGULATIONS:**

**Florida Department of Environmental Protection:**

**62.330 Environmental Resource Permitting -**

*(1) This chapter, together with the rules and all documents it incorporates by*



reference, implements the comprehensive, statewide environmental resource permit (ERP) program under Section 373.4131, F.S.

(2) The ERP program governs the following: construction, alteration, operation, maintenance, repair, abandonment, and removal of stormwater management systems, dams, impoundments, reservoirs, appurtenant works, and works (including docks, piers, structures, dredging, and filling located in, on or over wetlands or other surface waters, as defined and delineated in Chapter 62-340, F.A.C.) (anyone or a combination of these may be collectively referred to throughout this chapter as “projects” or “systems”).

Any planned development waterward of the mean high-water line will require an Environmental Resource Permit (ERP) application through FDEP.

**18-20.004.5 Riparian Rights** - (a) All docking facilities, whether for private residential single-family docks, private residential multi-slip docks, commercial, industrial, or other revenue generating/income related docks or public docks or piers, shall be subject to all of the following standards and criteria. 3. Docking facilities shall be designed to ensure that vessel use will not cause harm to site specific resources. The design shall consider the number, lengths, drafts and types of vessels allowed to use the facility.

Any planned development waterward of the mean high-water line will need additional permitting and review. Haley Ward recommends a benthic resource survey to be completed prior to development application.

#### **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 by 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.



## SUMMARY:

601 Seaway Drive in Fort Pierce (Parcel ID: 2402-312-0001-000-5), was evaluated as part of this Environmental Assessment. This site consists of an upland boat staging/storage area, vendors, a marina with docking facility within the Indian River Lagoon. Haley Ward conducted site visits to ascertain the status of environmental considerations regarding the local permitting process. Haley Ward did not find native upland habitats or threatened-endangered listed species of flora and fauna in upland areas. For submerged habitats a benthic resource survey is recommended. It should be noted the Indian River Lagoon is widely considered an environmentally sensitive ecosystem and may require additional effort when permitting activities in or near this environment.

Due to the proximity of the Indian River Lagoon, impact reports may be required by the City, County, and State describing plausible impacts to this ecosystem and its function. Upland surveys required for this subject property are a Tree Survey and Gopher Tortoise Survey. The 100% gopher tortoise survey should be conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent (AGTA) 90 days prior to any land-disturbing activities.

## **Appendix A**

# **Subject Property Maps**

# Causeway Cove Marina - Vicinity Map



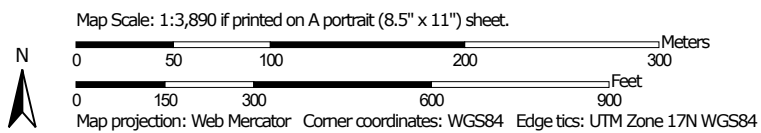
# Causeway Cove Marina - Habitat Map



Project# 22-228  
27 May 2025

0 200 400 600 ft

Soil Map—St. Lucie County, Florida  
(22-288 - Parcel)



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

5/21/2025  
Page 1 of 3

## 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: Mar 6, 2019—Feb 4, 2021

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 |
|------------------------------------|---------------------------------------------|--------------|----------------|
| 4                                  | Arents, 0 to 5 percent slopes               | 11.6         | 28.3%          |
| 27                                 | Palm Beach fine sand, 0 to 5 percent slopes | 6.0          | 14.7%          |
| 100                                | Waters of the Atlantic Ocean                | 23.3         | 57.0%          |
| <b>Totals for Area of Interest</b> |                                             | <b>40.9</b>  | <b>100.0%</b>  |