

Environmental Assessment

With a Listed Species, Gopher Tortoise (*Gopherus polyphemus*) and Burrowing Owl (*Athene cunicularia*)

Survey

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Prepared For:

Tod Mowery, AICP, President
Redtail DG
100 S 2nd St.
Fort Pierce, FL 34950

Prepared By:

Jennifer Acevedo

Jennifer Acevedo



ENVIRONMENTAL CONSULTING DEPARTMENT
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February 2025

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1.0 Introduction and Site Description

An environmental assessment (EA) was conducted by the qualified biologists with Aquatic Research, Monitoring, Equipment, & Deployment, LLC (Aquatic Research FL) on February 12, 2025. The subject property was reviewed in accordance with the City of Fort Pierce Land Development Regulations and commonly used methodologies such as Florida Fish and Wildlife Conservation Commission (FFWCC) Wildlife Survey Guidelines. Therefore, this EA includes a survey for flora and fauna species of special concern, threatened, or endangered along with site/habitat characteristics conducive to support such species. As part of the assessment for listed species, a Florida Fish and Wildlife Conservation Commission (FFWCC) compliant 100% habitat survey for gopher tortoise (*Gopherus polyphemus*) and burrowing owl (*Athene cunicularia*) burrows was also conducted. Furthermore, the site was assessed for the presence of state or federal jurisdictional wetlands, native upland habitat, environmentally significant lands, and adjacent conservation lands of significance.

The subject property is ±19.4-acres located at 5125 Peterson Road, City of Fort Pierce, St. Lucie County, Florida within Section 18, Township 35S, Range 40E. The property is identified by St. Lucie County Property Appraiser as property identification number (PIN) 2418-212-0001-000-7. Please see Appendix A, Figure 1 for the Location Map.

The subject property is currently an active agricultural operation, specifically row crops, located within an urban area. All surrounding lands are developed and are predominantly residential properties (±1-mile radius). Land uses immediately adjacent to the subject property include a telecommunications tower, Celebration Pointe Community, Peterson Road, and an area under construction (project unknown).

A site visit was conducted on February 12, 2025, by Aquatic Research FL's team of qualified biologists (see Appendix B for site photographs). Based on the findings of the assessment, the subject property is best described as row crops with associated infrastructure such as an irrigation system, rows and furrows and equipment storage areas.

No native upland habitat is located on the subject property.

One (1) low quality jurisdictional exotic hardwood forested wetland is located in the SW corner of the subject property. Any proposed impacts to wetlands associated with future site development will require **obtaining a State Environmental Resource Permit**



(ERP). However, as the onsite wetland isolated in nature and under 0.5 acres in size, no mitigation should be required for impacts.

No listed flora species were observed within the limits of the subject property.

A 100% gopher tortoise (*Gopherus polyphemus*) and burrowing owl (*Athene cunicularia*) survey was conducted. **No gopher tortoise or owl burrows were observed on the subject property.**

No additional listed species dens, nests, burrows, or roosting areas were observed on the subject property.

The subject property contains limited trees, ~5 or less, that qualify for protection under the City of Fort Pierce Code of Ordinances Sec. 123-66. - Tree protection and mitigation. **As part of local development approvals, a protected tree survey with a mitigation plan for proposed impacts may be required.**

A review of the South Florida Water Management District (SFWMD) epermitting database indicated no active or inactive permits associated with the property. Two (2) ERP applications were found associated with the property, status indicated as denied and void.

2.0 Vegetation, Habitat Description, and Listed Flora Survey Results

As part of the assessment conducted on the subject property, vegetation and habitat types were reviewed. This was accomplished utilizing a multi-faceted approach, first reviewing recent and historic aeriels, and comparing visible topographic signatures to available agency recorded data. Agency reported data such as Florida Land Use Cover Classification System (FLUCCS) and Cooperative Land Use Cover (CLC) assigned classifications were researched. This dataset (2012-2022) is a compilation of the Land Use/Land Cover datasets created by the 5 Water Management Districts in Florida based on imagery. Furthermore, for the assessment of state and federal listed flora, databases such as Florida Natural Areas Inventory (FNAI) and the U.S. Fish and Wildlife Information for Planning and Consultation (IPAC) were consulted to obtain information regarding listed plants with the potential to occur on the subject property (Appendix C). See Appendix A, Figure 3 for Agency Reported FLUCCS codes.

After a comprehensive review of the above-mentioned data and aeriels, transects were established based on expected variations in habitats. Locations and size of habitat types as



indicated in this report are approximate, based on the combination of desktop review and field truthing.

A sufficient number of transects were established to cover 100% of the subject property to perform the habitat assessment and listed flora survey. See Appendix A, Figure 4 for survey transect map.

See table below for listed flora species endemic to this region.

Florida Natural Inventory Areas (FNAI) Biodiversity Index				
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)				
Plant Species	Common Name	*Federal Status	State Listing	Observation(s)
<i>Asimina tetramera</i>	four-petal pawpaw	E	E	None Observed
<i>Cereus eriophorus</i> var. <i>fragrans</i>	fragrant prickly-apple	E	E	None Observed
<i>Coelorachis tuberculosa</i>	piedmont jointgrass	N	T	None Observed
<i>Conradina grandiflora</i>	large-flowered rosemary	N	T	None Observed
<i>Glandularia maritima</i>	coastal vervain	N	E	None Observed
<i>Lechea cernua</i>	nodding pinweed	N	T	None Observed
<i>Linum carteri</i> var. <i>smallii</i>	Small's flax	N	E	None Observed
<i>Nemastylis floridana</i>	celestial lily	N	E	None Observed
<i>Polygala smallii</i>	tiny polygala	E	E	None Observed
<i>Zephyranthes simpsonii</i>	redmargin zephyrlily	N	T	None Observed

Table 2.0.A: Listed flora species endemic to this region based on IPAC and FNAI.

No listed flora species were observed within the limits of the subject property.

2.1 Upland Habitat

The subject property is agricultural land. Onsite upland habitat is best classified as row crops, a type of nonnative habitat. See Appendix A, Figure 5 for Existing Habitat/FLUCCS Map.

Existing Upland Habitat FLUCCS/CLC Classification Observed is as Follows:

214 FLUCCS/183211 CLC: Row Crops (±19.2 acres)



2.2 Wetland Habitat

To classify an area as a wetland two (2) of the following three (3) criteria must be met: 1. 80 percent or more dominate coverage of wetland and/or facultative wet plants. 2. Indicators of hydrology 3. Presence of hydric soil. One (1) isolated exotic dominated forested system is located within the SW property quadrant. This wetland is of low ecological value, located within an agricultural field, with poor plant diversity, a high density of exotic vegetation and poor wildlife access/usage.

619 FLUCCS/74 CLC: Exotic Hardwood Wetland (± 0.2 acres)

Wetland with a dominant exotic species such as Brazilian pepper, melaleuca, or other exotic species. (FLUCCS).

Representative Vegetation:

Brazilian peppertree (*Schinus terebinthifolia*) – non native

Carolina willow (*Salix caroliniana*) – native

Asiatic dayflower (*Commelina communis*) – non native

3.0 Wildlife Evaluation and Listed Fauna Survey

As was done with regards to analysis of vegetation and habitat types, a similar approach was taken with regards to evaluation of onsite fauna, with the focus being the presence of listed species. Prior to conducting the site field work, regulatory databases such as U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC), Florida Natural Areas Inventory (FNAI), FNAI Biodiversity Matrix, and Florida Department of Environmental Protection (FDEP) maps direct, were consulted with regards to any known, documented, or likely occurrences of listed species. Special note was taken with regard to listings of lands being within consultation areas for specific species, as well as any recorded documentation of listed species within or directly adjacent to the subject property. Habitat types on, adjacent, and within the general area or region were also closely reviewed to determine potential locations with increased likelihood of the occurrence of listed species. See Appendix C for the IPAC report.

3.1 US Fish and Wildlife Service (USFWS) Consultation Areas

Based on databases review it was determined that the entire project area lies within the U.S. Fish and Wildlife Service (USFWS) Section 7 Consultation area for Audubon's crested caracara (*Caracara cheriway*), the Florida scrub-jay (*Aphelocoma coerulescens*), and the Everglades snail kite (*Rostrhamus sociabilis*).



To require further action for listed species, such as initiation of formal consultation or survey, a development site must also contain or be in direct proximity to suitable habitat or known areas of occupation for that species.

The crested caracara utilizes open pasture type lands with mature solitary palms. The subject property contains row crops and planted palm trees, is small in size, and is not in proximity to larger pasture lands. It would be highly unlikely the subject property could support nesting or be within the protection radius for a nesting pair.

The Florida Scrub-jay associates with scrub habitats, no scrub habitat is located on the subject property nor is it in proximity to scrub.

Everglades snail kites are found in freshwater marshes with a preference for vegetation such as saw grass and willow. One (1) wetland is located on the property. However, this wetland is small exotic forested system, consisting of 90% non-native Brazilian peppertrees and would not be considered suitable for nesting or foraging.

Based on the USFWS determination keys for these species the subject property does not contain nor is in proximity to habitat suitable for these species and no survey or further consultation should be required.

3.2 Listed Fauna with a General Wildlife Survey Methods and Results

During the field assessment pedestrian transects were made throughout the subject property to observe for the presence of any state or federal listed fauna species as well as wildlife in general. These included observations of individual animals as well as dens, burrows, rooting areas, or nests. Multiple linear transects were completed across representative portions of all habitat areas. Distances between transects varied in the field depending on terrain, with larger distances between open areas with low lying vegetation, smaller in areas with dense vegetation or suspected listed species occupation. The wildlife population was documented in the field by visual observation of individual animals as well as, tracks, scat, dens, foraging and nesting.

A sufficient number of transects were established to perform the 100% listed fauna species survey. See Appendix A, Figure 4 survey transect locations.

An FFWCC compliant 100% habitat survey for gopher tortoise burrows and burrowing owl burrows was also conducted. No burrows or indication of usage were observed



during the 100% survey. See Sections 3.2.1 and 3.2.2 below for additional information regarding gopher tortoise and burrowing owl survey and protection requirements.

No additional listed fauna dens, nests, burrows, or roosting areas were observed. See tables below for the list of potential protected fauna species and species observations (listed and non-listed).

Florida Natural Inventory Areas (FNAI)
Biodiversity Index
U.S. Fish and Wildlife Service (USFWS) Endangered Species List
Information for Planning and Consultation (IPAC)

Species	Common Name	Federal Status	State Listing	Observation(s)
Mammal				Presence
<i>Felis concolor coryi</i>	Florida panther puma	E	E	None Observed
<i>Peromyscus polionotus niveiventris</i>	Southeastern beach mouse	T	T	None Observed
Bird				Presence
<i>Athene cunicularia floridana</i>	Florida burrowing owl	N	T	None Observed
<i>Laterallus jamaicensis placus audubonii</i>	Eastern black rail	T	T	None Observed
<i>Mycteria americana</i>	wood stork	T	T	None Observed
<i>Polyborus plancus audubonii</i>	crested caracara	T	T	None Observed
<i>Rostrhamus sociabilis plumbeus</i>	Everglades snail kite	T	T	None Observed
Reptile				Presence
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	None Observed
<i>Gopherus polyphemus</i>	gopher tortoise	C	T	None Observed
<i>Pituophis melanoleucus</i>	pine snake	C	T	None Observed
Insect				Presence
<i>Danaus plexippus</i>	Monarch butterfly	C	NA	None Observed
Species that Warrant Special Attention			Breeding Season	Presence
<i>Ardea herodias occidentalis</i>	great blue heron	BCC	January 1 to December 31	None Observed
<i>Arenaria interpres morinella</i>	ruddy turnstone	BCC	Breeds elsewhere	None Observed
<i>Caldris pusilla</i>	semipalmated sandpiper	BCC	Breeds elsewhere	None Observed

<i>Chaetura pelagica</i>	chimney swift	BCC	March 15 to August 25	None Observed
<i>Cistothorus palustris griseus</i>	Worthington's marsh wren	BCC	April 10 to August 31	None Observed
<i>Egretta rufescens</i>	reddish egret	BCC	March 1 to September 15	None Observed
<i>Falco sparverius paulus</i>	American kestrel	BCC	April 1 to August 31	None Observed
<i>Fregata magnificens</i>	magnificent frigatebird	BCC	October 1 to April 30	None Observed
<i>Haematopus palliatus</i>	American oystercatcher	BCC	September 1 to July 31	None Observed
<i>Haliaeetus leucocephalus</i>	bald eagle	BCC	April 15 to August 31	None Observed
<i>Melanerpes erythrocephalus</i>	red-headed woodpecker	BCC	May 10 to September 10	None Observed
<i>Limnodromus griseus</i>	short-billed dowitcher	BCC	Breeds elsewhere	None Observed
<i>Numenius phaeopus</i>	whimbrel	BCC	Breeds elsewhere	None Observed
<i>Passerina ciris</i>	painted bunting	BCC	April 25 to August 15	None Observed
<i>Rynchops niger</i>	black skimmer	BCC	May 20 to September 15	None Observed
<i>Serophaga discolor</i>	prairie warbler	BCC	May 1 to July 31	None Observed
<i>Sternula antillarum antillarum</i>	least tern	BCC	May 1 to July 31	None Observed
<i>Tringa flavipes</i>	lesser yellowlegs	BCC	Breeds elsewhere	None Observed
<i>Tringa semipalmata</i>	willet	BCC	April 20 to August 5	None Observed

Table 3.2.A List of potential protected species and observations.

Non-Listed Species Observation(s)		
Type	Species	Common Name
Reptiles	N/A	N/A
Mammals	Rabbit scat, mammal burrows	N/A
Fish & Amphibians	N/A	
Aves	<i>Turdus migratorius</i>	American robin
	<i>Charadrius vociferus</i>	killdeer

Table 3.2.C List of general wildlife observations.



3.2.1 Gopher Tortoise (*Gopherus Polyphemus*)

The gopher tortoise (*Gopherus Polyphemus*) is state listed for protection as a threatened species. The Florida Fish and Wildlife Conservation Commission (FFWCC) is the agency responsible for protection of the gopher tortoise in Florida. The gopher tortoise is a moderate-sized, terrestrial turtle, averaging 9–11 inches in length when fully grown, though it can reach lengths of up to 15 inches. The life of a gopher tortoise revolves around its burrow(s) where gopher tortoises spend up to 80% of their time. Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes. They are also found in a variety of disturbed habitats. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking.

Information gathered during this assessment indicated that the subject property contained marginally suitable habitat for the gopher tortoise. On February 12, 2025, an FFWCC compliant 100% survey for gopher tortoise (*Gopherus polyphemus*) burrows was conducted.

The survey was conducted in accordance with the applicable regulatory guidance document. See Section 3.2.1.1 below for survey methodology. See Appendix A, Figure 4 for survey transects.

Gopher tortoise surveys are valid for a period of 90 days for the purposes of regulatory submission.

3.2.1.1 Gopher Tortoise Survey Methodology and Results

Survey protocol was based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised April 2023, Appendix 4 Methods for Burrow Surveys on Development (Donor) and Recipient Sites, 100% Burrow Survey Protocol. Surveys are conducted throughout 100% of the potential gopher tortoise habitat using strip transects.

Directional orientation of transects are based on parcel configuration, parcel boundaries, and vegetative density. Generally, one (1) or more individuals are



utilized during the field survey as recommended by the protocol stated above. The width of each transect ranges from one (1) meter to no more than ten (10) meters apart, depending on the density of the habitat. When using more than one (1) individual, each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and records all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage if deemed necessary based on vegetative density and/or topography.

Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Field notes are taken depicting the status of each burrow (i.e., potentially occupied or abandoned). According to the Gopher Tortoise Permitting Guidelines a potentially occupied burrow classification “combines the active and inactive categories, and therefore includes burrows with obvious sign of use and those with minimal or no obvious sign of use.” An abandoned burrow “appears unused and dilapidated.” The classification of potentially occupied and abandoned burrows along with GPS locations of each burrow are depicted on an enclosed aerial as applicable.

Zero (0) gopher tortoise burrows were observed on the subject property during the 100% habitat survey.

Gopher tortoise surveys are valid for a period of 90 days for the purposes of regulatory submission and commencement of land clearing.

3.2.2 Burrowing Owl (*Athene cunicularia*)

The Florida burrowing owl is a state threatened species regulated by the FFWCC. Human activities have had a beneficial effect on the burrowing owl population in Florida. The conversion of native habitats to mowed grassy fields, cattle grazing, and wetland drainage have all contributed to increasing the species’ range. The burrowing owl inhabits open native prairies and cleared areas that offer an expanse of short, herbaceous groundcover. The typical breeding season for the Florida burrowing owl is February 15 to July 10, though owls can breed earlier or later. The owls dig burrows and nest underground, these burrows will be maintained and used again the following



year. Females lay up to eight (8) eggs within a one-week period, and they will incubate the eggs for up to 28 days. Once the white-feathered juveniles are born, it takes two (2) weeks before they are ready and able to appear out of the burrow. Juveniles will stay with the parents until they are able to self-sustain at 12 weeks old (FFWCC Burrowing Owl Species Conservation Measures and Guidelines).

3.2.2.1 Burrowing Owl (*Athene cunicularia*) Survey Methodology and Results

Survey protocol was based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Burrowing Owl Species Conservation Measures and Permitting Guidelines 2018. Transects are conducted throughout a 100% of the potential burrowing owl habitat using strip transects. Directional orientation of transects are based on parcel configuration, parcel boundaries, and vegetative density. Generally, one (1) or more individuals are utilized during the field survey as recommended by the protocol stated above. The width of each transect ranges from one (1) meter to no more than ten (10) meters apart, depending in the density of the habitat. When using more than one (1) individual each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and record all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage if deemed necessary due to topography and/or vegetative density. Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Care is taken to avoid all potentially occupied burrows by a radius of 10 feet. Field notes are taken depicting the status of each burrow (i.e., active, inactive). The classification of potentially occupied burrows along with GPS locations of each burrow are depicted on an enclosed aerial.

No burrowing owls or burrows were observed during the 100% habitat survey.

3.3 Conservation Lands

As part of the assessment, agency databases were searched for conservation lands located within or adjacent to the subject property. Based on the database review no conservation lands are located within ± 2.00 miles of the subject property.



4.0 Permit and Local Government Review

As part of the assessment, local land development codes were reviewed with regard to environmental requirements and agency databases were searched for permits associated with the subject property. See below for relevant information regarding the subject property.

4.1 State Permit Review

As part of the assessment agency databases were searched for associated environmental permits that cover the subject property. A review of the South Florida Water Management District (SFWMD) epermitting online database indicates that no active or inactive permits are associated with the property. However, there are two (2) ERP applications associated with the property.

In 2006 application number 060505-18 was submitted for an ERP in association with the proposed development of Brookside Residential. This application was voided and no documentation was found.

Application number 060705-9 was submitted in 2010 also for Brookside Residential. Based on documentation review it would appear this application was denied due to lack of response from the applicant. See Appendix D for related application information.

As the subject property contains a wetland site development will require performing a wetland delineation and state verification. At this time state verification may be conducted as part of the Environmental Resource Permitting (ERP) process or via a Formal Jurisdictional Verification.

As the onsite wetland is of poor quality and under 0.5 acres in size wetland impacts would be feasible. Additionally, isolated wetlands less than 0.5 acres in size do NOT require compensatory mitigation for impacts.

4.2. Local Government Review and City Preservation Requirements

The subject property resides inside the City of Fort Pierce, St. Lucie County, FL. A limited number of trees (~5 or less) that meet the City standard for protection are present on the subject property. Depending on the proposed use of the subject property a tree



survey with subsequent mitigation for impacts to protected trees may be required. Requirements of Sec. 123-66. - Tree protection and mitigation are as follows:

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, 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.

When a native tree is at least 14 inches DBH, except for palms which shall have a minimum clear trunk of ten feet, is to be removed a tree mitigation plan is required.

Mitigation can include preservation, relocation, or the planting of any native tree type. Replacement trees shall exceed the minimum landscape requirements, shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Mitigation must be done at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. Trees preserved or relocated on-site shall count as equivalent replacement DBH; trees planted on-site shall count as half credit towards the mitigation requirements.

5.0 Soils

Based on a review of the Soil Survey Geographic and the Web Soil Survey Databases, upland (non-hydric) and wetland (hydric) soil type(s) exist on the site. No soil borings or geotechnical analysis was conducted as part of this assessment. See Appendix A, Figure 6 for depiction of onsite soil mapping unit(s).

Soil type are as follows:

Hilolo loamy sand, 0 to 2 percent slopes (hydric) – 16

Winder loamy sand (non-hydric) – 55

6.0 Summary

On February 12, 2025, Aquatic Research FL conducted an environmental assessment on a ±19.4-acre subject property located at 5125 Peterson Road, City of Fort Pierce, St. Lucie County, Florida within Section 18, Township 35S, Range 40E. The property is identified



by St. Lucie County Property Appraiser as property identification number (PIN) 2418-212-0001-000-7.

No native uplands are located on the subject property.

One isolated exotic wetland hardwood is located on the subject property. Site development will require a wetland delineation and state verification. Wetland impacts will require obtaining a state environmental resource permit (ERP), however mitigation is not required for isolated wetlands under 0.5 acres in size.

A 100% FFWCC compliant gopher tortoise and burrowing owl survey was conducted. **No gopher tortoise or owl burrows** were observed on the subject property.

No other listed species of flora or fauna were observed on the subject property.

Limited trees (~5) qualifying for protection under the City of Fort Pierce Ordinances are present on the subject property. A **protected tree survey** with mitigation for impacts to protected trees **may be required** as part of site development.

No active permits were found for the subject property. However, two (2) applications were located, one indicated as void and the other denied.

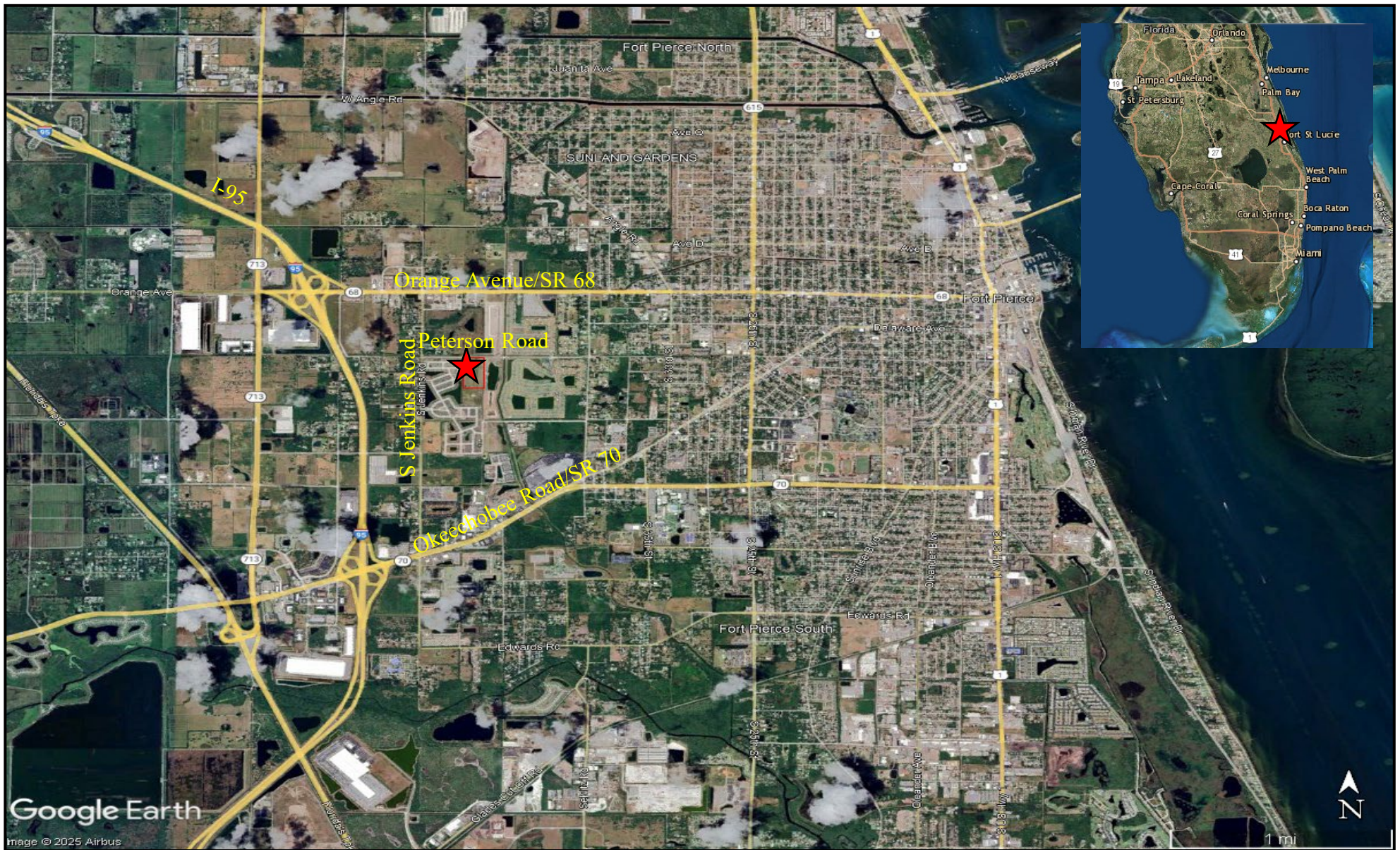


Appendix A

Maps



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS



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Monitoring,
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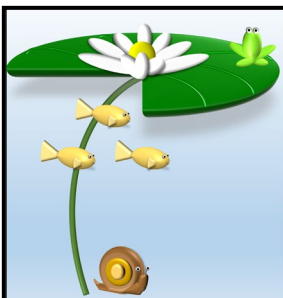
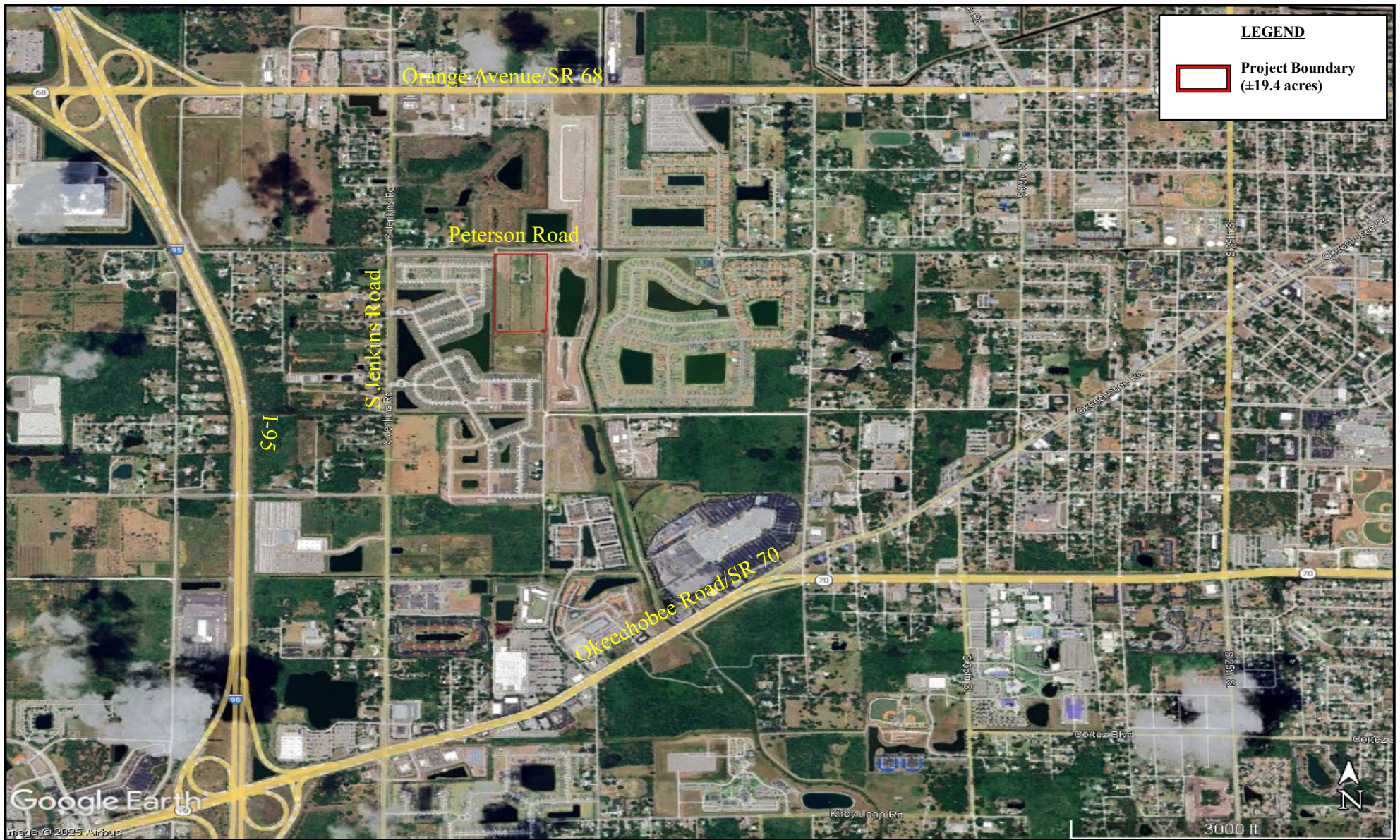
Location Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 1

Image: Google Earth Date 2024





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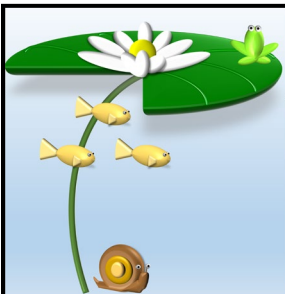
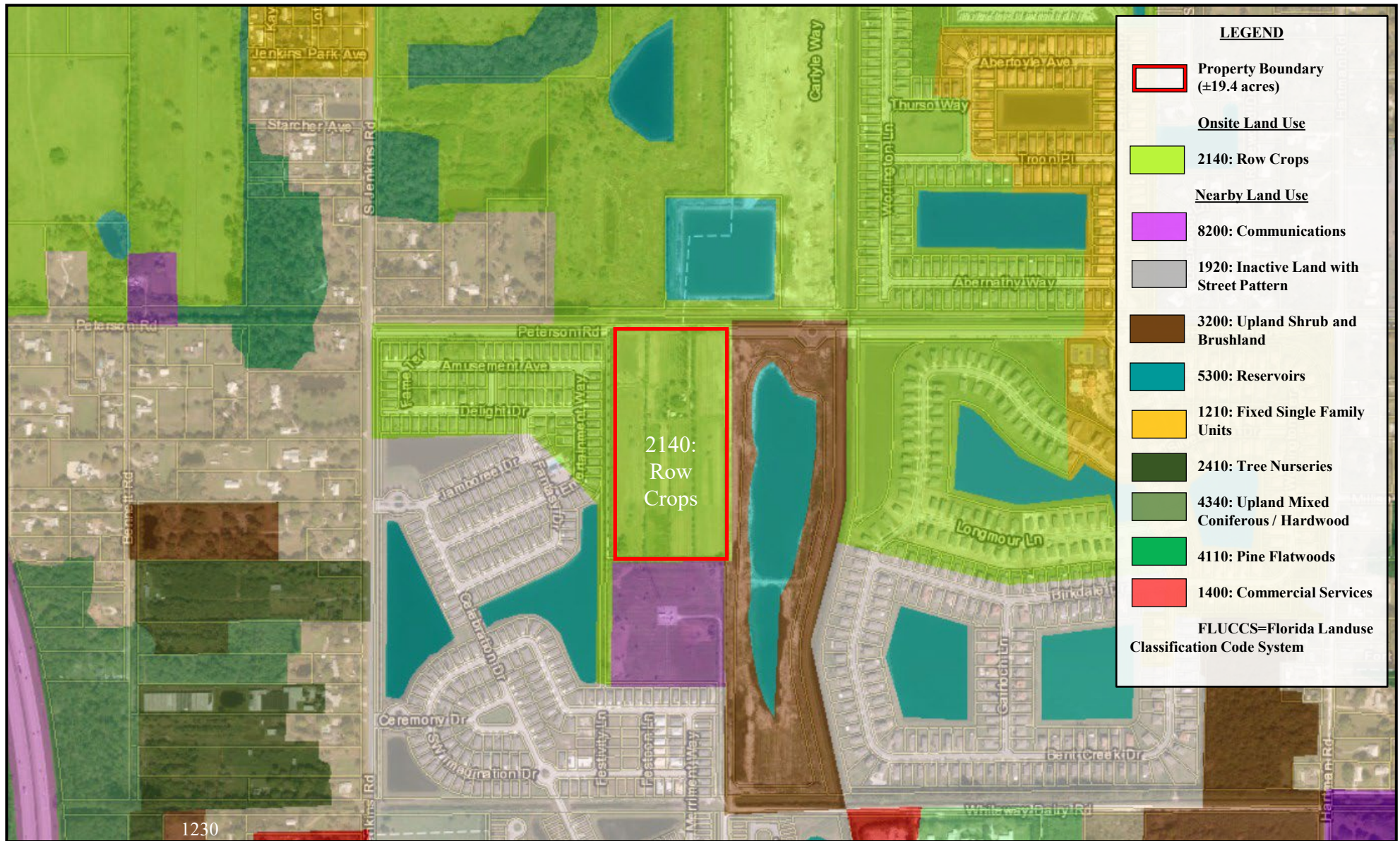
Site Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 2

Image: Google Earth Date 2024
Data: County Property Appraisers





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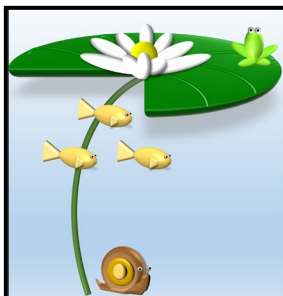
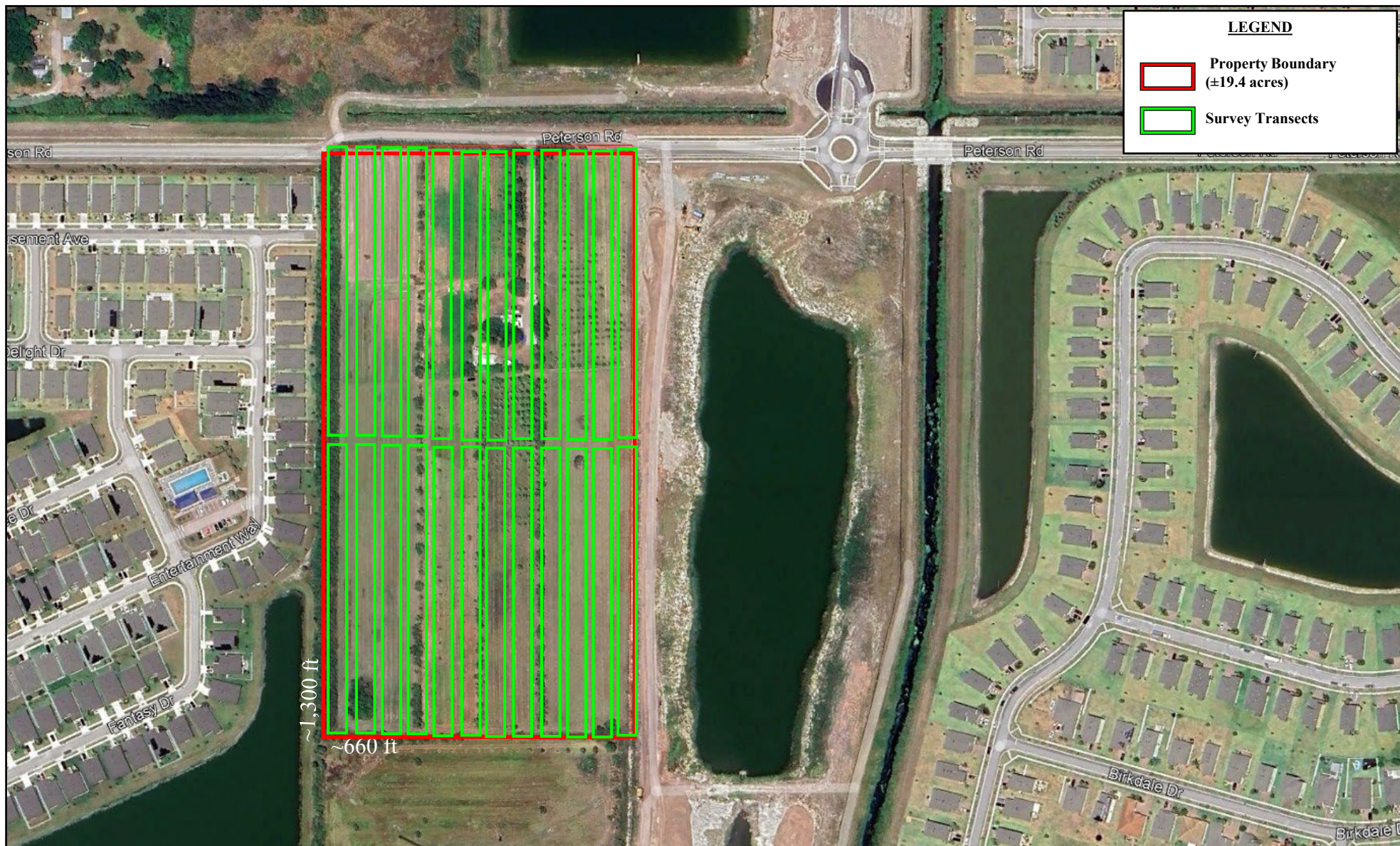
Agency Reported Land Use Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 3

Image: Florida Department of
Environmental Protection
Data: Florida Land Cover Classification
System Definitions for the Cooperative
Land Cover Map v2.3





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Monitoring,
Equipment,
& Deployment, LLC.

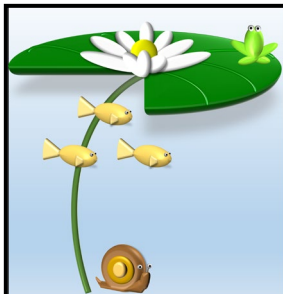
100% Gopher Tortoise, Listed Flora and Fauna including General Wildlife Survey Transect Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 4

Image: Google Earth – 2023
Data: Aquatic Research Monitoring,
Equipment, & Deployment LLC





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RESEARCH
Monitoring,
Equipment,
& Deployment, LLC.

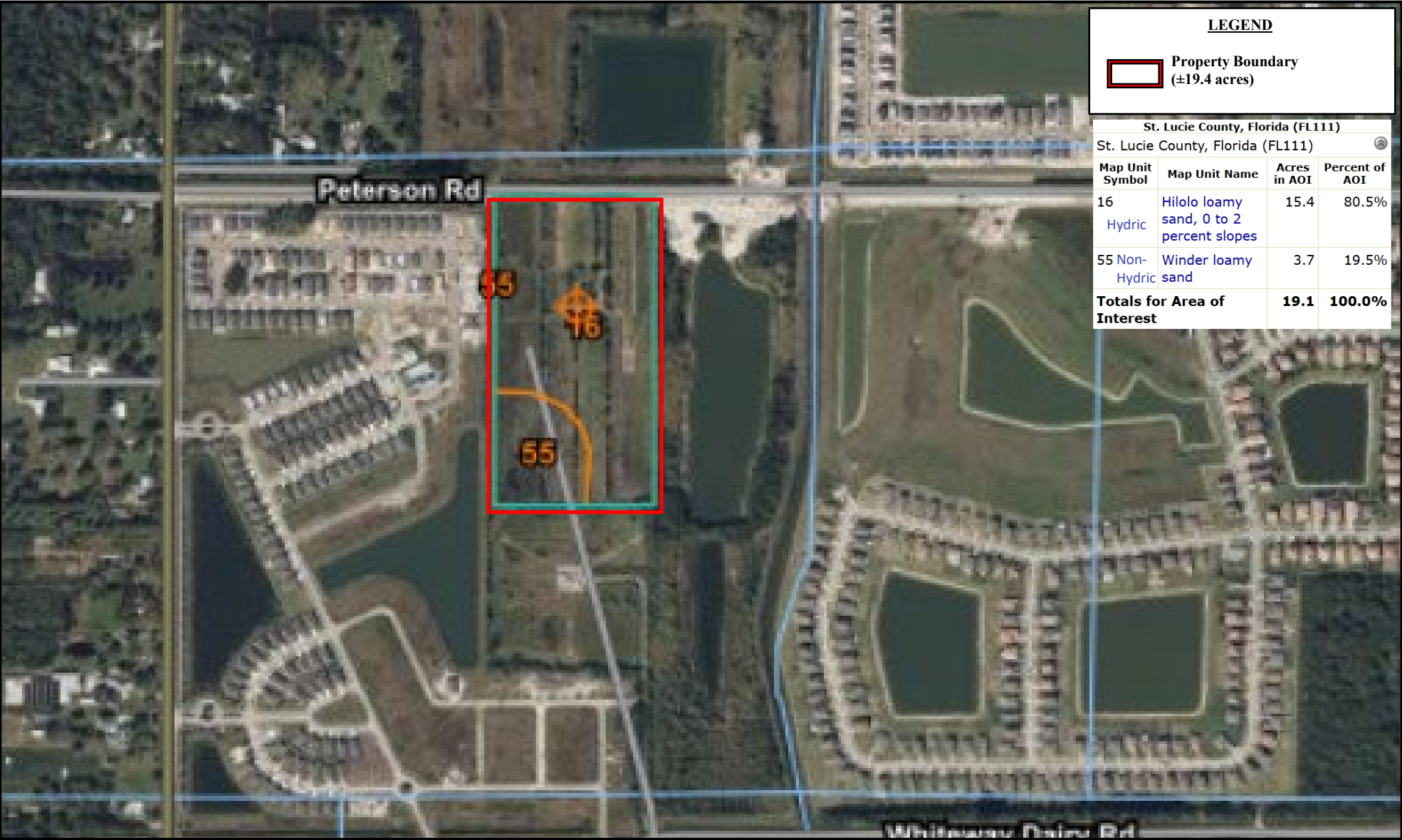
Existing Habitat/FLUCCS-CLC Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 5

Image: Google Earth – Date 01/21/2021
Data: Aquatic Research Monitoring,
Equipment, & Deployment LLC





**ENVIRONMENTAL
CONSULTING
DEPARTMENT**

Aquatic
RESEARCH
Monitoring,
Equipment,
& Deployment, LLC.

Soil(s) Map

5125 Peterson Road
City of Fort Pierce, St. Lucie County, FL
Parcel ID: 2418-212-0001-000-7
Section 18 Township 35 S Range 40 E

Figure 6

Image: USDA
Data: WSS & SSURGO Soil Survey



Appendix B

Site Photographs



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Representative Site Photos



Aquatic **RESEARCH** Monitoring,
Equipment, & Deployment, LLC.
ENVIRONMENTAL CONSULTING
& CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS



Wetland

Appendix C

IPAC Report



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

IPaC resource list

Please note that the Federal Highways Programmatic Consultation for Transportation Projects affecting NLEB or Indiana Bat Determination Key is temporarily offline for updates and will be available soon. We apologize for any inconvenience this may cause.

This has been (US bel

that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

St. Lucie County, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📅 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Panther <i>Puma (=Felis) concolor coryi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor</i> (all subsp. except coryi) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Crested Caracara (audubon""s) [fl Dps] <i>Caracara plancus audubonii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered

Wood Stork *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

American Alligator *Alligator mississippiensis*

SAT

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/776>Eastern Indigo Snake *Drymarchon couperi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>Green Sea Turtle *Chelonia mydas*

Threatened

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/6199>Hawksbill Sea Turtle *Eretmochelys imbricata*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/3656>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME

STATUS

Fragrant Prickly-apple *Cereus eriophorus* var. *fragrans* Endangered
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/982>

Tiny Polygala *Polygala smallii* Endangered
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/996>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

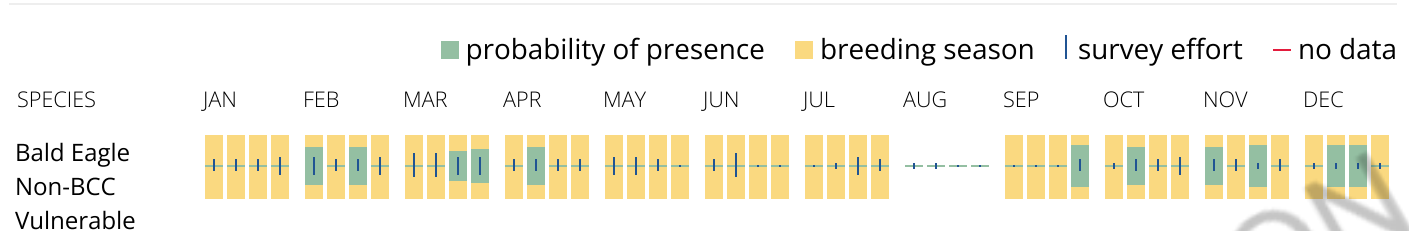
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Black Skimmer *Rynchops niger*

Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Great Blue Heron *Ardea herodias occidentalis*

Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Least Tern *Sternula antillarum antillarum*

Breeds Apr 25 to Sep 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Magnificent Frigatebird *Fregata magnificens*

Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Painted Bunting *Passerina ciris*

Breeds Apr 25 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Prairie Warbler *Setophaga discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Whimbrel <i>Numenius phaeopus hudsonicus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Worthington's Marsh Wren <i>Cistothorus palustris griseus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

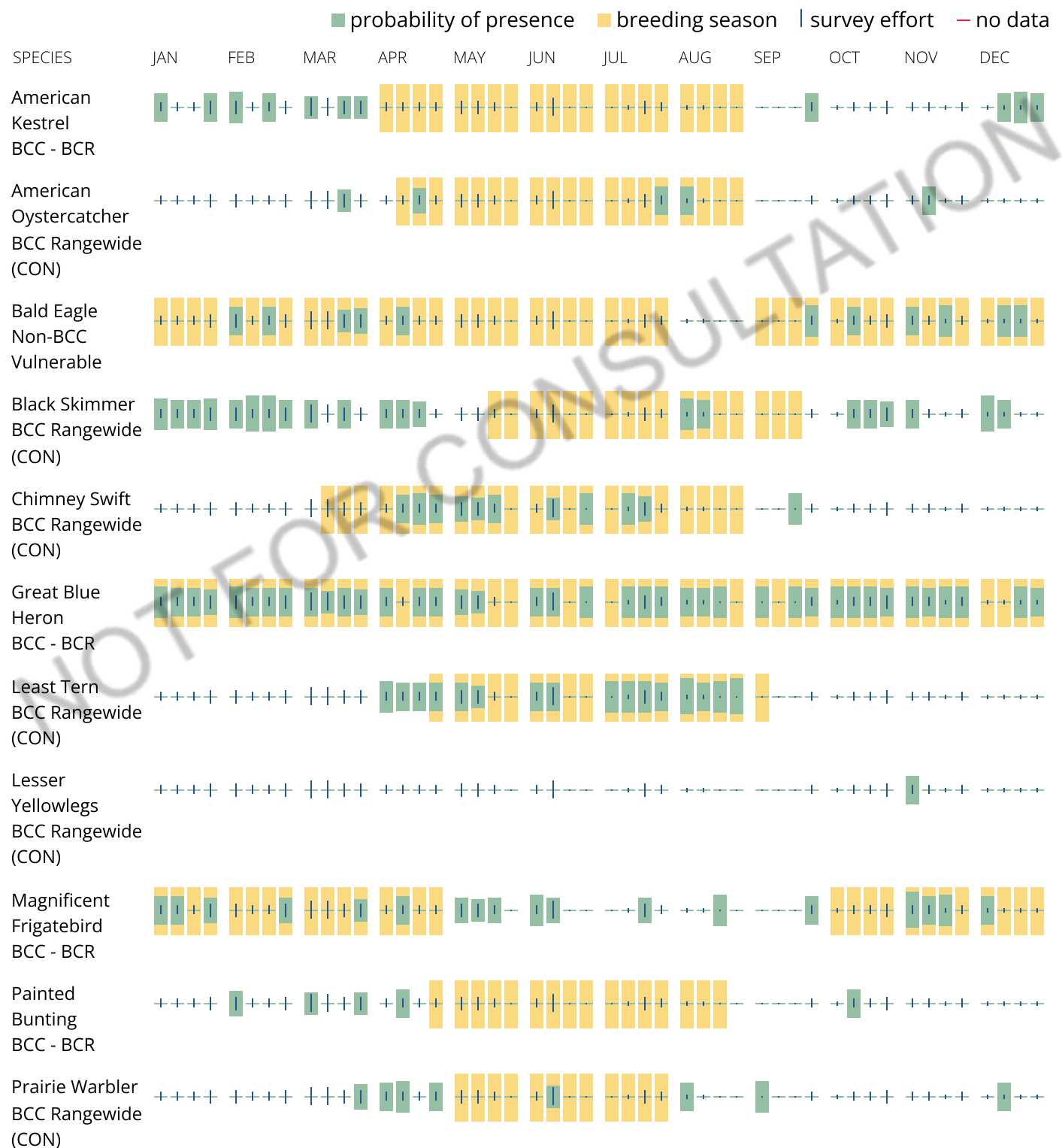
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

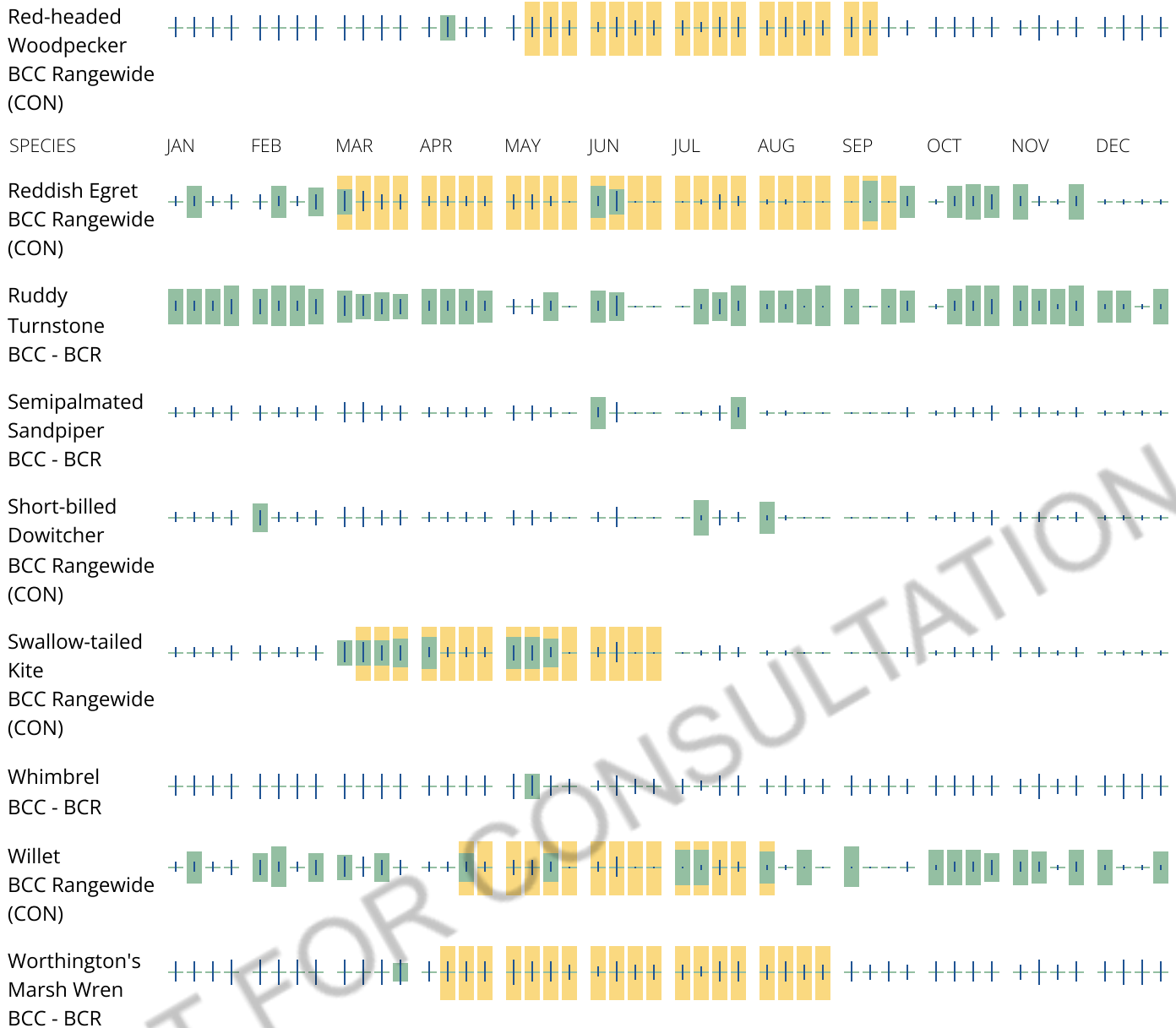
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies.

Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Appendix D

Permit/ Application Information



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road
West Palm Beach, Florida 33406

RECEIVED
DISTRICT CLERK'S OFFICE
SEP 22 2010 9:18 AM

SFWMD 2010-177-DAO-ERP
SOUTH FLORIDA
WATER MANAGEMENT DISTRICT

IN THE MATTER OF:

Brierwood Estates, LLC
Permit Application No. 080125-18

South Hutchinson Estates, LLC
Permit Application No. 070611-3

The Zuckerman Group
Permit Application No. 070816-7

Eurocon, LLC
Permit Application No. 080703-6

Walton River, LLC
Permit Application No. 060705-9

P280 Land, LLC
Permit Application No. 060630-53

St. Lucie County
Permit Application No. 080917-25

FINAL ORDER DENYING APPLICATION FOR PERMIT

These matters came to be heard before the Governing Board of the South Florida Water Management District ("District") on the 9th day of September, 2010, upon the District's notice of intent to deny the above-referenced permit application numbers. After being otherwise fully apprised of the matter, the Governing Board issues this Order containing the following Findings of Fact and Ultimate Facts and Conclusions of Law.

FINDINGS OF FACT

1. Each of the entities ("Applicants") named in the caption to this Final Order made application to the District for an Environmental Resource Permit and the application was assigned the number stated in the caption.

SCANNED

2. After receipt of the application, the District sent one or more requests for additional information to each Applicant. To date, the District has not received a response from the Applicants.

3. The District mailed each Applicant a Certified Letter with an accompanying staff report and Notice of Rights, advising each Applicant that their application would be presented to the District's Governing Board at its meeting with a staff recommendation of denial.

4 The matter was presented to the Governing Board at its meeting and the Governing Board voted to administratively deny the applications.

5. Each Applicant failed to timely request an administrative hearing or other relief.

6. Pursuant to subsection 373.083(5), Florida Statutes ("Fla. Stat.") and the District Policies and Procedures, Section 101-22(b), the District's Governing Board delegated to the Executive Director and General Counsel, authority to execute final orders following Governing Board action.

ULTIMATE FACTS AND CONCLUSIONS OF LAW

7. Permit Applications were filed in accordance with Sections 120.60, Part IV of Chapter 373, Fla. Stat., and the applicable provisions and rules of the South Florida Water Management District, Title 40E, Florida Administrative Code ("Fla. Admin. Code").

8. Pursuant to Rule 40E-1.603, Fla. Admin. Code, failure of an applicant to provide timely requested information within the timeframes set forth in Chapter 40E-1, Fla. Admin. Code, to complete an application shall be considered grounds for denial of the application.

9. Each Applicant's failure to respond to the District's request for additional information violates Rule 40E-1.603, Fla. Admin. Code.

10. Each Applicant has waived its right to an administrative proceeding or other relief by failing to timely request the same pursuant to the Notice of Rights provided.

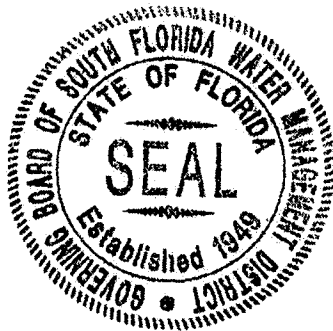
11. Staff recommends denial of the above-referenced applications due to each Applicant's failure to respond to requests for additional information.

12. Persons who are not parties to this Order, but whose substantial interests may be affected by this Order, may have a right to petition this Order. A Notice of Rights is attached hereto as Exhibit "A".

ORDER

Based on the foregoing Findings of Fact and Ultimate Facts and Conclusions of Law, the Governing Board of the South Florida Water Management District orders that the above-referenced permit applications are hereby **Denied** without prejudice to each Applicant's right to file a new permit application on the same subject matter.

DONE AND SO ORDERED this 9th day of September, 2010, in West Palm Beach, Florida.



ATTESTATION:

By: Sueki McGarty
District Clerk/Assistant Secretary

SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD

By: Sheryl G. Wood
SHERYL G. WOOD
General Counsel

DATE: September 22, 2010

Legal Form Approved
By: Douglas H. MacLaughlin
Douglas H. MacLaughlin

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished, this 22nd day of September, 2010, via Regular U.S. Mail, to:

Brierwood Estates, LLC
11441 Interchange Circle South
Miramar, FL 33025

South Hutchinson Estates, LLC
6826 NW 169th Street
Miami Lakes, FL 33015

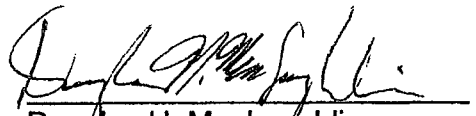
The Zuckerman Group
6131 Lyons Rd, Suite 200
Coconut Creek, FL 33073

Eurocon, LLC
2315 NW 107th Ave, 1M-17
Doral, FL 33172

Walton River, LLC
84522 South U.S. Hwy One
Port St. Lucie, FL 34952

P280 Land, LLC
1951 NW 19th St., Suite 200
Boca Raton, FL 33431

St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982


Douglas H. MacLaughlin
Florida Bar No. 251054
South Florida Water
Management District
3301 Gun Club Road, MSC 1410
West Palm Beach, FL 33406
Telephone: 561-682-2153
Facsimile: 561-682-6276

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Walton River, LLC
84522 South US Highway 1
Port St. Lucie, FL 34952
(Application #060705-9)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Robert Whitman*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Louanne Christensen

C. Date of Delivery

9/8/10

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7005 0390 0005 9819 9326

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SCANNED



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 7, 2010

Walton River, LLC
84522 South US Highway 1
Port St. Lucie, FL 34952

Subject: Application No. 060705-9, **Brookside**
St. Lucie County, S18/T35S/R40E

Enclosed is a copy of the South Florida Water Management District's staff report covering the permit application referenced therein. It is requested that you read this staff report thoroughly and understand its contents. The recommendations as stated in the staff report will be presented to our Governing Board for consideration on **Thursday, September 9, 2010**.

Should you wish to object to the staff recommendation or file a petition, please provide written objections, petitions and/or waivers (refer to the attached "Notice of Rights") to:

Elizabeth Veguilla, Deputy Clerk
South Florida Water Management District
Post Office Box 24680
West Palm Beach, Florida 33416-4680

The "Notice of Rights" addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. You are advised, however, to be prepared to defend your position regarding the permit application when it is considered by the Governing Board for final agency action, even if you agree with the staff recommendation, as the Governing Board may take final agency action which differs materially from the proposed agency action.

Please contact the District if you have any questions concerning this matter.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the addressee this 7th day of September, 2010 in accordance with Section 120.60 (3), Florida Statutes.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert M. Brown".

Robert M. Brown, Director
Water Resource Regulation Department

RMB/ja

CERTIFIED #7005 0390 0005 9819 9326
RETURN RECEIPT REQUESTED

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If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Last Date For Agency Action: October 14, 2010

GENERAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION DENIAL

Project Name: Brookside

Application No.: 060705-9

Application Type: Environmental Resource (New General Permit)

Location: St Lucie County, S18/T35S/R40E

Applicant : Walton River, LLC

Project Area: 19.39 acres

Project Land Use: Residential

Special Drainage District: NA

Conservation Easement To District : No

Sovereign Submerged Lands: No

DRAFT
**Subject to Governing
Board Approval**

PROJECT PURPOSE:

On July 5, 2006, the applicant submitted an application requesting an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 19.39-acre property in St. Lucie County.

The location of the project is shown in Exhibit 1. Staff requested specific information to complete the application on August 4, 2006 (Exhibit 2). An additional letter was sent out on March 23, 2007 (Exhibit 3). To date, the information requested has not been provided. On July 19, 2010, staff sent a letter notifying the applicant that the application would be denied unless the requested information was received by the District within 30 days of the date of the letter (refer to Exhibit 4). Staff has not received the required information and recommends denial due to failure to complete the application in accordance with Rule 40E-1.603 (1) (d), F.A.C.

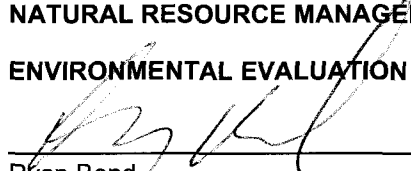
STAFF RECOMMENDATION:

Staff recommends denial due to failure of the applicant to complete the application in accordance with F.A.C Rule 40E-1.603(1)(d).

STAFF REVIEW:

NATURAL RESOURCE MANAGEMENT APPROVAL

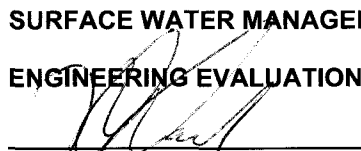
ENVIRONMENTAL EVALUATION



Ryan Bond

SURFACE WATER MANAGEMENT APPROVAL

ENGINEERING EVALUATION

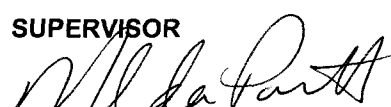


Hugo A. Carter, P.E.

DRAFT

**Subject to Governing
Board Approval**

SUPERVISOR



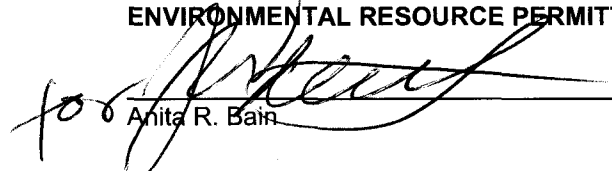
Melinda Parrott

SUPERVISOR



Hugo A. Carter, P.E.

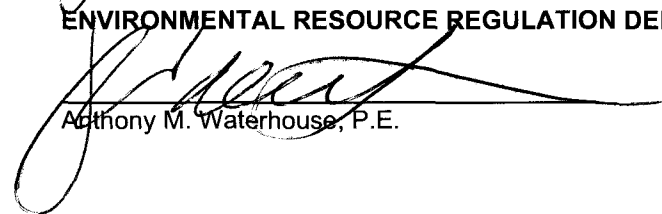
ENVIRONMENTAL RESOURCE PERMITTING DIVISION DIRECTOR :



Anita R. Bain

DATE: 9/3/10

ENVIRONMENTAL RESOURCE REGULATION DEPUTY DEPARTMENT DIRECTOR :

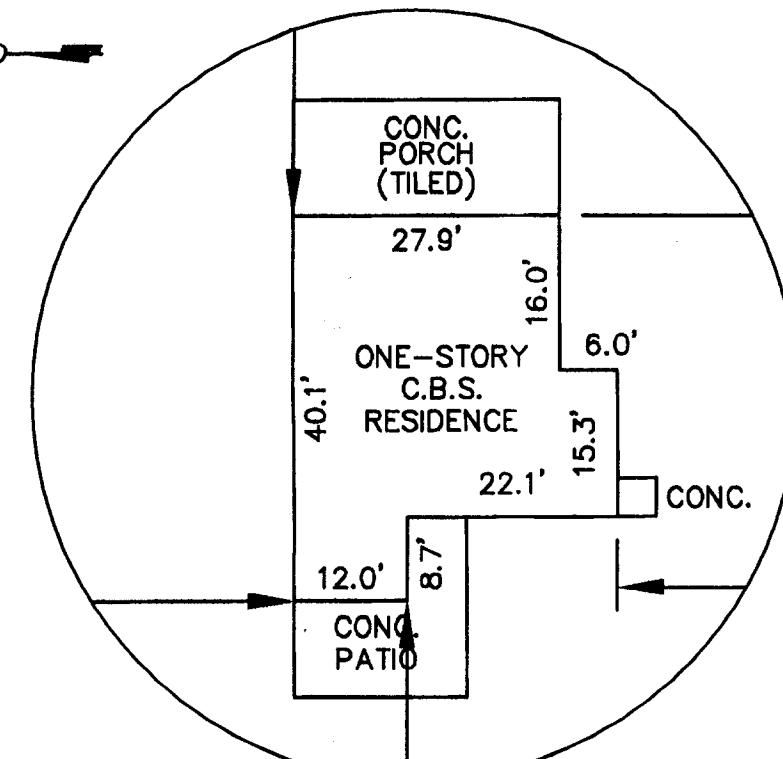
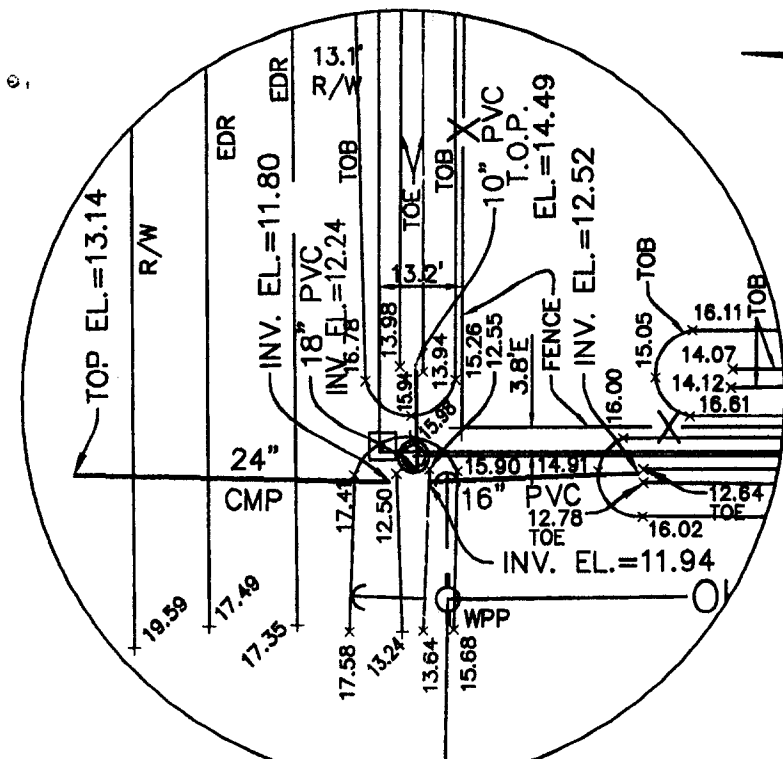


Anthony M. Waterhouse, P.E.

DATE: 9/3/10

060705-03

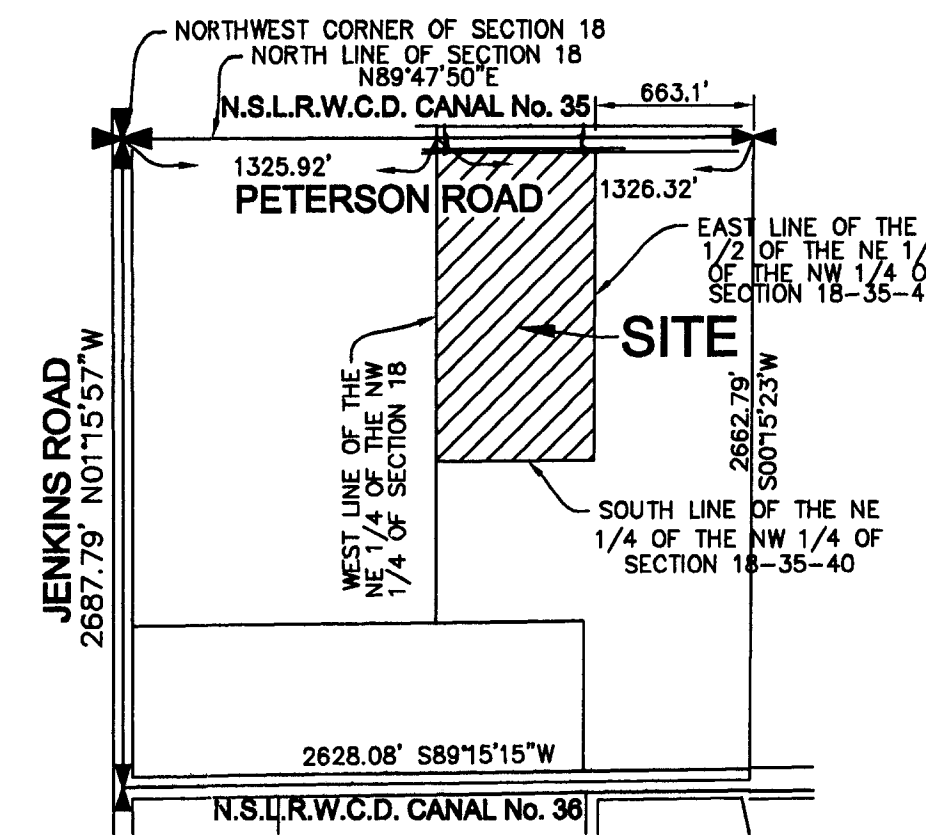
QUARTER-QUARTER
NW CORNER OF THE NE 1/4
REFERENCE LANDMARK
SURVEYING AND MAPPING
FILE NO. 2605 SHEET 4 OF 10



PROPERTY DESCRIPTION

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST
ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER
(NW 1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40
EAST, LESS THE NORTH 61 FEET.

SAID LANDS SITUATE, LYING AND BEING IN FORT PIERCE,
FLORIDA AND CONTAINING 843,445.762 SQUARE FEET (19.363
ACRES), MORE OR LESS.



ABBREVIATIONS

CLF	CHAINLINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
EL	ELEVATION
INV	INVERT
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
No.	NUMBER
N.S.L.R.W.C.D.	NORTH ST. LUCIE RIGHT OF WAY
OHV	OVERHEAD WIRE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYLCHLORIDE
R/W	RIGHT OF WAY
TOB	TOP OF BANK
TOE	TOE OF SLOPE
T.O.P.	TOP OF PIPE
WPP	WOOD POWER POLE

SURVEYOR'S NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLATTE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983 (N.A.D. 83), FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°47'50"E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TWP 35 S, RGE 40E.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), REFERENCE A ST. LUCIE COUNTY BENCHMARK "OCY" ELEVATION 16.56 FEET.
- THE MAJORITY OF THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120285, PANEL 0175, SUFFIX F, EFFECTIVE AUGUST 19, 1991, AND LOCATED IN FEDERAL FLOOD ZONE AE, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0170, SUFFIX F, EFFECTIVE AUGUST 19, 1991.
- THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON NOVEMBER 31, 2005 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.227, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

DAVID JOSEPH WICHSE, P.S.M.
FLORIDA REGISTRATION NO. 5565

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE REVISIONS

DATE	REVISIONS

DATE 11/31/05

SCALE 1"=60'

FIELD BK. N/A

DWNG. BY H.L.N.

CHECKED BY D.J.W.

20 ACRE PARCEL
FORT PIERCE, FLORIDA
BOUNDARY SURVEY

SHEET NO. 1

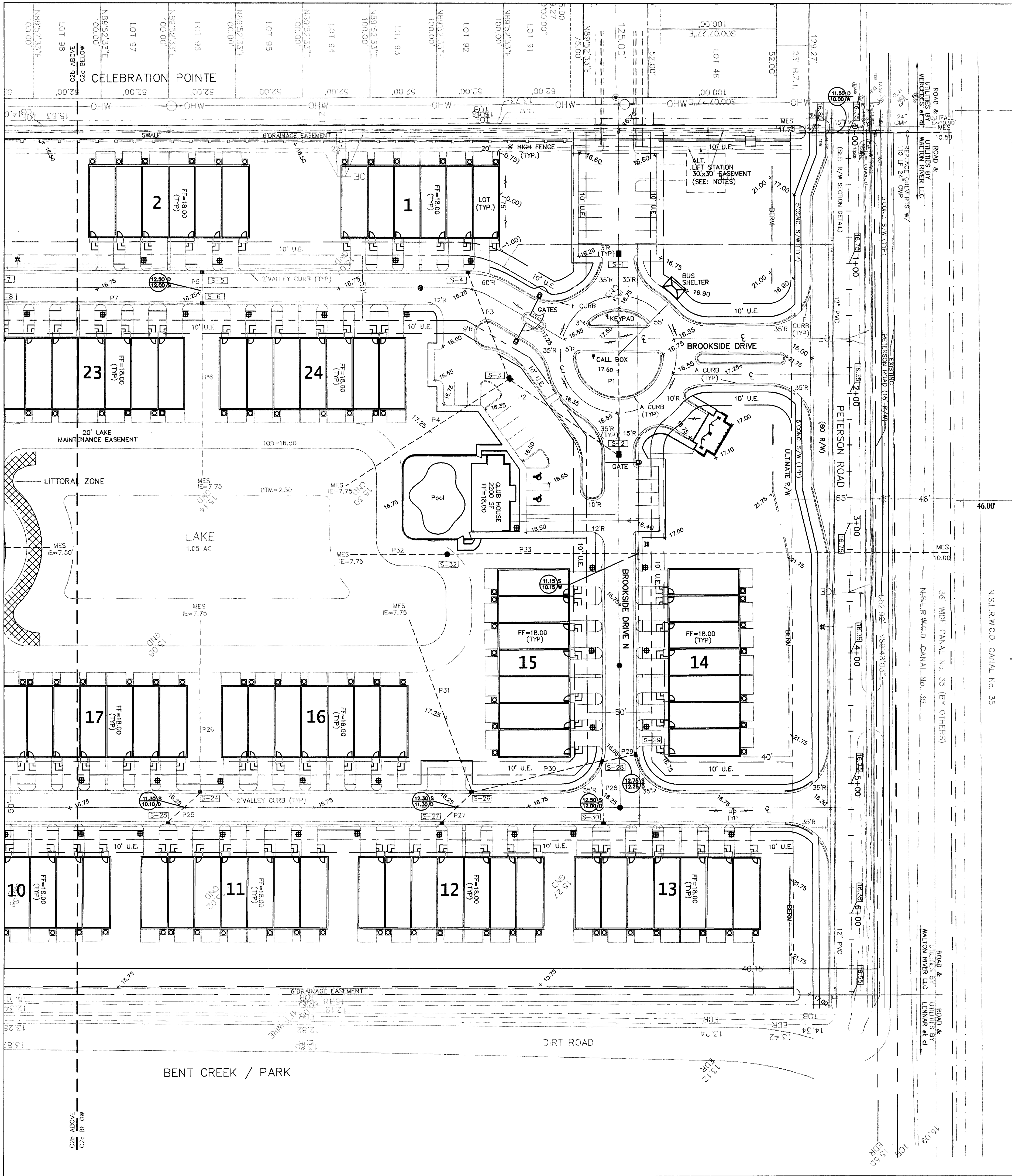
OF 1 SHEETS

PROJECT NO.

05-100

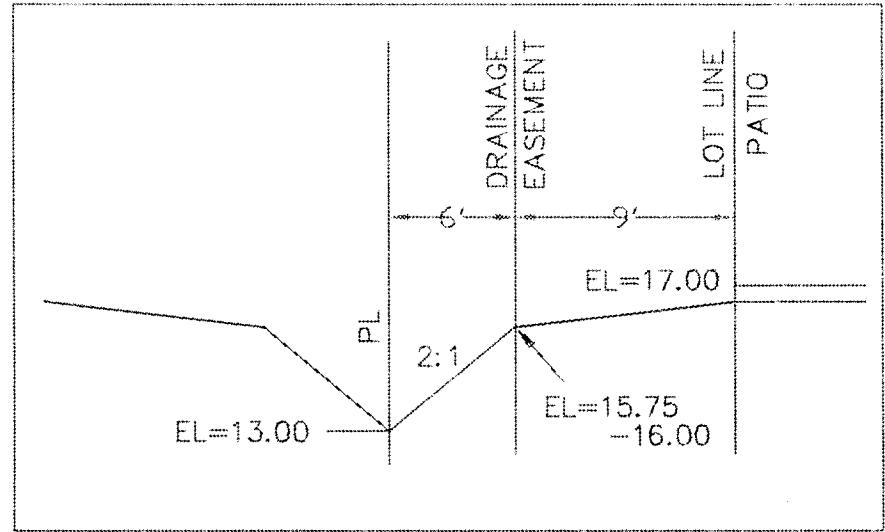
SYMBOL LEGEND

- x 11.47 FIELD LOCATED POINT WITH ELEVATION
- WPP WOOD POWER POLE
- GUY WIRE ANCHOR
- TOP OF BANK
- TOE OF SLOPE

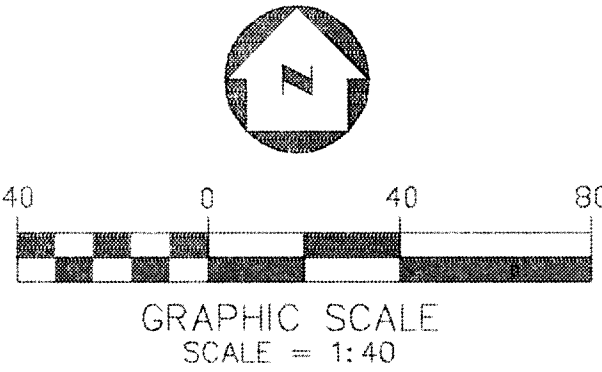
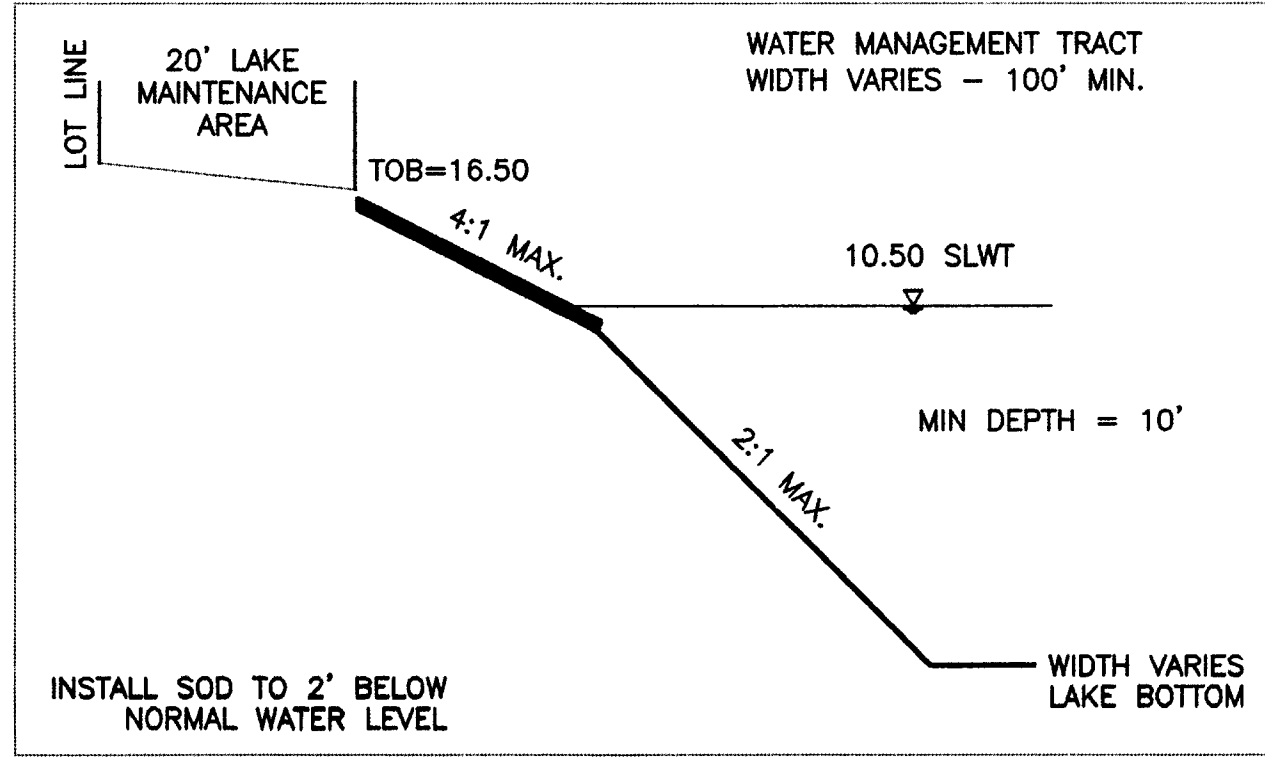


SECTIONS

PERIMETER SWALE A-A



LAKE B-B



LEGEND

- EXIST GRADE: 15.30
FINISH GRADE: 16.25
FLOW ARROW:
CONFLICT TAG:
STRUCTURE No.: S-1
MANHOLE No.: MH1
STORM PIPE No.: P1
GRAVITY PIPE No.: G1/GC

STRUCTURE SCHEDULE

S No.	TYPE	GRATE	N IE	S IE	E IE	W IE	WEIR	BLDR
1	C	16.00	-	-	12.00	-	-	-
2	C	16.00	-	11.80	-	11.80	-	-
3	E	15.75	11.60	11.50	-	11.70	-	-
4	C	16.10	-	-	12.75	-	-	-
5	C	16.10	-	-	12.75	-	-	-
6	C	16.10	-	12.25	12.55	12.15	-	-
7	C	16.10	-	-	12.75	-	-	-
8	C	16.10	12.55	-	-	12.65	-	-
9	C	16.10	-	-	12.75	-	-	-
10	C	16.10	-	-	12.55	12.65	-	-
11	C	16.10	-	-	12.75	-	-	-
12	C	16.10	-	-	11.55	12.65	-	-
13	C	16.10	12.75	-	12.55	-	-	-
14	C	16.10	-	12.65	-	-	-	-
15	C	16.10	-	-	12.75	-	-	-
16	C	16.10	-	-	12.75	-	-	-
17	C	16.10	12.35	-	-	12.45	-	-
18	E	16.10	12.25	12.40	12.65	-	-	-
19	C	16.10	-	12.20	-	12.10	-	-
20	E	16.10	8.75	11.80	10.40	8.65	-	-
21	C	16.10	-	-	10.50	-	-	-
22	C	16.10	-	9.15	9.25	-	-	-
23	C	16.10	-	-	9.25	-	-	-
24	C	16.10	-	-	8.30	8.20	-	-
25	C	16.10	-	-	-	8.40	-	-
26	E	16.10	9.65	-	9.40	9.50	-	-
27	C	16.15	-	-	-	9.80	-	-
28	C	15.90	10.55	10.40	10.50	-	-	-
29	C	15.90	-	10.65	-	-	-	-
30	C	16.10	-	10.60	-	-	-	-
31	DMH	17.00	12.00	12.20	-	12.30	-	-
32	DMH	17.00	12.50	7.50	-	-	14.00	11.50

SEE: DETAILS, C40-b

PIPE SCHEDULE

PIPE(P) No.	SIZE(HDPE)/LENGTH
1	150
2	100
3	85
4	150
5	22
6	130
7	160
8	22
9	22
10	130
11	22
12	95
13	22
14	75
15	85
16	70
17	70
18	70
19	22
20	185
21	22
22	130
23	170
24	22
25	25
26	130
27	30
28	43
29	25
30	100
31	140
32	75
33	300
TOTAL	

MIN PIPE SLOPE: 15"=0.24%
18"=0.18%

POLLUTION PREVENTION NOTES:

1. DEVELOPER AGREES TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS

R/W NOTES:

1. ALL R/W INFORMATION HAS BEEN PROVIDED BY ST. LUCIE COUNTY, FPUA, SURVEYOR, LBPH AND M. SCHORAH
2. PETERSON ROAD R/W DEDICATION SHALL BE IN ACCORDANCE WITH COUNTY ROAD PROGRAM
3. PETERSON ROAD & CANAL No. 35 SECTION WILL BE IN ACCORDANCE WITH ST.LUCIE COUNTY & NSLRWCD REQUIREMENTS
4. ALL TRAFFIC CONTROL AND SIGNAGE SHALL COMPLY WITH FDOT INDEX 300, 600 & ST. LUCIE COUNTY REQUIREMENTS

PAVING & DRAINAGE NOTES:

1. PERIMETER SWALES SHALL MAINTAIN THE HISTORIC DITCH ROUTING
2. INTERIOR ROAD GRADE TYPICAL AS 2% MAX CROSS-SLOPE, 0.5% (MIN) LONGITUDINAL SLOPE
3. ALL CURBING TO BE TYPE "D" U.O.N.
4. ALL ASPHALT TO BE TYPE S1 OR S3 U.O.N.
5. ALL 15" PIPE TO HAVE 0.24% SLOPE AND 18" PIPE TO HAVE 0.18% SLOPE U.O.N.
6. CANAL No.35 CONSTRUCTION TO BE COMPLETED PER NSLRWCD SECTION BY OTHERS & MAINTAINED BY BROOKSIDE H.O.A ALONG PROJECT FRONTAGE STATION 0+00 TO 6+63

0404-2a.DWG

CONSULTING CIVIL ENGINEER
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@bellsouth.net

FL PE No. 52666

#	DATE	BY	REVISION
1	6/30/05	HH	REVISION

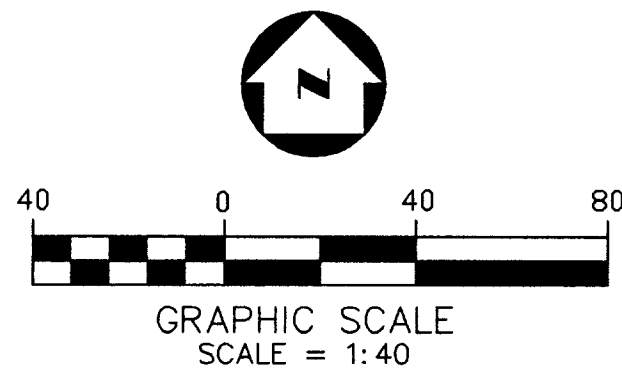
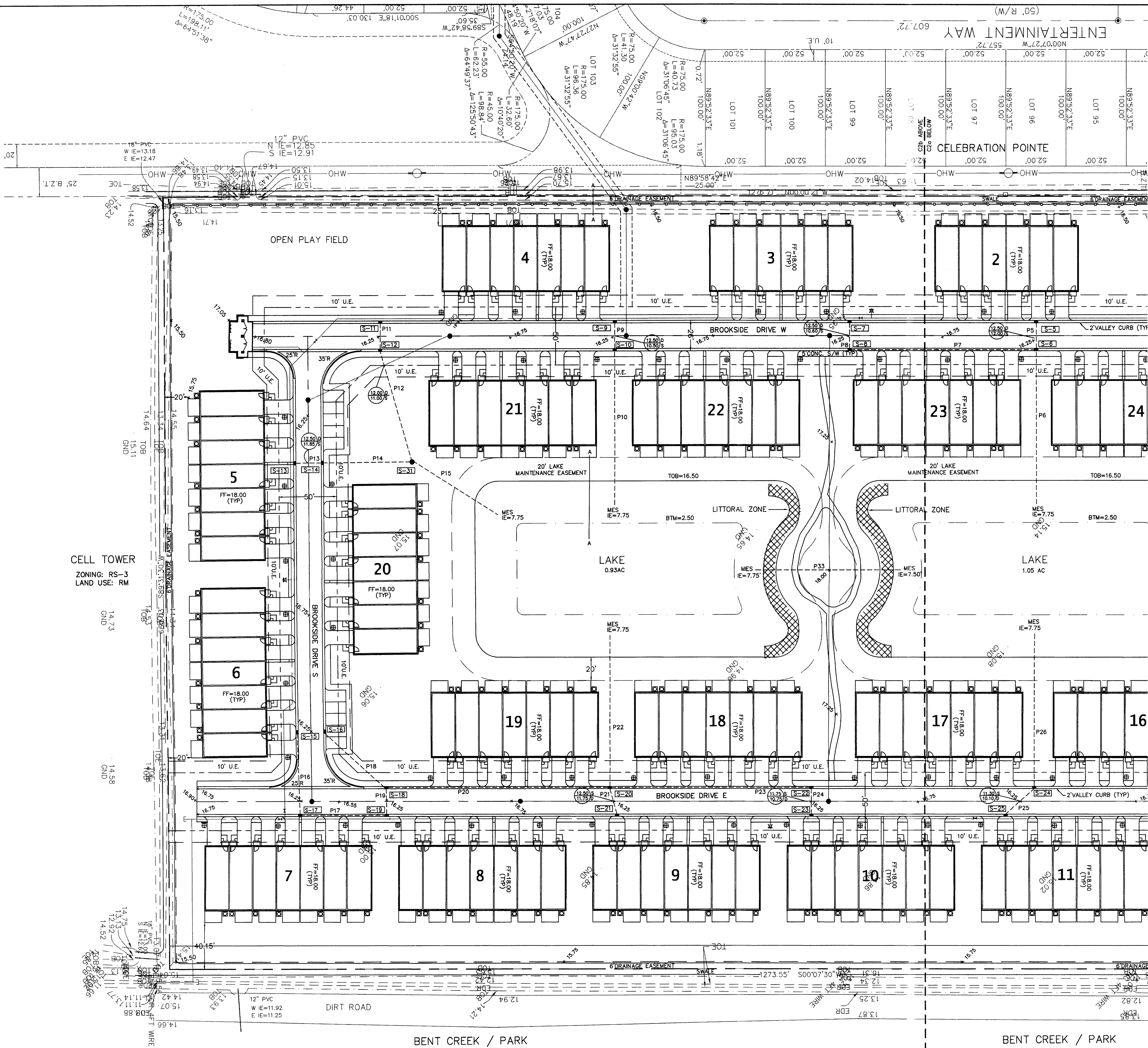
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BROOKSIDE
PETERSON ROAD, ST.LUCIE COUNTY, FLORIDA
WALTON RIVER, LLC
8452 S US HWY No.1, PORT ST. LUCIE, FL 34952
PAVING & DRAINAGE DETAILS

PERMITTING
BIDDING
CONSTRUCTION

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

JOB No. 0404
SHEET No. 2a



0404-2b.DWG

CONSULTING CIVIL ENGINEER

HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@south.net

FL PE No. 52666

#	DATE	BY	REVISION
1	6/15/06	HH	DRC / FRUA / LBPH

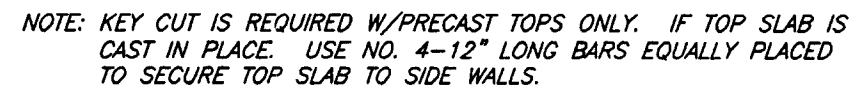
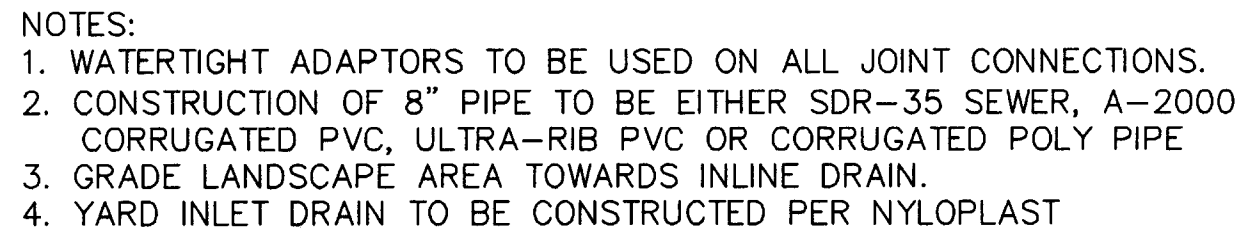
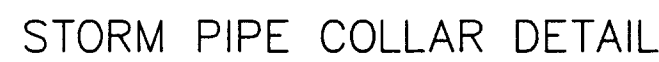
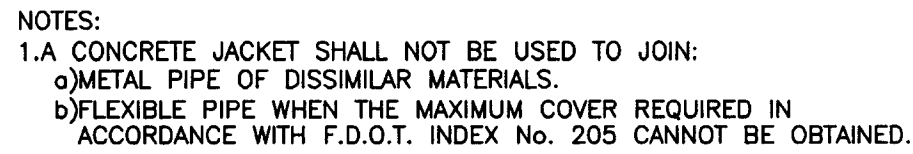
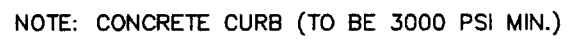
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PLOTTED:	PLOTTED:	
PLOTTED:	PLOTTED:	

BROOKSIDE
PETERSON ROAD, ST. LUCIE COUNTY
WALTON RIVER, LLC
8452 S US HWY No.1, PORT ST. LUCIE, FL 34952
PRELIMINARY
PAVING & DRAINAGE PLAN

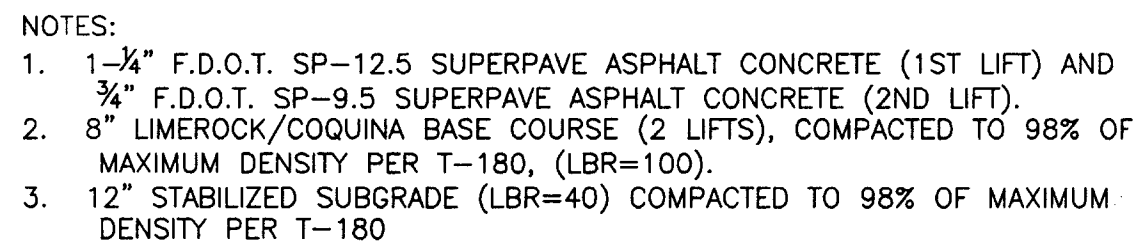
PERMITTING
BIDDING
CONSTRUCTION

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	C2b



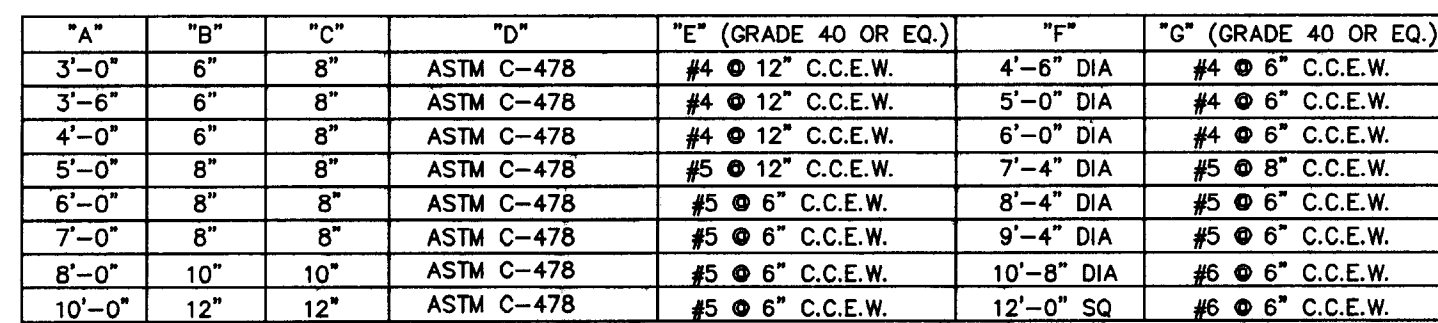
STRUCTURE SCHEDULE



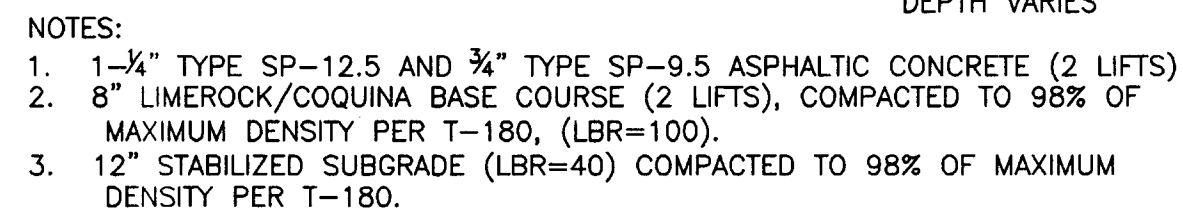
CURB TYPES



YARD INLET



DRAINAGE MANHOLE



INTERNAL ROAD SECTION

CONSULTING CIVIL ENGINEER

HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FLORIDA 34996
V/F: (772) 219-1769
hlhpe@bellsouth.net

FL PE No. 52666

[illegible]

SCALE = NTS	
DATE: 6/15/06	
DRAWN BY:	HH
REQUESTED:	RW
CHECKED:	HH
PLOTTED	ES
PLOTTED	
PLOTTED	
PLOTTED	

BROOKSIDE
PETERSON ROAD, ST. LUCIE COUNTY, FLORIDA
WALTON RIVER, LLC
8452 S US HWY No.1, PORT ST. LUCIE, FL 34952

PAVING & DRAINAGE DETAILS

PERMITTING
BIDDING
CONSTRUCTION

SITE LOCATION:
PETERSON ROAD
FORT PIERCE, FLORIDA

JOB No

SHEET No.

0404

C4b

PREPARED FOR:
WALTON RIVER LLC

ST. LUCIE COUNTY, FLORIDA

PRELIMINARY SITE PLAN

SCALE:	1"=50'
DRAWN BY:	SC/SP
DRAWING #	1174-2 PSP 02-00-07.dwg
FILE #	1174.2
DATE:	01/24/07
REVISED	02/00/07
SHEET #	

1 OF 2

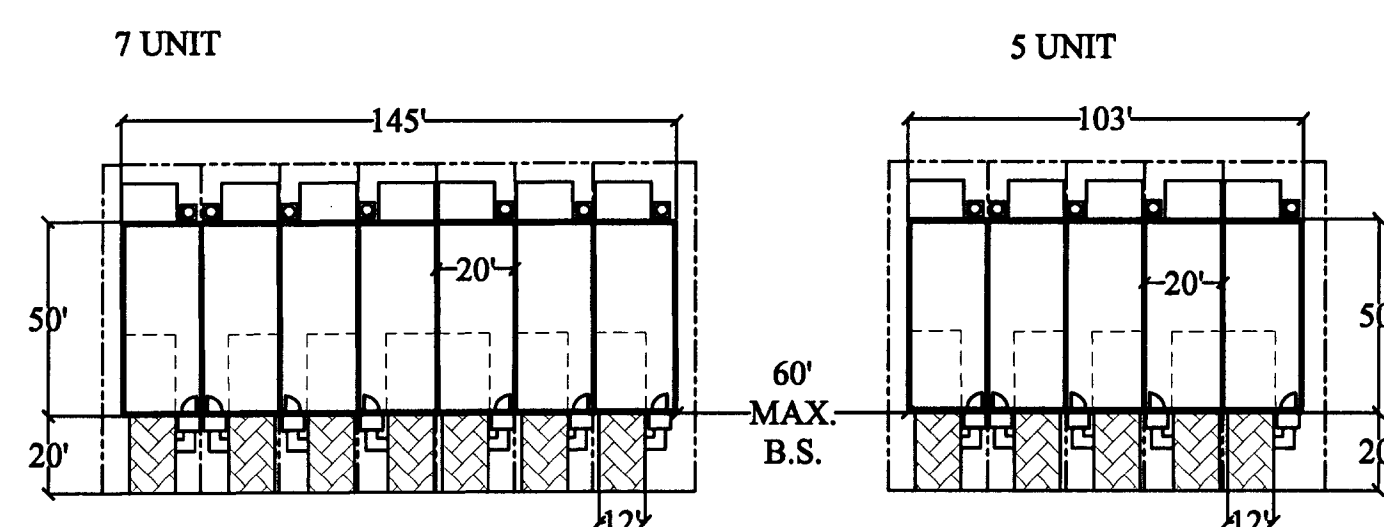


SITE DATA:

PARCEL ID	2418-212-0001-000-7
FUTURE LAND USE	RESIDENTIAL MEDIUM (RM)
EXISTING ZONING	RESIDENTIAL SINGLE-FAMILY-3 (RS-3)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL SITE AREA	+/-19.39 AC. (843,322 SQ FT)
PROPOSED DWELLING UNITS	
20 x 7 UNIT BUILDINGS	140 D.U.
5 x 5 UNIT BUILDINGS	25 D.U.
TOTAL	165 D.U.
DENSITY	8.5 D.U. / AC.
PROPOSED BUILDING HEIGHT	MAX. 2 STORY (35')
REQUIRED RESIDENTIAL PARKING (2.00x 165 D.U.)	330 SPACES
PROPOSED RESIDENTIAL PARKING	333 SPACES
HANDICAP	(216 SQ.FT.) 1 SPACE
RECREATION AREA	
STANDARD	(1,079.88 SQ.FT.) 6 SPACES
HANDICAP	(432 SQ.FT.) 2 SPACES
PROPOSED MAINTENANCE PARKING	(180 SQ.FT.) 1 SPACE
TOTAL	345 SPACES

TOTAL LAKE TRACT	2.00 AC.
TOTAL LAKE SURFACE	(8.61%) 1.67 AC.
TOTAL IMPERVIOUS AREA	(41.85%) 8.11 AC.

TYPICAL BUILDING



NOTE: MAXIMUM BUILDING SPACING REQUIRED IS 60 FEET
 $D = \frac{50 + 50 + 2(35 + 35)}{4} = 60'$

NOTES:

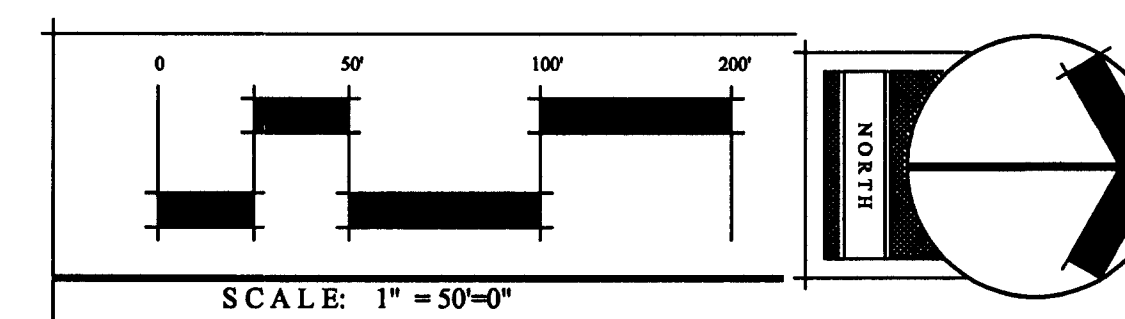
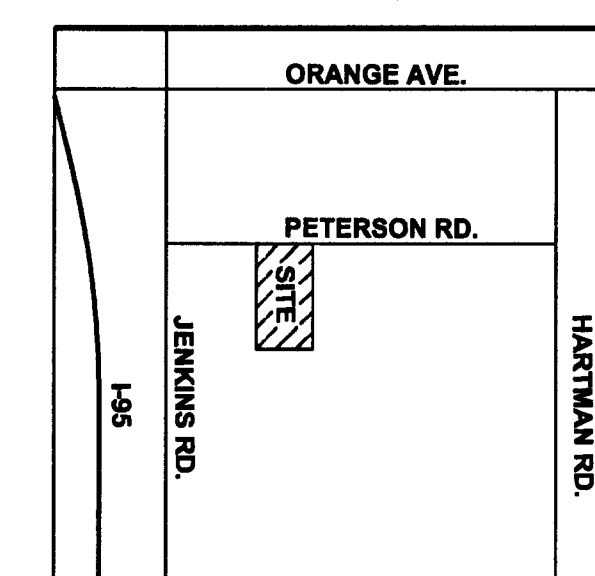
-RECREATION AREA DEPICTED ON PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LAYOUT WILL BE FINALIZED DURING BUILDING PERMIT APPLICATION USING APPROVED SQUARE FOOTAGES.

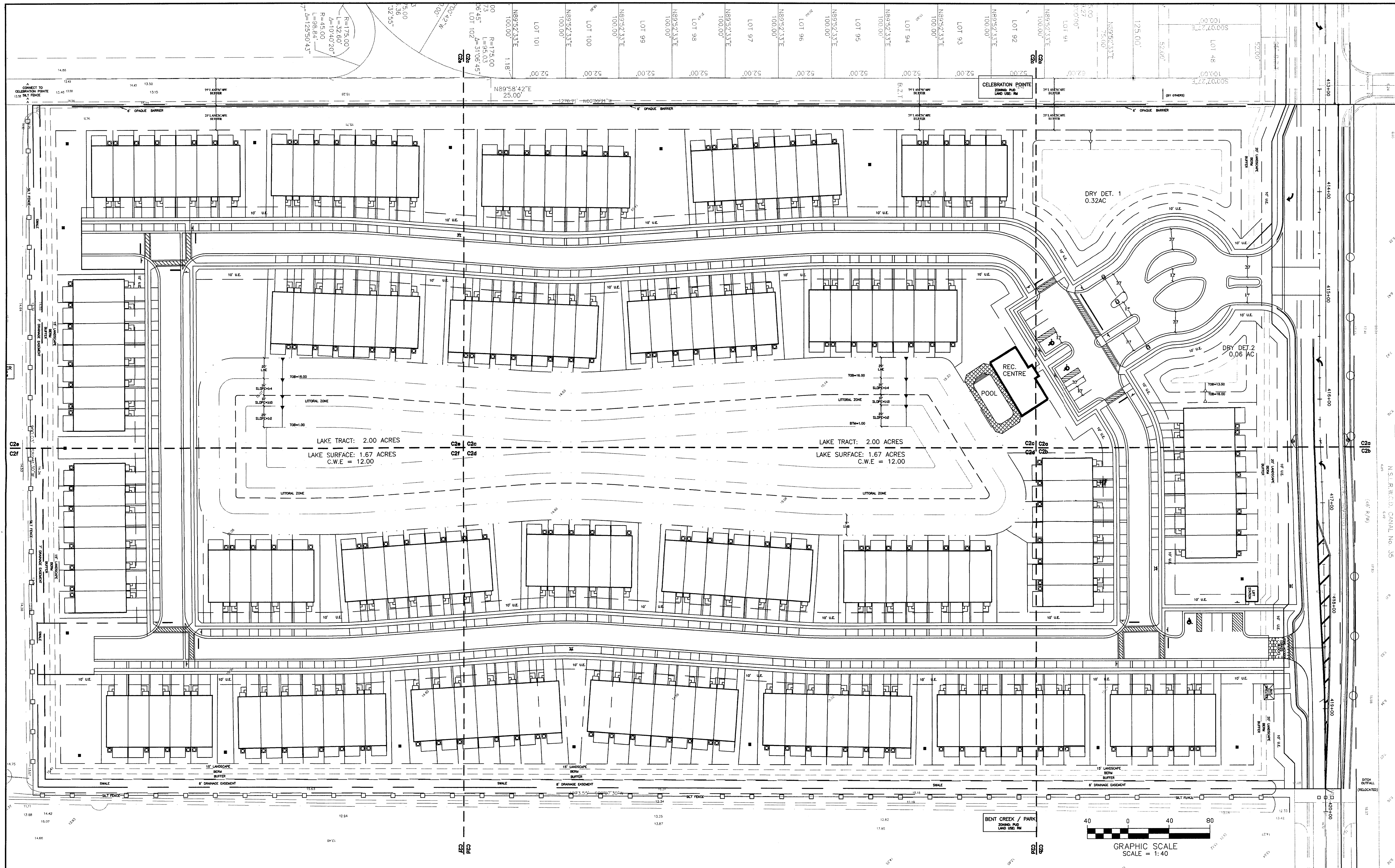
-RECREATION AREA WILL MEET ADA REQUIREMENTS.

-BUS SHELTER DEPICTED ON PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

-BUILDING SETBACKS AND SEPARATION DISTANCES BETWEEN BUILDINGS 2, 3, 4, AND 5 CONFORM TO SECTION 7.04.03 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

LOCATION MAP



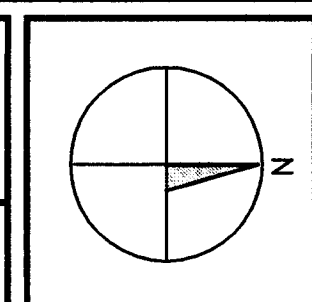


DATE	BY	REVISIONS

Date: 1/22/07
Scale: 1:40
Design: HH
Drawn: HH
Checked: HH

DEVELOPER:
WALTON RIVER, LLC
c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1
PORT ST. LUCIE, FL 34952
(954) 815-5051 FAX: (772) 344-6574

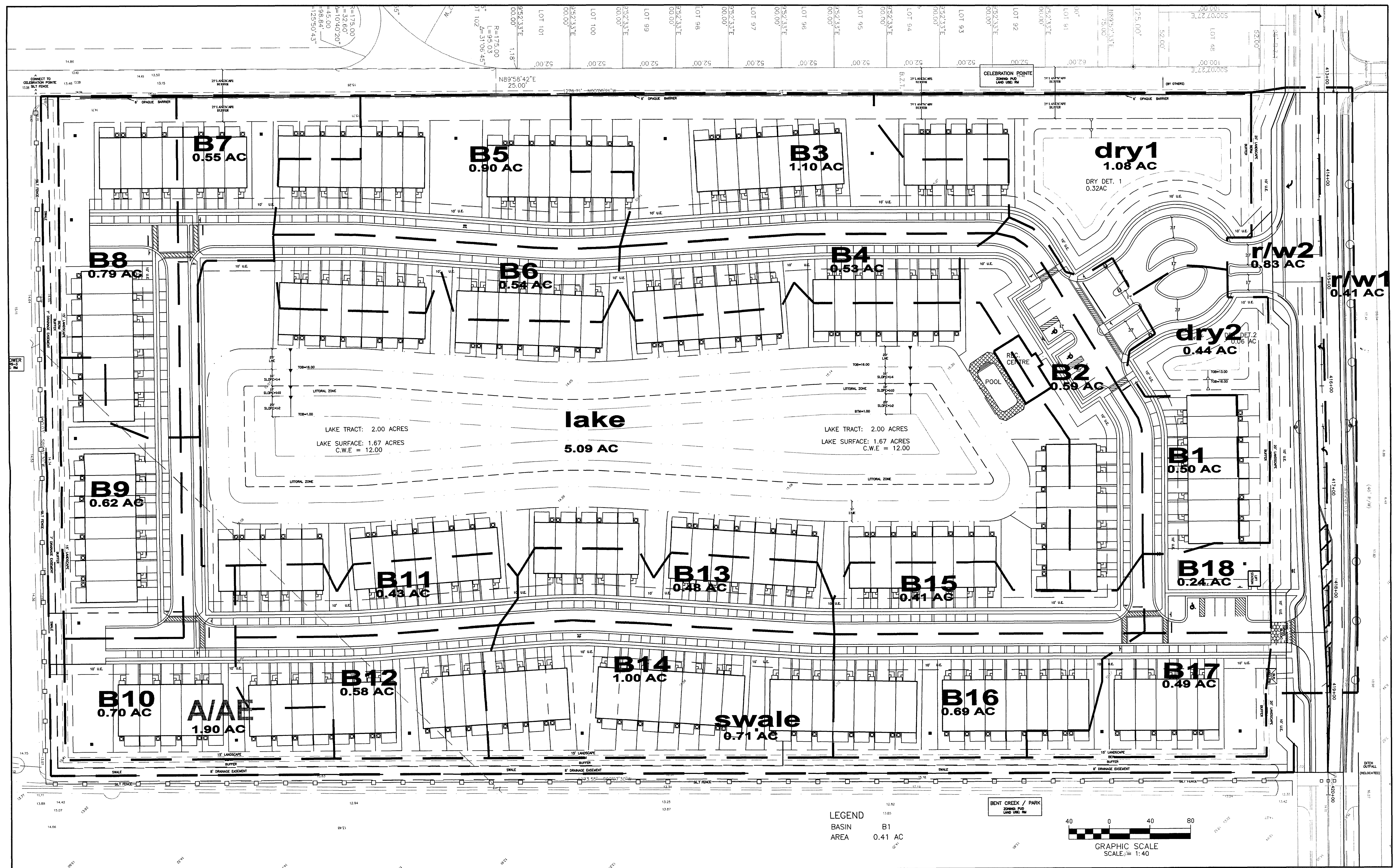
BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA
SHEET MAP



ENGINEER OF RECORD:
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

FLORIDA
FCB 227007
sign/seal
HLH
Hollyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404
SHEET
32
OF 32

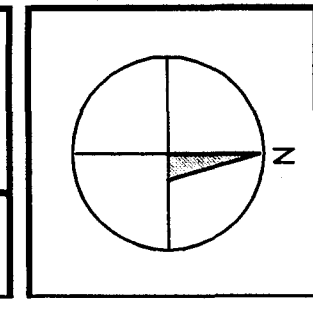


6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
DATE	BY	REVISIONS

Date:	<u>12/20/05</u>
Scale:	<u>1:40</u>
Design:	<u>HH</u>
Drawn:	<u>HH</u>
Checked:	<u>HH</u>

DEVELOPER:
WALTON RIVER, LLC
c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1
PORT ST. LUCIE, FL 34952
(954) 815-5051 FAX: (772) 344-6574

BROOKSIDE PUD ST. LUCIE COUNTY, FLORIDA	
BASIN MAP	



ENGINEER OF RECORD:
HL HOOVER, PE
2336 S EAST OCEAN BLVD #337
STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

Sign/Seal

Hollyce L Hoover, PE
FL Reg. No: 52666

PROJECT No: 0404

SHEET

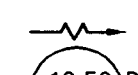
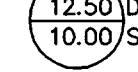
10 OF 32

STRUCTURE SCHEDULE

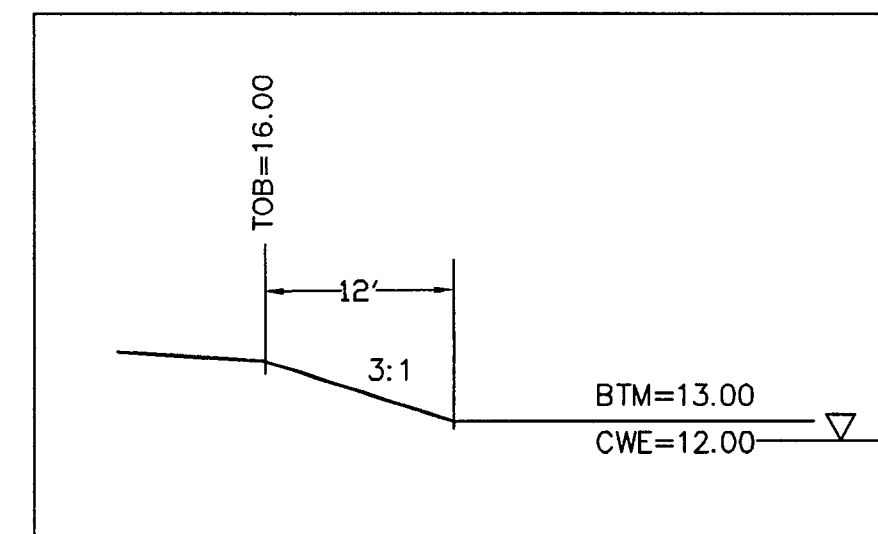
S No.	TYPE	GRATE	N IE	S IE	E IE	W IE	WEIR	BLDR
S-1	C	16.85	-	-	13.10	13.10	-	-
S-2	C	16.85	-	-	13.10	13.10	-	-
S-3	E	15.75	11.50	12.00	-	-	-	-
S-4	E	15.75	11.10	11.20	-	-	-	-
S-5	C	15.75	12.10	12.10	12.00	-	-	-
S-6	C	15.75	-	-	12.00	12.10	-	-
S-7	C	15.75	-	-	12.00	12.10	-	-
S-8	C	15.75	-	-	12.00	12.10	-	-
S-9	C	15.75	12.20	-	12.30	12.30	-	-
S-10	C	15.75	12.00	12.10	-	12.10	-	-
S-11	C	15.75	9.90	-	12.30	-	-	-
S-12	C	15.75	9.75	-	9.85	-	-	-
S-13	C	15.75	-	-	8.75	8.65	-	-
S-14	C	15.75	9.10	9.10	-	9.00	-	-
S-15	C	15.75	-	-	12.00	11.90	-	-
S-16	C	15.75	12.25	12.25	-	12.15	-	-
S-17	C	15.75	12.00	-	12.00	11.90	-	-
S-18	C	15.75	-	12.25	-	12.15	-	-
S-19	C	15.80	12.30	12.20	12.30	-	-	-
S-20	C	16.00	12.50	12.50	-	12.40	-	-
S-21	P4	15.80	10.80	10.70	-	-	-	-
S-22	P4	15.80	-	11.00	-	-	-	-
Y.D.	15"	16.00	all @	14.00	-	-	-	-
I.D.	18"	17.00	all @	13.00	-	-	-	-
CS-1	DETAIL	18.00	12.00	10.00	-	13.30	12.00	-
CS-2	DETAIL	18.00	12.00	10.00	-	13.30	12.00	-

Y.D.: YARD DRAINS L-1 to L-17
I.D.: INLINE DRAINS I-1 to I-13

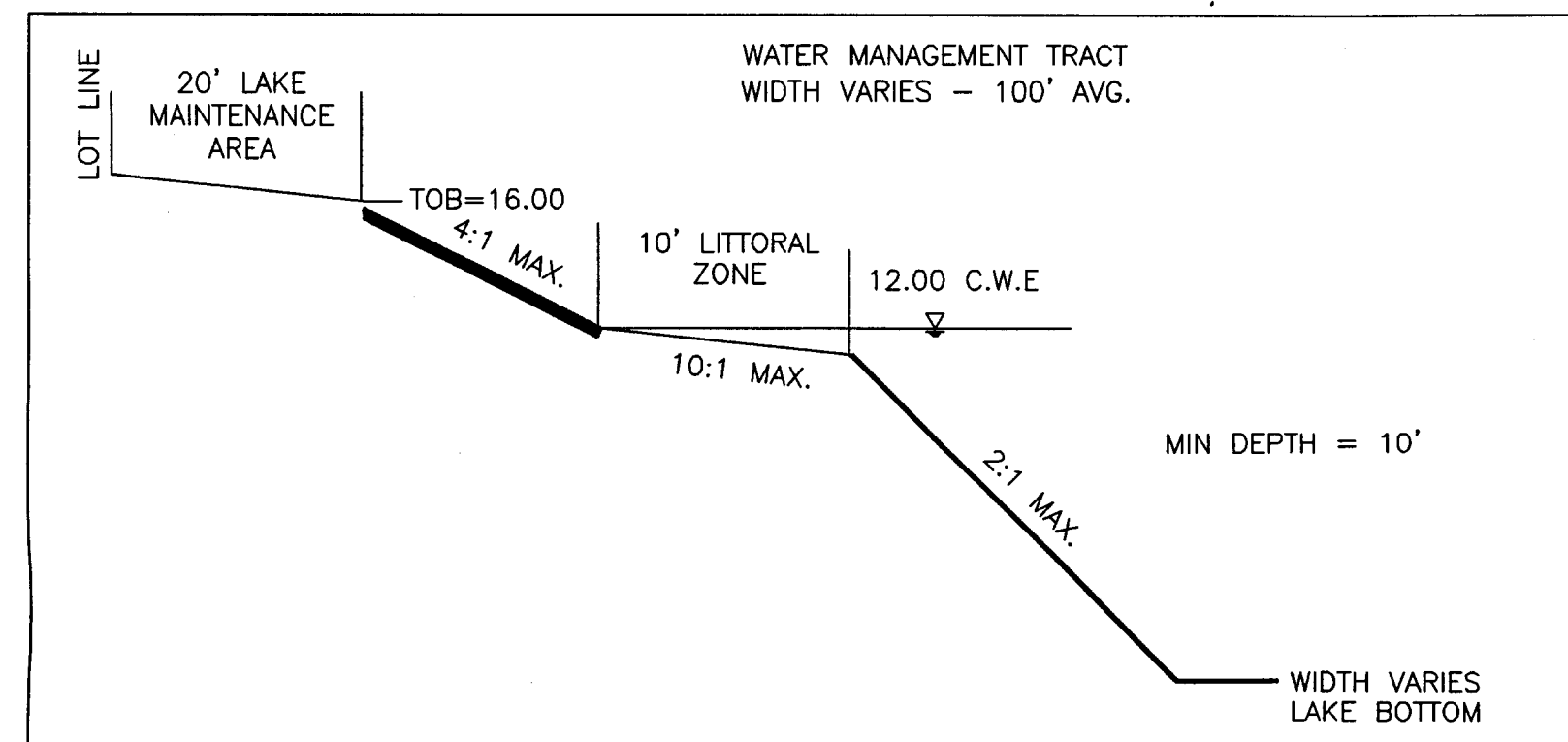
LEGEND

EXIST GRADE (NAVD88): 17.41
FINISH GRADE (NGVD29): 18.00
FLOW ARROW: 
CONFLICT TAG: 
INLET STRUCTURE No.: S-1
YARD DRAIN No.: L-1
INLINE BASIN No.: I-1
MANHOLE No.: M-1
DRAINAGE PIPE No.: 18RCP
GRAVITY PIPE No.: 8S
WATER MAIN: 8W

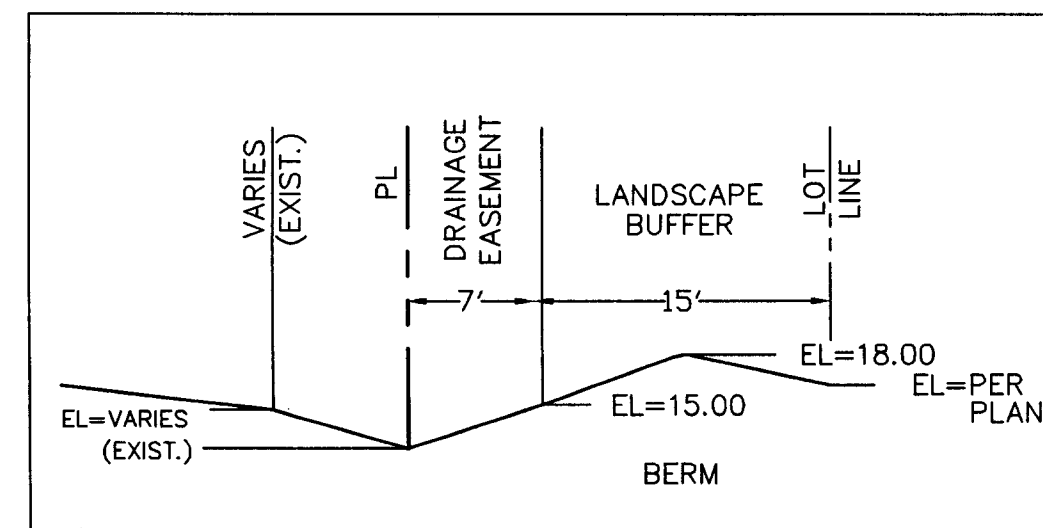
SECTIONS DRY DETENTION A-A



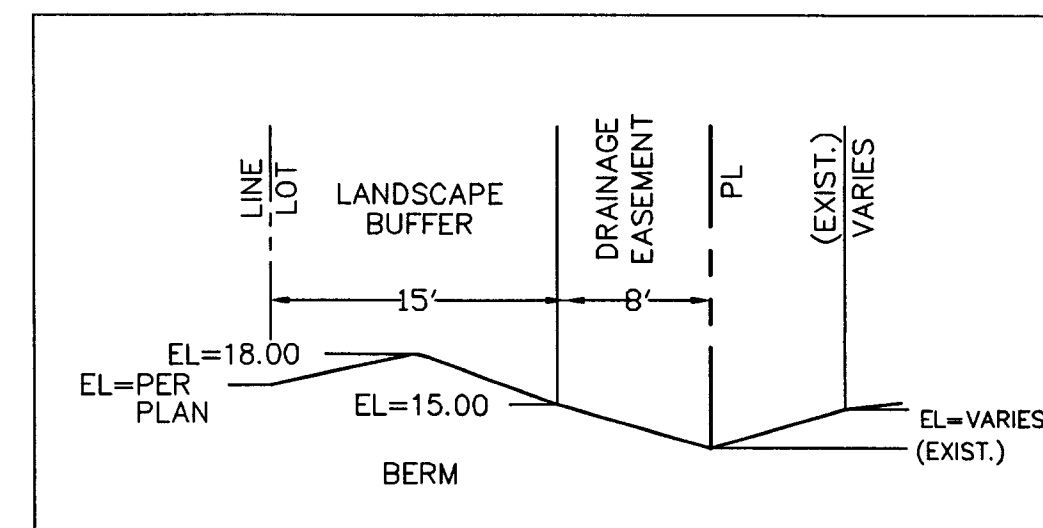
LAKE B-B



PERIMETER SWALE C-C



PERIMETER SWALE D-D



POLLUTION PREVENTION NOTES:

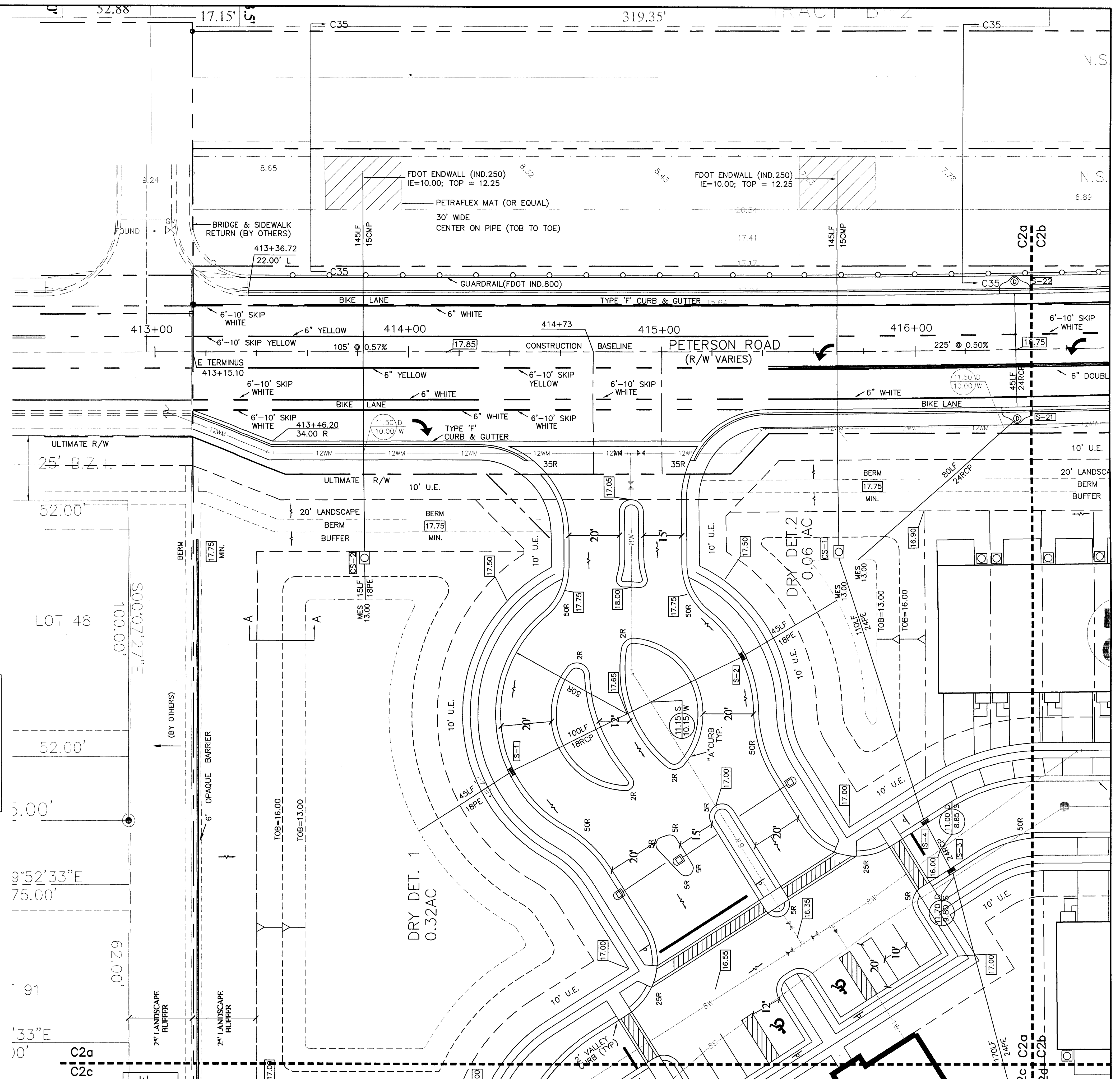
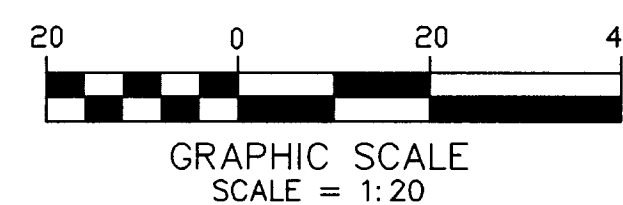
1. DEVELOPER AGREES TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS

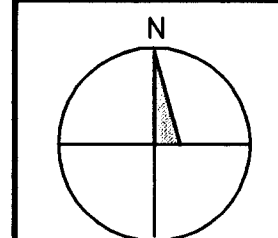
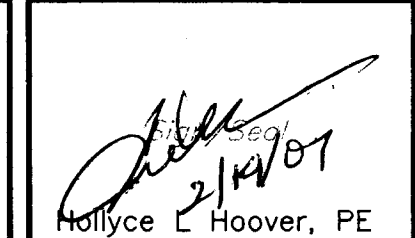
R/W NOTES:

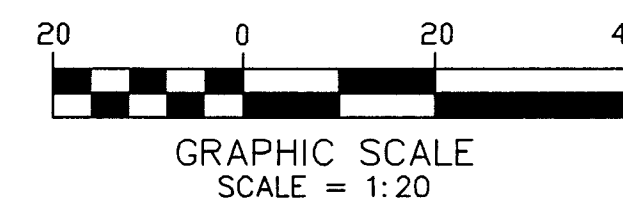
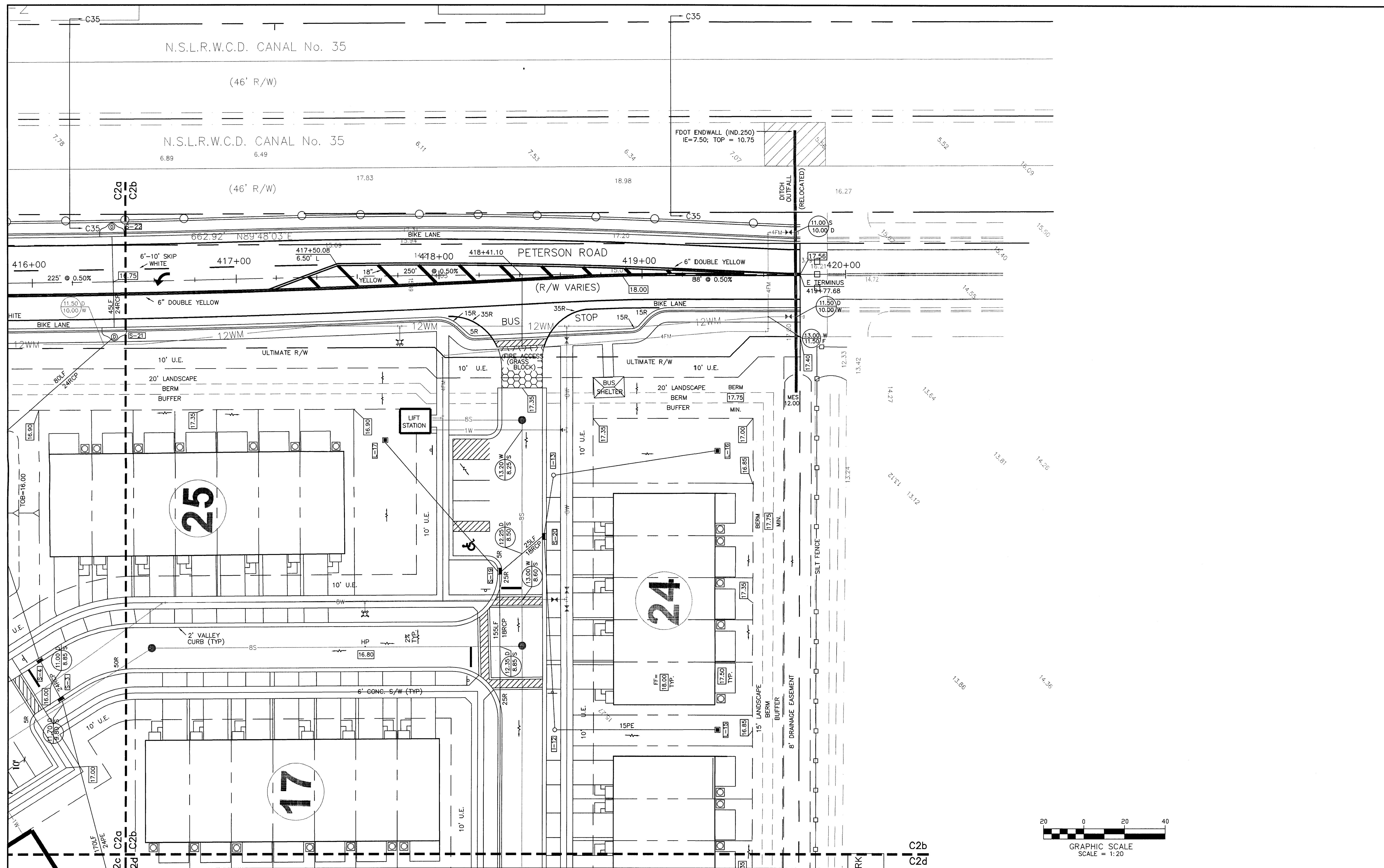
- ALL R/W INFORMATION HAS BEEN PROVIDED BY ST. LUCIE COUNTY, FPUA, SURVEYOR, LBFH AND M. SCHORAH
- PETERSON ROAD R/W DEDICATION SHALL BE IN ACCORDANCE WITH COUNTY ROAD PROGRAM
- PETERSON ROAD & CANAL No. 35 SECTION WILL BE IN ACCORDANCE WITH ST. LUCIE COUNTY & NSLRWCD REQUIREMENTS
- ALL TRAFFIC CONTROL AND SIGNAGE SHALL COMPLY WITH FDOT INDEX 300, 600 & ST. LUCIE COUNTY REQUIREMENTS

PAVING & DRAINAGE NOTES:

- PERIMETER SWALES SHALL MAINTAIN THE HISTORIC DITCH ROUTING TO RELOCATED CULVERT
- INTERIOR ROAD GRADE TYPICAL AS 2% MAX CROSS-SLOPE, 0.50% (MIN) LONGITUDINAL SLOPE
- ALL CURBING TO BE TYPE "D" U.O.N.
- ALL ASPHALT TO BE TYPE S1 OR S3 U.O.N.
- ALL 15" PIPE TO HAVE 0.24% SLOPE AND 18" PIPE TO HAVE 0.18% SLOPE U.O.N.
- CANAL No.35 CONSTRUCTION TO BE COMPLETED PER NSLRWCD SECTION BY OTHERS & MAINTAINED BY BROOKSIDE H.O.A ALONG PROJECT FRONTAGE STATION 0+00 TO 6+63
- COORD. PERIMETER BERM WITH LANDSCAPE PLANS



6/15/06	HH	DRC/FPUA/LBFH	Date: 12/20/05	DEVELOPER: WALTON RIVER, LLC c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1 PORT ST. LUCIE, FL 34952 (954) 815-5051 FAX: (772) 344-6574	BROOKSIDE PUD ST. LUCIE COUNTY, FLORIDA PAVING & DRAINAGE PLAN		ENGINEER OF RECORD: HL HOOPER, PE 2336 S EAST OCEAN BLVD #337 STUART, FL 34996 772-219-1769 hlhpe@bellsouth.net	 Holly L. Hooper, PE FL Reg. No: 52666	PROJECT No: 0404 SHEET C2a 11 OF 32
1/22/07	HH	DRC/FPUA/BS/MERCEDES	Scale: 1:20						
1/29/07	HH	SWMD/NSLRWCD	Design: HH						
			Drawn: HH						
DATE	BY	REVISIONS	Checked: HH						

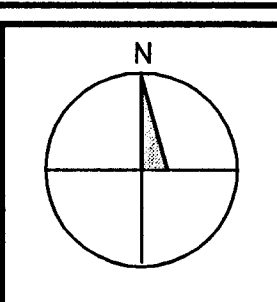


6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
1/29/07	HH	SFWM/D/NSLRWCD
DATE	BY	REVISIONS

Date: 12/20/05
 Scale: 1:20
 Design: HH
 Drawn: HH
 Checked: HH

DEVELOPER:
WALTON RIVER, LLC
 c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1
 PORT ST. LUCIE, FL 34952
 (954) 815-5051 FAX: (772) 344-6574

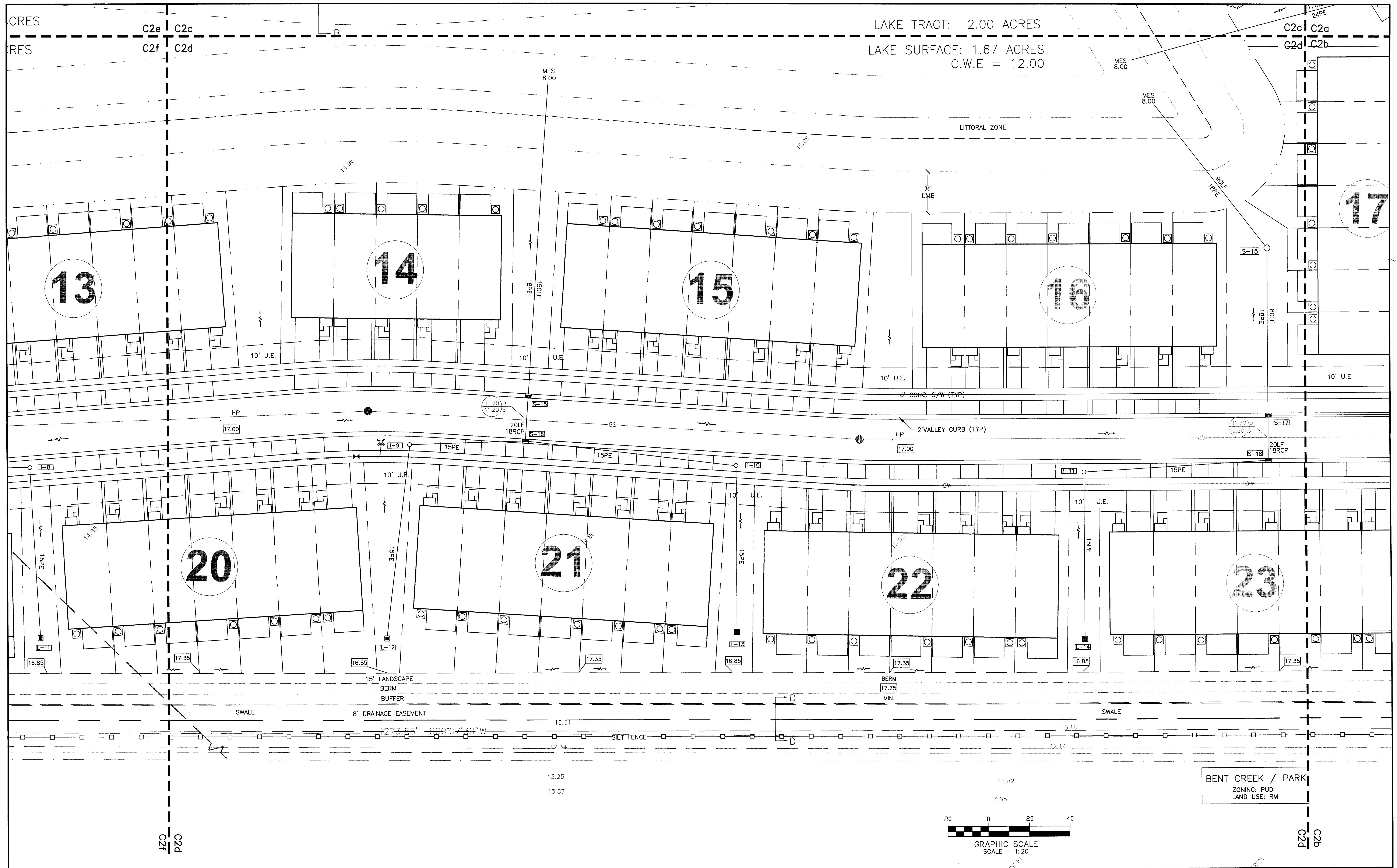
BROOKSIDE PUD
 ST. LUCIE COUNTY, FLORIDA
PAVING & DRAINAGE PLAN



ENGINEER OF RECORD:
HL HOOVER, PE
 2336 S EAST OCEAN BLVD #337
 STUART, FL 34996
 772-219-1769 hlhpe@bellsouth.net

[Signature]
 HOLLY L. HOOVER, PE
 FL Reg. No: 52666

PROJECT No: 0404
 SHEET
C2b
 12 OF 32

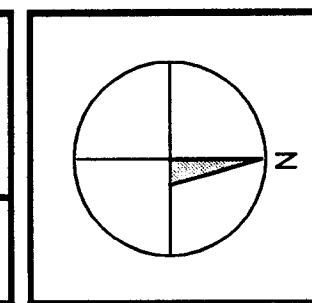


6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
1/29/07	HH	SFWM/D/NSLRWCD
DATE	BY	REVISIONS

Date:	12/20/05
Scale:	1:20
Design:	HH
Drawn:	HH
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DEVELOPER:
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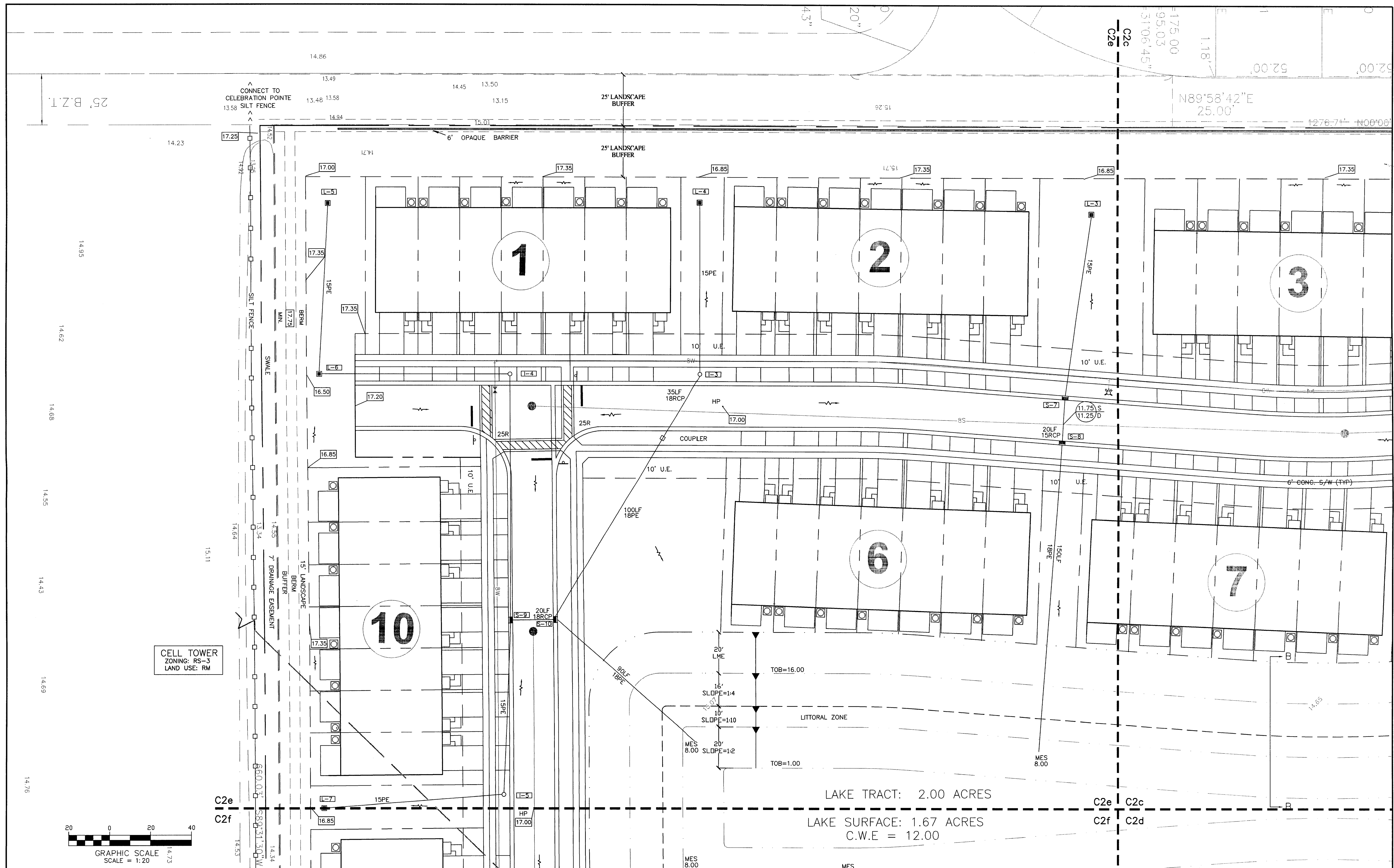
BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA
PAVING & DRAINAGE PLAN



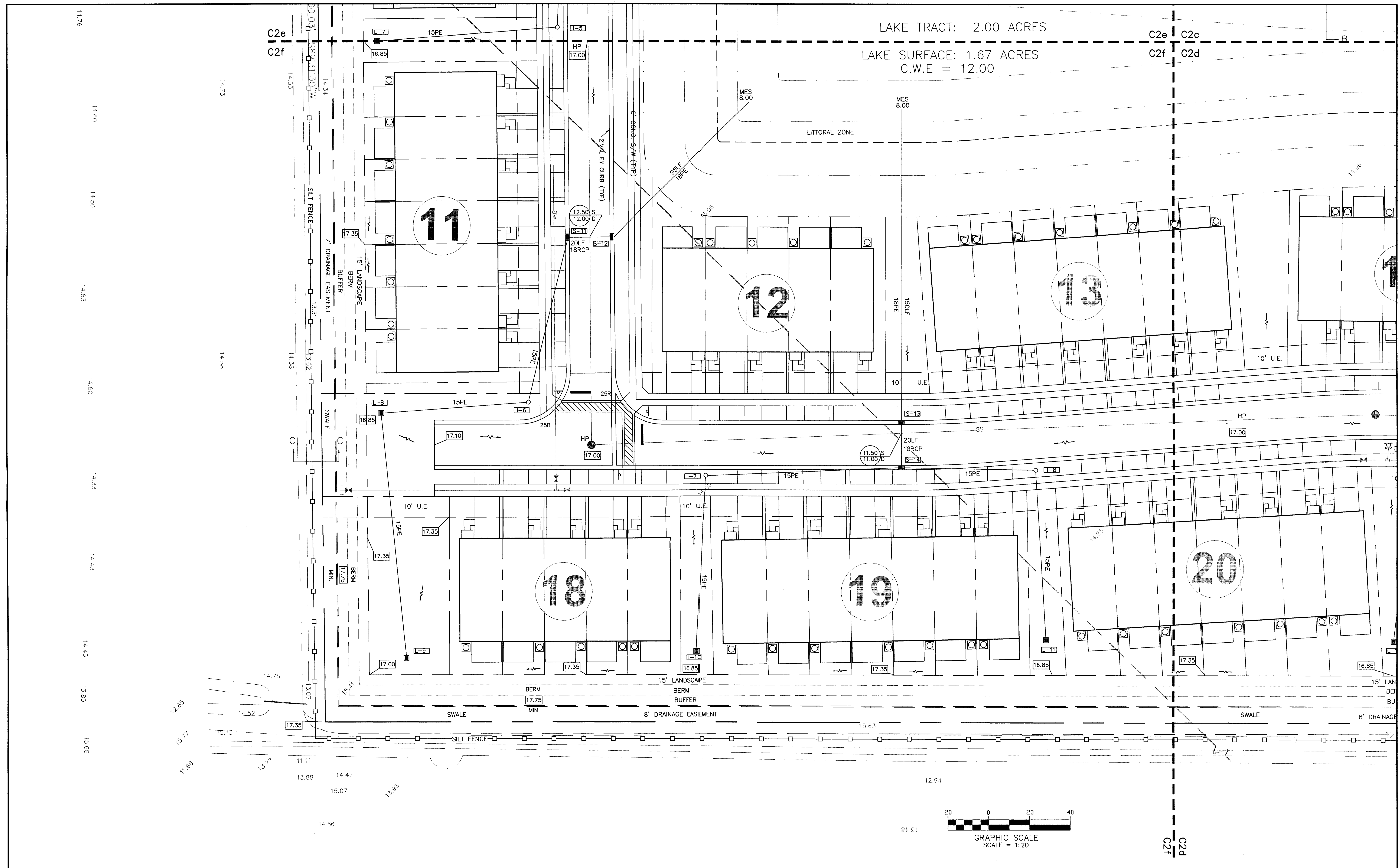
ENGINEER OF RECORD:
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STUART, FL 34996
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Hollyce L. Hoover, PE
FL Reg. No. 52666

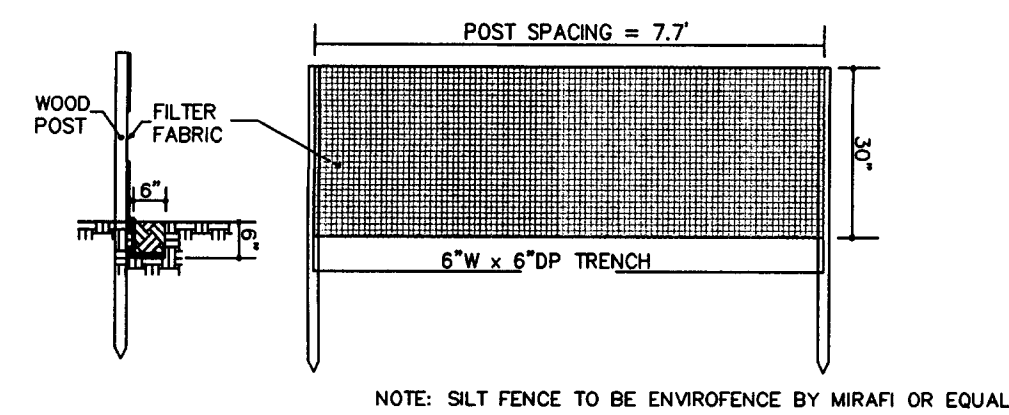
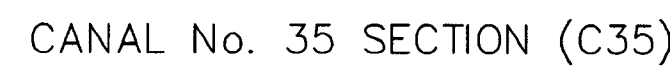
PROJECT No: 0404
SHEET
C2d
14 OF 32



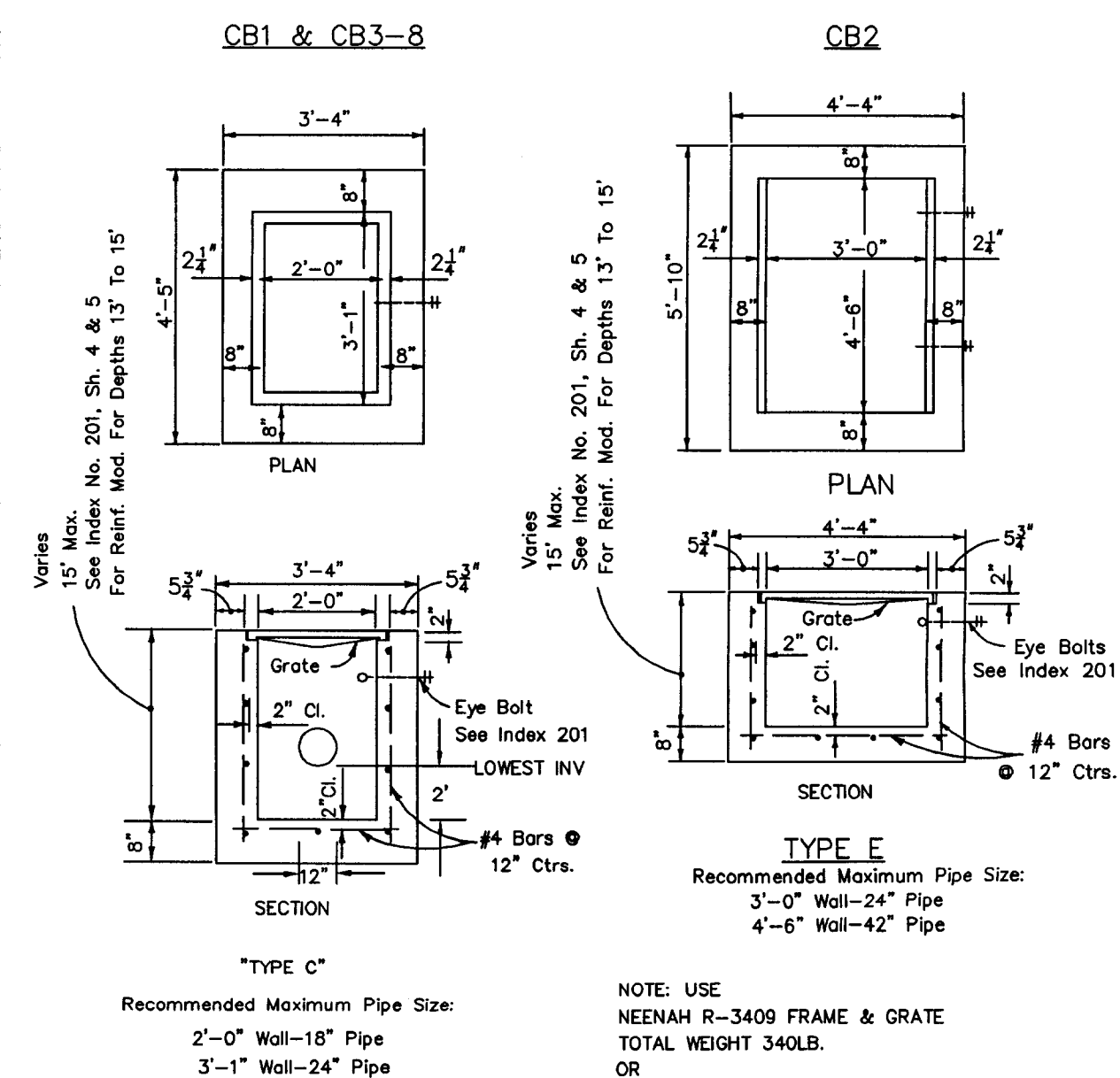
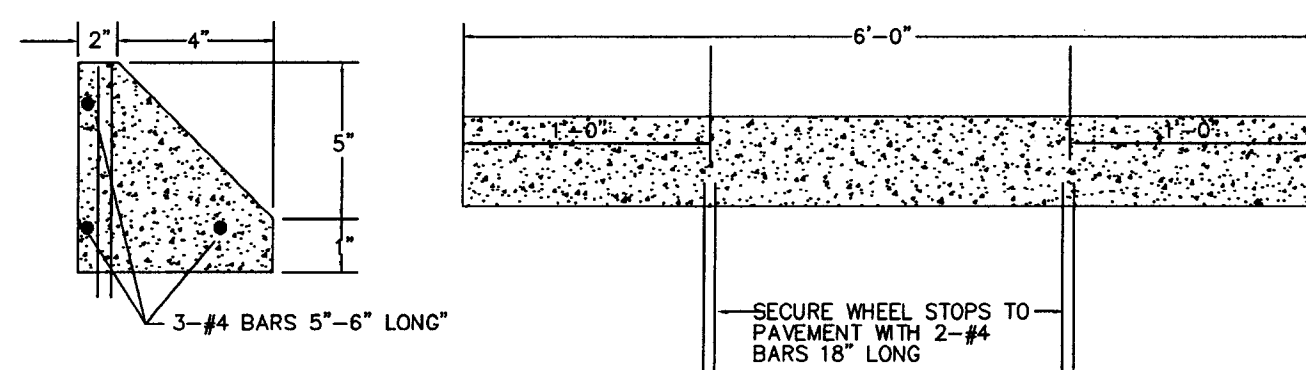
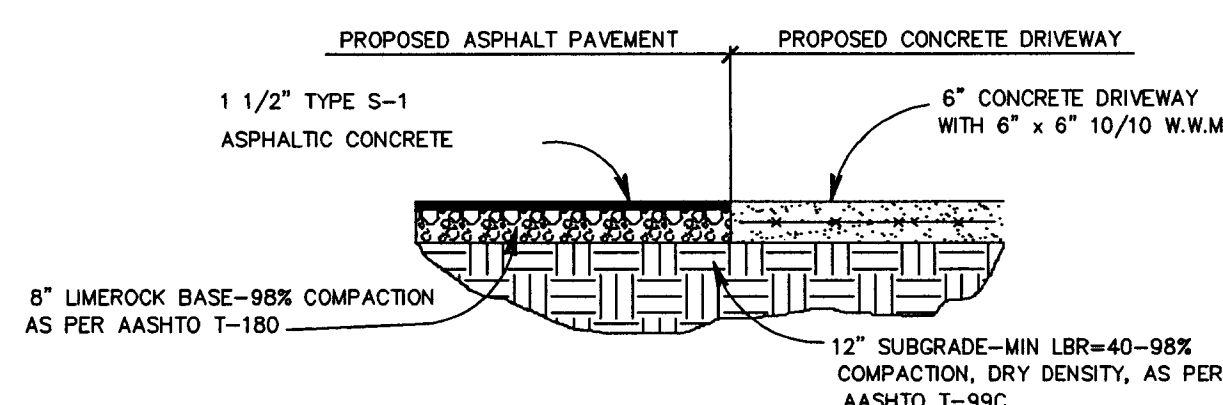
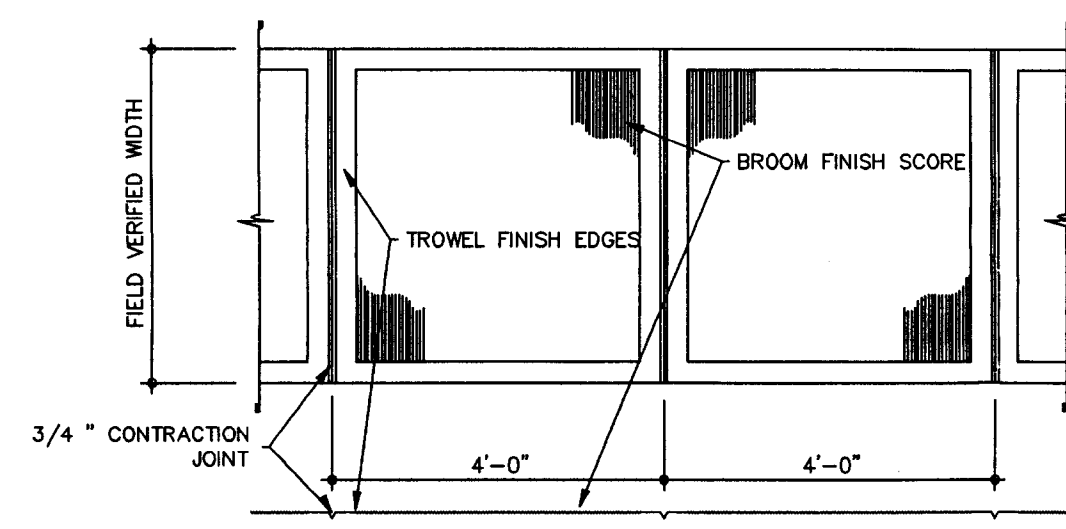
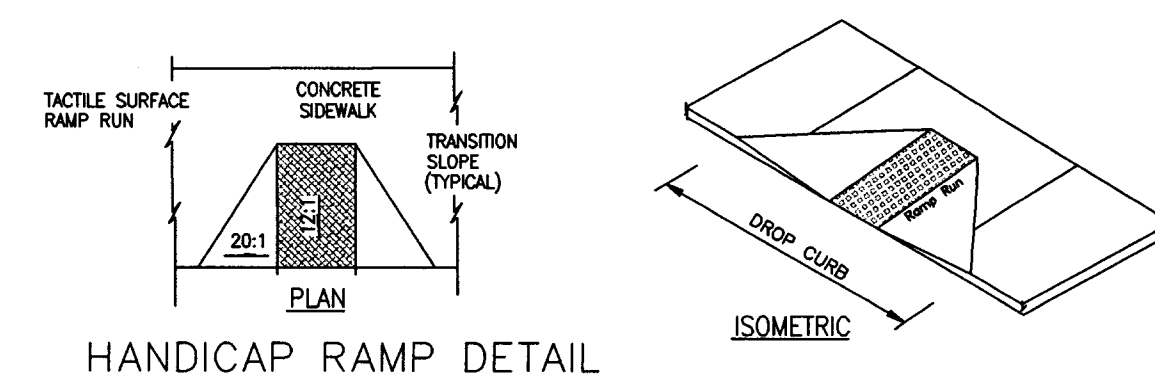
6/15/06 HH DRC/FPUA/LBFH			Date: 12/20/05 Scale: 1:20 Design: HH Drawn: HH Checked: HH	DEVELOPER: WALTON RIVER, LLC c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1 PORT ST. LUCIE, FL 34952 (954) 815-5051 FAX: (772) 344-6574	BROOKSIDE PUD ST. LUCIE COUNTY, FLORIDA		ENGINEER OF RECORD: HL HOOVER, PE 2336 S EAST OCEAN BLVD #337 STUART, FL 34996 772-219-1769 hlhpe@bellsouth.net	 Holly L Hoover, PE FL Reg. No: 52666	PROJECT No: 0404 SHEET C2e 15 OF 32
1/22/07 HH DRC/FPUA/BS/MERCEDES									
1/29/07 HH SFWMD/NSLRWCD									
DATE BY REVISIONS									



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6/15/06	HH	DRC/FPUA/LBFH																																				
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1. EROSION CONTROL DEVICES ARE TO BE INSTALLED IN THE SEQUENCE LISTED BELOW AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. INSTALL SILT FENCING AND HAY BALES AT SITE PERIMETER.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB.
5. INSTALL DRAINAGE SYSTEM.
6. SILT CONTROL STRUCTURES(SEE DETAIL SHEET) WILL BE PLACED ON ALL STORM DRAIN STRUCTURES AND OVERFLOW CONTROL STRUCTURE.
7. GRADING.
8. TEMPORARY GRASSING AS REQUIRED.
9. NEW BUILDING CONSTRUCTION
10. PERMANENT GRASSING
11. REMOVAL OF SEDIMENT/EROSION CONTROL AND SEDIMENT DEVICES AFTER PERMANENT GRASSING IS ESTABLISHED AND SYSTEM IS INSPECTED AND CERTIFIED AS CLEAN AND OPERATIONAL BY PROJECT ENGINEER.



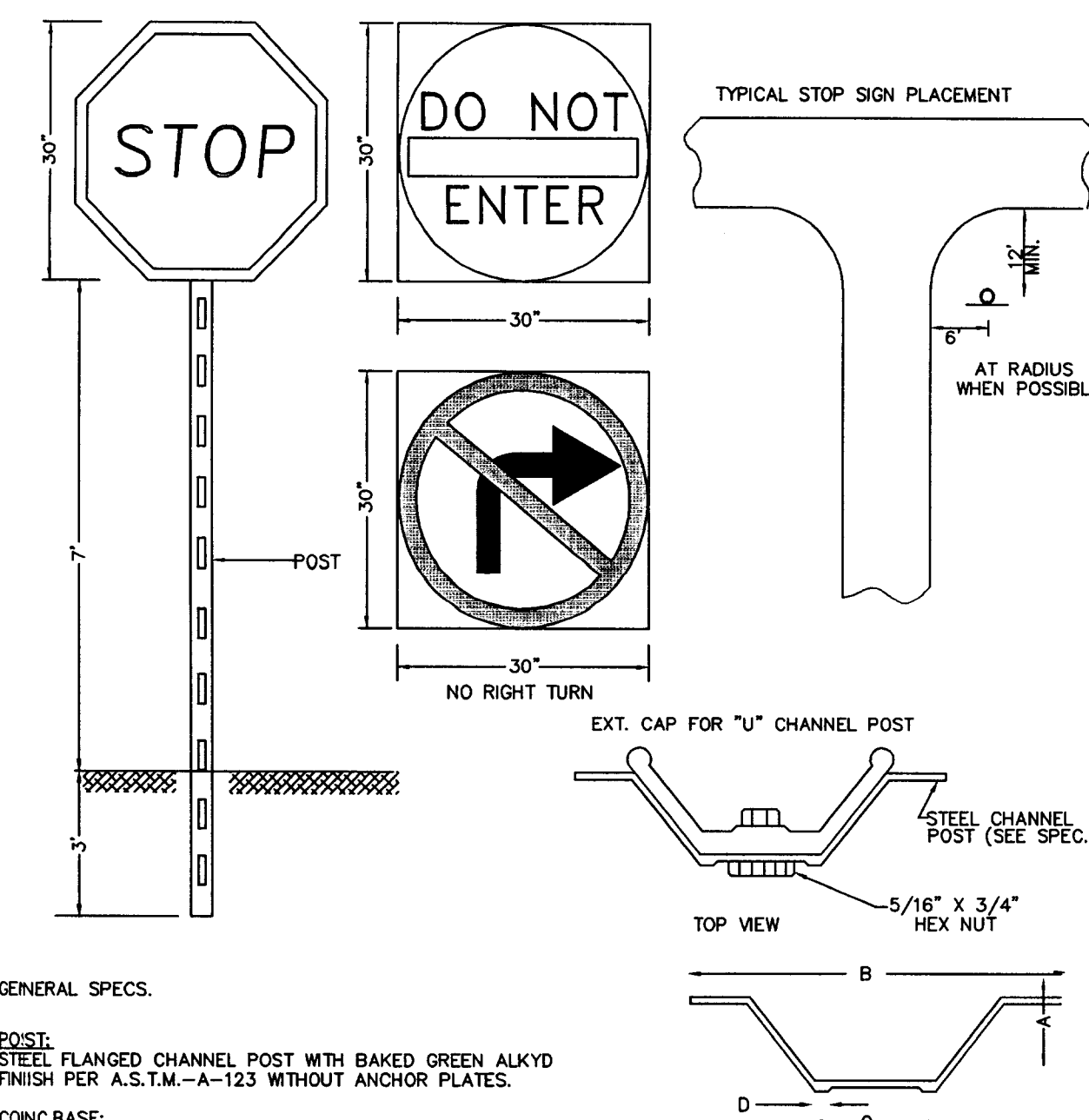
"TYPE C"
Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

NOTE: USE
NEENAH R-3409 FRAME & GRATE
TOTAL WEIGHT 340LB.
OR
USF#4155 FRAME
USF#6209 GRATE

1-GRATE IS RATED FOR TRAFFIC LOADS
ACCORDING TO FED. SPEC. RR-F-621C
2-MATERIAL; ASTM-A48 CLASS 30B GRAY IRON
3-GRATE WEIGHT; 265LB.
4-FRAME WEIGHT; 335LB.
5-GRATE FLOW AREA; 455 SQ.IN.

GENERAL INLET NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe size shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered 3/4".
6. For supplementary details see FDOT Inlet No. 201.



GENERAL SPECS.

POST:
STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD
FINISH PER A.S.T.M.-A-123 WITHOUT ANCHOR PLATES.

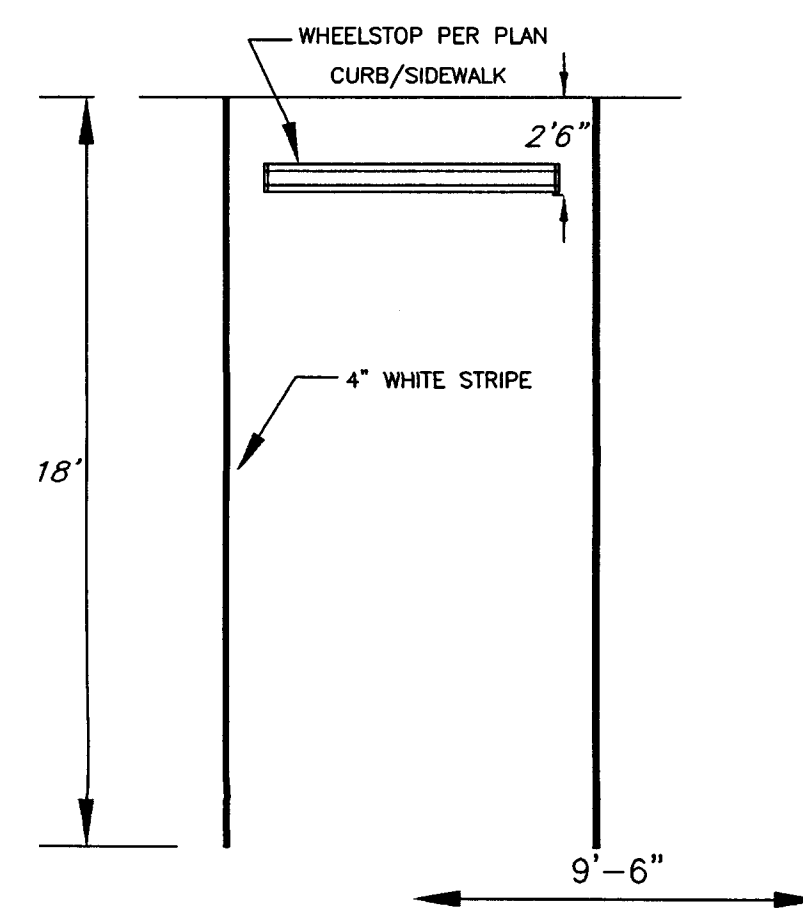
COINC.BASE:
REMOVED PER PALM BEACH COUNTY

STOP SIGN
RI-1 MUTCD-30" 30"(HIGH INTENSITY)

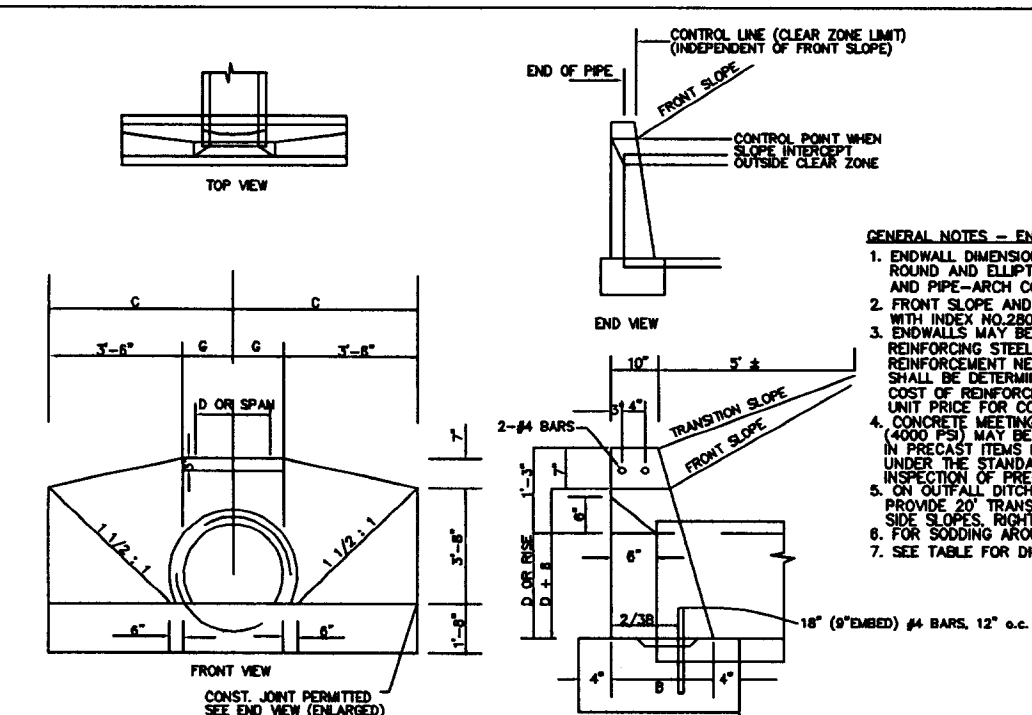
LOCATION:
ONE PER DRIVEWAY AND AS OTHERWISE INDICATED ON THE PLANS.

DIMENSION	CHANNEL POST		
	TOLERANCE	2.00	3.00
"A"	$\pm 3/32"$	1-15/32"	1-7/8"
"B"	$\pm 1/8"$	3-1/16"	3-1/2"
"C"	$\pm 1/16"$	1-9/32"	1-5/8"
"D"	$\pm 1/32"$	3/16"	7/32"

TRAFFIC SIGNS



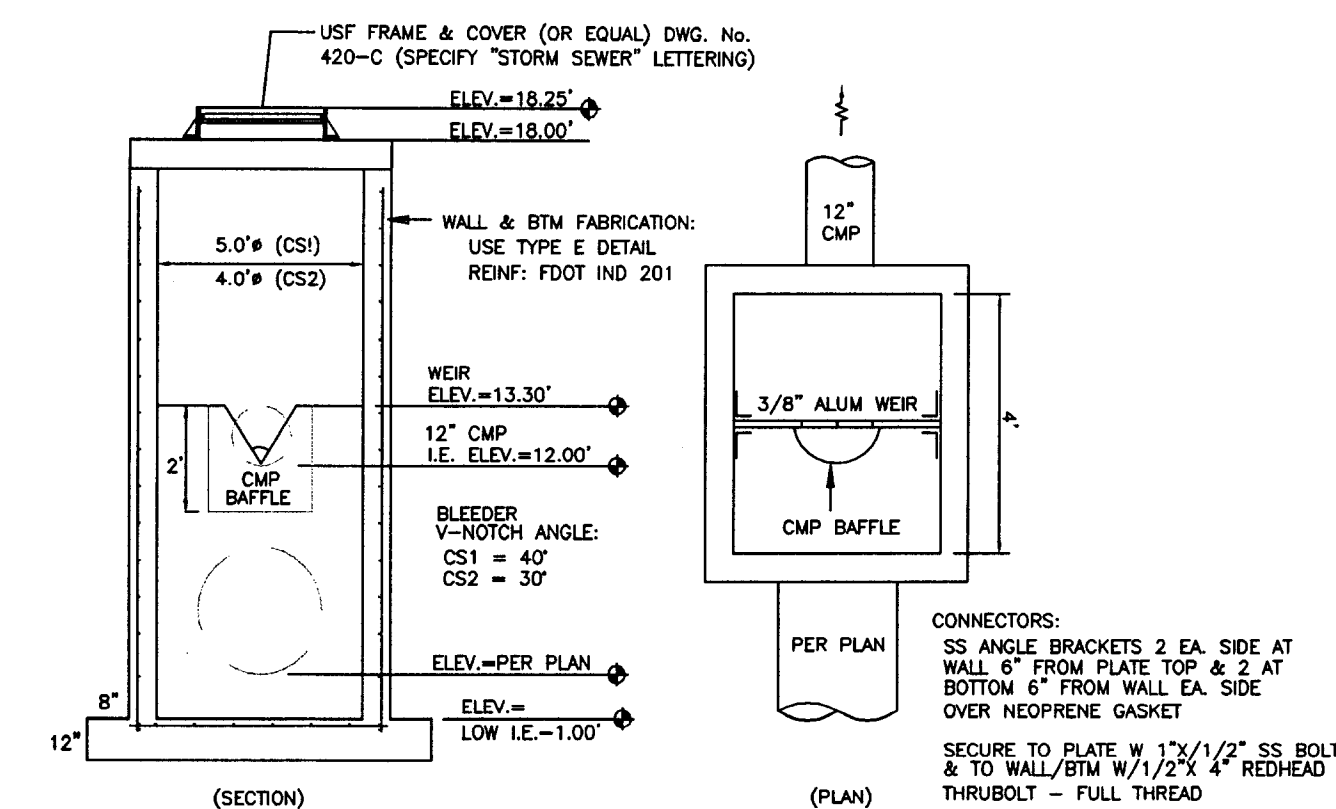
PARKING SPACE (TYP)



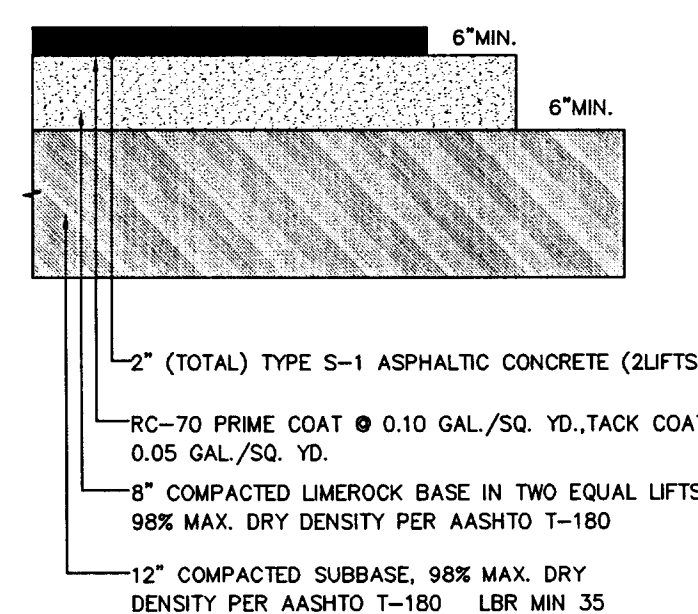
GENERAL NOTES - ENDMOWLS

1. ENDWALL DIMENSIONS, LOCATIONS AND POSITIONS ARE FOR ROUND AND ELLIPTICAL CONCRETE PIPE AND ARE FOR ROUND ENDWALLS ONLY.
2. FRONT SLOPE AND DITCH TRANSITION SHALL BE ACCORDANCE WITH INDEX NO.2280
3. PRECAST MANHOLE SHALL BE CAST IN PLACE OR PRECAST CONCRETE. REINFORCING STEEL SHALL BE GRADES 40 OR 60. ADDITIONAL REINFORCEMENT NECESSARY FOR HANDLING PRECAST UNITS SHALL BE FURNISHED BY THE CONTRACTOR OR THE SUPPLIER. COST OF REINFORCEMENT SHALL BE INCLUDED IN THE CONTRACT PRICE.
4. CONCRETE MEETING THE REQUIREMENTS OF ASTM C-478 (MANHOLE) SHALL BE USED.
5. PRECAST ITEMS MANUFACTURED IN PLANTS WHICH ARE UNDER THE STANDARD OPERATING PROCEDURES FOR THE PRODUCTION OF PRECAST CONCRETE SHALL BE USED.
6. ON OUTFALL DITCHES WITH SIDE SLOPES $< 1\frac{1}{2}$: 1, THE TOP OF THE DITCH SHALL BE DOWNHILL TO THE FLAT SIDE SLOPES. RIGHT OF WAY PERMITTING.
7. FOR SLOPING AROUND ENDMOWLS SEE F.O.D.T. INDEX NO.2181

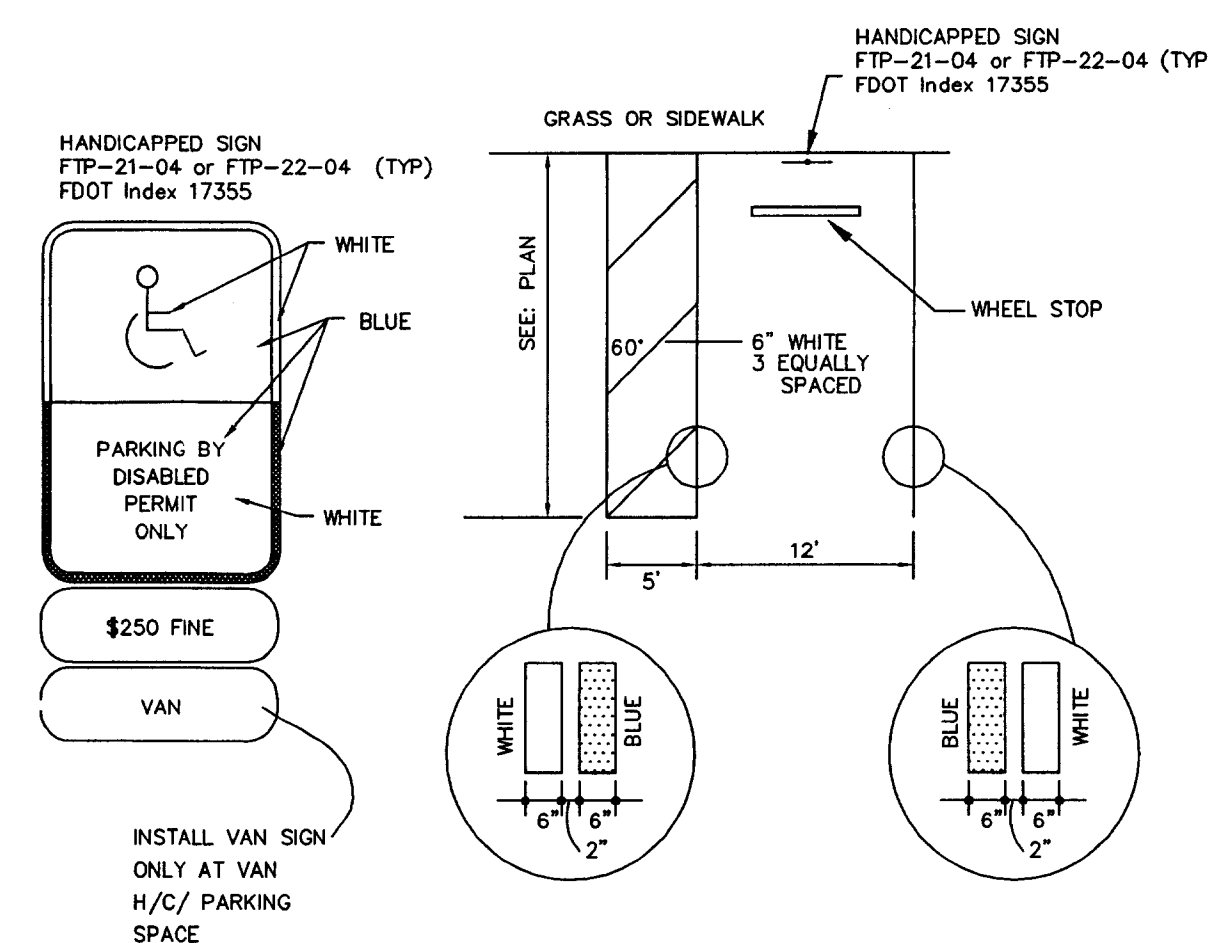
ENDWALL: FDOT INDEX 250



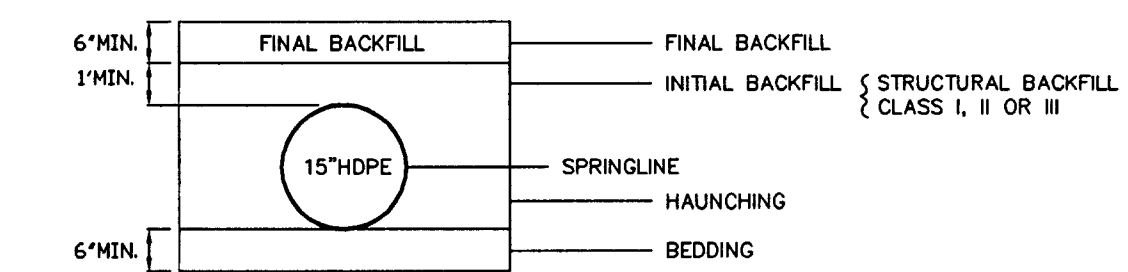
CONTROL STRUCTURES



PAVEMENT & RESTORATION SECTION



HANDICAP SPACE STRIPING & SIGNAGE



NOTES: 1. PIPE TO BE ADS HDPE N-12 OR APPROVED EQUAL (HIGH FLOW IN EXFILTRATION SECTION)

2. CORRUGATED POLYETHYLENE PIPE TO BE INSTALLED PER SPECIFICATIONS IN CPPA "STRUCTURAL DESIGN METHOD FOR CORRUGATED POLYETHYLENE PIPE", ASTM D2321 AND CAN/CSA B182.11. HDPE MANUFACTURER MANUAL INCLUSIVE OF ALL INSTALLATION INSTRUCTIONS & SPECIFICATIONS TO BE MADE PART OF CONSTRUCTION DOCUMENTS & TO BE MAINTAINED ON-SITE AT ALL TIMES

PE PIPE TRENCH (ALT: SEE PIPE NOTE, C2)

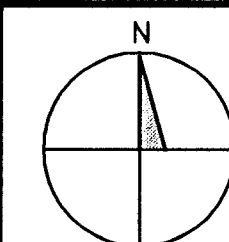
1/29/07	HH	SFWMD/NSLRWCD
DATE	BY	REVISIONS

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PORT ST. LUCIE, FL 34952
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BROOKSIDE PUD
ST. LUCIE COUNTY, FLORIDA

PAVING & DRAINAGE DETAILS



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STUART, FL 34996
772-219-1769 hlhpe@bellsouth.net

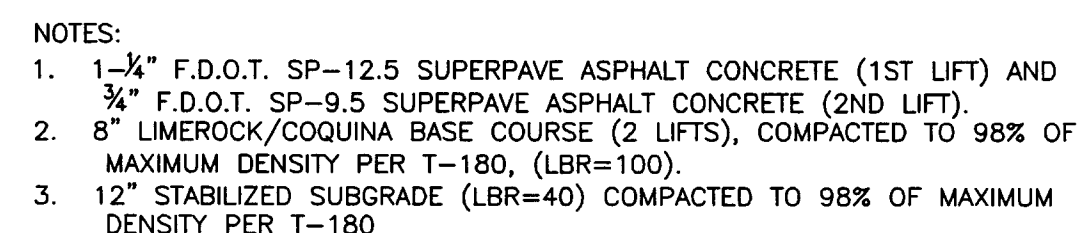
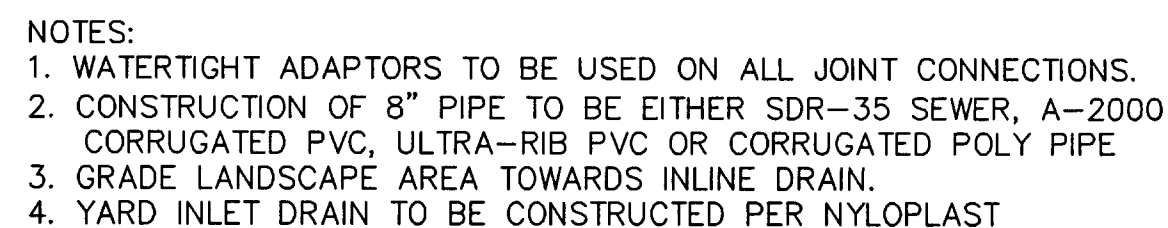
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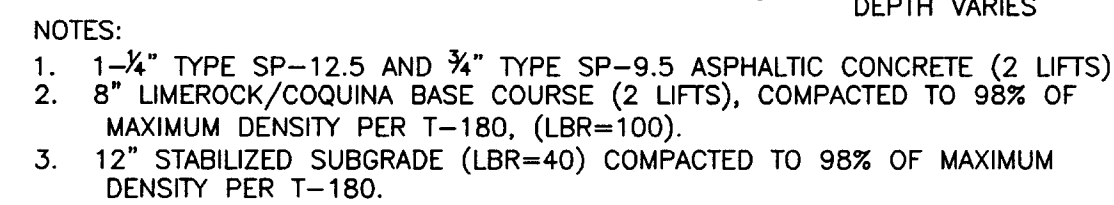
SHEET

C4a

26 OF 32



R/W (PETERSON ROAD) TYPICAL SECTION FOR 60'



INTERNAL ROAD SECTION

PROJECT No: 0404

SHEET

C4b

27 OF 32