



October 30, 2024

Alfred S Koontz
Rosser Lakes LLC
1500 Highway A1A
Vero Beach, FL 32963

VIA Email: aj.koontz@cbholding.com

Reference: **Environmental Assessment**
SW Rosser Boulevard
Port St. Lucie, Florida 34953
Parcel ID: 4326-111-0001-000-1

Dear Mr. Koontz,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Port St. Lucie land developmental review regulations.

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

Respectfully submitted,

EDC a Division of Haley Ward.

Adam Kobylski, M.S.
Environmental Biologist



ENVIRONMENTAL ASSESSMENT

Parcel ID Numbers:
4326-111-0001-000-1
SW Rosser Boulevard
Port St. Lucie, Florida 34953

Date: October 30, 2024
Project # 24-199

Prepared For:
Alfred S Koontz
Rosser Lakes LLC
1500 Highway A1A
Vero Beach, FL 32963
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Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200



INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID 4326-1111-0001-000-1) comprised of 104.91 acres. This parcel is classified by the St. Lucie County Property Appraiser as Mining Lands (land use code 9200). The subject property is located Southwest of the corner at SW Rosser Boulevard and SW Open View Drive, Port St. Lucie, Florida 34953. The subject property has a Future Land Use designation of Limited Commercial (CL), and has a zoning designation of Neighborhood Commercial (CN). The subject property is further located within Section 07, Township 37 South and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 29th, 2024 in order to ascertain the status and composition of any critical habitats, wildlife species of section concern, wetlands, and native uplands which may be onsite.

VEGETATION:

The opinion of EDC is that there is NO native upland habitat located on site. The subject property was cleared, graded, and mined circa 2003 according to satellite imagery. Over time, native and exotic vegetation was able to grow and reclaim the site.

The upland habitat associations were determined via onsite assessment and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following upland CLC code was identified onsite; 211 – Improved Pasture, 422 - Brazilian Pepper/Exotics, 533 - Reservoirs 10-100ac, 822 - Communications, 900 Other/Surface Waters. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Slash Pine	<i>Pinus elliottii</i>
Live Oak	<i>Quercus virginiana</i>
Cabbage Palm	<i>Sabal palmetto</i>
Florida Grape Vine*	<i>Vitis rotundifolia</i>
Beggarticks*	<i>Bidens alba</i>
Earleaf Acacia**	<i>Acacia auriculiformes</i>
Brazilian Pepper**	<i>Schinus terebinthifolia</i>
Air Potato**	<i>Dioscorea bulbifera</i>
Caesars’s Weed**	<i>Urena lobata</i>
Umbrella Tree**	<i>Schefflera actinophylla</i>

*Nuisance Vegetation

**Exotic/Invasive Vegetation

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



WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property. Other surface waters (OSW) were identified on site and does not exhibit the three formal components to designate this land cover as a wetland by the jurisdictional governance of the State. Aside from the reservoirs on the property, a man-made ditch transects the property along the western boundary into the southern tip of the parcel. In satellite imagery from late 2004 the South end of the parcel appears to be upland habitat with some central impacts for an improved road. This image is followed by a 2007 satellite image which clearly shows the ditching and drainage of the OSW section identified in the FLUCCS map attached below.

WILDLIFE EVALUATION:

EDC, Inc. performed a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Viable gopher tortoise habitat was identified during the site visit by EDC, Inc. No other state or federally listed plant/animal species or their habitats were observed onsite during the site reconnaissance.

Due to the on-site conditions and presence of gopher tortoise habitat a 100% gopher tortoise survey should be conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent (AGTA) 90-days prior to any land-disturbing activities.

SOIL COMPOSITION:

Much of the native soil composition on the site has been disturbed, mixed, relocated, and/or removed. Therefore, the soil composition on site is likely a mixture or matrix of a wide variety of the native soils found in the area.

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

Basinger Sand, Kaliga Muck, Lawnwood Sands, Nettles and Oldsmar Sands, Pineda Sands, Riviera Sands, Wabasso Sands, Waveland Sands, and Winder Sands.

CITY OF PORT ST. LUCIE REGULATIONS:

The following lists the City of Port St. Lucie Code of Ordinances as they pertain to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Sec. 154.14: *A tree removal permit must be obtained prior to any clearing of protected trees situated on land within the city. Protected trees include any native tree having a D.B.H. of 12 inches or greater.*



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

Sec. 154.16: Any tree removal permit shall require a mitigation plan. Replacement trees are in addition to minimum landscaping requirements and are to be replaced with a 1:1 ratio of D.B.H. Inches.

If trees are to be removed from the subject property a mitigation plan is necessary in order to replace the impacted protected trees.

Sec. 154.24: Any project that disturbs one acre or more is required to have a land clearing permit prior to clearing or development of the property.

The subject property is greater than one acre which requires a land clearing permit.

Sec. 157.06.C.2: All nonresidential subject to site plan or subdivision plat approval on all parcels greater than or equal to two acres in size shall include an environmental assessment that identifies those areas of the site, if any, where native upland habitat exists using the Florida Land Use and Cover Classification System (FLUCCS).

The subject property is exempt from upland mitigation because no native habitat is present. For the subject property, the criteria for mitigation of native upland habitat are not met.

Sec. 157.06.B: A site survey for gopher tortoises shall be conducted on all upland properties by a qualified individual.

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

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID 4326-111-0001-000-1) comprised of 104.91 acres. The subject property is classified by the St. Lucie County Property Appraiser as Mining Lands (land use code 9200). The subject property is located Southwest of the corner at SW Rosser Boulevard and SW Open View Drive, Port St. Lucie, Florida 34953.

It is the professional opinion of EDC that no native upland habitats are located on the subject property and mitigation will NOT be required as part of the building approval process. Additionally, potential gopher tortoise habitat was observed onsite and a 100% gopher tortoise survey will be required prior to any clearing and/or building activity as part of local ordinances. Lastly, trees meeting the City of Port St. Lucie protection criteria were located onsite and a tree survey and tree mitigation plan will be required as part of building approval process.



Environmental Assessment

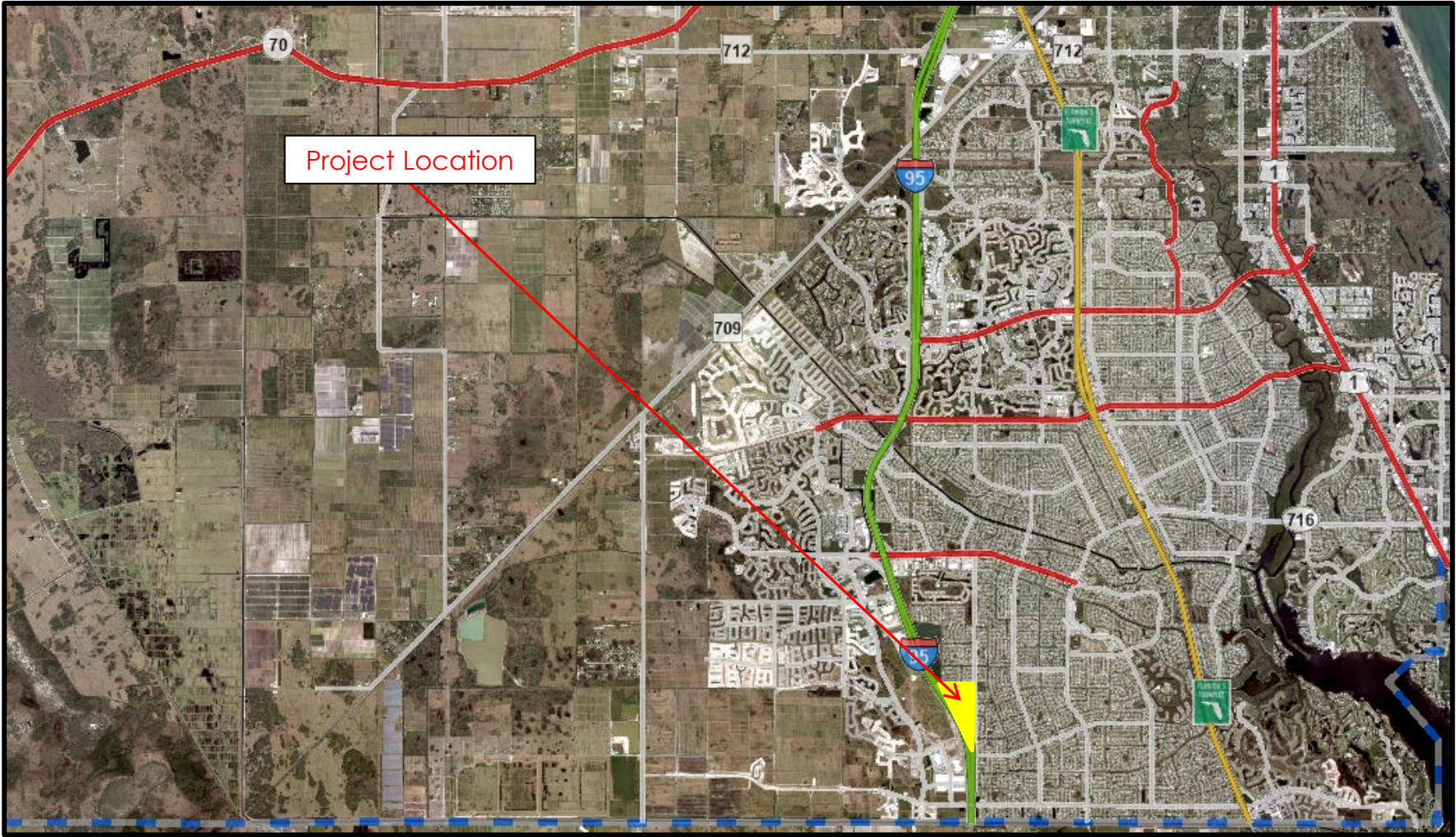
SW Rosser Blvd
Port St. Lucie, Florida 34953

Location Map

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Rosser Lakes Residential

10/30/2024





Environmental Assessment

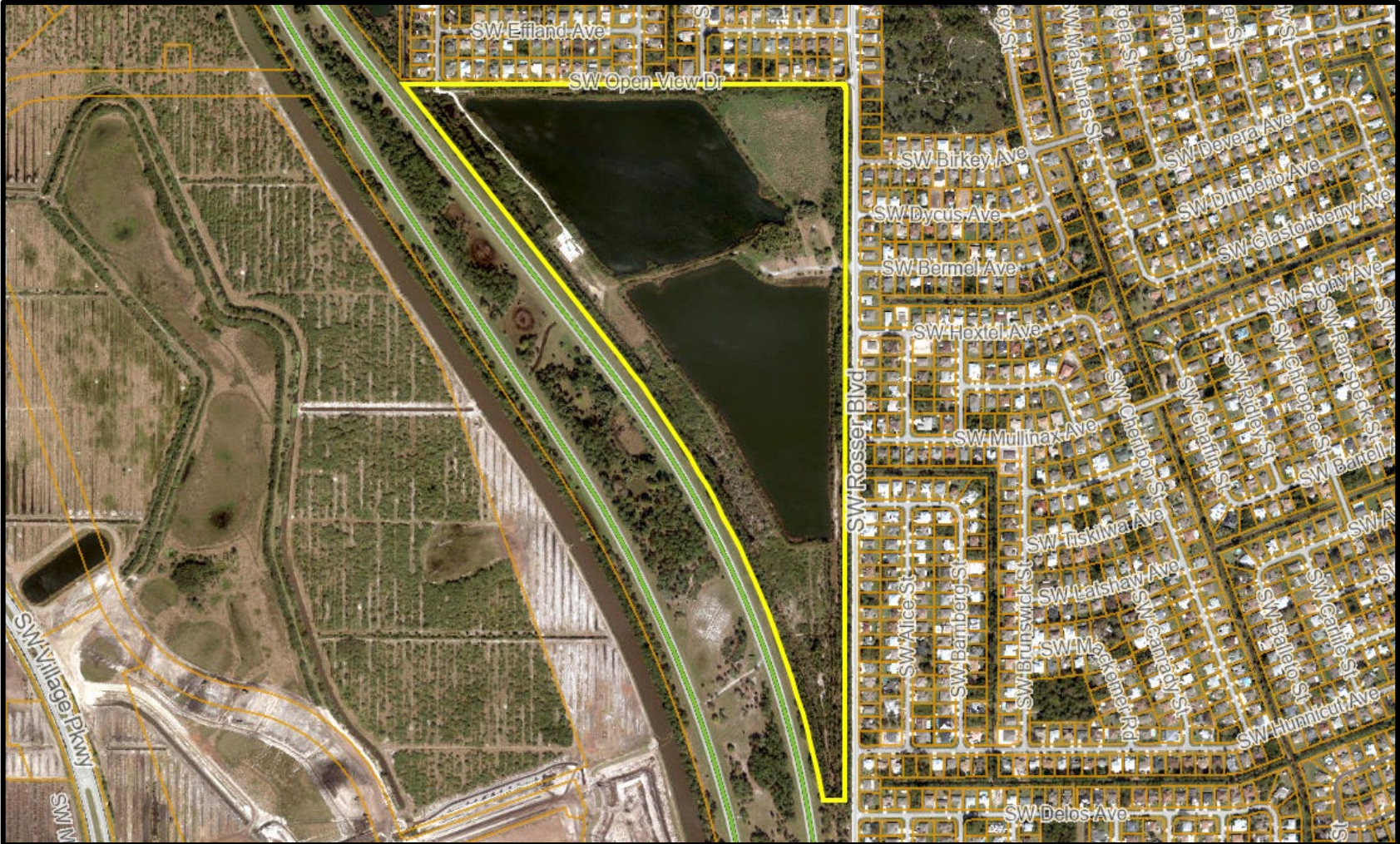
SW Rosser Blvd
Port St. Lucie, Florida 34953

Property Appraiser Map

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Environmental Assessment

SW Rosser Blvd
Port St. Lucie, Florida 34953

Soil Map

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Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

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Rosser Lakes Residential

10/30/2024

