



Environmental Impact Report

For:

Cobb 192 Property



Prepared for:

Wade Stafford

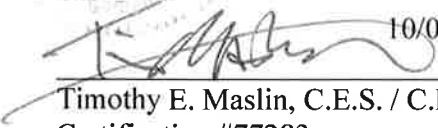
321-258-6827

975 Eyster Blvd, Suite 105

Rockledge, FL 32955



10/07/2021


Timothy E. Maslin, C.E.S. / C.E.C.
Certification #77283

FEC Job #21-261

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1.0 Executive Summary

The proposed Cobb 192 Property:

- is approximately 2.11 acres in Brevard County, Florida.
- was formerly used for citrus and then cleared.
- is currently an undeveloped parcel along New Haven Road (Hwy 192) proposed for land development improvements.
- contains mostly poorly drained sandy soils.
- is flat at approximately elevation 25.
- is not in the flood plain (Flood Zone X).
- was historically cleared of vegetation.
- contains some remnant palms, and oaks.
- does not support protected species.
- does not contain jurisdictional wetlands.
- improvements would cause *de minimis* adverse environmental impacts.

2.0 Environmental Impact Report

2.1 Objective

In October of 2021 Environmental Specialists from *Florida Environmental Consulting Inc.* performed an environmental impact study of the Cobb 192 Property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

2.2 Introduction

The subject property is parcel ID 28-36-01-00-257 and is in section 2 of township 28, range 36, of Brevard County, Florida. More specifically, on the North side of Highway 192 a.k.a New Haven Road directly across from Elm St., east of I-95. Historically, it was formerly used for citrus and then cleared. It is now approximately 2.11 acres of undeveloped land, at 28°04'46.8"N, 80°41'07.4"W and is currently proposed for land development improvements. Please see the maps and other reference materials in the appendix of this report.

2.3 Materials and Methods

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included; Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP) Environmental Resource Analysis, and assessing the potential for species and habitats listed by the City, County, Water Management District (WMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

2.4 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the property contains 1 major soil type more specifically described as:

Soil 7, *Basinger sand, 0 to 2 percent slopes*, characterized as poorly drained sand with a water table typically about 3 to 18 inches below the surface with no typical frequency of ponding or flooding.

Additionally, the property had citrus furrows and was partially filled and therefore has disturbed soils and likely a deeper water table. Please see the soils map in the appendix of this report for the general location of these soils.

2.5 Hydrology

This project is in hydrologic basin 22, the *Central Indian River Lagoon* basin, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat with some fill so stormwater runoff sheet flows towards the south to roadside stormwater inlets. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is approximately elevation 25, and according to the Flood Hazard Map in the Appendix, this area is not in a flood plain and as such is considered Flood Zone X.

2.6 Flora

As noted in the introduction the property totals approximately 2.11 acres of vacant land that was historically citrus and cleared, which significantly lessens the species diversity. Please see the Aerial FLUCCS Map and Site Photos in the Appendix.

The remaining notable flora included live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*.), cabbage palm (*Sabal palmetto*), Mexican petunia (*Ruellia simplex*), muscadine grape (*Vitis rotundifolia*), dog fennel (*Eupatorium capillifolium*), Brazilian pepper (*Schinus terebinthifolia*), spurred butterfly pea (*Centrosema virginianum*), Spanish needles (*Bidens alba*), as well as a palmetto (*Serranoa repens*) and miscellaneous grasses and forbes.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

2.7 Fauna

The only species directly observed or evidenced on site were the blue jay (*Cyanocitta cristata*), spiders (*Arachnida spp.*), ants (*Formicidae spp.*), and anoles (*Anolis spp.*).

No additional evidence nor suspicion of use was expected by other listed species of fauna according to the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service lists of Endangered, Threatened, and Species of Special Concern.

2.8 Wetlands

Based on topography and aerial interpolation in conjunction with the soils survey publication and given the proximity to the drainage facilities, wetlands were not suspected, and this was confirmed in the field.

Please see the National Wetland Inventory Map in the Appendix of this report.

2.9 Summary and Discussion

In summary, the Cobb 192 Property proposes to develop approximately 2.11 acres of vacant unimproved land along New Haven Road in Brevard County, Florida. The property was formerly a citrus grove, is in Flood Zone X, contains mostly poorly drained sandy soils at elevation 25, and has directly adjacent drainage facilities.

The property was previously cleared but currently contains some native oaks and palms, however it does not support wetlands nor protected species.

For discussion, these trees may be cleared with a permit however micro-site planning is recommended for the possibility that they could be retained in future landscape areas if feasible.

2.10 Conclusion

In conclusion, with appropriate planning and permitting, improvements to the Cobb 192 Property would cause *de minimis* adverse environmental impacts.

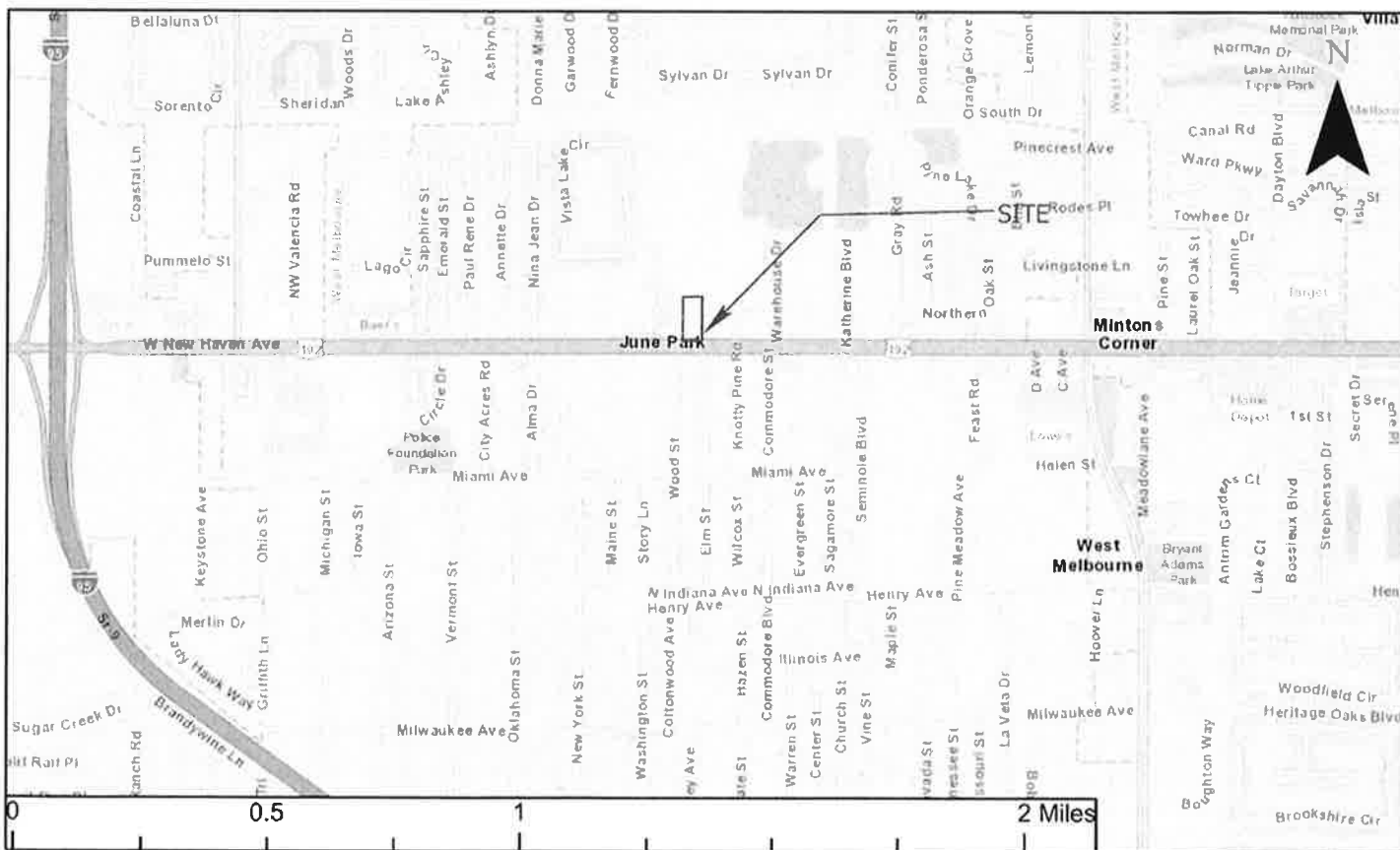
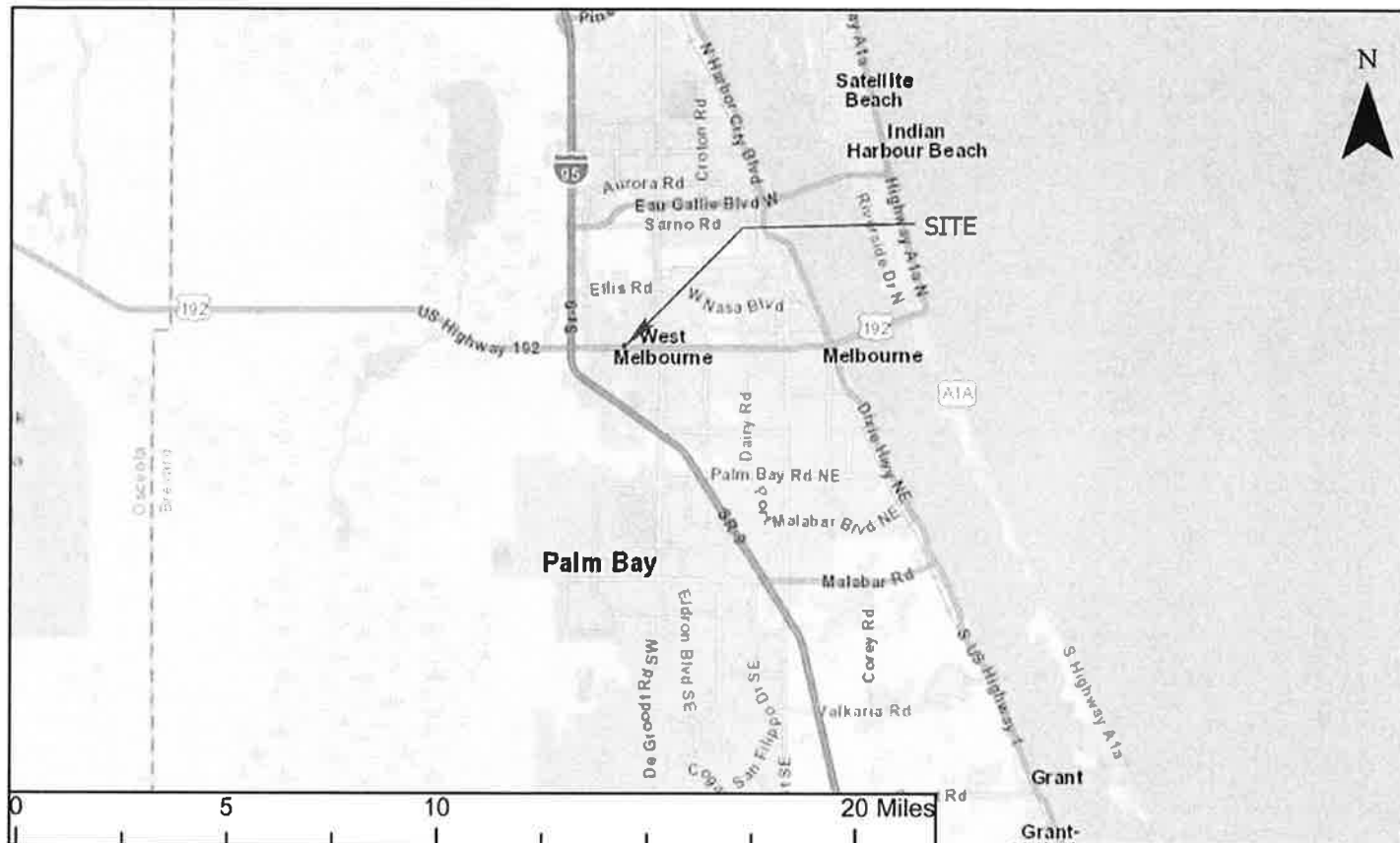
Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

2.11 Qualifications of Individual Preparing Report

Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist. Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 21 years of experience. Finally, he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

3.0 Appendix

- 3.1 Location Map**
- 3.2 Soils Map**
- 3.3 Topographic Map**
- 3.4 Flood Map**
- 3.5 FLUCCS Map**
- 3.6 National Wetland Inventory Map**
- 3.7 Site Photos**



LOCATION

COBB EIR

Florida
Environmental
Consulting Inc.

1335 20th Street, Vero Beach, Florida 32909
Phone: 772-298-4761 • E-mail: fenc@floridacoll.com

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SCALE

Revisions	Date



Legend

Subject Parcel

Soil Type

Basinger sand

Immokalee sand

Malabar sand, high

Myakka sand

Myakka-Urban land complex

Quartzipsamments, smoothed

Water

SOILS

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**Florida
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Consulting Inc.**

1100 10th Street, Suite 100, Fort Lauderdale, FL 33304
Phone: (754) 221-1111 Fax: (754) 221-1112

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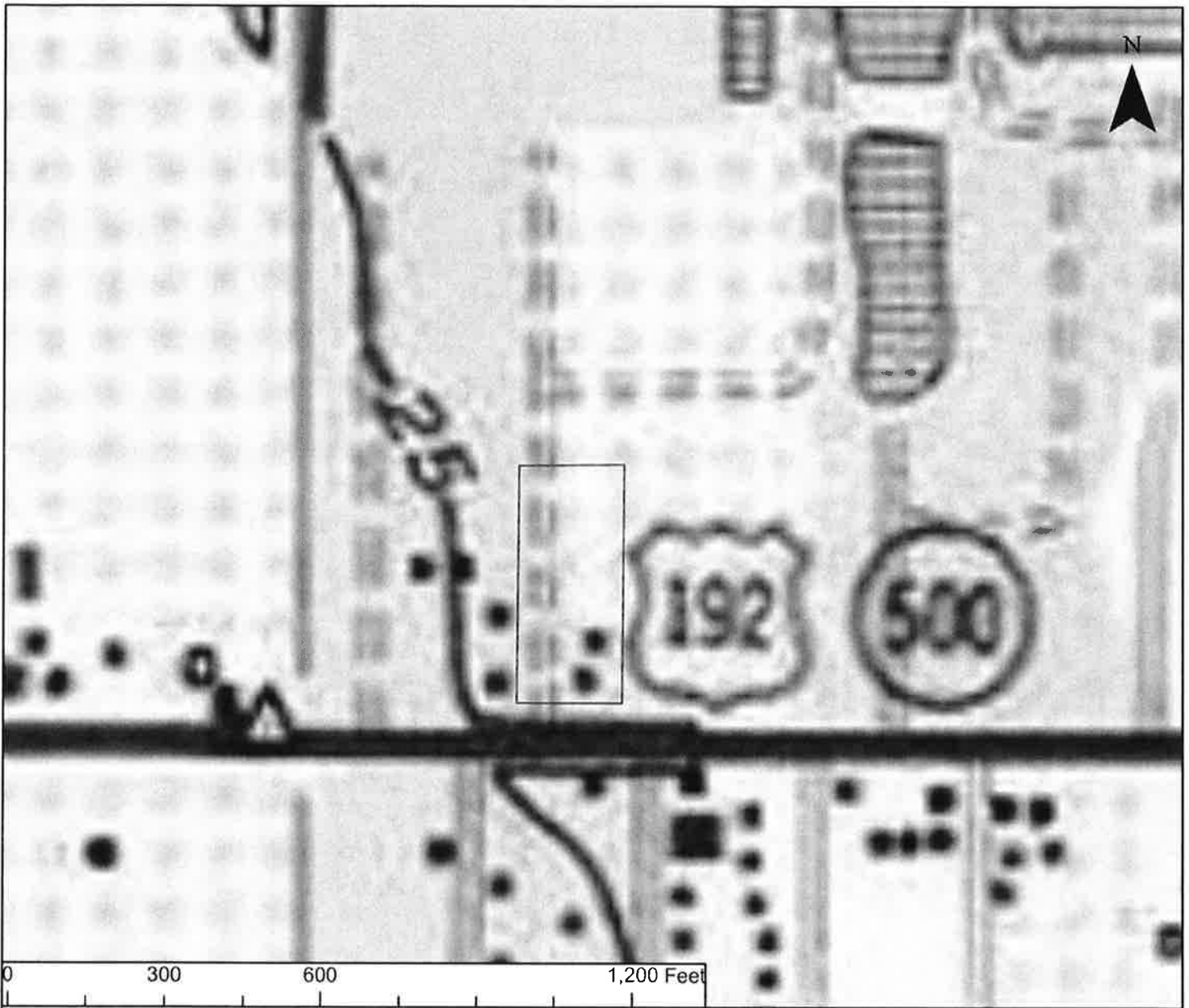
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Legend

Subject Parcel

TOPO	COBB EIR	Florida Environmental Consulting Inc. <small>1900 Little Street, Suite 200, Marietta, GA 30066 Phone: 770.241.4444 Fax: 770.241.4445</small>	JOB NO. FEC-21-261 DESIGNED _____ DRAWN _____ CHECKED _____ DATE _____ SCALE _____	REVISIONS _____ _____ _____	Date _____ _____ _____
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Legend

 Subject Parcel

USA Flood Hazard

 0.2% Annual Chance Flood Hazard

 1% Annual Chance Flood Hazard

 Regulatory Floodway

FLOOD HAZARD

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1833 20th Street, West, Suite 200, Florida 33104
Phone: 772-260-4789 • E-mail: Florida@FEC.com

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Legend			
<input type="checkbox"/>	Subject Parcel		
Statewide Land Use Land Cover			
1100: Low Density, <2 dwelling units/acre, 1100: Low Density, <2 dwelling units/acre			
1200: Medium Density, 2>5 dwelling units/acre, 1200: Medium Density, 2>5 dwelling units/acre			
1300: High Density, 6 or more dwelling units/acre, 1300: High Density, 6 or more dwelling units/acre			
1400: Commercial and Services, 1400: Commercial and Services			
1900: Open Land (Urban), 1900: Open Land (Urban)			
2110: Improved Pastures, 2110: Improved Pastures			
2150: Field Crops, 2150: Field Crops			
2430: Ornamentals, 2430: Ornamentals			
4110: Pine Flatwoods, 4110: Pine Flatwoods			
4200: Upland Hardwood Forests, 4200: Upland Hardwood Forests			
4340: Upland Mixed - Coniferous / Hardwood, 4340: Upland Mixed - Coniferous / Hardwood			
5300: Reservoirs, 5300: Reservoirs			
8140: Roads and Highways, 8140: Roads and Highways			
8370: Surface Water Collection Features, 8370: Surface Water Collection Features			



Legend

Subject Parcel

WETLAND TYPE

Freshwater Pond

Riverine

NWI

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Phone: 772.260.4791 • E-mail: fecs@floridacoll.com

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1979 AERIAL

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