



ENVIRONMENTAL RESOURCES FINAL REPORT

TO: Jeff Johnson, Planning & Development Services Department

THROUGH: Amy Griffin, Environmental Resources Director

FROM: Ben Balcer, Environmental Regulations Manager

DATE: June 27, 2017

SUBJECT: Northside Learning Center Conditional Use
CU-620175148

Background

The Environmental Resources Department (ERD) has completed a site visit and review of the June 17, 2017 Planning and Development Services' date-stamped submittal. The applicant is requesting approval of a conditional use in order to operate a learning center within the existing church facility. The applicant is not proposing any new construction on the +/- 5.75 acre parcel and will have up to fifty (50) students. The subject property is located approximately a quarter (1/4) mile west of N 25th Street, on the north side of St. Lucie Boulevard. Although no new construction is proposed, the parcel does contain intact native pine flatwoods habitat and is adjacent to the US Fish and Wildlife Services' Scrub Jay consultation area.

Findings

ERD's evaluation finds no negative environmental impacts with the proposed Conditional Use. A condition of approval has been included requiring onsite landscaping be brought into compliance with Land Development Code 7.09.04.A and the removal of all Category I Invasive vegetation.

Conditions of Approval

- 1) Within 90 days of Conditional Use approval, the applicant shall install a native hedge, within the 15-foot landscape buffer along the St. Lucie Boulevard right-of-way, in order to bring the site into compliance with Land Development Code 7.09.04.A.
- 3) Within 180 days of Conditional Use approval, all Category I listed invasive species, including but not limited to Brazilian pepper trees, shall be eradicated from the parcel. Removal of Vegetation shall not occur within scrub jay nesting season, which runs from March through June.
- 2) The issuance of County development permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 3) All other applicable state or federal permits must be obtained before commencement of the development.

Please contact Ben Balcer at 772-462-2526 if you have any questions or would like to meet regarding the details of these requirements.