



# FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, FL 33406  
561-681-6600

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Interim Secretary

June 29, 2021

## STATE 404 PROGRAM PUBLIC NOTICE

Permit Application No. 43-0397938-001-SFI

**TO WHOM IT MAY CONCERN:** The Department of Environmental Protection has received an application for a State 404 Program permit pursuant to 62-331, Florida Administrative Code, as described below:

**APPLICANT:** GPAI Stuart, LLC  
c/o Max Siler  
4582 South Ulster St Parkway Suite 1200  
Denver, CO 80237  
720-889-9208

**LOCATION:** Approximately 905 ln. ft. east of the intersection of NE Baker Rd., and NE Cardinal Ave., Stuart, FL Parcel ID: 283741000000000579

**APPROXIMATE CENTRAL COORDINATES:** Latitude N 27.22377041°, Longitude W - 80.24559905°

**PROJECT PURPOSE:** A proposed multi-family residential apartment complex with associated stormwater management system.

**PROPOSED WORK:** The applicant seeks authorization to dredge and fill 2.26 acres of wetlands to construct a multi-family residential development and associated buildings.

**EXISTING CONDITIONS:** The site currently contains wetlands classified as FLUCCS Code 6190, Exotic Wetland Hardwoods. Surrounding parcels are currently developed with buildings and driveways, etc. Hydrologic connections from the applicant's parcel consist of wetlands interconnected by culverts under the adjacent roads that lead to the St Lucie River.

**AVOIDANCE AND MINIMIZATION INFORMATION:** Site plans were evaluated that did not impact wetlands, but due to the location avoidance was not possible. Onsite enhancement is being included in the project as well as offsite wetland and upland natural area enhancement and restoration. The site contains a total of 2.65 acres of wetlands, of which 2.26 acres are proposed to be directly impacted. The

applicant proposes preservation of a 3.80-acre on-site area containing 0.39 acres of wetlands. Stormwater control structures have been designed to hold stormwater at suitable elevations for improved hydro pattern in the preserved and enhanced wetland areas.

**COMPENSATORY MITIGATION:** The applicant has proposed mitigation through the purchase of mitigation credits from the Bluefield Ranch Wetland Mitigation Bank (BRMB).

**CULTURAL RESOURCES:** The Department has requested review from the State Historic Preservation Officer (SHPO) and those federally recognized Tribes with concerns in Florida and the permit area. The applicant has provided a report summarizing the cultural resource investigations which have been conducted within the project area. The report is being reviewed by SHPO and the Seminole Tribe of Florida.

**FEDERALLY AND STATE-LISTED SPECIES:** The Department has requested review from the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS). FWC is currently reviewing the documentation that was provided for this project.

**OTHER INFORMATION:**

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to Kaitlyn Mallett at 3301 Gun Club Road, MSC 7210-1, West Palm Beach FL 33406, or by electronic mail at [Kaitlyn.Mallett@FloridaDEP.gov](mailto:Kaitlyn.Mallett@FloridaDEP.gov), within 30 days from the date of this notice. Written comments will be made part of the record and should reference the above permit application number. Objections must be factual, specific, and fully describe the reasons upon which any objection is founded. Any comments received will be considered by the Department to determine whether to issue, modify, condition, or deny a permit for this proposal. Unless a written request is filed with the Department within the 30-day public comment period, the Department may decide on the application without a public meeting.

**EVALUATION:** The determination as to whether a permit will be issued, or a public meeting held, will be based on an evaluation of all relevant factors, including the public comments received and the effect of the proposed work on the public interest, including, but not limited to, fish, wildlife, historical resources, and pollution. The specific permit decision criteria can be found in Chapter 62-331, Florida Administrative Code.

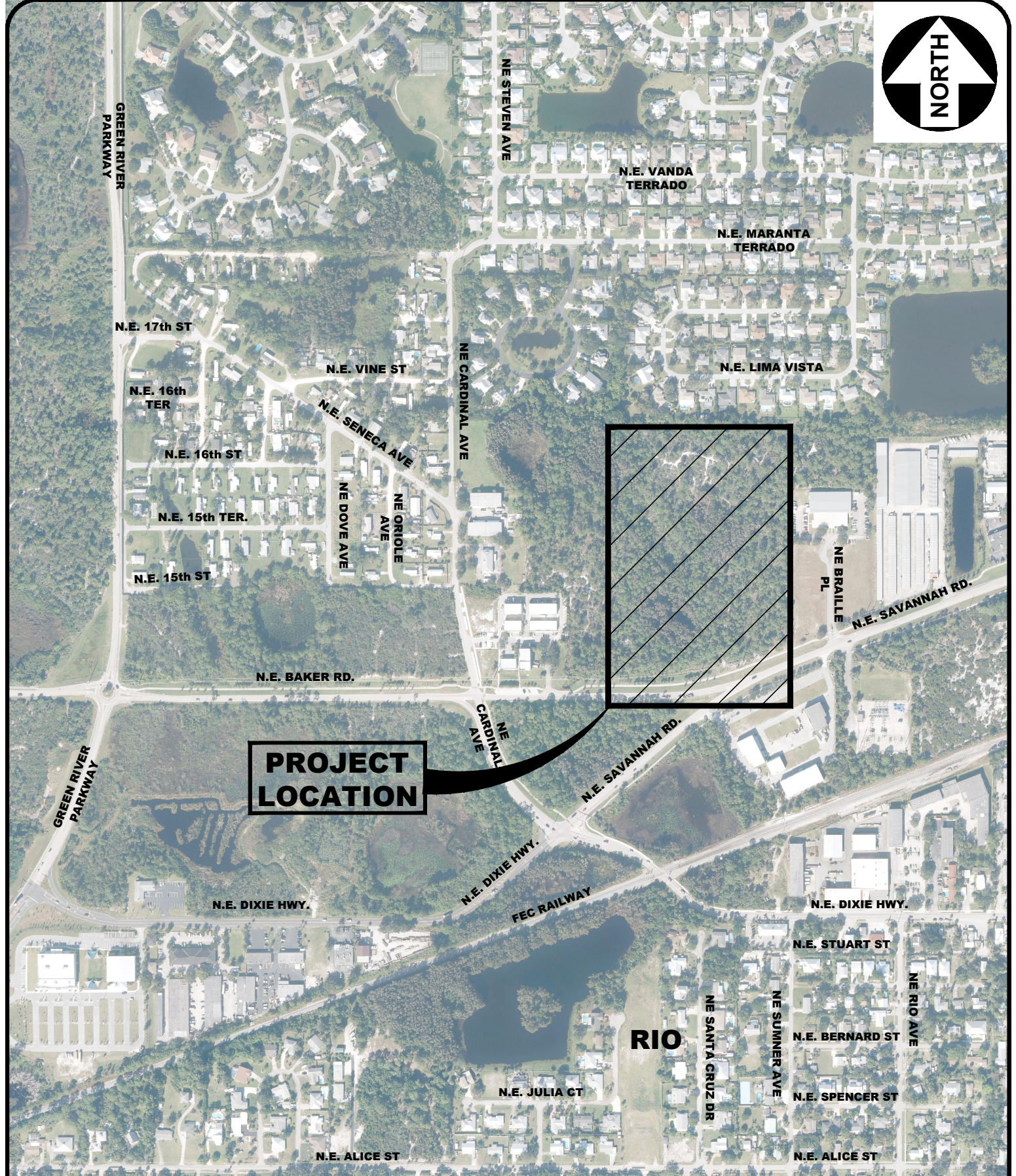
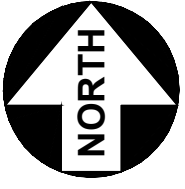
The Department is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. To make this consideration, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and other public interest factors. Comments are also used to determine the need for a public meeting and to determine the overall public interest of the proposed activity.

**FOR FURTHER INFORMATION** regarding this application, contact the project manager, Kaitlyn Mallett, in writing at 3301 Gun Club Road, MSC 7210-1, West Palm Beach FL 33406; by electronic mail at [Kaitlyn.Mallett@FloridaDEP.gov](mailto:Kaitlyn.Mallett@FloridaDEP.gov) ; or by telephone at 561-681-6658. Please include the permit application number referenced at the top of this page in any correspondence.

**REQUEST FOR PUBLIC MEETING:** Any person may request a public meeting. The request must be submitted to Kaitlyn Mallett within the designated comment period of the notice and must state the specific reasons for requesting the public meeting.

*Attachments to be included: (plan and cross-sectional drawings showing the general and specific site location and character of all proposed activities, including the size relationship of the proposed structures to the size of the impacted waterway and depth of water in the area.*





**PROJECT  
LOCATION**



• Joseph W. Capra  
301 N.W. Flagler Ave  
Stuart, Florida 34994  
P.E. No. 37638  
Phone: (772) 692-4344  
Fax: (772) 692-4341


Engineering Business  
No. EB-007657

DATE:	12/29/20
DRAWN BY:	MDR
DESIGNED BY:	SPM
CHECKED BY:	JWC
PROJECT No.:	1798.1
HORZ. SCALE:	1" = 500'
VERT. SCALE:	N/A
CADD FILE:	Cover

**RIVER NORTH  
APARTMENTS**  
CITY OF STUART, FLORIDA

**LOCATION MAP**

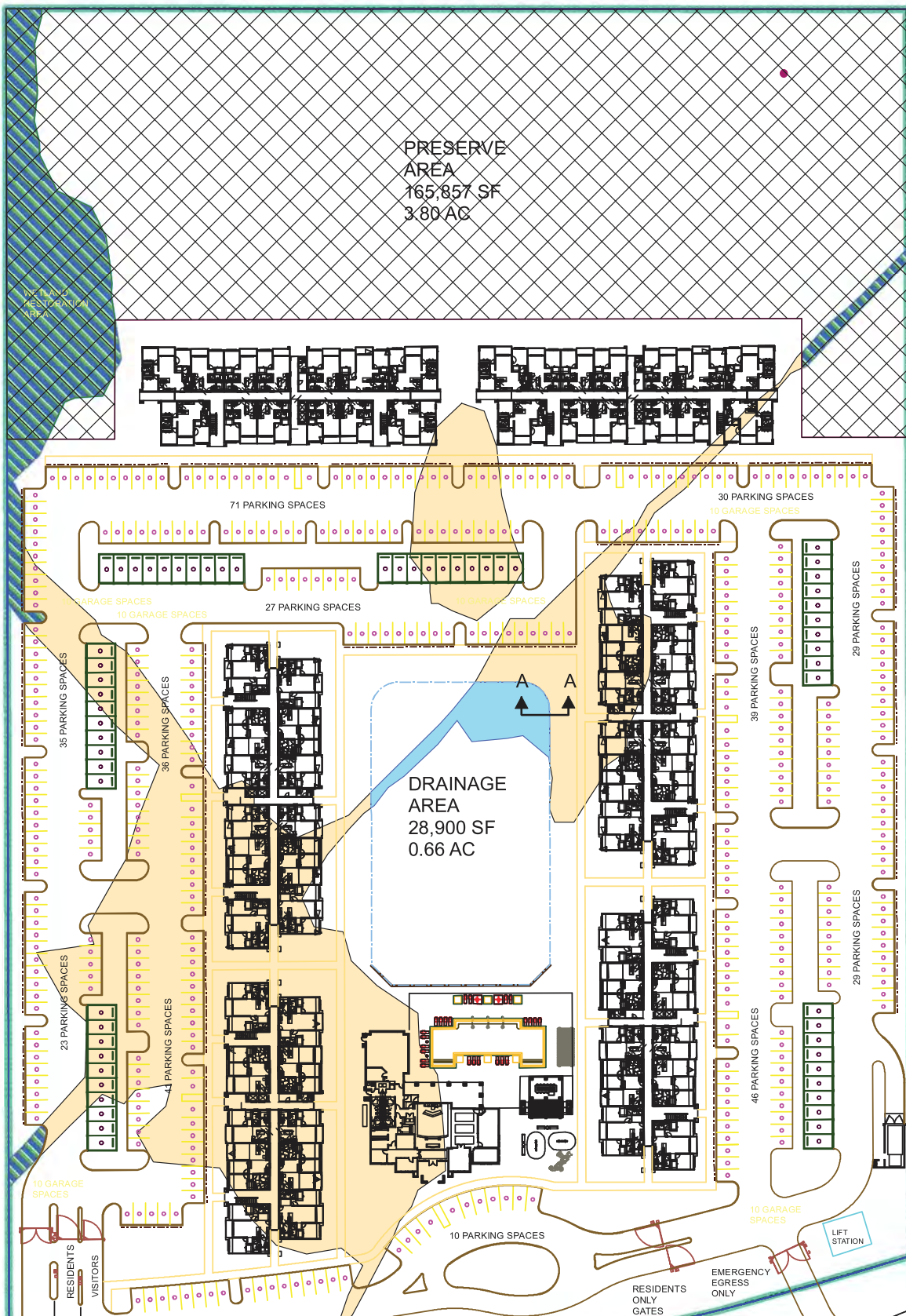
**SCALE  
VERIFICATION**

0  0.5  
SOLID BAR IS EQUAL TO  
HALF AN INCH ON ORIGINAL  
DRAWING. ADJUST ALL  
SCALED DIMENSIONS  
ACCORDINGLY





PRESERVE AREA  
165,857 SF  
3.80 AC



**Legend**

- Cross Section
- Site Limits (~15.2 acres)
- Preserve Area (~3.80 acres)
- Onsite Wetland Enhancement (~0.4 acres)
- Wetland Fill (~2.2 acres, ~12,200 cu. yds)
- Wetland Excavation (~0.08 acres, ~400 cu. yds.)

12/29/2017      Revised 11/19/2020

0    30    60    120    180    240  
Feet

**J. J. Goldasich and Associates, Incorporated**

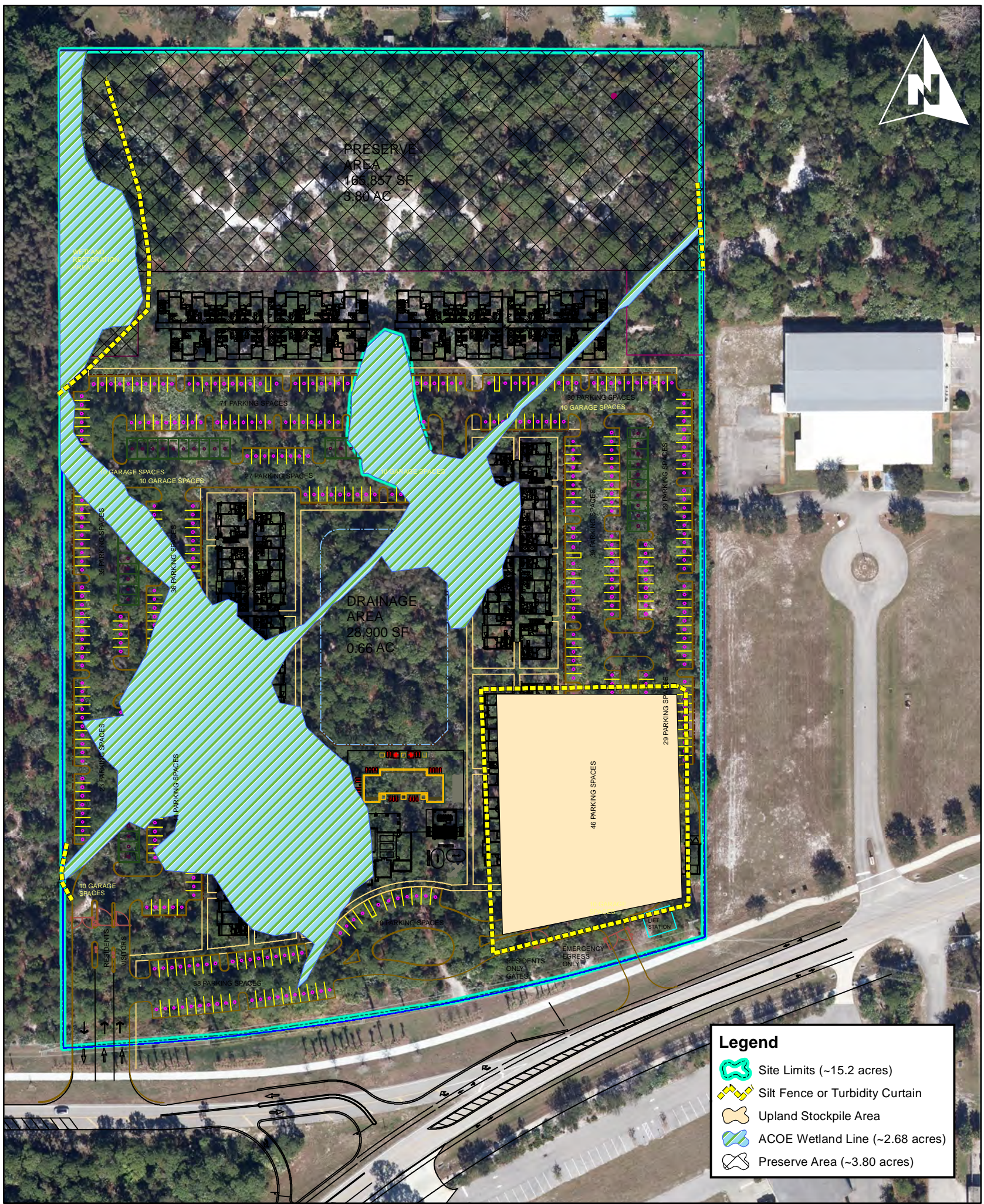
Ecological Services  
Natural System Analysis

(561) 883-9555  
jjg@jgoldasich.com

**GPAI Stuart, LLC**  
River North Apartments  
Wetland Fill and Excavation Plan  
Stuart, Martin County, Florida

**Figure 3**





**Legend**

- Site Limits (~15.2 acres)
- Silt Fence or Turbidity Curtain
- Upland Stockpile Area
- ACOE Wetland Line (~2.68 acres)
- Preserve Area (~3.80 acres)

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12/29/2017      Revised: 11/19/2020

0    37.5    75    150    225    300  
Feet

**J. J. Goldasich and Associates, Incorporated**

Ecological Services  
Natural System Analysis

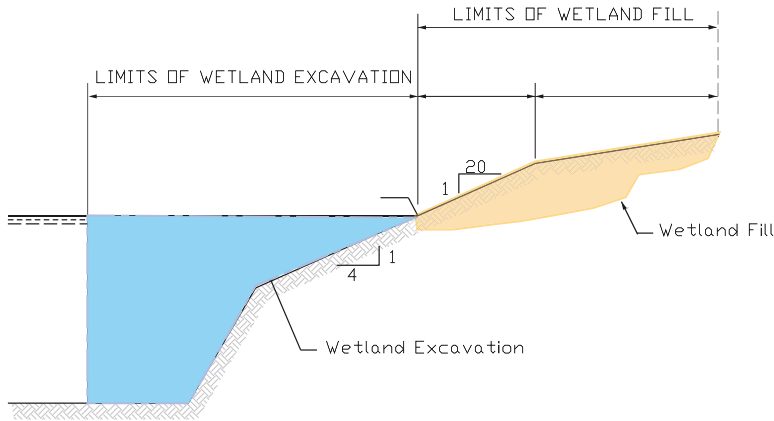
(561) 883-9555  
jjg@jgoldasich.com

**GPAl Stuart, LLC**  
River North Apartments  
Upland Stockpine with Wetlands  
Stuart, Martin County, Florida

**Figure 4**



**SECTION A-A**  
Not to Scale



Wetland Fill will be clean sand and limestone excavated from the project site. Where sufficient clean fill is not available onsite, the fill will be purchased from a previously permitted or upland rock/sand pit.

All wetlands to be preserved onsite and offsite wetlands and surface waters will be protected from sedimentation by the installation of silt fences or other erosion protection features prior to beginning project related earthwork.

- Wetland Fill = ~2.2 ac., 12,200 cu. yds.
- Wetland Excavation = ~0.08 ac., ~400 cu. yds.

Project related mitigation will be conducted in the Haney Creek Basin downstream and southwest of the proposed project site (see Figure 3).

<p>GPAT Stuart, LLC River North Apartments City of Stuart, Florida</p>	<p>DATE: 22 MAR 12 DESIGNED BY: JJC DRAWN BY: AJC CHECKED BY: JJC</p>
<p>PROJECT: 17-1412</p>	<p>SHEET: Figure 4</p>