Medalist Kanner Highway

Parcel ID number: 09-38-41-021-000-00020-0

Environmental Assessment

Prepared For:

Medalist Building Group

Prepared By:

10250 SW Village Parkway, Suite 201,
Port St Lucie, FL 34987
772-223-5200

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November 2017

The following environmental assessment report has been prepared in accordance with the City of Stuart Development Review Division and previsions of the state of Florida. The property is located within Section 9, Township 38 South, and Range 41 East unincorporated Martin County Florida. The parcel is listed by the Martin County Property Appraiser as Parcel ID number: 09-38-41-021-000-00020-0 and totals approximately 1.3623 acres. The parcel is located along the east side of S Kanner Highway, north of SE Central Parkway and south of SE Hancock Street, Stuart, Florida. The following report details the findings of our on-site investigation as it pertains to the City of Stuart and the State of Florida.

VEGETATION:

The composition of the vegetation is a mixture of native, exotic and nuisance species. Species observed during the site reconnaissance included the following:

Muscadine Grape (*Vitis rotundifolia*)
Cabbage palm (*Sabal palmetto*)
Laurel Oak (*Quercus laurifolia*)
Slash Pine (*Pinus elliottii*)
Brazilian pepper (*Schinus terbinthifolius*)
Ear Leaf Acacia (*Acacia auriculiformis*)
Napier Grass (*Pennistem purpurem*)
Umbrella Tree (*Schefflera actinophylla*)

WILDLIFE EVALUATION:

On November 16th, 2017, EDC, Inc. Environmental Division conducted pedestrian transects across the property to investigate for the presence of listed flora and fauna, including gopher tortoise burrows. During the pedestrian transects of the property, no gopher tortoise burrows or other listed plant or animal species were observed.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey online database, the soil types identified on this parcel are not associated with hydric soil characteristics. The soils are described below:

Arents, 0 to 2 percent slopes - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

Jonathan Sand, 0 to 5 percent slopes - This soil is a nearly level to gently sloping, moderately drained soil in elevated ridges in the flatwoods. It is often located within the eastern portion of Martin County. The water table is typically at a depth of 40 to 60 inches for 1 to 4 months during wet seasons, and below a depth of 60 inches for most of the rest of the year. The surface layer is typically dark gray sand about 5 inches thick. Natural vegetation includes slash pine, saw palmetto, scrub oak, gallberry, fetterbush, running oak, gopher apple, grass leaf, gold astor, cacti and scattered sprigs of pineland threeawn and other grasses. This soil is not suitable for cultivated crops due to the doughtiness and sandy texture. The soil is suitable to citrus and low for the commercial production of pine trees.

WETLAND DELINEATION:
Based on the State definition of a wetland, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not observed during field reconnaissance. In our professional opinion, this property does not include State and Federal jurisdictional wetland areas on the site.

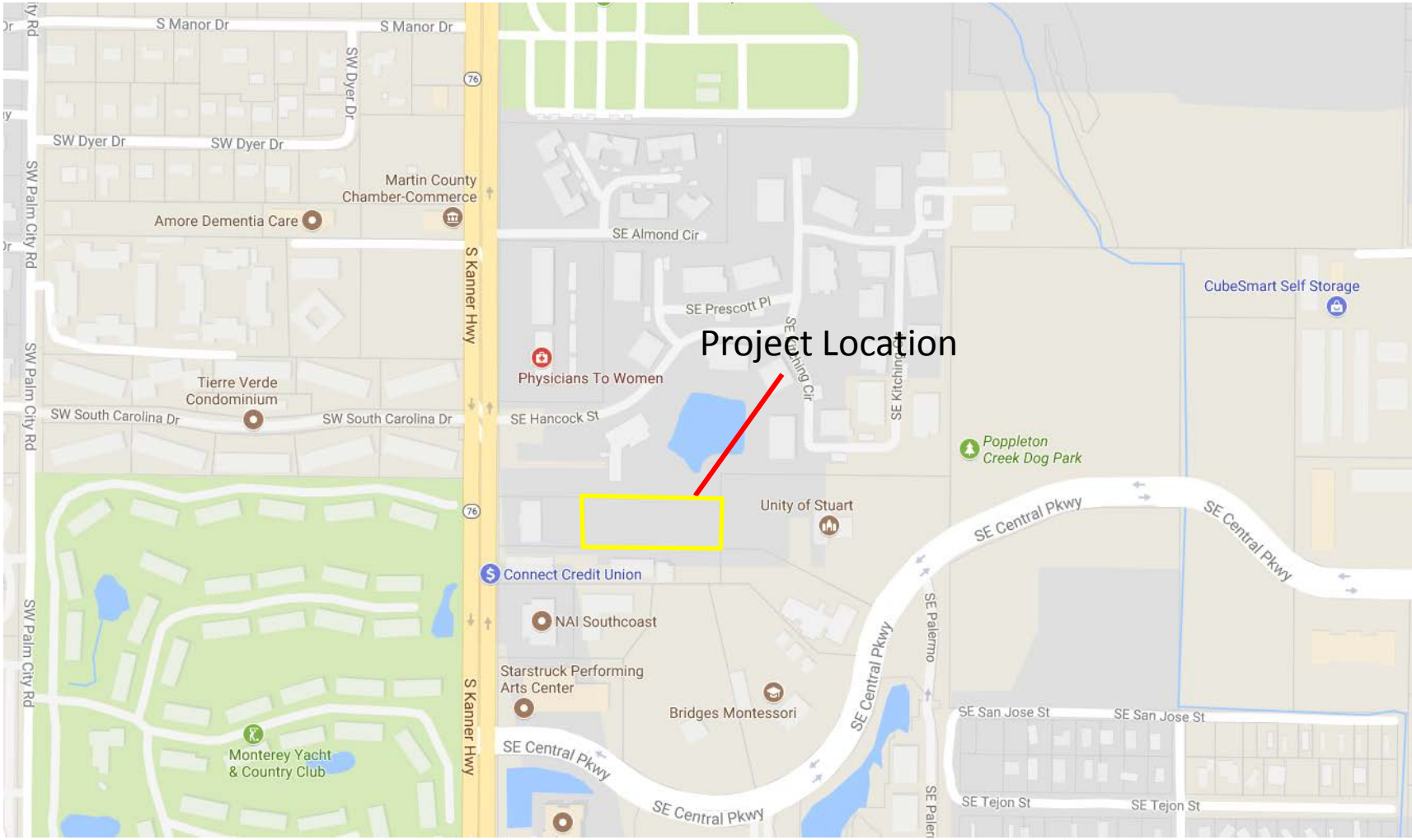
NATIVE HABITAT
The review conducted by EDC, Inc. found native species on site in this upland habitat, however the dense exotic content (**Brazilian Pepper**) on site leads to the conclusion there is not native habitat on site as defined by the Florida Natural Areas Inventory (FNAI) and Department of Transportation (DOT) Florida Land Uses Cover Classification System (FLUCCS). It is the professional opinion of EDC, Inc. Consultants Inc. that native upland habitat does not exist on the property. The property contains native and dense exotic plant species (**Brazilian Pepper -FLUCCS 422**) and does not fit into the native upland habitat, which requires preservation.

CITY REQUIREMENTS
This property does not contain native upland habitat and is not subject to City of Stuart Chapter 5 preservation and avoidance requirements.

LAND USE RECORDS
According to the Martin County Property Appraiser's Report, the subject property has a land use code of 1000, vacant commercial.

SUMMARY:
Based on City requirements, EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any listed plant or animal species. No State or Federal listed species were observed on the property. Native habitat associations were not determined to exist on the property due to the dense amounts of exotic vegetation present (**Brazilian Pepper- 422**). It is the professional opinion of EDC, Inc. that there are State and Federal jurisdictional wetlands not present on the site.

North



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LOCATION MAP

Section: 9, Township 38 , Range 41	Location:	Date: 11/15/2017
Project: Medalist Kanner Highway	City: Stuart County: Martin County	Source: Google Maps

North



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AERIAL MAP

Section: 9, Township 38 , Range 41	Location:	Date: 11/15/2017
Project: Medalist Kanner Highway	City: Stuart County: Martin County	



Map Unit Legend

Martin County, Florida (FL085)

Martin County, Florida (FL085)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Arents, 0 to 2 percent slopes	0.4	31.8%
41	Jonathan sand, 0 to 5 percent slopes	0.8	68.2%
Totals for Area of Interest		**1.2**	**100.0%**

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SOILS MAP

Section: 9, Township 38 , Range 41	Location:	Date: 11/15/2017
Project: Medalist Kanner Highway	City: Stuart County: Martin County	