



ENGINEERS • SURVEYORS • ENVIRONMENTAL

February 20, 2019

Charles Chase II
Chase Storage IV, LLC, a Virginia Limited Liability Company
94 North Main Street
Kilmamuck, VA 22482

VIA Email: Charles@southeastmanagementcompany.com

Reference: **Environmental Assessment**
Chase Storage
SE Commerce Ave, Stuart, Martin County, FL
Parcel ID # 38-38-41-002-105-00000-9

Dear Mr. Chase,

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 parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation 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 Stuart regulations.

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

Respectfully submitted,
EDC, Inc.

Madison Quinones
Field Biologist

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Port St Lucie, FL 34987
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ENVIRONMENTAL ASSESSMENT

Parcel ID 38-38-41-002-105-00000-9
Chase Storage
Stuart, Florida

Project No. 19-213
Date: February 20, 2019

Prepared For:

Charles Chase II
Chase Storage IV, LLC, a Virginia Limited Liability Company
94 North Main Street
Kilmamuck, VA 22482

Prepared By:

EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of an approximately 7 acre parcel (ID # 38-38-41-002-105-00000-9), located at SE Commerce Avenue in Stuart, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on January 17, 2019 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is native upland habitat located on the western portion of the subject property. The vegetation consists of the following; slash pine (*Pinus densa*), cabbage palm (*Sabal palmetto*), punk tree, (*Melaluca* sp) laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), saw palmetto (*Sabal palmetto*), and Brazilian pepper (*Schinus terebinthifolius*). The eastern portion of the subject property consists of exotic hardwoods made up of Australian pines (*Casuarina equisetifolia*).

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found on the site nor, were any other state or federally listed species during the site visit. FWC approved gopher tortoise survey methods were used and a transect map is included with this report. The site's dense exotic content and heavy use by transients makes it undesirable for use by wildlife. An IPAC has been included to show the current range of listed species however none were found, nor are any perceived to use this site due to the above mentioned factors.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Waveland sand- This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Immokalee Fine sand- is poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush,

pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

Lawnwood Fine sand, depressional- This poorly drained soil is in the depressions of flatwoods. The typical surficial layer is fine gray sand followed by light gray and white fine sand below. The soil is typically ponded for six months of a normal year. The soil is only suited for pasture under intense management.

MARTIN COUNTY REGULATIONS

According to the Martin County Property Appraiser's Report, the subject property has a land use code of 1000 Vacant Commercial.

SUMMARY:

It is the professional opinion of EDC that native upland habitat was found on site and no gopher tortoises or any other state or federally listed species were found on the site. A tree survey has been conducted on this site and any impact to the trees that meet the City of Stuart's requirements will require mitigation.



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Environmental Site Assessment

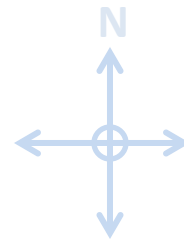
SE Commerce Avenue
Stuart, Martin County, FL

Location Map

Project: 19-213

Chase Storage

2/20/2019





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Environmental Site Assessment

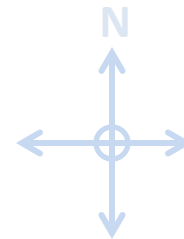
SE Commerce Avenue
Stuart, Martin County, FL

Property Appraiser Map

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Environmental Site Assessment

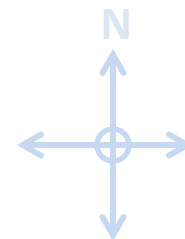
SE Commerce Avenue
Stuart, Martin County, FL

Soil Map

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Martin County, Florida (FL085)

Martin County, Florida (FL085)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	5	70.4%
5	Waveland and Lawnwood fine sands, depressional	2	29.6%
Totals for Area of Interest		7	100.0%





Environmental Site Assessment

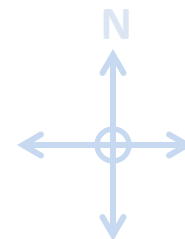
SE Commerce Avenue
Stuart, Martin County, FL

FLUCCS Map

Project: 19-213

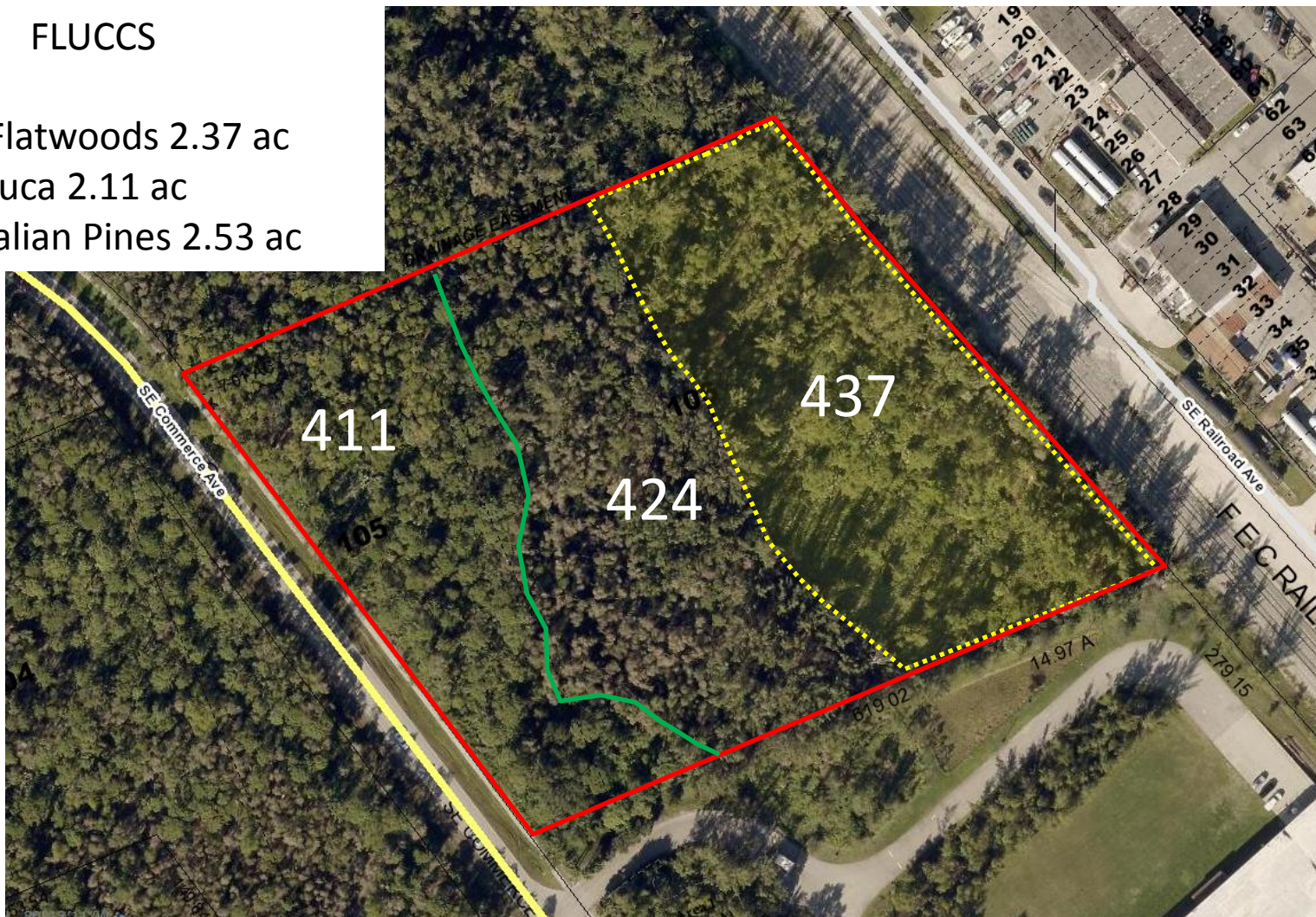
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FLUCCS

- 411: Pine Flatwoods 2.37 ac
- 424: Melaluca 2.11 ac
- 437: Australian Pines 2.53 ac





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