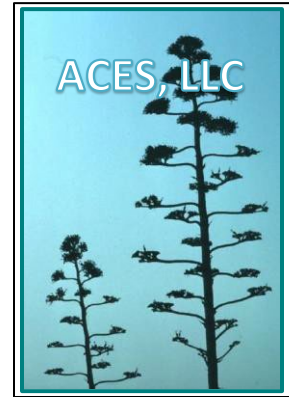


Andrew Conklin Environmental Services, LLC

Integrating Successful Development and Environmental Integrity

P.O. Box 500407, Malabar, Florida, 32950
Phone: (321) 848-1143 Email: acesllc7@gmail.com



July 13, 2024

Mr. Henry Abt
4445 Sherwood Forrest Drive
Titusville, FL 32796

Re: 5275 Andover Street, Parcel No. 23-35-15-JY-A-3, Port St. John
ACES File No. 24455

Dear Mr. Abt,

Andrew Conklin Environmental Services, LLC (ACES) has completed a review of environmental issues associated with the above-referenced +/-1.17-acre property. Figure 1 depicts the location of the subject parcel and Figure 2 is a recent aerial photograph of the property depicting current conditions thereon. On July 10, 2024, ACES inspected the site for the presence of wetlands, protected species, and indications of protected species habitat. To assess the presence and extent of wetlands, we implemented the jurisdictional wetland identification methodology of the Florida Department of Environmental Protection (DEP), which incorporates an analysis of on-site vegetation, soils, and hydrology to determine the presence or absence of jurisdictional wetlands. The likelihood of protected species habitation was determined by identifying the various vegetative communities and habitat types currently present on the site and referencing these against standards and indicators used by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS). The following is a presentation of our findings.

Soil Types

The USDA Natural Resource Conservation Service (NRCS) maps the site as being underlain by two soil types (see Figure 3). Soil maps are used by the environmental regulatory agencies as a general guideline to determine the likelihood of wetland and upland conditions on reviewed properties; soils more commonly associated with wetland conditions potentially indicate areas of lower elevation and greater surface hydrology, whereas soil types that are more commonly associated with uplands are expected to exhibit fewer or no wetland characteristics. Potentially hydric (i.e., wetland) soil types are listed in the *Hydric Soils of Florida Handbook* (Victor W. Carlisle, et al., 2007).

It should be noted that the original USDA soil survey of Brevard County was completed in 1974,

and still remains the basis of the existing NRCS soils data; no new comprehensive field data has been generated for Brevard County since 1974. Due to this data gap, it is not uncommon for historical land uses, adjacent development, and drainage alterations to affect surface soils to the point where they might no longer reflect the conditions that existed in 1974.

ACES sampled soil types throughout the subject property by excavating cylindrical soil plugs from the surface and assessing the soil profiles and characteristics of each plug. The following are brief descriptions of the soil types that are mapped on the subject site, compared to our observations of current soil conditions.

Myakka Sand, 0 to 2 Percent Slopes – NRCS Code No. 36: This is a nearly level, poorly-drained sandy soil in broad areas in the flatwoods and in areas between sand ridges and sloughs and ponds. In most years the water table is within a depth of 10 inches for 1 to 4 months and between 10 and 40 inches for more than 6 months. In dry seasons it is below a depth of 40 inches. This soil type is not listed in the *Hydric Soils of Florida Handbook*.

This non-hydric soil type is mapped within the northeast and southwest corners of the site. Soils examined in these areas are consistent with the NRCS map, being composed of non-hydric sand imbedded with sandy organic bodies.

Anclote Sand – NRCS Code No. 91: This soil type is a nearly level, poorly drained sandy soil in the flatwoods and in broad areas bordering flood plains. In most years the water table is within 12 inches of the surface for most of the year. The *Hydric Soils of Florida Handbook* lists this soil type as a hydric soil where it is associated with flats and depressional areas.

This typically-hydric soil type is mapped over the remainder of the site. Soils examined across the property did not reveal the presence of hydric soil indicators. Rather, soils are composed of non-hydric loamy sand imbedded with sandy organic bodies.

Community Types

Using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as a guideline, ACES categorized the site for the presence of distinct natural communities and land uses according to FLUCFCS designations and code numbers. Figure 4 depicts the FLUCFCS code designation on the property. This is:

Temperate Hardwoods – FLUCFCS Code No. 425: This forested mesic upland community covers the entire site. It contains a canopy dominated by cabbage palm, with components of live oak, slash pine, Darlington's oak, laurel oak, and sugarberry. The midstory contains Brazilian pepper, beauty berry, wild coffee, southern magnolia, and cherry laurel, and the ground cover includes air potato, southern fox grape, frostweed, poison ivy, and caesarweed. Underlying soils are composed of non-hydric

loamy sand imbedded with sandy organic particles. No wetland hydrologic indicators were observed.

Wetland Considerations

Wetlands were not determined to be present on the site. As such, wetland permits and mitigation are not expected to be required prior to site development.

Protected Species

On the date of our site assessment, ACES assessed the property for any indications of habitation by protected wildlife species. This included examining the property for direct visual and auditory evidence of protected species themselves, as well as assessing the site for the presence of secondary indicators, such as burrows, nests, nesting cavities, scat, tracks, trails, rookeries, etc. No evidence was found of any protected species or protected species habitat on the site.

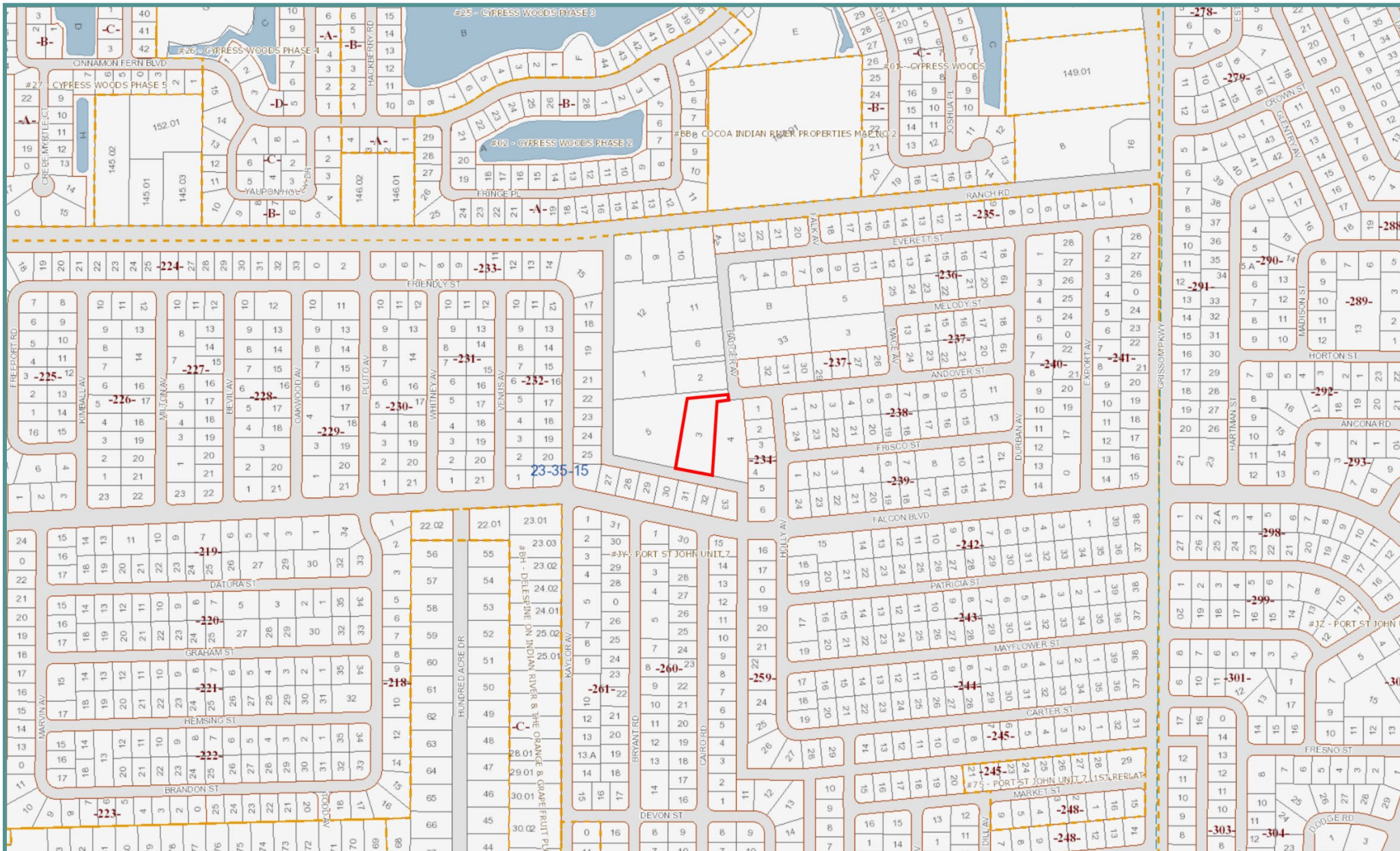
Summary and Conclusion

ACES has completed an environmental assessment of 5275 Andover Street in Port St. John, Florida. It is our determination that the site consists entirely of uplands. No permits or mitigation for impacts to wetlands are expected to be required in association with the development of this property. No evidence of listed species or listed species habitat was found. As such, we do not expect that permits or mitigation for potential impacts to listed species will be required prior to site development. If you have any questions or need any further information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Conklin', is written over a light blue horizontal line.

Andrew Conklin – President, ACES, LLC



Source: Brevard County Property Appraiser

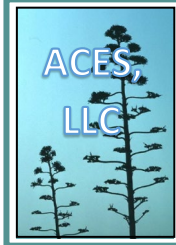


Figure 1 – Location Map

ACES File No. 24455 – 5275 Andover Street

-Property

Boundary

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Source: Brevard County Property Appraiser

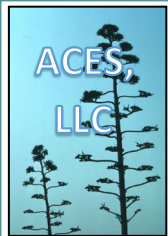
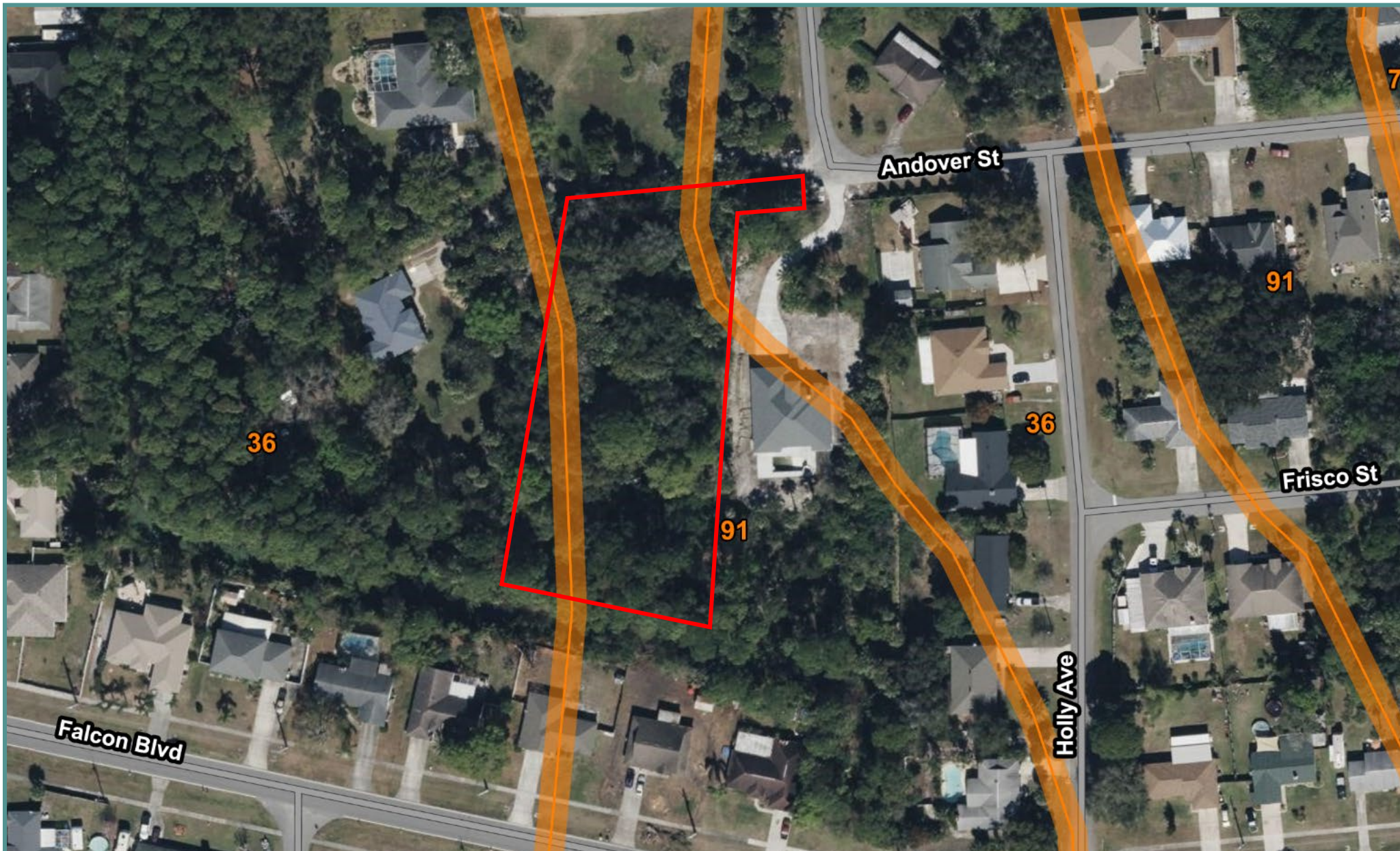


Figure 2 – Aerial Site Photograph
ACES File No. 24455 – 5275 Andover Street

 -Property
Boundary

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Source: USDA Natural Resources Conservation Service (NRCS)

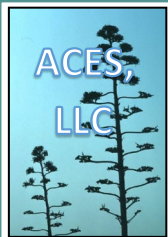


Figure 3 – NRCS Soils Map

ACES File No. 24455 – 5275 Andover Street



-Property
Boundary



-NRCS Soil Type
Boundaries

36 – Myakka Sand, 0 to 2 Percent Slopes

91 – Anclote Sand

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Source: Brevard County Property Appraiser
Codes referenced to the Florida Land Use Cover and Forms Classification System (FLUCFCS)

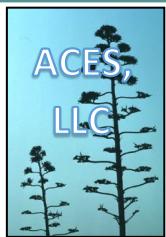


Figure 4 – Environmental Survey Map

ACES File No. 24455 – 5275 Andover Street



-Property
Boundary

425 – Temperate Hardwoods
(entire site)

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