

February 17, 2025

Mr. Jason Bartlett
Building Management Systems, Inc.
1675 S John Rodes Blvd
Melbourne, Florida 32904

Re: Environmental Assessment
1715 S John Rodes Blvd
Parcel Account No. 2800697
Atlantic Environmental File No. 25126

Dear Mr. Bartlett:

Atlantic Environmental of Florida, LLC (Atlantic Environmental) has completed an environmental assessment on the above-referenced ± 1.93 -acre parcel located at 1715 S John Rodes Blvd in unincorporated Brevard County, Florida (Figure 1). These services were completed on February 13, 2025. The following is a summary of our findings.

To determine the extent of St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (USACE) jurisdictional wetlands supported by this site, Atlantic Environmental utilized the protocol outlined in Chapter 62-340.300 in the *SJRWMD Management and Storage of Surface Waters Applicant's Handbook*, and the *Corps of Engineers Wetland Delineation Manual*. These methodologies allow the designation of wetland boundaries through the examination of certain physical indicators that may be apparent in current on-site conditions. Specifically, these indicators are: predominantly hydrophytic vegetation, hydric soil characteristics, and hydrology (signs of surface saturation or inundation for a significant length of time). In addition to the analysis of these indicators, the utilized protocols recognize the value of sound scientific judgment when determining the actual extent of state and federally jurisdictional wetlands.

Based on our findings, we determined that no SJRWMD or USACE jurisdictional wetlands or hydric soils exist on the Property and that the site consists solely of uplands (Figure 1). A single-family home and driveway have existed here since 1987 and the surrounding vegetation is dominated by laurel oak, cabbage palm, slash pine, Brazilian pepper, bahiagrass, St. Augustine grass, shrubby false buttonweed, Florida snow, carpetgrass, Boston fern, and Spanish needles.

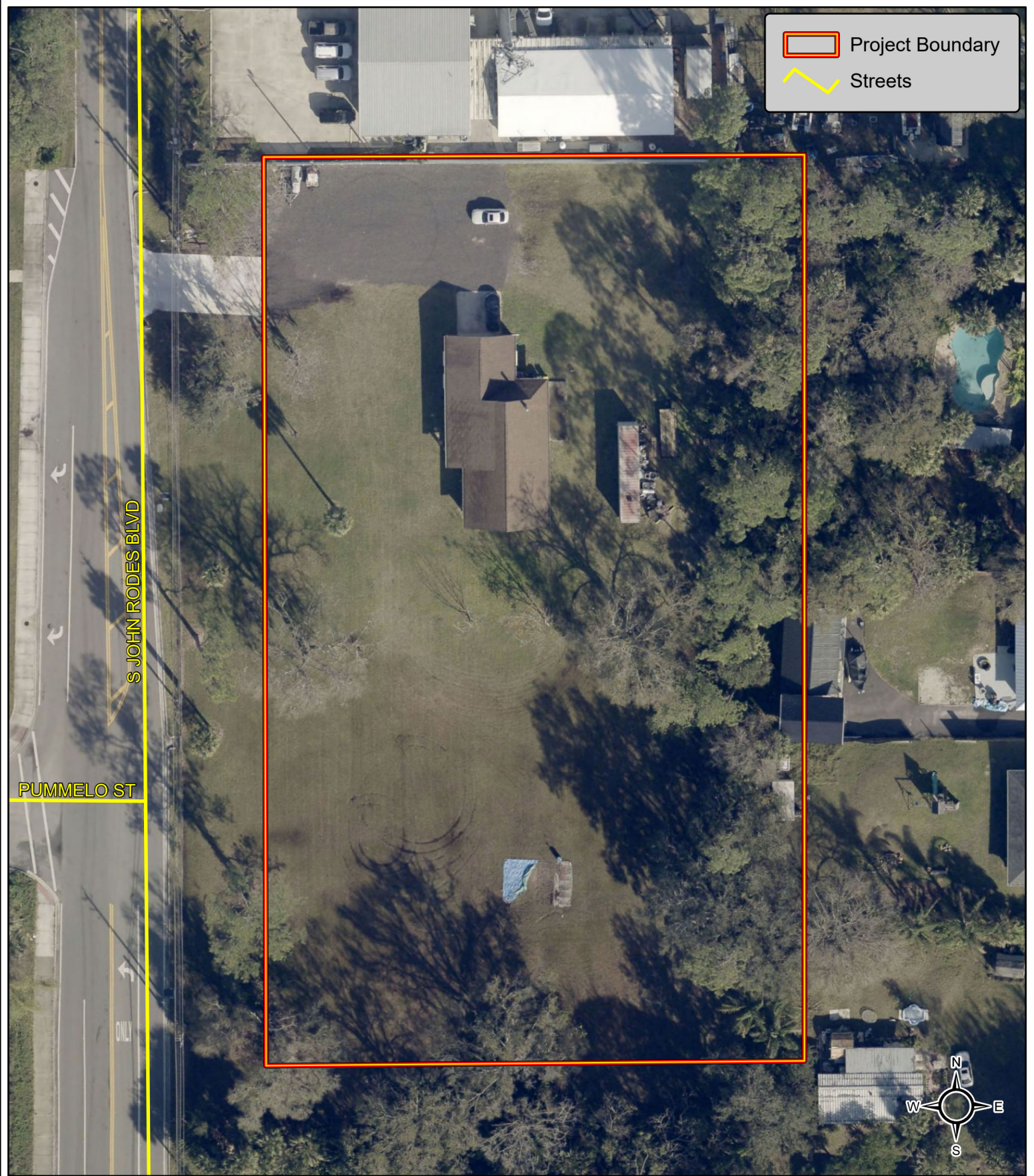
Lastly, Atlantic Environmental completed a listed species determination while on the subject site and determined that no listed species were located on the property. For this reason, no further action should be needed with regards to listed wildlife species.

Should you desire further services or have any questions, please do not hesitate to contact our office.

Sincerely,

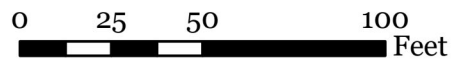


Jon H. Shepherd, MS, PWS
President/Ecologist



Project: 1715 S John Rodes Boulevard

Figure 1: Aerial Map



2024 Aerial, Brevard County, Florida



AE Proj #: 25126