



ENVIRONMENTAL ASSESSMENT

On the

**1300 Malabar Road SE Project Site
Palm Bay, Florida**

**Tax Account No. 2922786
+1.15 Acres**

Conducted for:

**Mr. Alex Benoit
Royal Wash PSL, LLC
2851 Monroe Avenue
Rochester, NY 14618**

Conducted by:

**Atlantic Environmental of Florida, LLC
657 Montreal Avenue
Melbourne, Florida 32935**

June 26, 2024



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June 26, 2024

Mr. Alex Benoit
Royal Wash PSL, LLC
2851 Monroe Avenue
Rochester, NY 14618
Via email: alexb@danielefamily.com
cc: canderson@mangrovelegal.com

Re: Environmental Assessment
1300 Malabar Road SE Project Site
Tax Account No. 2922786
Palm Bay, Florida
Atlantic Environmental File No. 24602

Dear Mr. Benoit:

Atlantic Environmental of Florida, LLC (Atlantic Environmental) has completed an environmental assessment and feasibility study of the above-referenced ± 1.15 -acre project site located at 1300 Malabar Road SE in Palm Bay, Brevard County, Florida (Figures 1 and 2). The field assessment of this parcel, hereinafter referred to as "the Property", occurred on June 26, 2024. This study is intended to assess any reasonably ascertainable environmental issues that might influence the developability of the subject property. Following are the results of our study.

Topography and Soils

Figure 3 shows the USGS Topographical Map for the Property and surrounding areas. According to this map, the Property is generally flat. The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) map for Brevard County (Figure 4) depicts one soil type underlying the Property. Following is a description of the mapped soil type as it occurs in a natural environment.

Oldsmar sand (40)

The Oldsmar component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. This soil does not meet hydric criteria.

Past development and more recent human activity surrounding and within the Property appears to have altered some of the characteristics possessed by the underlying soils. However, the soils underlying the Property appear fairly consistent with the above descriptions.

Vegetation and Community Types

Different combinations of natural and human-influenced factors, such as surface elevation, hydrology, vegetative species and structure, soil characteristics, and degree and type of historical

disturbance, will give rise to a variety of distinct ecological systems and functions, known as communities and land uses. The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) organizes most of the major categories of communities and land uses into particular descriptions, each corresponding to a different code number. Using our field observations and the FLUCFCS system as a guideline, Atlantic Environmental has identified the on-site communities as they currently exist on the Property. Figure 5 depicts the code numbers of the on-site FLUCFCS category, specifically, Commercial and Services (FLUCFCS Code Number 140) and Open Land (190).

Following is a description of these classifications, as they exist on the Property, along with an assessment of the jurisdictional wetland status based on the rules and regulations of the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE).

Commercial Services (140)

A majority of the Property consists of an active commercial business which includes a building, parking, and storage yard. This area totals approximately 0.85 acres. This community type consists of upland habitat and will require no wetland permitting or mitigation for direct wetland impacts.

Open Land (190)

The remaining ± 0.30 acres of the Property consist of an open field. This open area appears to be maintained (i.e., mowed) on a regular basis. Vegetation includes bahiagrass, carpetgrass, shrubby false buttonweed, Florida snow, and Spanish needles. This community type consists of upland habitat and will require no wetland permitting or mitigation for direct wetland impacts.

Habitat Potential for Protected Wildlife Species

A preliminary survey for listed species and suitable listed species habitats was completed on the Property. This survey resulted in the determination no listed wildlife species or habitat was found on the Property. Therefore, no permits will be required by Florida Fish and Wildlife Conservation Commission for impacts.

Conclusions

Atlantic Environmental determined that the Property is solely comprised of uplands and no wetlands or surface waters were found. Also, no listed wildlife species were located on the Property.

Should you have any questions or need additional information, please do not hesitate to contact our office.

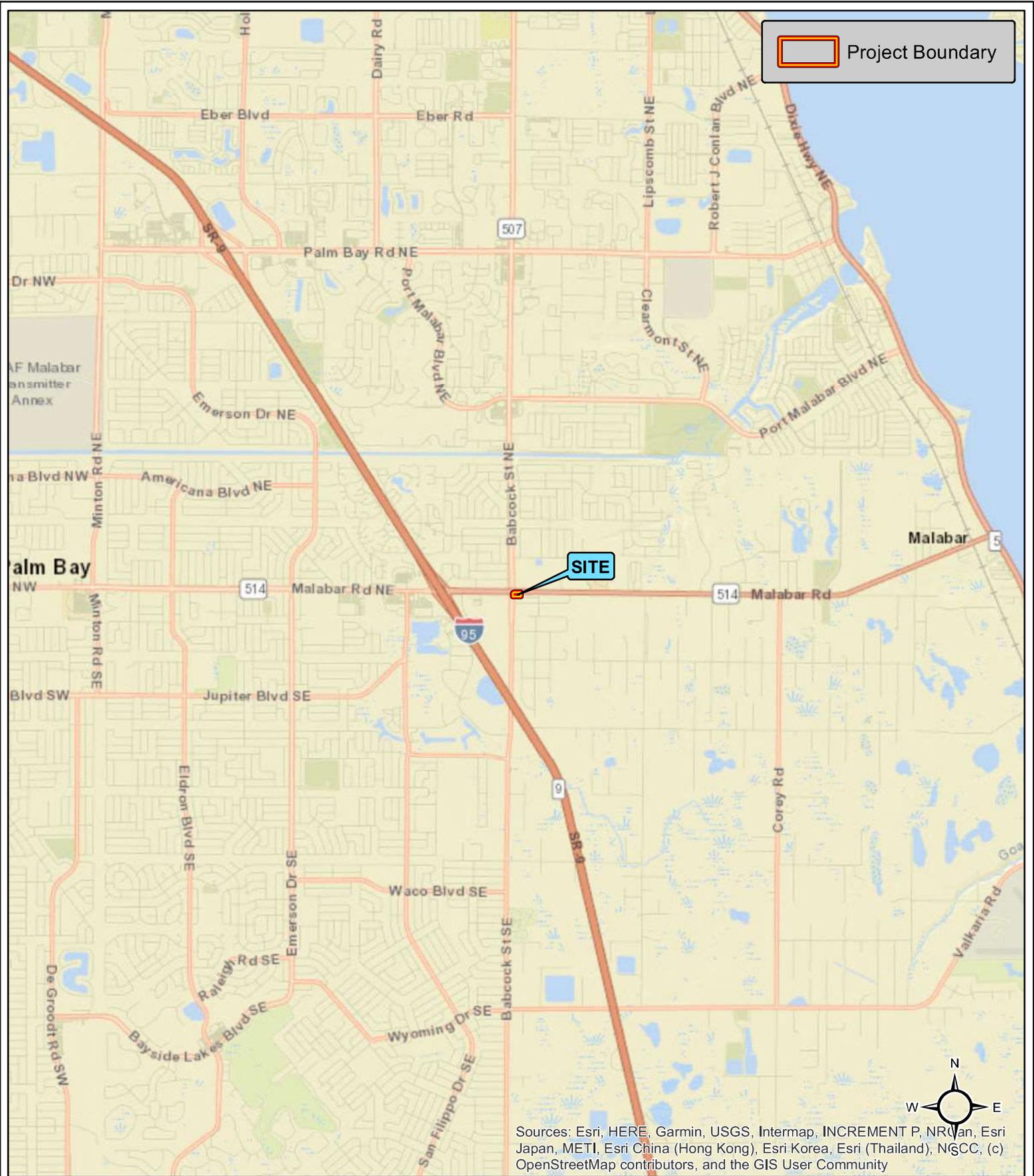
Sincerely,



David G. Purkerson, MS, PWS
Vice President/Biologist



Jon H. Shepherd, MS, PWS
President/Ecologist



Project: 1300 Malabar Road SE

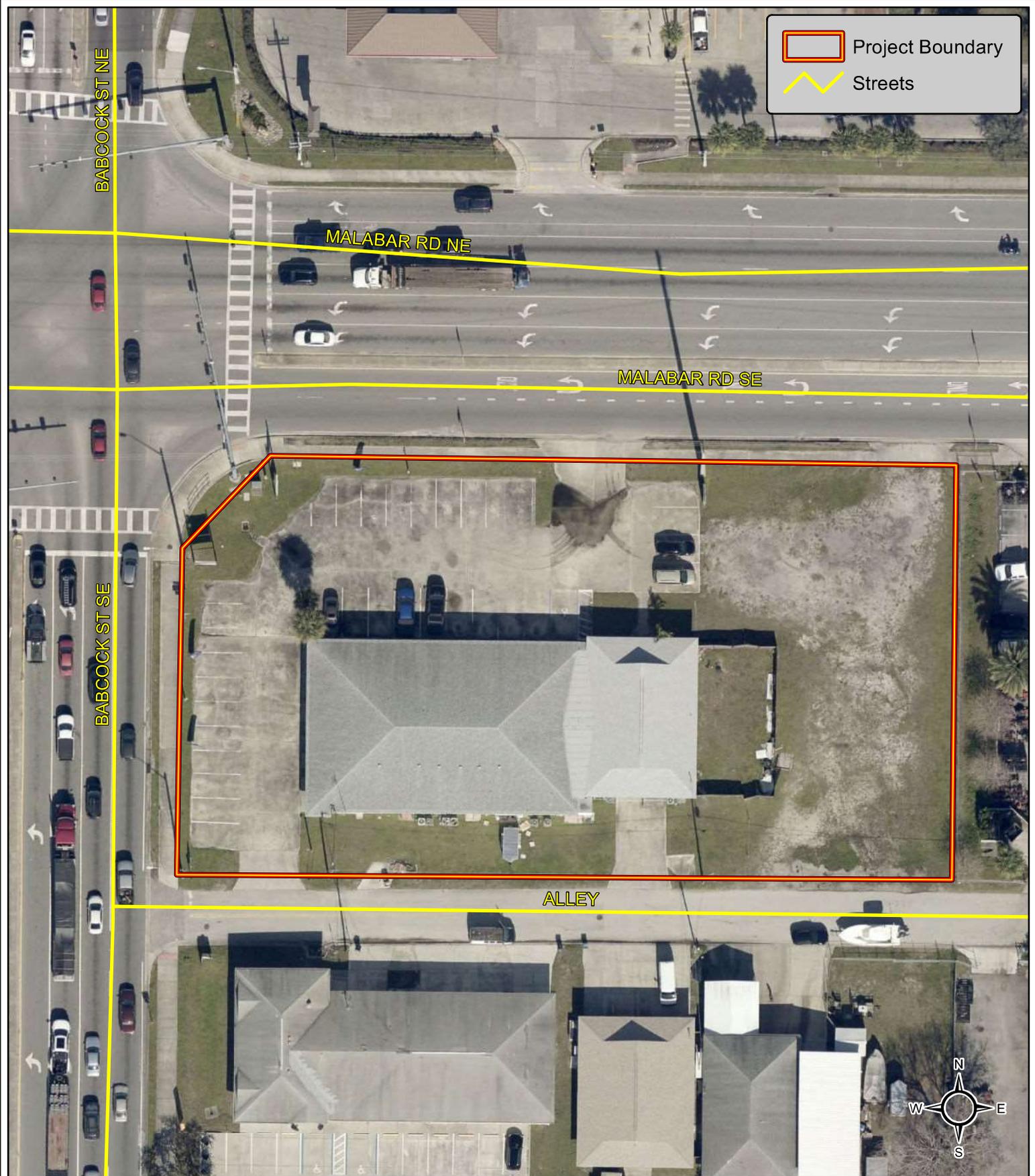
Figure 1: Location Map



Brevard County, Florida



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Project: 1300 Malabar Road SE

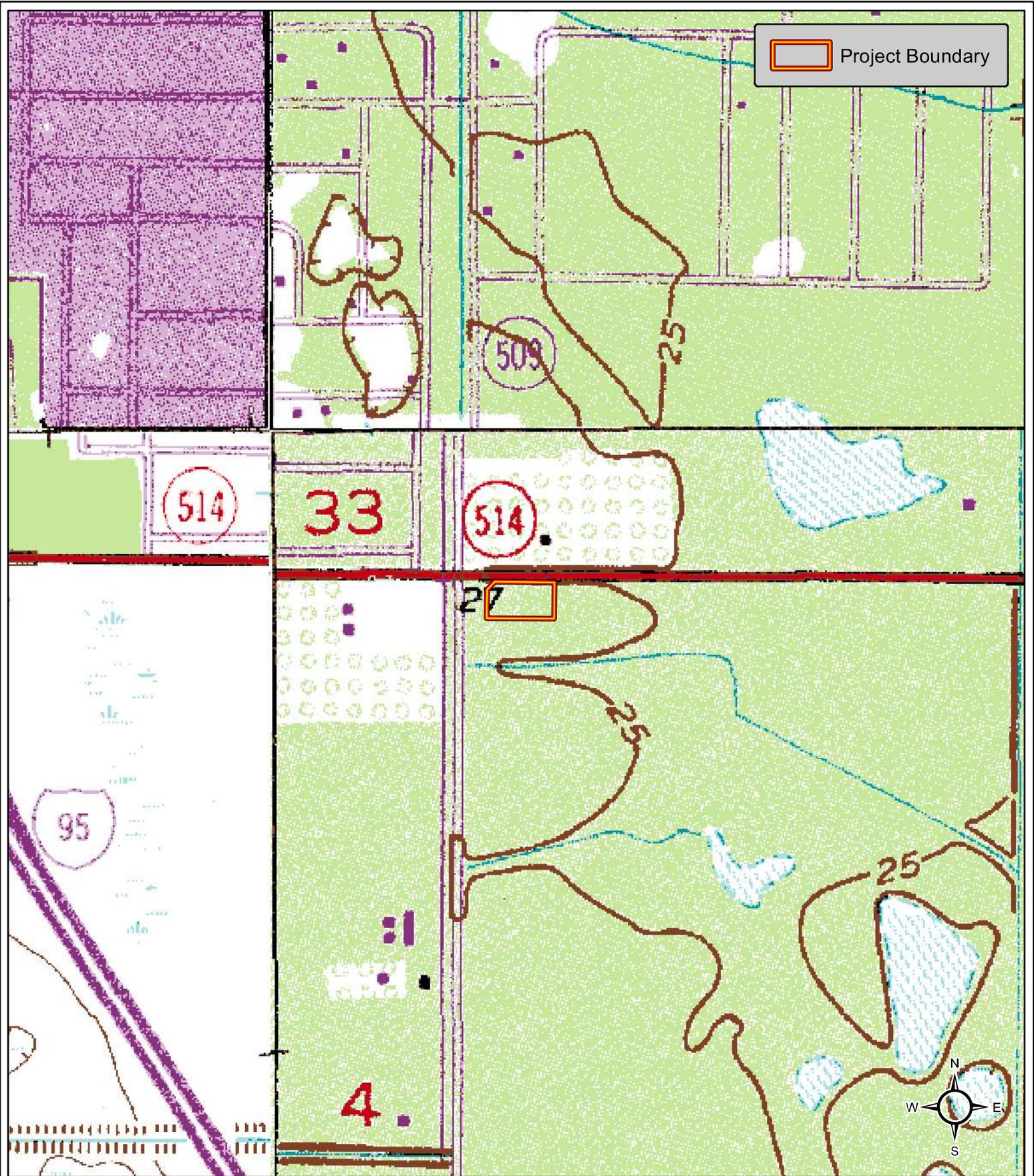
Figure 2: Aerial Map



2024 Aerial, Brevard County, Florida

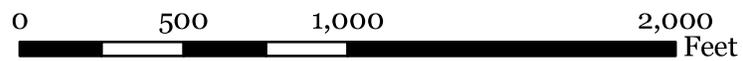


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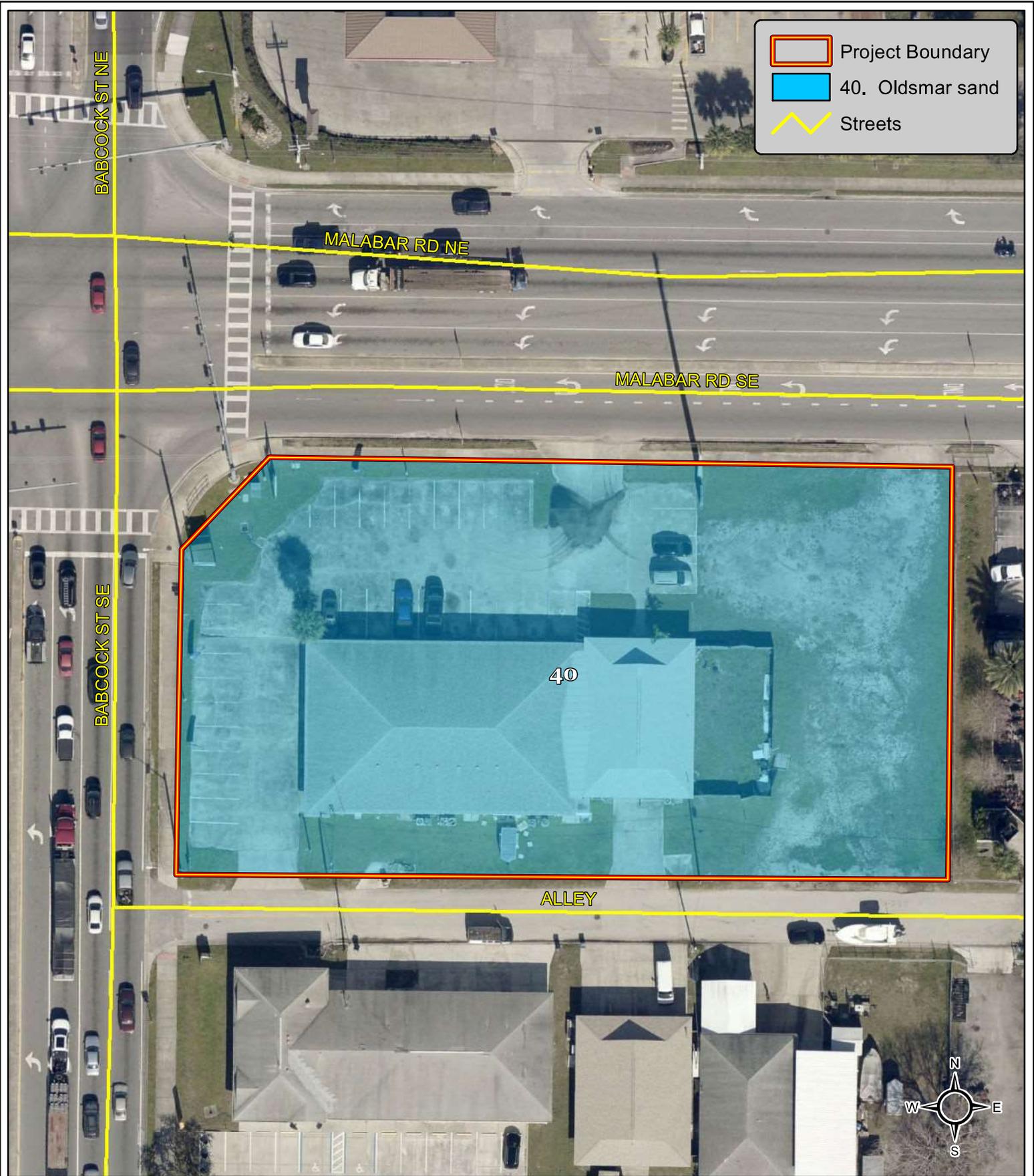
Figure 3: USGS Topo Map



Grant Quadrangle, Brevard County, Florida

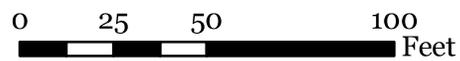


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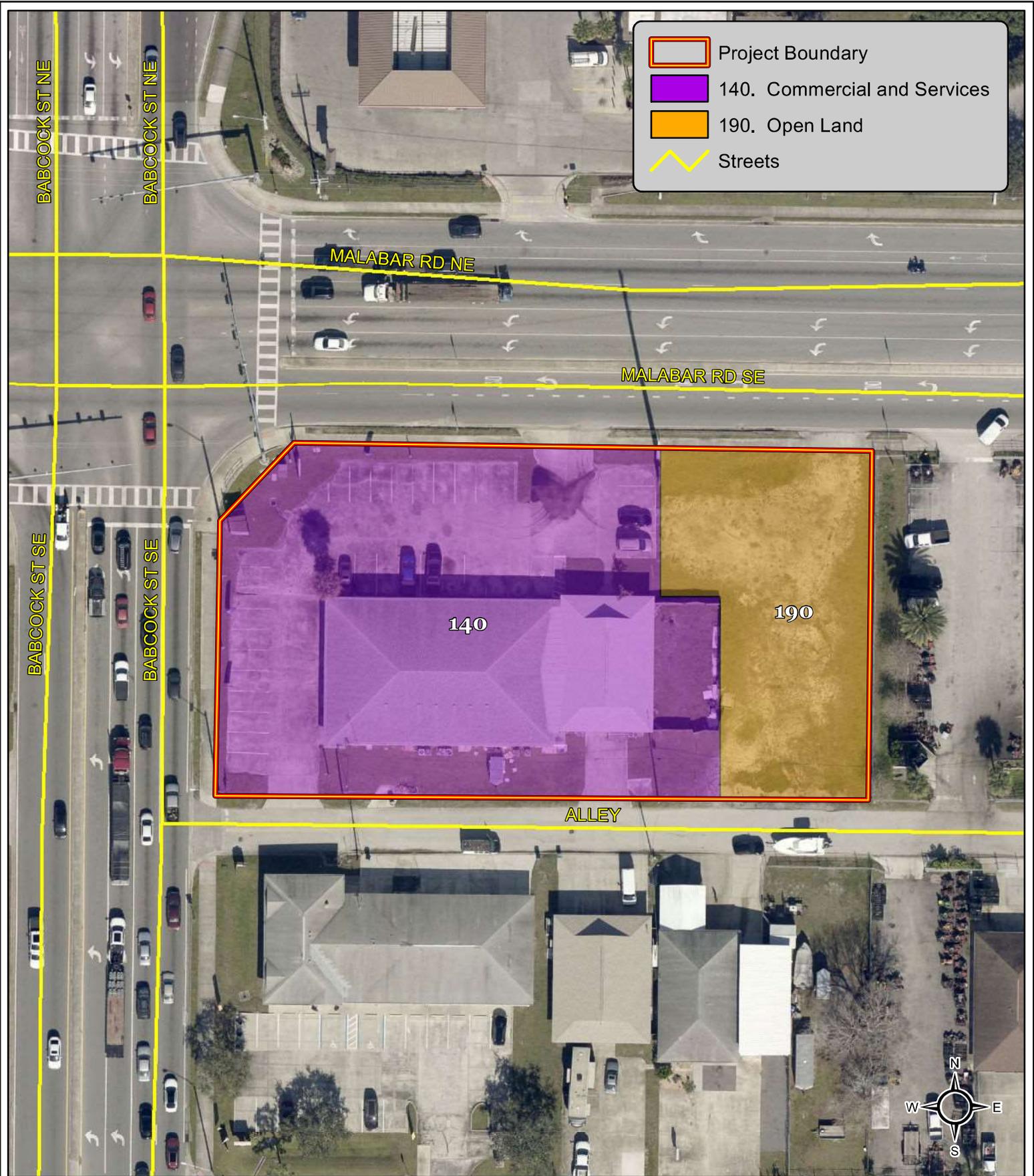
Figure 4: NRCS Soils Map



2024 Aerial, Brevard County, Florida

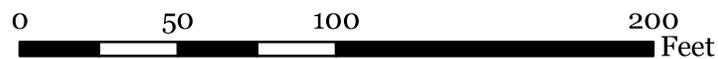


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Figure 5: Land Use (FLUCFCS) Map



2024 Aerial, Brevard County, Florida



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