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ENVIRONMENTAL ASSESSMENT

On the

South Park Avenue and South Street Project Site
Tax Account No. 2209174
Titusville, Florida

Conducted for:

Donald R. Mancini Trust
c/o Ms. Sue Ann Mancini-McLendon, TTEE
P.O. Box 5058
Titusville, FL 32783-5058

Conducted by:

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

June 17, 2025

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Donald R. Mancini Trust
c/o Ms. Sue Ann Mancini-McLendon, TTEE
P.O. Box 5058
Titusville, FL 32783-5058
Via Email: sueannmclendon@bellsouth.net

Re: Environmental Assessment
South Park Avenue and South Street Project Site
Tax Account No. 2209174
Titusville, Florida
Atlantic Environmental File No. 25321

Dear Ms. Mancini-McLendon:

Atlantic Environmental of Florida, LLC (Atlantic Environmental) has completed an environmental assessment and feasibility study of the above-referenced property, an approximately 5.48-acre parcel of land located on the northeast corner of South Park Avenue and South Street in Titusville, Florida (Figures 1 and 2). The field assessment of this parcel, hereinafter referred to as "the Property", occurred on June 16, 2025. 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 relatively flat. The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) map for Brevard County (Figure 4) depicts two soil types underlying the Property. Following is a description for these mapped soil types as they occur in a natural environment.

Myakka sand (36)
The Myakka component makes up 85 percent of the map unit. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. The natural drainage class is poorly drained. This soil is not flooded or ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, and September. This soil does not meet hydric criteria.

Pompano Sand (51)
The Pompano component makes up 90 percent of the map unit. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is very high. This soil is not flooded or ponded. A

seasonal zone of water saturation is at 6 inches during June, July, August, September, and October. This soil meets hydric criteria.

Past development and human activity surrounding the Property appears to have altered some of the characteristics possessed by the underlying soils. However, in general, the soils underlying the Property appear 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 two on-site communities as they currently exist on the Property. Figure 5 depicts the location and associated code number of the on-site FLUCFCS categories; specifically, Hardwood – Coniferous Mixed (FLUCFCS Code number 434) and Streams and Waterways (510).

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).

Hardwood – Coniferous Mixed (434)
A majority (±5.44 acres) of the Property contains this forested upland land use classification. Vegetation is dominated by slash pine, live oak, laurel oak, cabbage palm, scrub oak, cedar, beauty berry, shiny coffee, dull coffee, Boston fern, chalky bluestem, poison ivy, catbriar, and muscadine grape. This community type consists of upland habitat and will require no wetland permitting or mitigation for direct impacts.

Streams and Waterways (510)
A distinct manmade ditch bisects the northwest corner of the Property totaling approximately 0.04 acres. The vegetation within this ditch is dominated by sedges, primrose willow, cattails, smartweed, and marsh pennywort. Proposed impacts to this surface water will require permitting through SJRWMD and USACE, and these agencies will require that the pre-development drainage patters and volumes be mimicked in a post-development state. No mitigation will be required for proposed impacts to this ditch system.

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 that the Property provides suitable foraging habitat to support the below listed species found in east central Florida.

Wading Birds

Wading birds, including little blue herons, tricolored herons, sandhill cranes, and wood storks, depend on freshwater marshes and shorelines for foraging and typically roost in forested wetland systems. It is possible that any or all of these birds use the on-site surface water from time to time on an opportunistic foraging basis. However, the preliminary survey did not indicate that any of the above listed protected wading bird species are using the Property in a way that is significantly dependent upon on-site habitat. No nests of any of the listed species were observed on the Property, and no signs of these species were noted. The potential opportunistic usage should not trip a threshold to require compensatory mitigation for any of these species.

Gopher Tortoise

Gopher tortoises are state listed as a threatened species. These species require three environmental conditions: well drained loose soil in which to burrow, adequate low-growing herbs for food, and open sunlit sites for nesting. Atlantic Environmental did not find any gopher tortoise burrows during the site visit. However, since suitable habitat is present, Atlantic Environmental recommends having a formal gopher tortoise survey completed within 90 days of clearing/development over 100% of the suitable habitat. If any tortoise burrows are located during that time, a permit to relocate any tortoises that will be impacted will be required from Florida Fish and Wildlife Conservation Commission.

Surface Waters

There is one surface water located on the property that may will require permitting through SFWMD and USACE if impacts are proposed. If impacts to this ditch is proposed, these agencies will require that the pre-development drainage patters and volumes be mimicked in a post-development state. No mitigation should be required for surface water impacts.

Conclusions

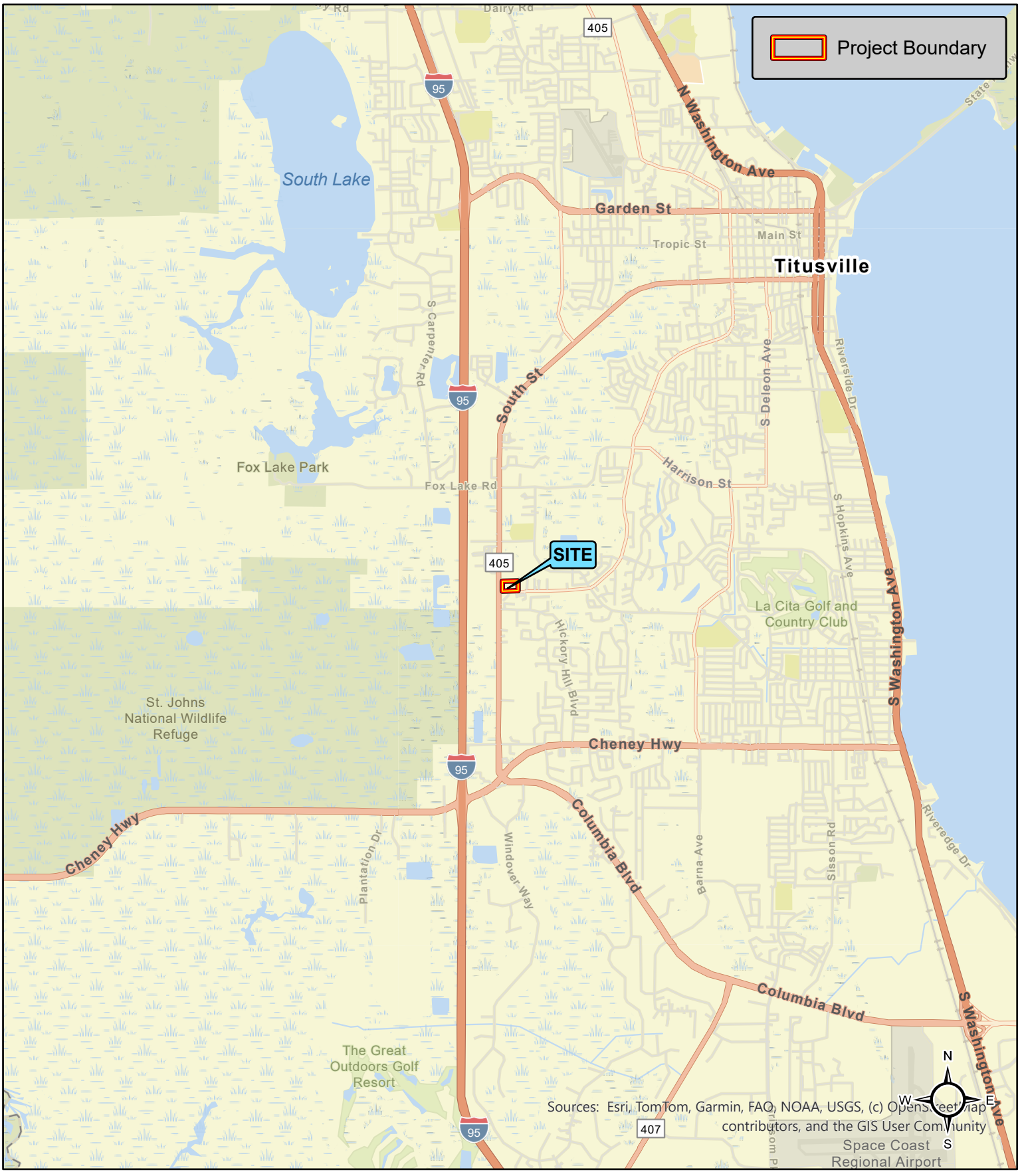
Atlantic Environmental determined that the Property supports approximately ±5.44 acres of uplands and 0.04 acres of surface waters. No listed wildlife species were located during the site assessment. Impacts to the on-site ditch will require permits, but not mitigation, from SJRWMD and USACE.

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

Sincerely,

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

Jon H. Shepherd, MS, PWS
President/Ecologist



Project: S. Park Ave & South St - Tax Acct No 2209174

Figure 1: Location Map

0 0.5 1 2 Miles

Brevard County, Florida

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Figure 2: Aerial Map

0 50 100 200 Feet

2025 Aerial, Brevard County, Florida

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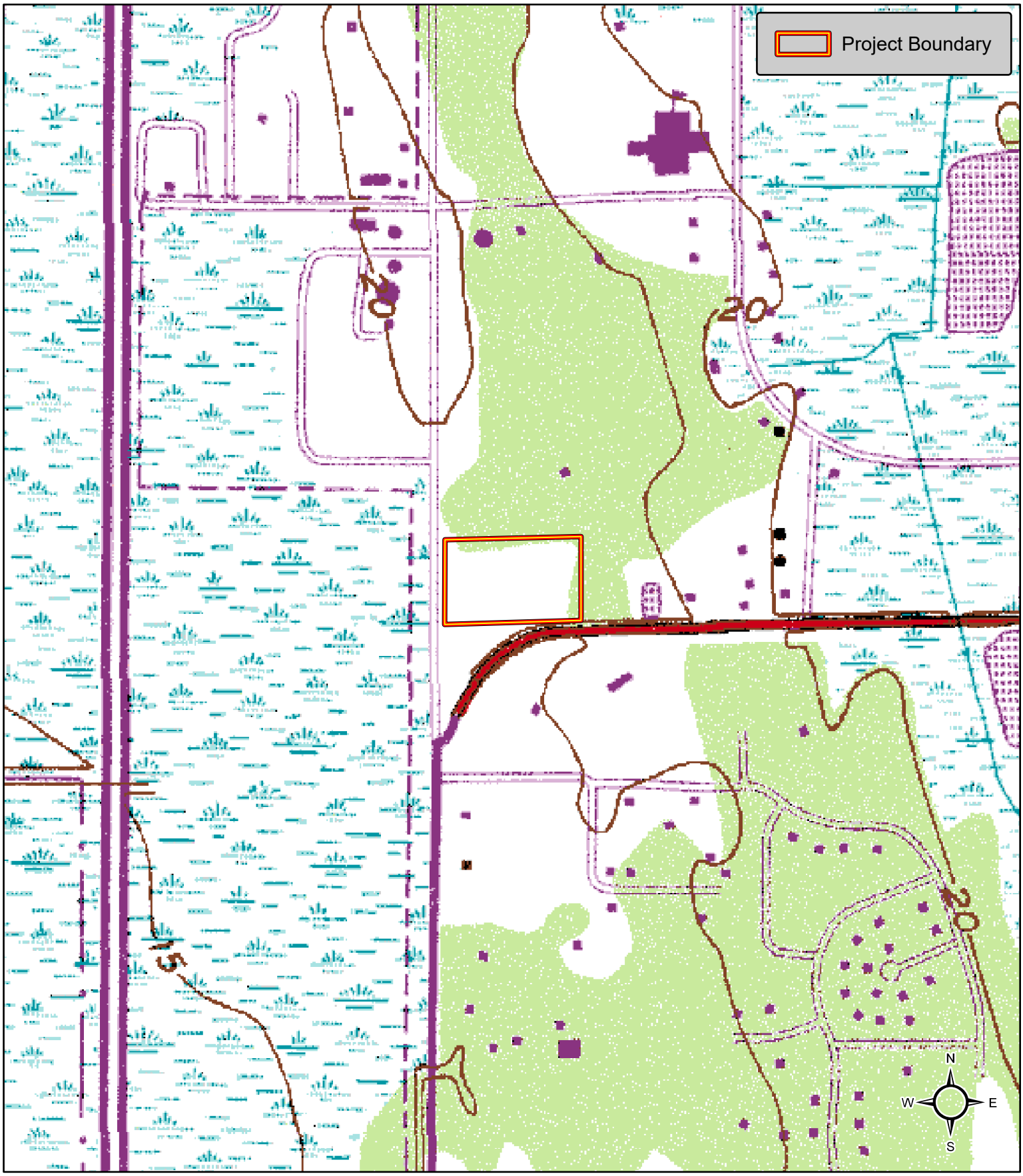

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Figure 2: Aerial Map

0 500 1,000 2,000 Feet

Titusville Quadrangle, Brevard County, Florida

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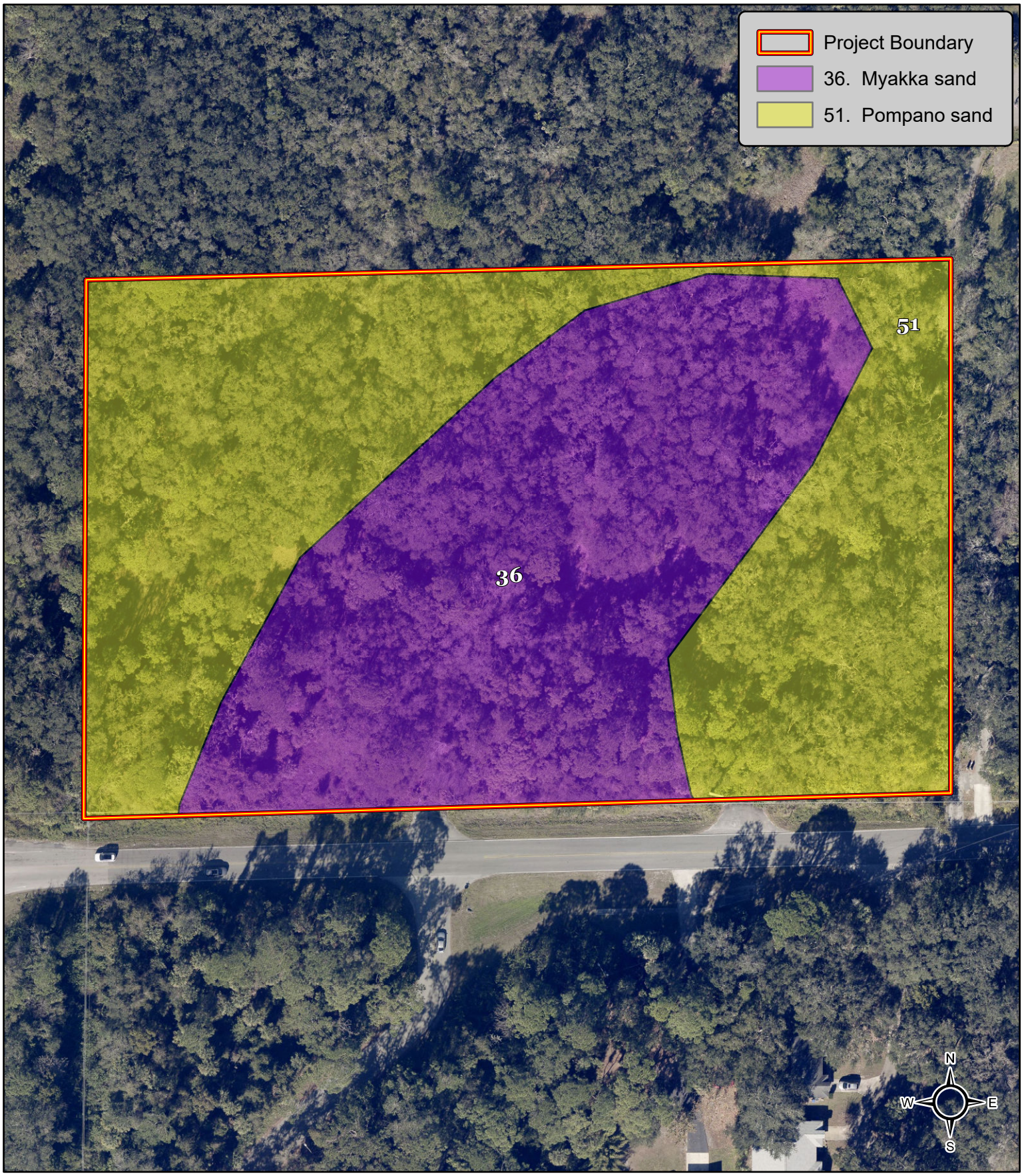

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Figure 4: NRCS Soils Map

0 50 100 200 Feet

2025 Aerial, Brevard County, Florida

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Figure 5: Land Use (FLUCFCS) Map

0 50 100 200 Feet

2025 Aerial, Brevard County, Florida

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