

BEV SMITH TOYOTA PROJECT SITE

St. Lucie County, Florida

Environmental Assessment (EA)

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NOTE: This Report, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and Client for which it was prepared. Reuse of and improper reliance on this Report without written authorization and adaptation by Hobe Sound Environmental Consultants, Inc. shall be without liability to Hobe Sound Environmental Consultants, Inc.

BEV SMITH TOYOTA

ENVIRONMENTAL ASSESSMENT

1.00 INTRODUCTION

The following Environmental Assessment (EA) of the Bev Smith Toyota has been prepared by Hobe Sound Environmental Consultants, Inc. (HSE). The project site consists of approximately ± 32.78 acres on two parcels of land located at the northeast and southeast corners of US 1 and Southland Dr. St. Lucie, Florida (**Appendix A, Figures 1, 2 and 3 of 15**). The parcel to the south (±6.05 acres) is already developed as a car dealership. The north parcel (±26.73 acres) is undeveloped. The project site is located at Latitude: 27°24'03.969" and Longitude:-80°19'24.695" in Section 27, Township 35S, Range 40E, St. Lucie County, Florida, Parcel ID #'s 2417-421-0001-7 and 2427-801-0001-000-3.

The purpose of this report is to provide the methodologies and findings of an Environmental Assessment (EA) of the project site. This report addresses the following environmental issues: protected species, wildlife, vegetative communities, wetlands, soils and topography. The report is based on field data collected on 27 and 31 of October 2017 and 22, 23, and 24 of January 2018.

2.00 AGENCY CONTACTS

HSE has coordinated with the following state and federal agencies: State Historic Preservation Officer (SHPO), South Florida Water Management District (SFWMD), and the U.S. Army Corps of Engineers (COE). Letters to and/or responses from these agencies can be found in **Appendix B**.

3.00 METHODOLOGY

3.01 Gopher Tortoise and Other Burrow Commensals

3.01.1 Objective

Conduct a systematic survey to locate gopher tortoise (*Gopherus polyphemus*) and eastern indigo snake (*Drymarchon corais couperi*) that may be present within the study area.

3.01.2 Methodology

Biologists followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida*; Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFC), now known as FFWCC, Tallahassee, Florida, December 1987, and the Gopher Tortoise Guidelines, FFWCC, Tallahassee, Florida April 2008, revised February 2015.

- Biologists conducted parallel transects 10 meters (\pm 32 feet) apart (**Appendix A, Figure 4 of 15**);
- Biologists conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located were flagged as either active or inactive, if appropriate;
- All gopher tortoise burrows located were assigned an identification number and recorded, if appropriate;
- Biologists field located all gopher tortoise burrows on an aerial photograph, if appropriate;
- Additional data and notes were collected by biologists for the occurrence of the eastern indigo snake.

3.02 Protected Species/Wildlife Survey

3.02.1 Objective

HSE conducted a systematic survey for flora and fauna that might occur on-site and noted the presence of any protected species listed in *Florida's Endangered Species, Threatened Species, and Species of Special Concern*, July 2016, FFWCC.

The state lists of animals are maintained by the FFWCC and categorized as endangered, threatened, and species of special concern, in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, respectively, Florida Administrative Code (F.A.C.). The state lists of plants are categorized into endangered, threatened, and commercially exploited, and are maintained by the Florida Department of Agriculture and Consumer Services (DOACS) via Chapter 5B-40, F.A.C.

The federal agencies that share the authority to list species as Endangered and Threatened are the National Oceanic and Atmospheric Administration-National Marine Fisheries Service (NOAA-NMFS) and the U.S. Fish and Wildlife Service (USFWS). The NOAA-NMFS is responsible for listing most marine species. The federal list of animals and plants is administered by the USFWS, and is published in 50 CFR 17 (animals) and 50 CFR 23 (plants).

3.02.2 Methodology

Following are the methodologies biologists used to conduct the wildlife/protected species surveys.

3.02.2.1 Pedestrian Transects

- Biologists conducted pedestrian transects on 27 and 31 of October 2017 and 22, 23, and 24 of January 2018. (**Appendix A, Figure 4 of 15**)
- The transects meandered through areas of suitable habitat;

- Biologists recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows.

3.03 Vegetation Survey (FLUCFCS)

3.03.1 Objective

To map vegetation on-site according to *The Florida Land Use, Cover and Forms Classification System (FLUCFCS)*.

3.03.2 Methodology

Biologists used the following methodology to map vegetation found on the project site.

- Biologists used *The Florida Land Use, Cover and Forms Classification System (FLUCFCS)*, January 1999, Third Edition, Florida Department of Transportation, Surveying and Mapping, Geographic Mapping Section.
- Biologists based vegetative community descriptions on field surveys, Soil Conservation Service (SCS) soil maps, and aerial photograph interpretations;
- Numerical community designations were carried to Level II & III, according to FLUCFCS.

3.04 Jurisdictional Wetlands

3.04.1 Objective

To identify and locate State of Florida (FDEP) and Federal (USACOE) jurisdictional wetlands that may occur on the project site.

3.04.2 Methodology

Biologists used the following methodologies to locate State and Federal jurisdictional wetlands on-site.

- Biologists delineated wetlands according to Florida Administrative

Code (FAC) 62-340, as appropriate;

- Biologists delineated wetlands according to the USACOE Wetland Delineation Manual, January 1987, Technical Report Y-87-1, as appropriate.
- Biologists flagged the wetlands with consecutively numbered flagging tape marked "Wetland Delineation", if appropriate;
- Biologists completed USACOE wetland delineation data sheets, if appropriate.

3.05 Soils

3.05.1 Objective

To identify project soil types according to the United States Department of Agriculture, Soil Conservation Service.

3.05.2 Methodology

Biologists used the following methodology to identify soil types found on the project site.

- Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida*, March 1980, United States Department of Agriculture (USDA), Soil Conservation Service (SCS). Additional site specific soil information was obtained through review of USDA, Natural Resource Conservation Service (NRCS) Web soil service at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>.

3.06 Topography

3.06.1 Objective

To identify the topography of the project site.

3.06.2 Methodology

Biologists used the following methodologies to identify the topography of the project site.

- Biologists used the *U.S. Geological Survey (USGS) 7.5 Minute Series*

4.00 RESULTS

4.01 Gopher Tortoise (*Gopherus polyphemus*) and Other Burrow Commensals

Twelve (12) potentially occupied gopher tortoise burrows were located by biologists during the gopher tortoise and commensal species survey (**Appendix A, Figure 5 of 15**). Biologists recorded the approximate GPS coordinates of the gopher tortoise burrows using a hand-held GPS unit. The gopher tortoise population for the project site was estimated using the following FFWCC formula:

$$\text{Est. \# gopher tortoises} = \text{\# potentially occupied burrows} \times 0.50$$

The 0.50 factor in the equation is based on data collected and evaluated by the FFWCC, and is specific for the South Florida area. The estimated gopher tortoise population for the project site is six (6). Gopher tortoises are listed by the state as threatened and may also be listed by the USFWS in the near future as threatened.

Per FFWCC guidelines, construction activities must not occur within a 25-foot radius of the mouth of a potentially occupied gopher tortoise burrow. If impacts are unavoidable, then the tortoises must be relocated to either an on-site or off-site preserve area. Relocation can be accomplished through the issuance of a FFWCC Gopher Tortoise conservation permit. Under this type of permit, tortoises can be relocated on-site, or off-site to a FFWCC approved Gopher Tortoise Mitigation Bank (GTMB). A mitigation contribution paid directly to FFWCC is applicable at the rate outlined in **Table 1** below. GTMB fees range from \$850.00 to over \$1,000.00 per tortoise. Additional fees include preparation of the relocation permit, on-site meeting with FFWCC, burrow excavation, preparation and transportation of the tortoises to the GTMB and preparation of the after action report, as required by FFWCC.

TABLE 1. Mitigation Contribution fee schedule

PERMIT TYPE	PERMIT DURATION*	MITIGATION CONTRIBUTION
Conservation <i>>10 burrows relocated to long-term protected area, to public conservation lands, or from public projects to contiguous public conservation land</i>	1 year or 60 months	\$208.00 for first group or 10 burrows (up to five gopher tortoises) \$313 each additional tortoise
Conservation <i>>10 burrows relocated to short-term protected area</i>	1 year	\$208 for first group of 10 burrows (up to five gopher tortoises) \$3,127 each additional tortoise
Conservation <i>Tortoises relocated to unprotected area</i>	1 year	\$3,127 per tortoise

*All permits can be amended and extended upon written request prior to expiration

The eastern indigo snake (EIS), a commensal species with the gopher tortoise, was not observed by biologists, however, it may occur on-site as suitable habitat exists on-site for this species. The eastern indigo snake is designated as threatened (T) by the State of Florida and the U.S. Fish and Wildlife Service. This species is protected under regulations set forth in the Wildlife Code of the State of Florida, Chapter 39 FAC, Rule 39-4.001 and 39-25.002, as well as Chapter 39-27. The EIS determination key has been utilized in **Section 4.01.1** below to determine whether the project will have an impact on this species. Prior to site development, the Applicant must prepare an eastern indigo snake protection plan and coordinate same with staff members of the FWS and FFWCC.

4.01.1 Eastern Indigo Snake Determination Key

- A. Project is not located in open water or salt marsh.....go to B
 Project is located solely in open water or salt marsh.....”no effect”
- B. Permit will be conditioned for use of the Service’s *Standard Protection Measures for the Eastern Indigo Snake* during site preparation and project construction..... go to C
 Permit will not be conditioned as above for the eastern indigo snake, or it is not known whether an applicant intends to use these measures and consultation with the Service is requested²”may effect”
- C. The project will impact less than 25 acres of eastern indigo snake habitat (eg., sandhill, scrub, pine flatwoods, pine rocklands, scrubby flatwoods, high pine, dry prairie, coastal prairie, mangrove swamps, tropical hardwood hammocks, hydric hammocks, edges of freshwater marshes, agricultural fields [including sugar cane fields and active, inactive or abandoned citrus groves], and coastal dunes).....go to D
 The project will impact more than 25 acres of xeric habitat (eg., sandhill, scrub, pine flatwoods, pine rocklands, scrubby flatwoods, high pine, dry prairie, coastal prairie, mangrove swamps, tropical hardwood hammocks, hydric hammocks, edges of freshwater marshes, agricultural fields [including sugar cane fields and active, inactive or abandoned citrus groves], and coastal dunes).....”may affect”

D. The project has no known holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried, trapped and/or injured.....NLAA

The project has holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried, trapped and/or injured.....go to E

E. Any permit will be conditioned such that all gopher tortoise burrows, active and inactive, will be evacuated prior to site manipulation in the vicinity of the burrow¹. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work.....NLAA²

Permit will not be conditioned as outlined above.....may affect

End Key

¹ If excavating potentially occupied burrows, active or inactive, individuals must first obtain state authorization via Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent permit. The excavation method selected should also minimize the potential for injury of an indigo snake. Applicants should follow the excavation guidance provided within the most current Gopher Tortoise Permitting Guidelines found at <http://myfwc.com/gophertortoise>

² Please note, if the proposed project will impact less than 25 acres of vegetated eastern indigo snake habitat (not urban/human-altered) completely surrounded by urban development, and an eastern indigo snake has been observed on site, NLAA is not the appropriate conclusion. The Service recommends formal consultation for this situation because of the expected increased value of the vegetated habitat within the individual's home range.

The proposed project is not likely to adversely affect (NLAA) the eastern indigo snake and formal consultation with USFWS will not be required as long as the conditions in 'E' above are followed.

4.02 Protected Species/Wildlife Survey

4.02.1 Wood Stork (*Mycteria americana*)

The site is within the core foraging area of one (1) wood stork (*Mycteria americana*) colony (**Appendix A, Figure 6 of 15**). Wood storks nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands in Florida (Florida Natural Areas Inventory 2001). They forage in a variety of wetlands including both freshwater and estuarine marshes, although limited to depths less than 10-12 inches. Zero (0) wood storks were observed on-site and there is no habitat on-site for this species.

4.02.2 Wood Stork Key for South Florida

- A. Project within 0.76 km (0.47 mile)² of an active colony site³
.....may affect⁴

Project impacts Suitable Foraging Habitat (SFH) at a location greater than 0.76 km (0.47 mile) from a colony site“go to B”

Project does not affect SFH ⁵ “no effect.”^{1”}
- B. Project impact to SFH is less than 0.20 hectare (one-half acres)⁶
.....“NLAA”^{1”}

Project impact to SFH is greater in scope that 0.20 hectare (one-half acre).....”go to C”
- C. Project impacts to SFH not within the CFA (29.9 km, 18.6 miles) of a colony site “go to D”

Project impacts to SFH within the CFA of a colony site....”go to E”
- D. Project impacts to SFH have been avoided and minimized to the extent practicable, and compensation (Service approved mitigation bank or as provided in accordance with Mitigation Rule 33 CFR Part 6 332) for unavoidable impacts is proposed in accordance with the CWA section 404(b)(1) guidelines and habitat compensation replaces the foraging value matching the hydroperiod⁷ of the wetlands affected and provides foraging value similar to, or higher than, that of

impacted wetlands. See Appendix 3 for a detailed discussion of the hydroperiod foraging values, an example, and further guidance⁸.....NLAA”

Project not as above..... “may affect⁴”

- E. Project provides SFH compensation in accordance with the CWA section 404(b)(1) guidelines and is not contrary to the HMG; habitat compensation is within the appropriate CFA or within the service area of a Service-approved mitigation bank; and habitat compensation replaces foraging value, consisting of wetland enhancement or restoration matching the hydroperiod⁶ of the wetlands affected, and provides foraging value similar to, or higher than, that of impacted wetlands. See Appendix 3 for a detailed discussion of the hydroperiod foraging values, as example, and further guidance⁸:..... “NLAA”

Project does not satisfy these elements..... “may affect”

This Key does not apply to Comprehensive Everglades Restoration Plan projects, as they will require project-specific consultations with the Service.

¹ With an outcome of “no effect” or “NLAA” as outlined in this key, and the project has less than 20.2 hectares (50 acres) of wetland impacts, the requirements of section 7 of the Act are fulfilled for the wood stork and no further action is required. For projects with greater than 20.2 hectares (50 acres) of wetland impacts, written concurrence of NLAA from the Service is necessary.

² Within the secondary zone (the average distance from the border of a colony to the limits of the secondary zone is 0.76 km (2,500 feet, or 0.47 mi).

³ An active colony is defined as a colony that is currently being used for nesting by wood storks or has historically over the last 10 years been used for nesting by wood storks.

⁴ Consultation may be concluded informally or formally depending on project impacts.

⁵ Suitable foraging habitat (SFH) are wetland that typically have shallow-open water areas that are relatively calm and having a permanent or seasonal water depth between 5 to 38 cm (2 to 15 inches) deep. Other shallow non-wetland water bodies are also SFH. SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to freshwater marshes, small ponds, shallow, seasonally flooded roadside or agricultural ditches, seasonally flooded pastures, narrow tidal creek or shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs.

⁶ On an individual basis, SFH impacts to wetlands less than 0.20 hectares (one-half acre) generally will not have a measurable effect on wood storks, although we request that the Corps require

mitigation for these losses when appropriate. Weed storks are a wide ranging species, and individually, habitat change from impacts to SFH less than one-half acre are not likely to adversely affect wood storks. However, collectively they may have an effect and therefore regular monitoring and reporting of these effects are important.

⁷ Several researchers (Fleming et al. 1994; Ceilley and Bortone 2000) believe that the short hydroperiod wetlands provide a more important pre-nesting foraging food source and a greater early nestling survivor value for wood storks than the foraging base (grams of fish per square meter) that short hydroperiod wetlands provide. Although the short hydroperiod wetlands may provide less fish, these prey bases historically were more extensive and met the foraging needs of the pre-nesting storks and the early-age nestlings. Nest productivity may suffer as a result of the loss of short hydroperiod wetlands. We believe that most wetland fill and excavation impacts permitted in south Florida are in short hydroperiod wetlands. Therefore, we believe that it is especially important that impacts to these shore hydroperiod wetlands within CFAs are avoided, minimized, and compensated for by enhancement/restoration of short hydroperiod wetlands.

⁸ For this Key, the Service requires an analysis of foraging prey base losses and enhancements from the proposed action as shown in the examples in Appendix 3 for projects with greater than 2.02 hectares (5 acres) of wetland impacts. For projects with less than 2.02 hectares (5 acres) of wetland impacts, an individual foraging prey base analysis is not necessary although type for type wetland compensation is still a requirement of the Key.

The proposed project will have “no effect” on the wood stork and the requirements of Section 7 of the Act are satisfied. No further action is required.

4.02.3 American Bald Eagle (*Haliaeetus leucocephalus*)

No American bald eagles or nests were observed on-site. There are no American bald eagle nests within one mile of the site, but there are two (2) within five miles of the site (**Appendix A, Figure 7 of 15**). The bald eagle was removed from the USFWS endangered species list and the FWC imperiled species list in 2007 and 2008, respectively. The bald eagle continues to be protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, along with the state Bald Eagle Rule (68A-16.002, F.A.C.).

4.02.4 Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)

No snail kites were observed on site. The Everglade snail kite is a bird of prey with a very particular appetite: it feeds almost exclusively on apple snails, a freshwater mollusk that occurs in Central and South Florida wetlands including the Everglades. The site is pine flatwoods, disturbed uplands and although exotic

wetland habitat exists on site, it is HSE's professional opinion that there is no suitable feeding, breeding or nursery habitat on-site for this species. The proposed project should have "no affect" on the snail kite and formal consultation should not be required (**Appendix A, Figure 8 of 15**).

4.02.5 Red-cockaded Woodpecker (*Picoides borealis*)

No red-cockaded woodpeckers were observed on site. The red-cockaded woodpecker prefers open pine woodlands. Ideal habitat is mature pine woods (trees 80-100 or more years old), with very open understory maintained by frequent fires. This species is most common in longleaf pine, but inhabits other pines as well. No ideal habitat exists on site, and there is no suitable feeding, breeding or nursery habitat on site. Although the proposed project lies within the consultation area, the proposed project should have "no affect" on the red-cockaded woodpecker (**Appendix A, Figure 9 of 15**).

4.02.6 Scrub-jay (*Aphelocoma coerulescens*)

The project site is within the Florida Scrub-jay consultation area. However, no suitable habitat exists on site. (**Appendix A, Figure 10 of 15**).

4.02.7 Crested caracara (*Caracara cheriway*)

The project site is within the crested caracara consultation area. No positive identifications have been made. (**Appendix A, Figure 11 of 15**).

4.02.8 Other Fauna

Various mammals, reptiles, and birds were observed on-site during the pedestrian transects. Wildlife species observed on-site during the pedestrian transects survey are listed in **Table 2**. Protected Species that potentially occur in St. Lucie County and may occur within the project site are listed in **Table 3**.

Table 2. Wildlife Observed on the Bev Smith Toyota Project Site During the Protected Species Survey.

A. Birds

Common Name	Scientific Name	Protected Species	
		State	Federal
Northern mockingbird	<i>Mimus polyglottos</i>	---	---
Palm warbler	<i>Setophaga palmarum</i>	---	---
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	---	---
Red-shouldered hawk	<i>Buteo lineatus</i>	---	---
Blue jay	<i>Cathartes aura</i>	---	---
Pine warbler	<i>Setophaga pinus</i>	---	---
Common grackle	<i>Quiscalus quiscula</i>	---	---
Gray catbird	<i>Dumetella carolinensis</i>	---	---
Northern cardinal	<i>Cardinalis cardinalis</i>	---	---
Least flycatcher	<i>Empidonax minimus</i>	---	---
Mourning dove	<i>Zenaida macroura</i>	---	---
Downy woodpecker	<i>Picoides pubescens</i>	---	---
Least flycatcher	<i>Empidonax minimus</i>	---	---

B. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Eastern cottontail rabbit	<i>Sylvilagus palustris</i>	---	---
Opossum	<i>Didelphis virginiana</i>	---	---
Eastern gray squirrel	<i>Sciurus carolinensis</i>	---	---
Raccoon	<i>Procyon lotor,</i>	---	---
Coyote	<i>Canis latrans</i>	---	---

C. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Brown anole	<i>Anolis sagrei</i>	---	---

Black racer	<i>Coluber constrictor constrictor</i>	---	---
Box turtle	<i>Terrapene carolina</i>	---	---
Gopher tortoise	<i>Gopherus polyphemus</i>	T	C

Legend

- T Threatened (State or Federal)
- C Candidate for endangered or threatened listing (Federal)
- N Not currently listed (State and Federal)

Table 3. Bev Smith Toyota Project Site: Federal/State Listed Fauna and Flora Potentially Found in St. Lucie County, Florida.

A. Fish

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Striped croaker	<i>Bairdiella sanctaeluciae</i>	SC	N	No	not likely	not observed during preliminary pedestrian transects
Opossum pipefish	<i>Oostethus brachyurus</i>	SC	N	No	not likely	not observed during preliminary pedestrian transects
Mangrove rivulus	<i>Rivulus marmoratus</i>	SC	SSC	No	not likely	not observed during preliminary pedestrian transects

B. Reptiles

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
American alligator	<i>Alligator mississippiensis</i>	SAT	FT(S/A)	No	not likely	not observed during preliminary pedestrian transects
Loggerhead sea turtle	<i>Caretta caretta</i>	T	FT	No	not likely	not observed during preliminary pedestrian transects
Green sea turtle	<i>Chelonia myda</i>	T	FT	No	not likely	not observed during preliminary pedestrian transects
Leatherback turtle	<i>Dermochelys coriacea</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Eastern indigo snake	<i>Drymarchon corais couperi</i>	T	T	Yes	not likely	not observed during preliminary pedestrian transects
Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Gopher tortoise	<i>Gopherus polyphemus</i>	C	T	Yes	likely	observed during preliminary pedestrian transects
Kemp's Ridley sea turtle	<i>Lepidochelys kempii</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	N	ST	No	not likely	not observed during preliminary pedestrian transect

C. Birds

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Florida sandhill crane	<i>Antigone canadensis pratensis</i>	N	ST	No	not likely	observe during preliminary pedestrian transects

Table 3, continued

Florida scrub-jay	<i>Apelocoma coerulescens coerulescens</i>	T	FT	No	not likely	not observed during preliminary pedestrian transects
Florida burrowing owl	<i>Athene cunicularia floridana</i>	N	ST	No	not likely	not observed during preliminary pedestrian transects
Crested caracara	<i>Cracara cheriway</i>	T	FT	No	not likely	not observed during preliminary pedestrian transects
Piping plover	<i>Charadrius melodus</i>	T	FT	No	not likely	not observed during preliminary pedestrian transects
Little blue heron	<i>Egretta caerulea</i>	N	ST	No	not likely	not observed during preliminary pedestrian transects
Tri-colored heron	<i>Egretta tricolor</i>	N	ST	No	not likely	not observed during preliminary pedestrian transects
Southeastern American kestrel	<i>Falco sparverius paulus</i>	N	ST	No	not likely	not observed during preliminary pedestrian transects
American oystercatcher	<i>Haematopus palliatus</i>	N	ST	No	not likely	not observed during preliminary pedestrian transects
Wood stork	<i>Mycteria americana</i>	T	T	No	not likely	not observed during preliminary pedestrian transects
Roseate spoonbill	<i>Platalea ajaja</i>	N	ST	No	not likely	not observed during preliminary pedestrian transects
Black skimmer	<i>Rynchops niger</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
Least tern	<i>Sterna antillarum</i>	N	T	No	not likely	not observed during preliminary pedestrian transects

D. Mammals

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Southeastern beach mouse	<i>Peromyscus polionotus niveiventris</i>	T	FT	No	not likely	not observed during preliminary pedestrian transects
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	N	SSC	No	not likely	not observed during preliminary pedestrian transects
West Indian manatee	<i>Trichechus manatus</i>	E, PT	FE	No	not likely	not observed during preliminary pedestrian transects

E. Plants and Lichens

COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS+	STATE STATUS++ (FLORIDA)	EXISTING HABITAT ON-SITE	LIKELIHOOD OF OCCURRENCE	NOTES
Sea Lavender	<i>Argusia gnaphalodes</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Sand-dune spurge	<i>Chamaesyce cumulicola</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Piedmont jointgrass	<i>Coelorachis tuberculosa</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Large-flowered rosemary	<i>Conradina grandiflora</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Lakela's mint	<i>Dicerandra immaculata</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Coastal vervain	<i>Glandularia maritima</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Johnson's seagrass	<i>Halophila johnsonii</i>	T	E	No	not likely	not observed during preliminary pedestrian transects
Fragrant prickly apple	<i>Harrisia fragrans</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Nodding pinweed	<i>Leahea cernua</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Burrowing four-o'clock	<i>Okenia hypogaea</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Blunt-leave peperomia	<i>Peperomia obtusifolia</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Tiny polygala	<i>Polygala smallii</i>	E	E	No	not likely	not observed during preliminary pedestrian transects
Giant orchid	<i>Pteroglossaspis ecristata</i>	N	T	No	not likely	not observed during preliminary pedestrian transects
Scrub bluestem	<i>Schizachyrium niveum</i>	N	E	No	not likely	not observed during preliminary pedestrian transects
Coastal hoary-pea	<i>Tephrosia angustissima var. curtissii</i>	N	E	No	not likely	not observed during preliminary pedestrian transects

+Federal Status: U.S. Fish and Wildlife Service (FWS)

E - Endangered
PE - Proposed for Endangered
T - Threatened
PT - Proposed for Threatened
C - Candidate for Endangered and/or Threatened
E (S/A) - Endangered due to similarity of appearance

T (S/A) - Threatened due to similarity of appearance
N - Not currently listed
E, PT - Species currently listed endangered but has been proposed for listing as threatened

++State of Florida Status: Florida Fish and Wildlife Conservation Commission (FFWCC)

Animals:
E - Endangered
T - Threatened
FE - Federally Endangered
FT - Federally threatened
ST - State threatened
N - Not currently listed
SSC - Species of Special Concern

Plants:
E - Endangered
T - Threatened
N - Not currently listed

4.03 Protected Flora

During the pedestrian transects survey, biologists did not observe any species of plants listed by the Florida Department of Agriculture (FDA) of the FFWCC. State and Federally listed flora that potentially exist in St. Lucie County and their likelihood of occurrence within the project site boundaries are listed in **Table 3**.

4.04 Vegetation (FLUCFCS)

Vegetation associations present on-site were mapped using Level II and Level III of FLUCFCS. The classifications used represent the closest facsimile possible to the natural community present. The vegetation cover types within the project site boundaries are as follows: Car Dealership (141), Coastal Scrub (322), Pine Flatwoods (411), Brazilian Pepper (422), Disturbed Upland (423), Melaleuca (424), Melaleuca Wetland (619), Non-forested Wetland (640), and Electrical Power Transmission Lines (832). The FLUCFCS map is depicted in **Appendix A, Figure 12 of 15**. Photographs of the varying types of communities present on-site are shown in **Appendix C**.

4.04.1 141 - Car Dealership (± 6.05 acres)

The designation is limited to the southern parcel, which is an active car dealership. Species present have been planted and include live oak (*Quercus virginiana*), magnolia (*Magnolia virginiana*), firebush (*Hamelia patens*), Saint Augustine grass (*Stenotaphrum secundatum*).

4.04.2 322 - Coastal Scrub (± 0.40 acres)

This designation is located in the north central portion of the site. Typical species include saw palmetto (*Serenoa repens*), sand live oak (*Q. geminata*), running oak (*Q. pumila*) tarflower (*Befaria racemosa*), camphorweed (*Heterotheca subaxillaris*) and greenbriar (*Smilax spp.*)

4.04.3 411 - Pine Flatwoods (± 16.76 acres)

Located in the central and northeastern portions of the north parcel, these areas are dominated by slash pine (*Pinus elliottii*) with an understory that includes saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), gallberry (*Ilex glabra*), pennyroyal (*Piloblephis rigida*), tarflower, Darlington oak (*Q. hemisphaerica*), live oak, running oak and shiny blueberry (*Vaccinium myrsinites*).

4.04.4 422 - Brazilian Pepper (± 0.69 acres)

This designation is located in the northwest corner. It is dominated by Brazilian pepper (*Schinus terebinthifolius*), which covers at least 80% of the aerial space in the canopy and/or sub-canopy layer(s).

4.04.5 423 - Disturbed Upland (± 7.18 acres)

West and Southern edges. A mixture of: Melaleuca (*M. quinquenervia*), Brazilian pepper, strawberry guava (*Psidium cattleianum*), carrotwood (*Cupaniopsis anacardioides*), cabbage palm (*Sabal palmetto*), slash pine, Darlington oak, Guinea grass (*Urochloa maxima*) and other herbaceous species dominates this area located in the western and southern portions of the north parcel.

4.04.6 424 - Melaleuca (± 0.92 acres)

Along with west-central and south-central portions of the central area, this designation contains >80% Melaleuca canopy mixed with occasional Brazilian pepper, slash pine, Darlington oak, wild grapevine (*Vitis rotundifolia*) and smilax.

4.04.7 619 - Melaleuca Wetland (± 0.03 acres)

Wetland B with an 80% Melaleuca canopy, is very small wetland located in the northwest portion of the site. It also contains Brazilian pepper, swamp fern (*Telmatoblechnum serrulatum*), Virginia chain fern (*Woodwardia virginica*) and dahoon holly (*Ilex cassine*).

4.04.8 640 - Non-forested Wetland (± 0.06 acres)

Wetland A, located in the west central portion of the site consists of redroot (*Lachnanthes caroliana*), bushy bluestem (*Andropogon glomeratus*), roadgrass (*Eleocharis baldwinii*), Virginia chain fern and swamp fern. This area is surrounded by thick guava and some oaks.

4.04.9 832 - Electrical Power Transmission Lines (± 0.69 acres)

This area runs along the lower 2/3 of the western boundary and consists mostly of mowed grasses and some cabbage palm.

4.05 Jurisdictional Wetlands

It is HSE's opinion that two (2) State (SFWMD) and Federal (COE) jurisdictional wetlands occur on the project site. HSE will contact staff members of the SFWMD and COE to conduct field reviews of the project site for wetland concurrence (**Appendix A, Figure 13 of 15**).

State and Federal agency personnel may not conduct a field review until such time

that they receive an Environmental Resource Permit (ERP) application. Final wetland jurisdictional determination will be made by State and Federal agency personnel. Permits are required to impact jurisdictional wetlands. Permits are required from SFWMD and COE to impact other surface waters (OSW's). Typically, SFWMD does not require mitigation for impacts to OSW's; however, the COE may require mitigation.

4.06 Soils

The United States Department of Agriculture, SCS, has mapped the surficial soil types within the project site. The resulting soil delineations were published in the *Soil Survey of St. Lucie County Area, Florida*, March 1980. SCS soil types are mapped on **(Appendix A, Figure 14 of 15)**.

Detailed and complete descriptions of each of these soil communities are presented in the St. Lucie County Soil Survey, and therefore, are not included herein. However, a general description of the soils is included in **Table 4**. This table also represents estimated area of soil by types, physical properties, and degree of limitation of various soil types mapped, as excerpted from the SCS published data.

Soil types mapped by the SCS are generally limited to the upper 60 to 72 inches of the soil profile and are distinguished by several factors. These factors include soil drainage, topography, presence or absence of restrictive or clayey hardpan type soils, and the depth and range in fluctuation of the groundwater table associated with each soil type. SCS soil classifications are considered good early indicators and a reasonable database for a preliminary evaluation of the suitability of lands for certain uses.

4.07 Topography

The USGS topographic Fort Pierce, FL. quadrangle 7.5 minute series map shows the site to be approximately 10 to 15 feet in elevation. The topographic map also indicates a wetland along the west side of the site **(Appendix A, Figure 15 of 15)**.

Table 4. Soil Descriptions*

Map unit #	Map unit Name	Order	Suborder	Drainage	Hydric Rating	Hydric Group	Associated Plants	
							Scientific Name	Common Name
21	Lawnwood and Myakka sands	Spodosols	Aquods	Poorly drained	No	C/D	<i>Andropogon virginicus</i> var. <i>glaucus</i>	chalky bluestem
							<i>Aristida stricta</i>	pineland threeawn
							<i>Ilex glabra</i>	inkberry
							<i>Lyonia lucida</i>	fetterbush lyonia
							<i>Morella cerifera</i>	wax myrtle
							<i>Panicum sp.</i>	panicum
							<i>Paspalum sp.</i>	paspalum
							<i>Schizachyrium stoloniferum</i>	creeping bluestem
							<i>Serenoa repens</i>	saw palmetto
47	Urban land	Spodosols	Aquods	Poorly drained	No	A	<i>Panicum hemitomon</i>	maidencane
							<i>Andropogon virginicus</i> var. <i>glaucus</i>	chalky bluestem
							<i>Aristida stricta</i>	pineland threeawn
							<i>Carex sp.</i>	sedge
							<i>Panicum tenerum</i>	bluejoint panicum
50	Waveland and Immokalee fine sands	Spodosols	Aquods	Poorly drained	No	C/D	<i>Schizachyrium stoloniferum</i>	creeping bluestem
							<i>Sorghastrum secundum</i>	lopsided Indiangrass
							<i>Amphicarpum muehlenbergianum</i>	blue maidencane
							<i>Andropogon virginicus</i> var. <i>glaucus</i>	chalky bluestem
							<i>Aristida stricta</i>	pineland threeawn
							<i>Serenoa repens</i>	saw palmetto

*Source: U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of St. Lucie County Area, Florida*; March 1980.

4.08 Archaeological/Historical Review

HSE contacted the State Historical Preservation Officer (SHPO) to request that they review their files for any known historical and/or archaeological sites that may occur within the boundaries of the project site (**Appendix B**). The Applicant has no knowledge of any historical and/or archaeological sites located within the project boundaries. During construction, if any historical and/or archaeological artifacts are recovered, work will cease and desist immediately and the site will be coordinated with SHPO.

5.00 CONCLUSIONS

- Twelve (12) potentially occupied gopher tortoise burrows were located on-site.
- The estimated gopher tortoise population for the project site is six (6).
- A conservation permit must be obtained from FFWCC to relocate the tortoises to an on-site preserve or an off-site mitigation bank.
- The proposed project is not likely to adversely affect (NLAA) the eastern indigo snake and formal consultation with USFWS will not be required as long as the conditions in 'E' of the key are followed.
- The wood stork will not need to be coordinated with USFWS, since the key had a finding of "No Effect". No further action is needed for the wood stork.
- Although, the site is within the consultation area of the snail kite, there is no habitat for this species. Therefore, no impacts to the snail kite are anticipated to occur.
- There are no known bald eagle nests within a 1 mile radius of the project site.
- The site is disturbed and provides little to no native habitat for other protected species listed by the state or federal government.
- It is HSE's opinion that two (2) State (SFWMD) and two (2) Federal (COE) jurisdictional wetlands occur on the project site. Impacts to wetlands will require permits from SFWMD and COE. Impacts to wetlands require mitigation. Mitigation credits can be purchased from an approved mitigation bank (Bluefield) or possibly mitigated on site. The agencies may require the following studies; UMAM Analysis of wetlands Alternative Sites Analysis, Avoidance and Minimization Documentation, Public Interest Review and 404(b)(1) Compliance Documentation.

- The USGS topographic map shows the site to be approximately 10 to 15 feet in elevation. The topographic map also indicates a wetland along the west side of the site.
- As of this date, the State Historic Preservation Officer has not responded. An archaeological survey may be required by SHPO.

APPENDIX A

Project Figures

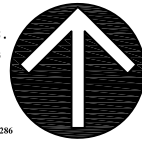
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NOT A SURVEY



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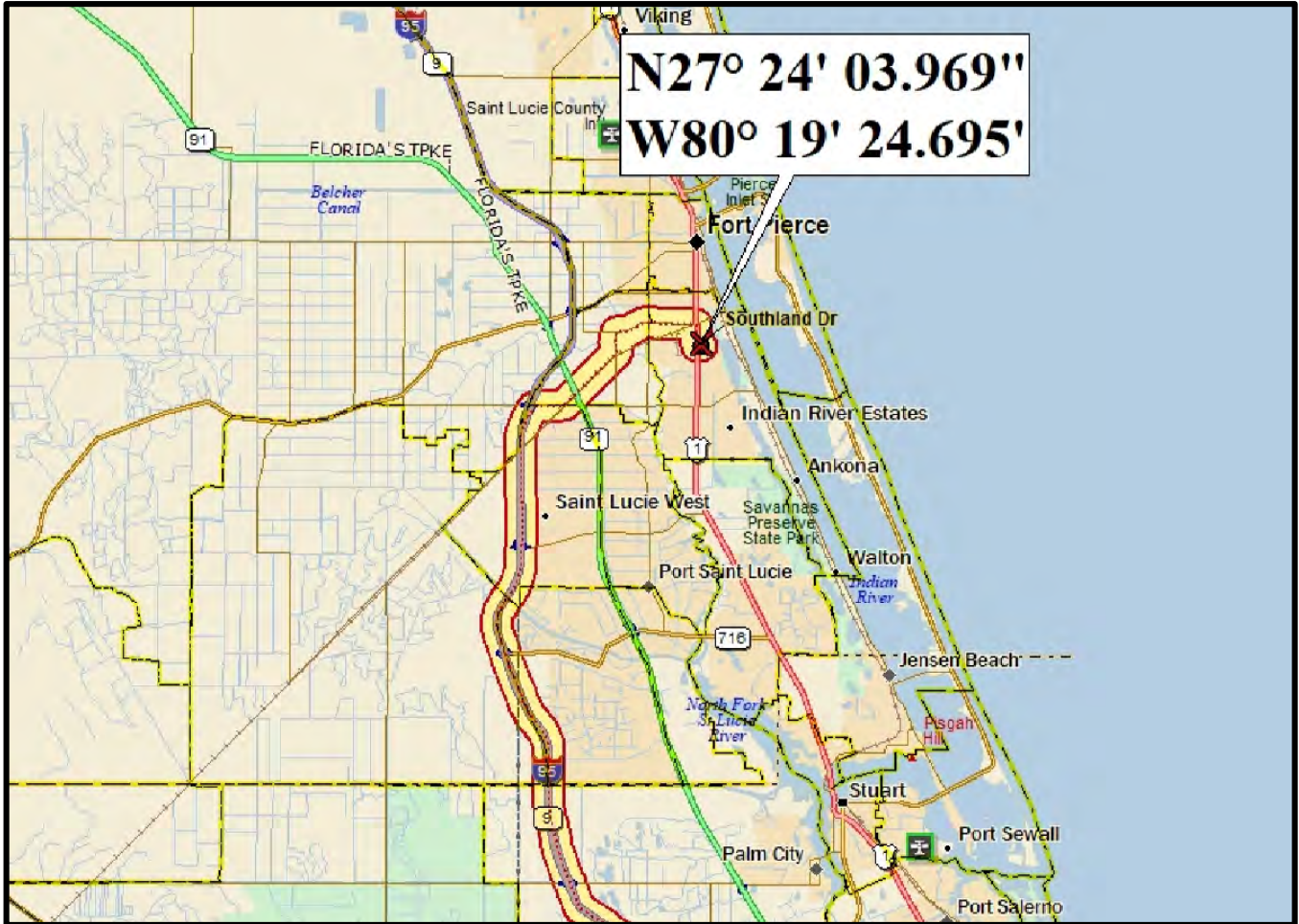
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 30000'



DIRECTIONS:

	Dist	Turn	Road	Exit	Total Time	Total Dist
●		Start	at CR 708		00:00:00	0.00 mi
		Go straight (W)	on CR 708 (SE Bridge Rd)		00:00:00	0.00 mi
	in 0.20 mi	Go straight (WNW)	on I-95 N (SR 9) ramp		00:00:20	0.20 mi
	in 0.14 mi	Keep left (NNW)	on I-95 N (SR 9) ramp		00:00:31	0.34 mi
	in 29.16 mi	Go straight (NE)	on CR 712 (W Midway Rd) ramp	126	00:30:39	29.49 mi
	in 0.37 mi	Go straight (ENE)	on CR 712 (W Midway Rd) ramp		00:31:11	29.86 mi
	in 0.11 mi	Keep right (E)	on CR 712 (W Midway Rd)		00:31:20	29.97 mi
	in 0.84 mi	Keep left (NE)	on CR 709 (Glades Cut Off Rd)		00:32:45	30.82 mi
	in 2.28 mi	Turn left (N)	on Selvitz Rd		00:36:35	33.09 mi
	in 0.72 mi	Turn right (E)	on CR 611B (Edwards Rd)		00:37:48	33.81 mi
	in 2.53 mi	Turn right (S)	on US 1 (S 4th St)		00:43:58	36.35 mi
	in 0.02 mi	Keep left (S)	on S US 1		00:44:00	36.37 mi
	in 0.64 mi	Turn left (E)	on Southland Dr		00:45:31	37.01 mi
●	in 0.14 mi	Finish	at Southland Dr		00:46:03	37.14 mi

Total Time: 00:46:03 Total Distance: 37.14 mi

SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 01 - VIC MAP.DWG	DATE: 25 JANUARY 2018	APPENDIX A:
	27	35S	40E				FIGURE: 1 OF 15

LATITUDE: 27°24'03.969"	LONGITUDE: -80°19'24.695"	DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW
-------------------------	---------------------------	------------------	---------------	-----------------

<p>BEV SMITH TOYOTA 3350 S US HWY 1 ENVIRONMENTAL ASSESSMENT (EA) PROJECT VICINITY MAP</p>	<p>Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</p>
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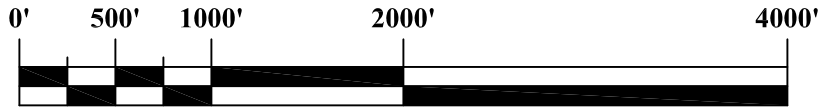


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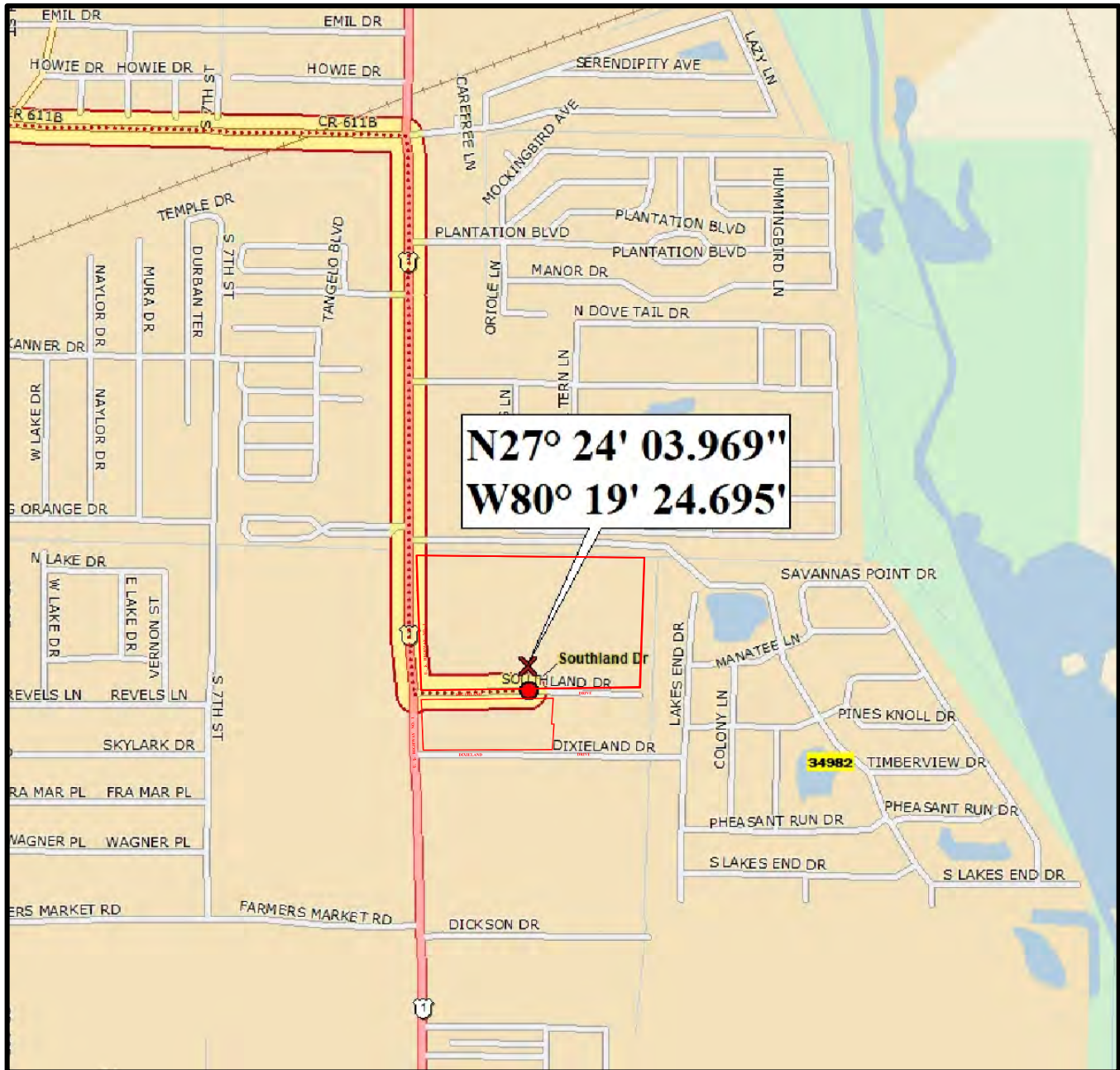
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NORTH



SCALE: 1" = 1000'



SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 02 - LOC MAP.DWG	DATE: 25 JANUARY 2018	APPENDIX A:
	27	35S	40E				FIGURE: 2 OF 15
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PROJECT LOCATION MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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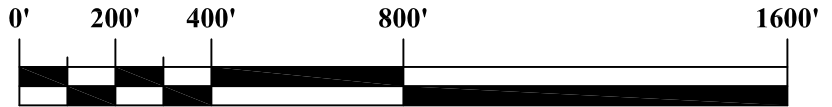


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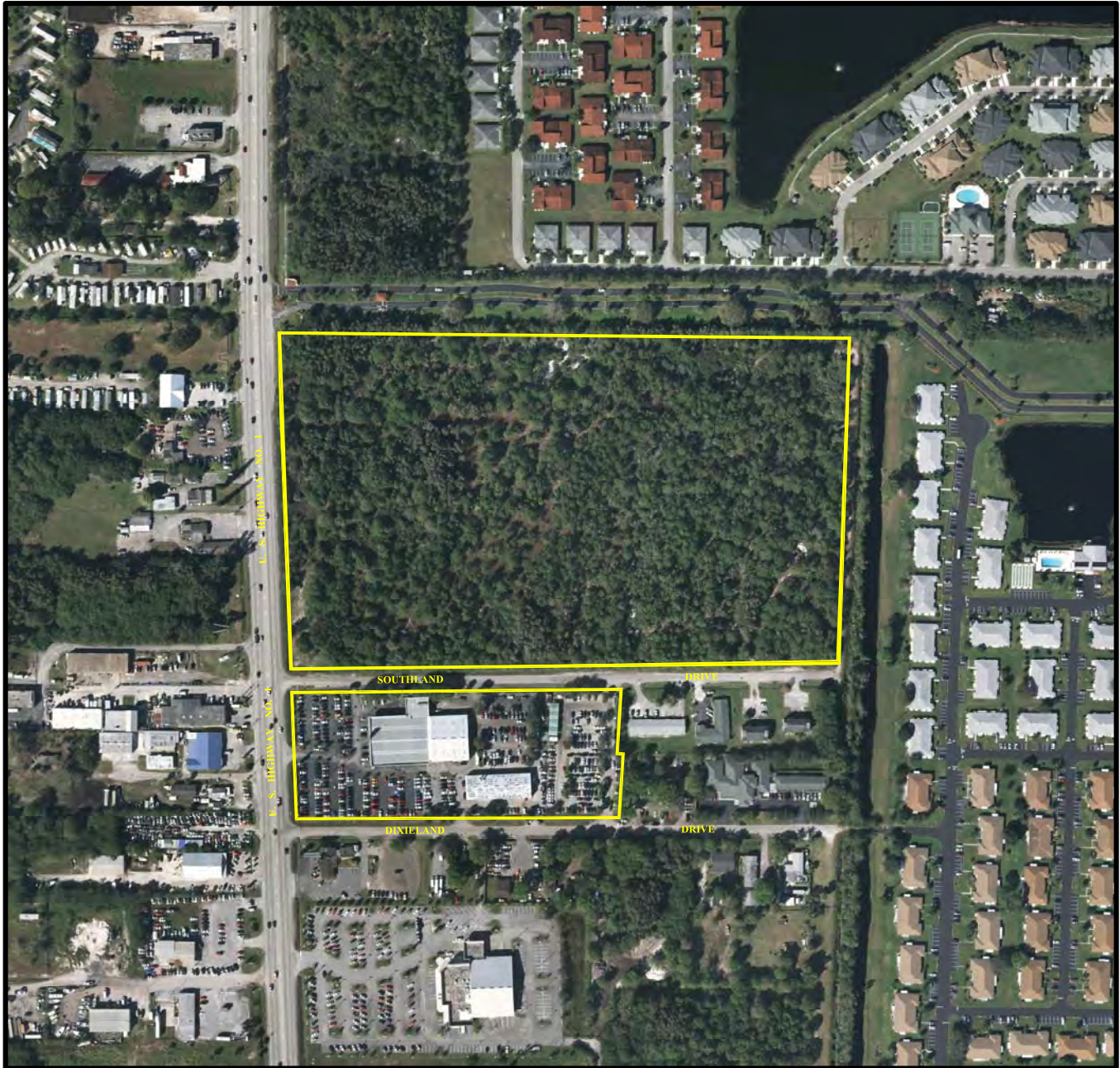
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 400'



SOURCE: FDOT 2016 AERIAL PHOTOGRAPH, ST. LUCIE COUNTY, FLORIDA.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 03-2016 AERIAL.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 3 OF 15
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LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
2016 AERIAL PHOTOGRAPH

H S E Hobe Sound Environmental Consultants Inc.
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 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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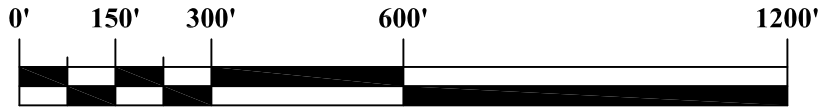


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NORTH



SCALE: 1" = 300'



LEGEND



- PEDESTRIAN TRANSECTS

SOURCE: HSE AND FDOT 2016 AERIAL PHOTOGRAPH ST. LUCIE COUNTY, FLORIDA.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 04 - PED TRANS.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 4 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PEDESTRIAN TRANSECTS MAP

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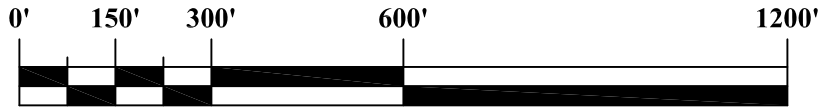


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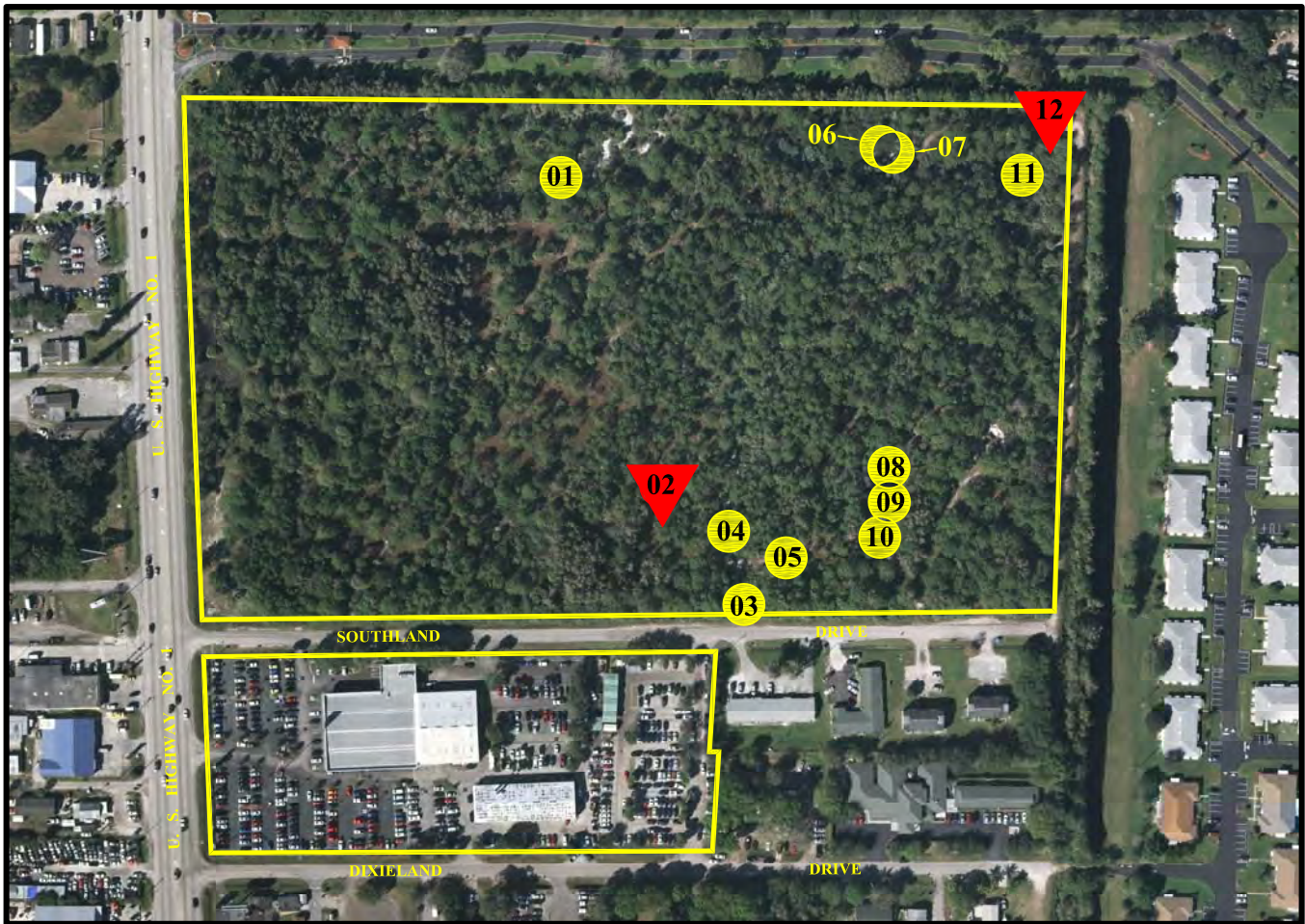
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 300'



I HEREBY CERTIFY THAT:

A 100% SURVEY FOR GOPHER TORTOISES WAS CONDUCTED ON 22-24 JANUARY 2018. ACCORDING TO FWC GUIDELINES. TWELVE (12) POTENTIALLY OCCUPIED GOPHER TORTOISE BURROWS WERE LOCATED DURING THE SURVEY. THE ESTIMATED GOPHER TORTOISE POPULATION IS SIX (6).
 ROBERT L. WEIGT, GTA-09-00153D

LEGEND

- ACTIVE BURROW
- INACTIVE BURROW
- ABANDONED BURROW

SOURCE: HSE

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 05 - GT BURROW MAP.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 5 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
 3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
GOPHER TORTOISE (*Gopherus polyphemus*)
BURROW SURVEY

H S E
 Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

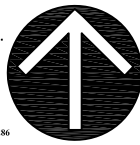
THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

NOT A SURVEY

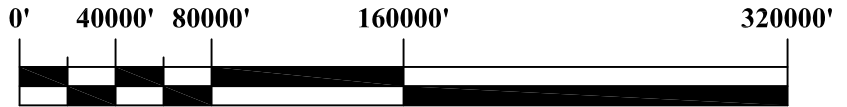


CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 80000'



PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 06 - WOOD STORK.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 6 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

<p>BEV SMITH TOYOTA 3350 S US HWY 1 ENVIRONMENTAL ASSESSMENT (EA) WOOD STORK (<i>Mycteria americana</i>) CONSULTATION AREA MAP</p>	<p>HSE Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</p>
---	--

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NOT A SURVEY

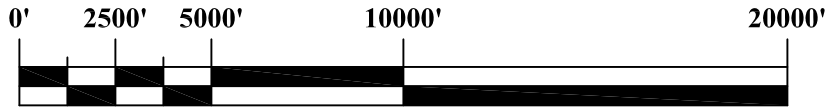


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 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

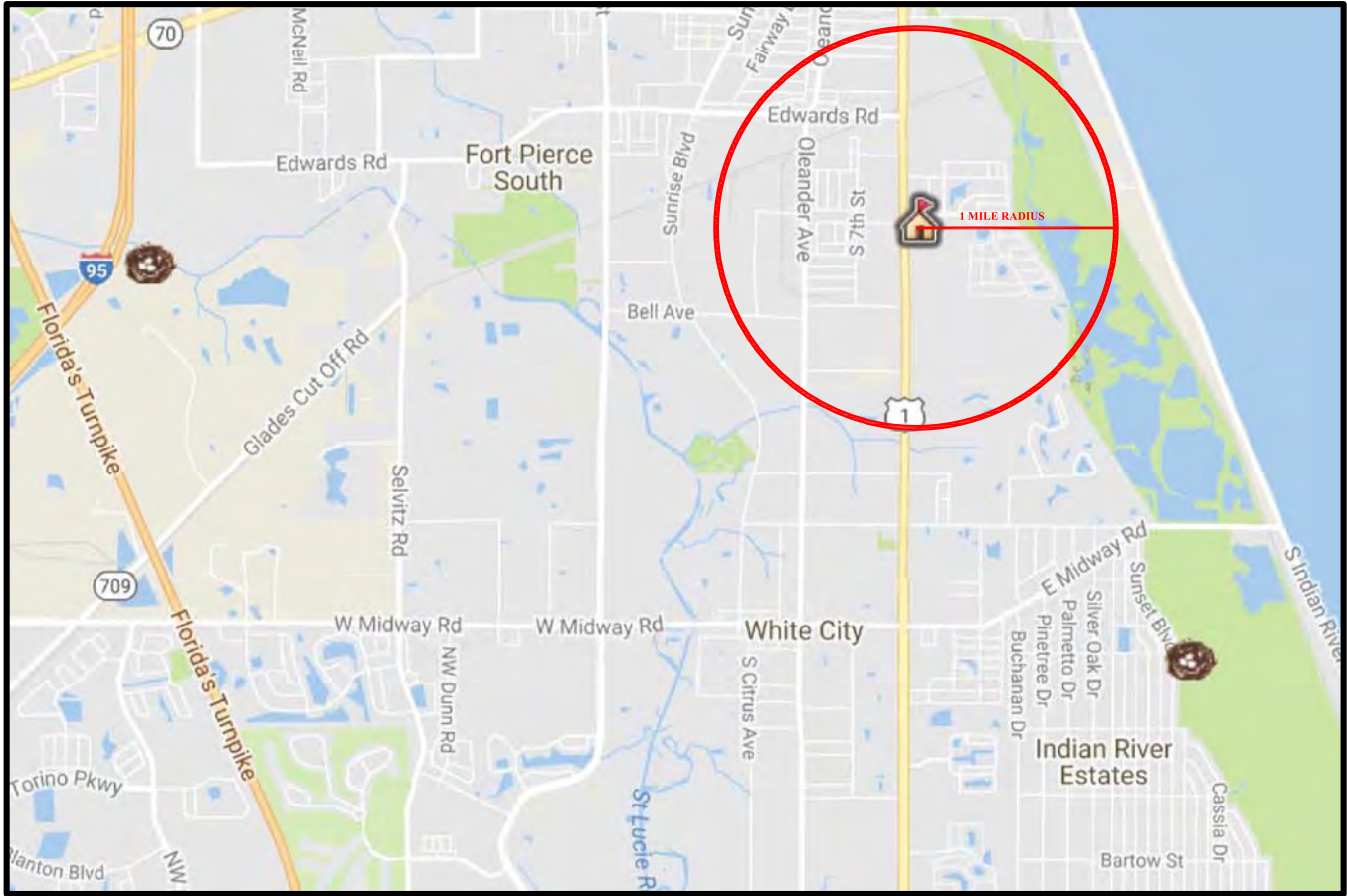
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 5000'



BALD EAGLE NEST DATA SEARCH RESULTS:

Nest ID	County	Latitude	Longitude	Township	Range	Section	Gaz Page	Last Known Active	Last Sur-veyed	Act 12	Act 13	Act 14	Act 15	Act 16	Dist. (Mi)
SL006	St. Lucie	27 23.92	80 23.20	35S	39E	25	102	2016	2016	Y	*	*	*	Y	3.81
SL016	St. Lucie	27 22.22	80 18.17	36S	40E	02	103	2016	2016	*	*	*	*	Y	2.48

"Y" denotes an active nest "U" denotes a nest that was visited but status was undetermined
 "N" denotes an inactive nest "**" denotes a nest that was not surveyed
 "-" denotes an unobserved nest

SOURCE: <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx>

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 07-EAGLE NEST.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 7 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
 3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
AMERICAN BALD EAGLE (*Haliaeetus leucocephalus*)
NEST LOCATIONS

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

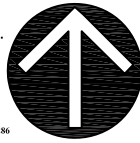
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NOT A SURVEY

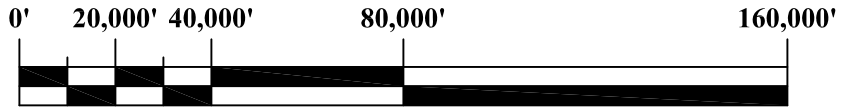


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 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

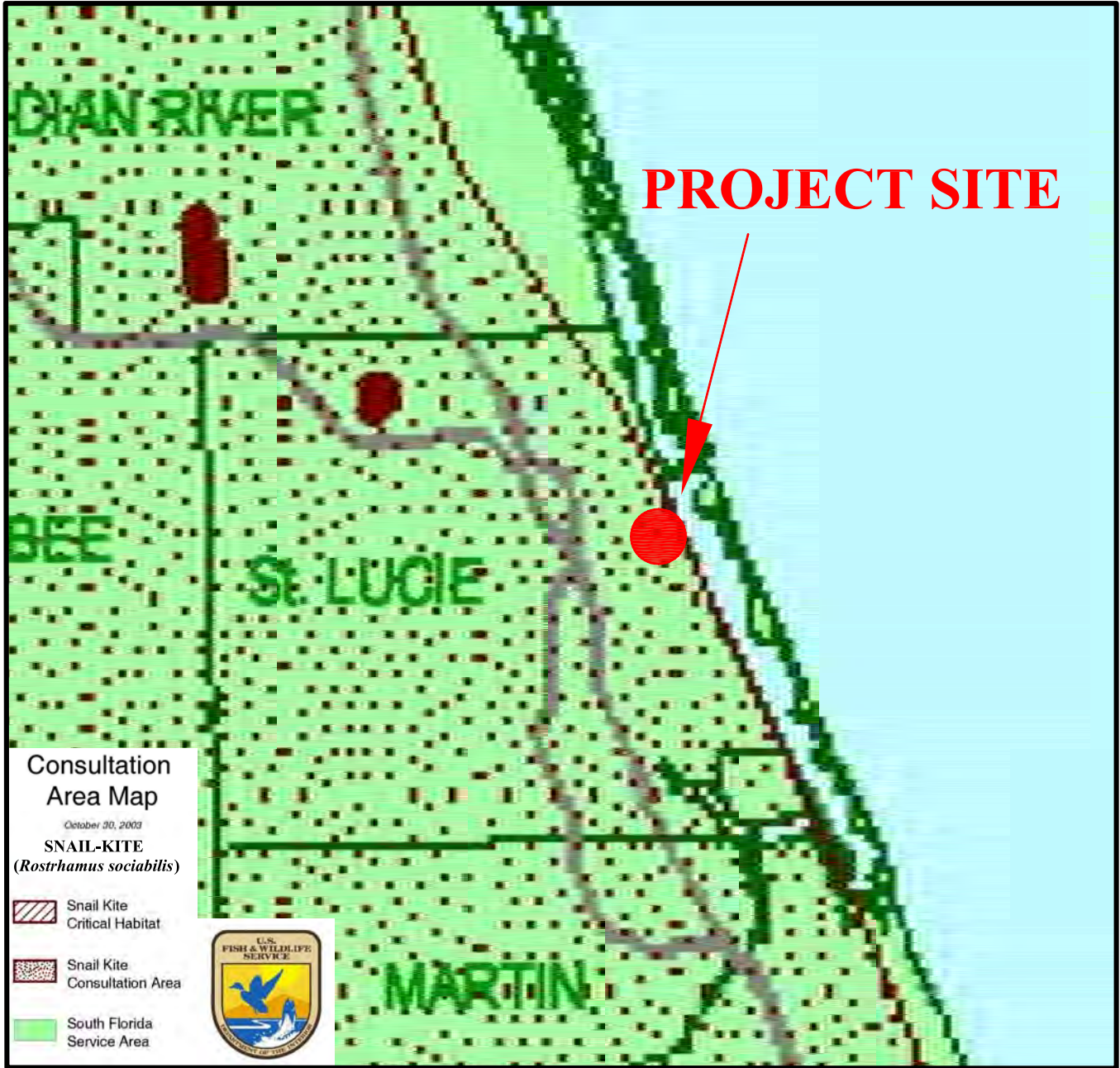
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 40,000'



Consultation Area Map

October 30, 2003

SNAIL-KITE
(Rostrhamus sociabilis)

- Snail Kite Critical Habitat
- Snail Kite Consultation Area
- South Florida Service Area



SOURCE: U.S. FISH & WILDLIFE SERVICE [HTTP://VEROBEACH.FWS.GOV](http://verobeach.fws.gov)

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

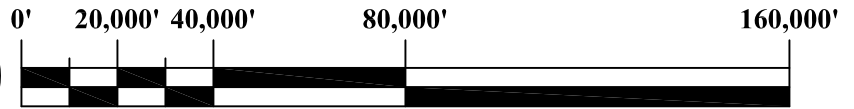
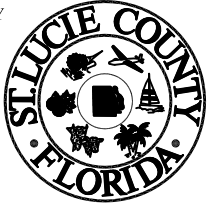
ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 08-SNAIL-KITE CONS MAP.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 8 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
 SNAIL-KITE (*Rostrhamus sociabilis*) CONSULTATION AREA MAP

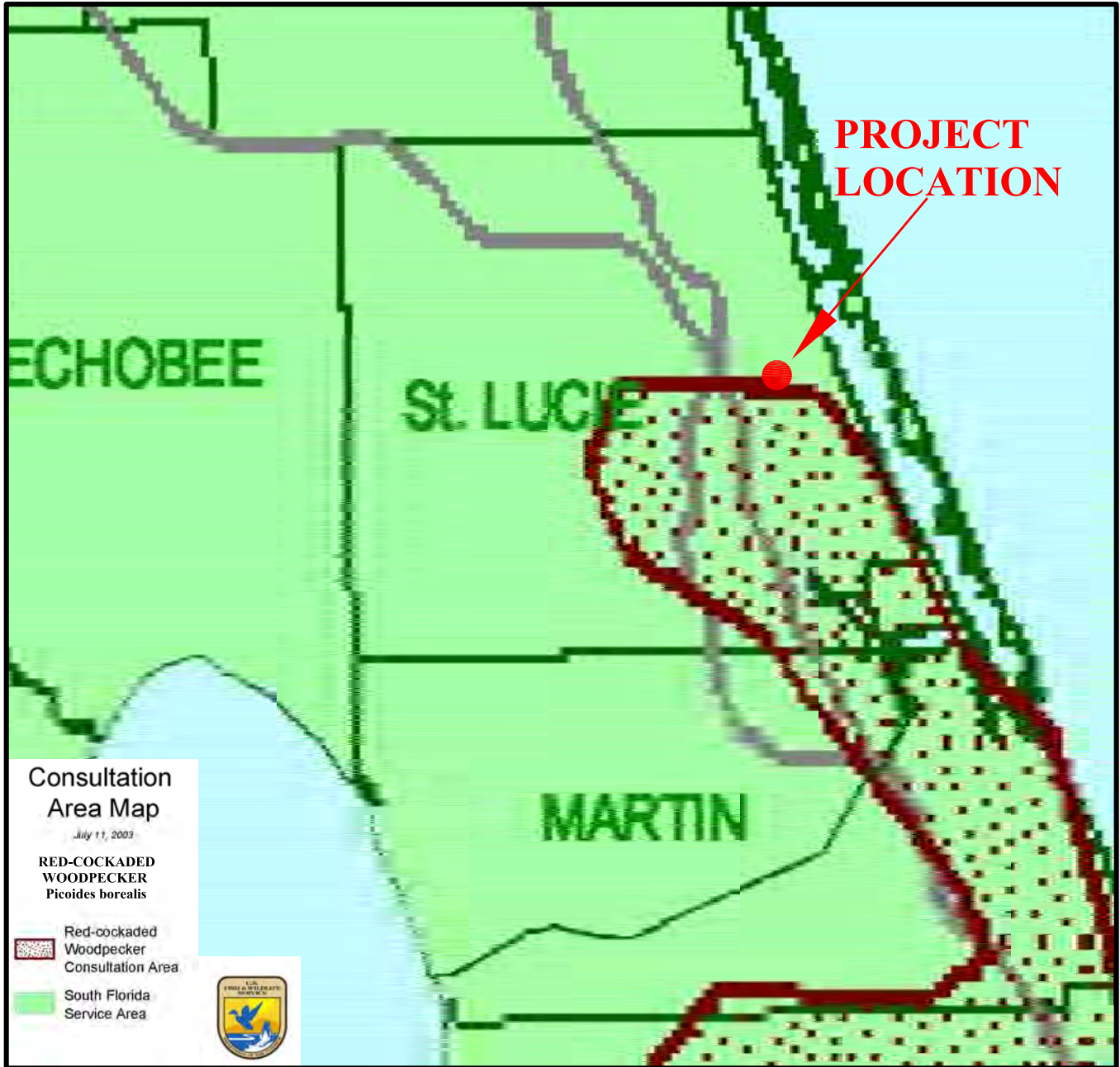
H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY



SCALE: 1" = 40,000'



SOURCE: U.S. FISH & WILDLIFE SERVICE [HTTP://VEROBEACH.FWS.GOV](http://verobeach.fws.gov)

PARCEL ID # 2431-411-0002-000-6

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 09-RED-COCKADED.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 9 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

ST. LUCIE COUNTY
BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
 RED-COCKADED WOODPECKER (*Picoides borealis*) FORAGING MAP

Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

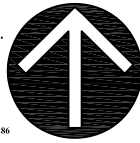
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NOT A SURVEY

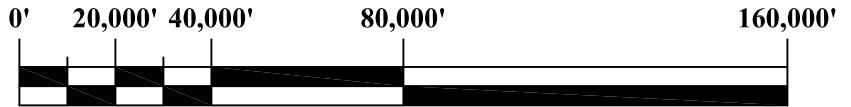


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 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

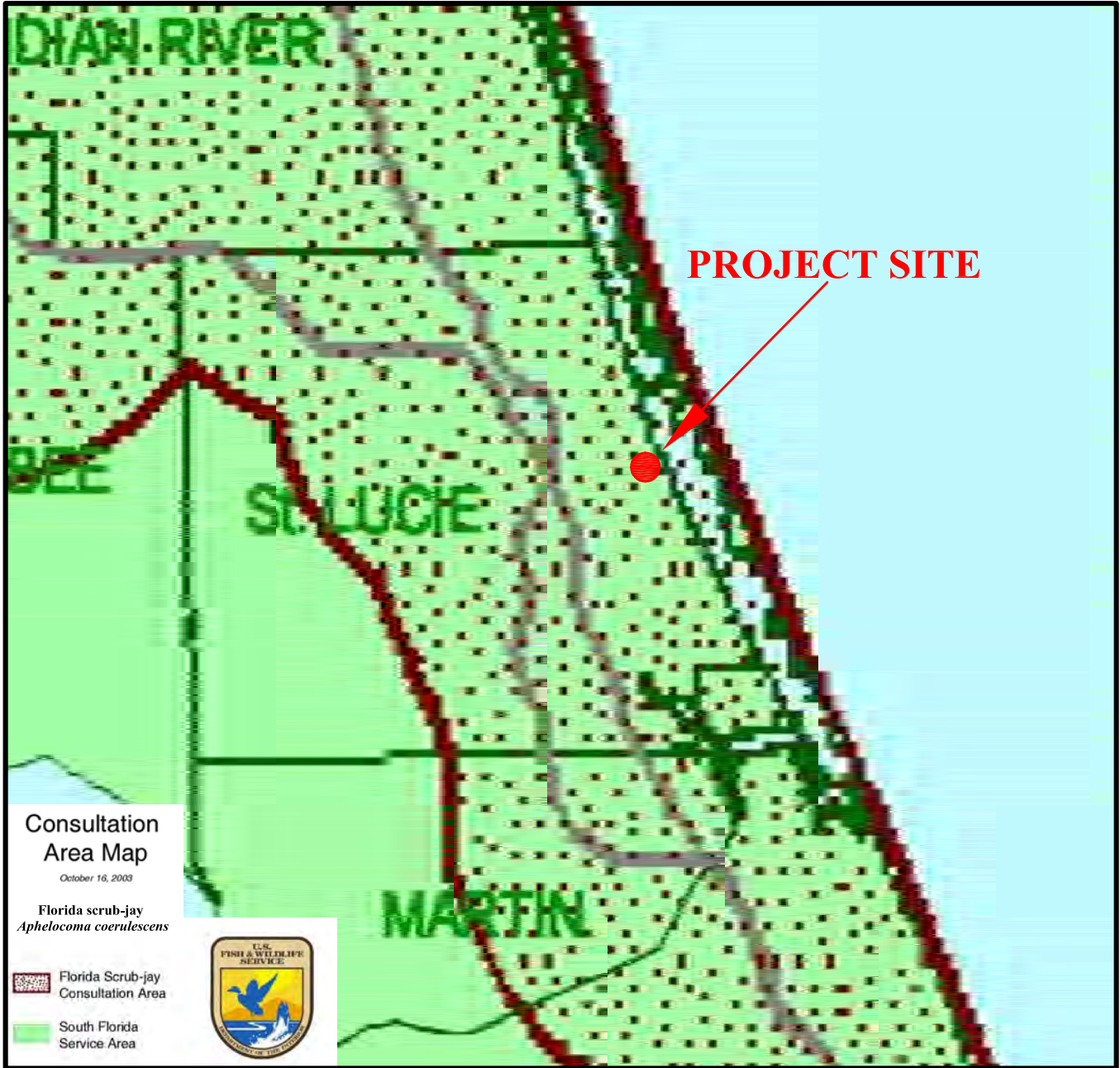
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 40,000'



Consultation Area Map
 October 16, 2003
 Florida scrub-jay
Aphelocoma coerulescens

Florida Scrub-jay Consultation Area
 South Florida Service Area



SOURCE: U.S. FISH & WILDLIFE SERVICE [HTTP://VEROBEACH.FWS.GOV](http://verobeach.fws.gov)

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 10-SCRUB-JAY CONS MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 10 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

<p>BEV SMITH TOYOTA 3350 S US HWY 1 ENVIRONMENTAL ASSESSMENT (EA) FLORIDA SCRUB-JAY (<i>Aphelocoma coerulescens</i>) CONS AREA MAP</p>	<p>HSE Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</p>
--	--

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NOT A SURVEY

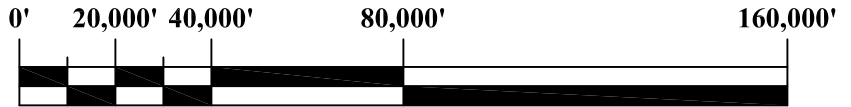


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 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

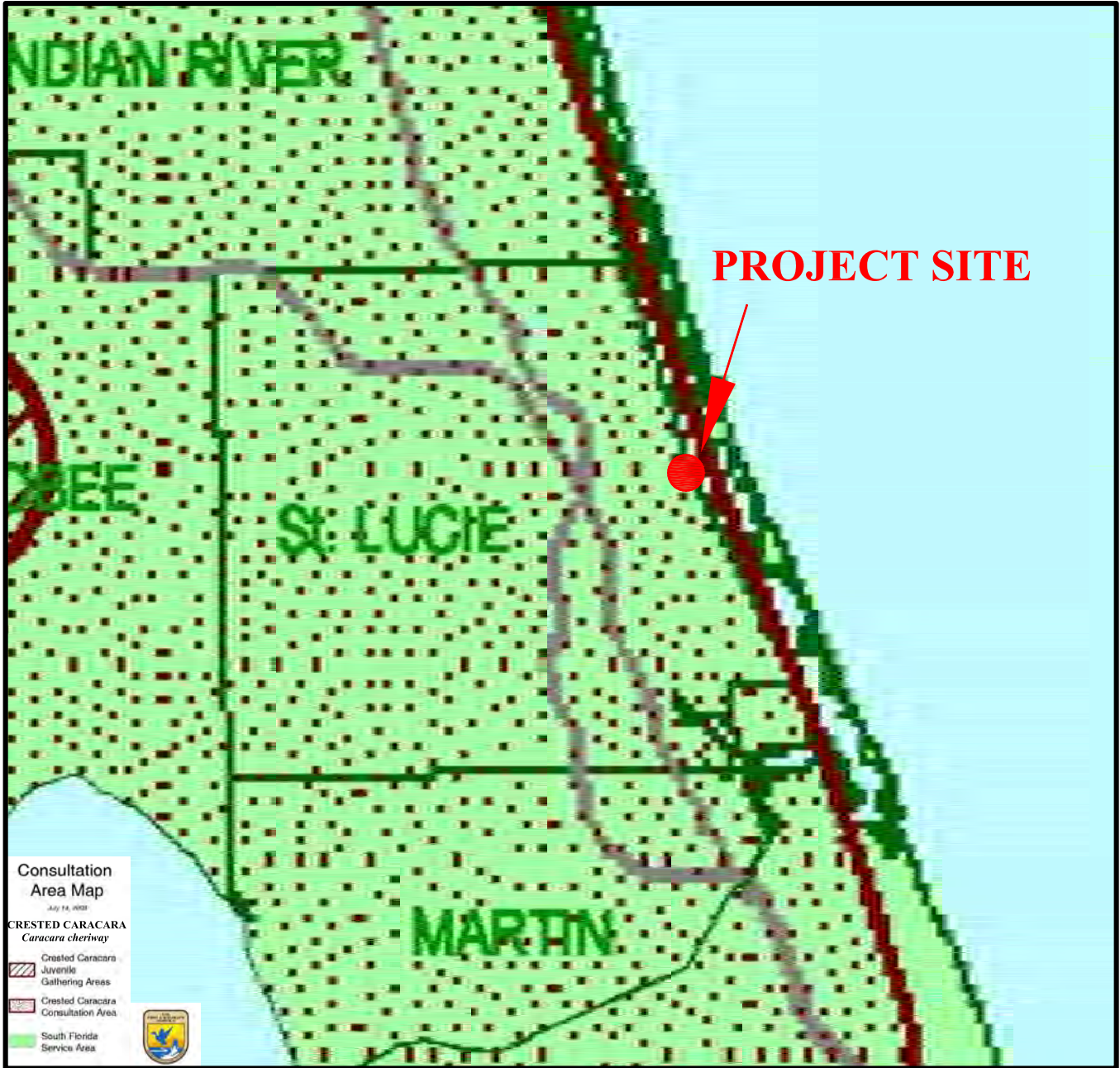
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 40,000'



SOURCE: U.S. FISH & WILDLIFE SERVICE [HTTP://VEROBEACH.FWS.GOV](http://verobeach.fws.gov)

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 11-CRESTED CARACARA.DWG	DATE: 25 JANUARY 2018	FIGURE: 11 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

<p>BEV SMITH TOYOTA 3350 S US HWY 1 ENVIRONMENTAL ASSESSMENT (EA) CRESTED CARACARA (<i>Caracara cheriway</i>) CONS AREA MAP</p>	<p>HSE Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</p>
--	--

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NOT A SURVEY

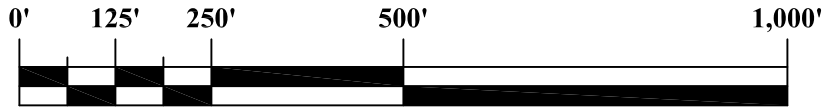


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 (772) 464-3537

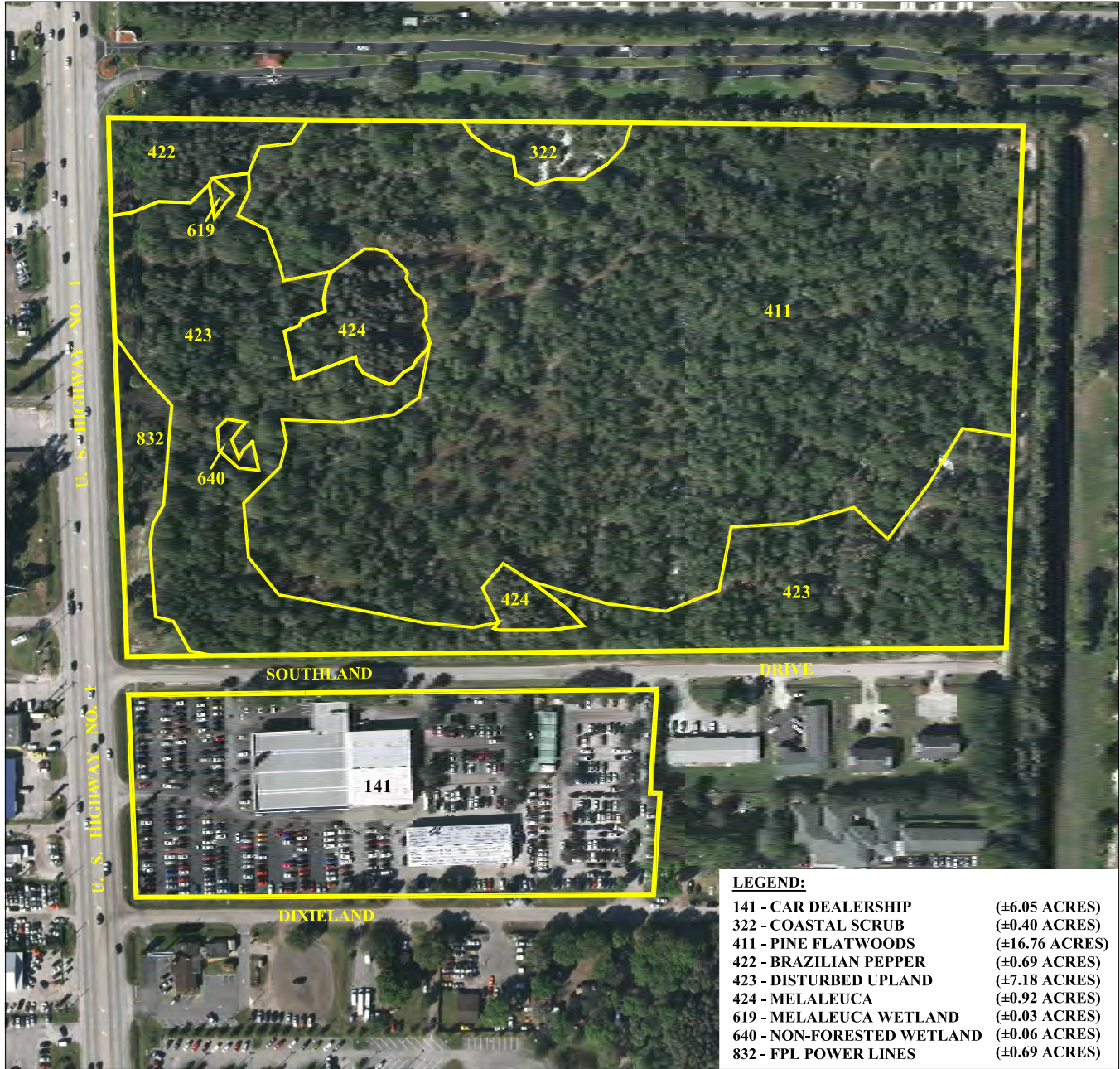
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 250'



LEGEND:

141 - CAR DEALERSHIP	(±6.05 ACRES)
322 - COASTAL SCRUB	(±0.40 ACRES)
411 - PINE FLATWOODS	(±16.76 ACRES)
422 - BRAZILIAN PEPPER	(±0.69 ACRES)
423 - DISTURBED UPLAND	(±7.18 ACRES)
424 - MELALEUCA	(±0.92 ACRES)
619 - MELALEUCA WETLAND	(±0.03 ACRES)
640 - NON-FORESTED WETLAND	(±0.06 ACRES)
832 - FPL POWER LINES	(±0.69 ACRES)

SOURCE: FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM, HANDBOOK 1999, FLORIDA DEPARTMENT OF TRANSPORTATION.
 PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 12 - FLUCFCS MAP.DWG	DATE: 25 JANUARY 2018	APPENDIX A:
	27	35S	40E				FIGURE: 12 OF 15

LATITUDE: 27°24'03.969"	LONGITUDE: -80°19'24.695"	DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: RLW
-------------------------	---------------------------	------------------	---------------	-----------------

<p>BEV SMITH TOYOTA 3350 S US HWY 1 ENVIRONMENTAL ASSESSMENT (EA) FLUCFCS (VEGETATION) MAP</p>	<p>Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</p>
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NOT A SURVEY

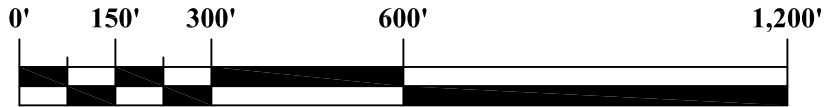


CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 300'



LEGEND

- WETLAND "A" - ± 0.061 ACRES**
SFWMD & ACOE JURISDICTIONAL*
- WETLAND "B" - ± 0.026 ACRES**
SFWMD & ACOE JURISDICTIONAL*

*** PLEASE NOTE: AGENCIES HAVE NOT YET VERIFIED WETLAND LINE**

SOURCE: FDOT 2016 AERIAL PHOTOGRAPH, ST. LUCIE COUNTY, FLORIDA.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 13 - WETLAND.dwg	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 13 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: BJK	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
WETLAND LOCATION MAP

HSE Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY



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 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 300'



LEGEND

- 21 - Lawnwood and Myakka sands (±5.17 ACRES)**
- 47 - Urban land (±0.23 ACRES)**
- 50 - Waveland and Immokalee fine sands (±27.38 ACRES)**

SOURCE: <http://websoilsurvey.sc.egov.usda/App/WebSoilSurvey.aspx>

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 14-SOIL MAP.DWG	DATE: 25 JANUARY 2018	APPENDIX A:
	27	35S	40E				FIGURE: 14 OF 15
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY

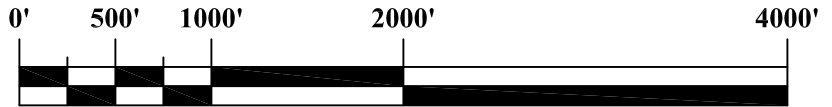


CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

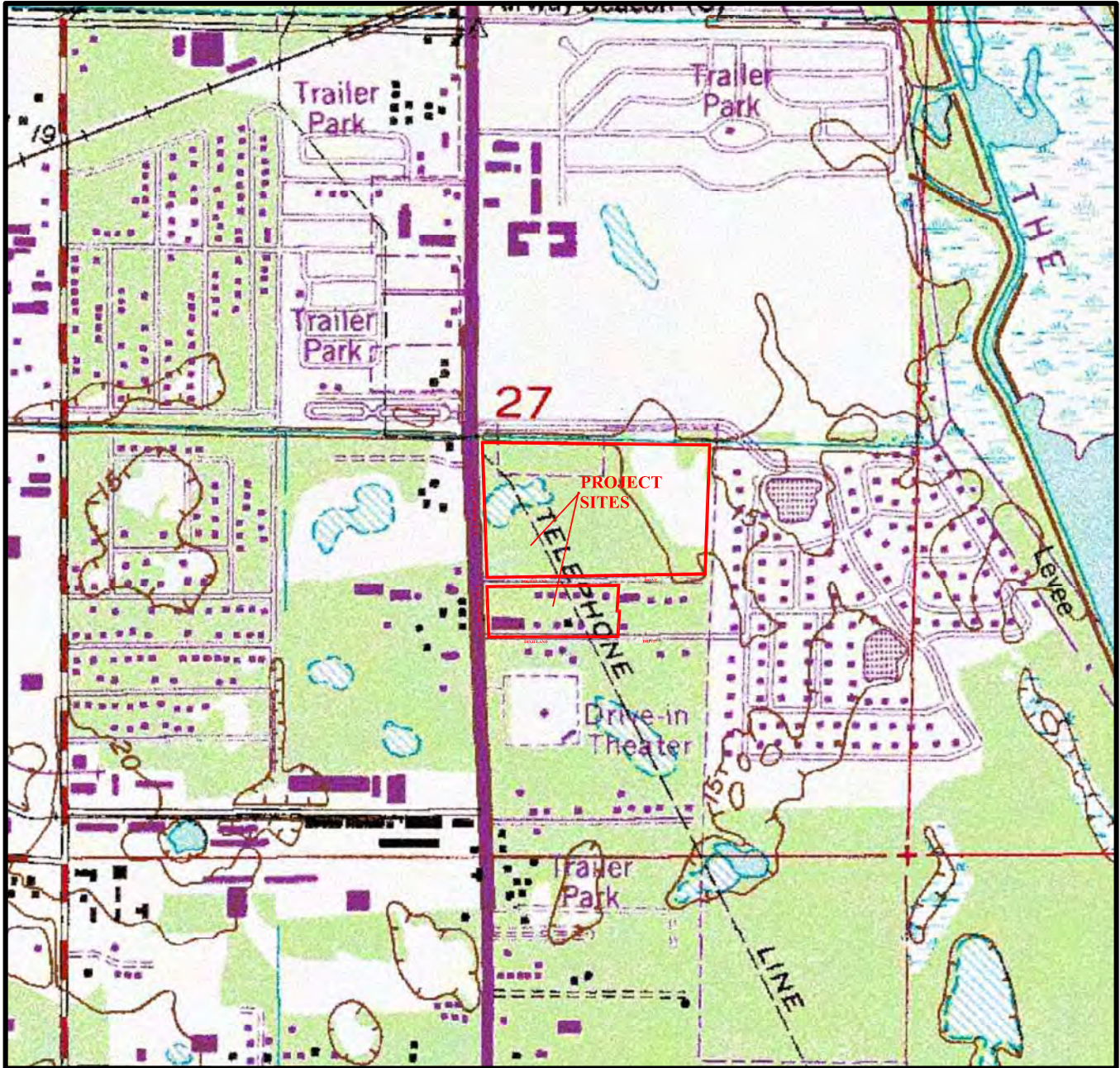
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 1000'



SOURCE: USGS FORT PIERCE, FLA. QUADRANGLE. 27080-D3-TF-024 REV 1983 7.5 MINUTE SERIES

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 15 - TOPO.DWG	DATE: 25 JANUARY 2018	APPENDIX A: FIGURE: 15 OF 15
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
USGS TOPOGRAPHIC MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

APPENDIX B

Agency Letters

HOBE SOUND
ENVIRONMENTAL CONSULTANTS, INC.
9512 S.E. DUNCAN STREET
HOBE SOUND, FLORIDA 33455
PHONE: (772) 545-3676 CELL (772) 260-0857
E-MAIL: bobhsenv@gmail.com

5 February 2018

Ms. Alisa Zarbo
US Army Corps of Engineers
South Permits Branch
4400 PGA Blvd, Suite 500
Palm Beach Gardens, FL. 33410

Via: E-mail: Application-sp@usace.army.mil

Re: Bev Smith Toyota, ±32.78 acres of land located along US 1 south of Edwards Rd and north of Midway Rd., Section 27, Township 35S, Range 40E, St. Lucie County, Florida.

Parcel ID #s: 2417-421-0001-7 and 2427-801-0001-000-3
Latitude: N27°24'03.969"
Longitude: W80°19'24.695"

Dear Ms. Zarbo,

Hobe Sound Environmental Consultants, Inc. (HSE) has conducted a wetland delineation on the referenced project site. It is HSE's opinion that two (2) jurisdictional wetlands occur within the limits of the project site. I have attached a Vicinity Map, Location Map, an Aerial Photograph, Soils Map, and Topographic Map depicting the project boundaries for your review and files.

Please contact our office at your earliest convenience to schedule a field review of the project site for concurrence, or issue a desktop jurisdictional determination after reviewing the enclosed information. Thank you for your cooperation concerning this matter. Should you require additional information please do not hesitate to contact me. ***Please reference our project #17-048.01 when responding to this request.***

Sincerely,

Brett Koskan

Brett Koskan
Environmental Scientist

Attachments
cc: File #17-048.01

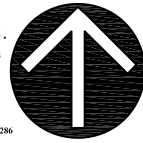
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NOT A SURVEY

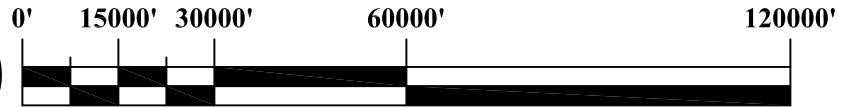


CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

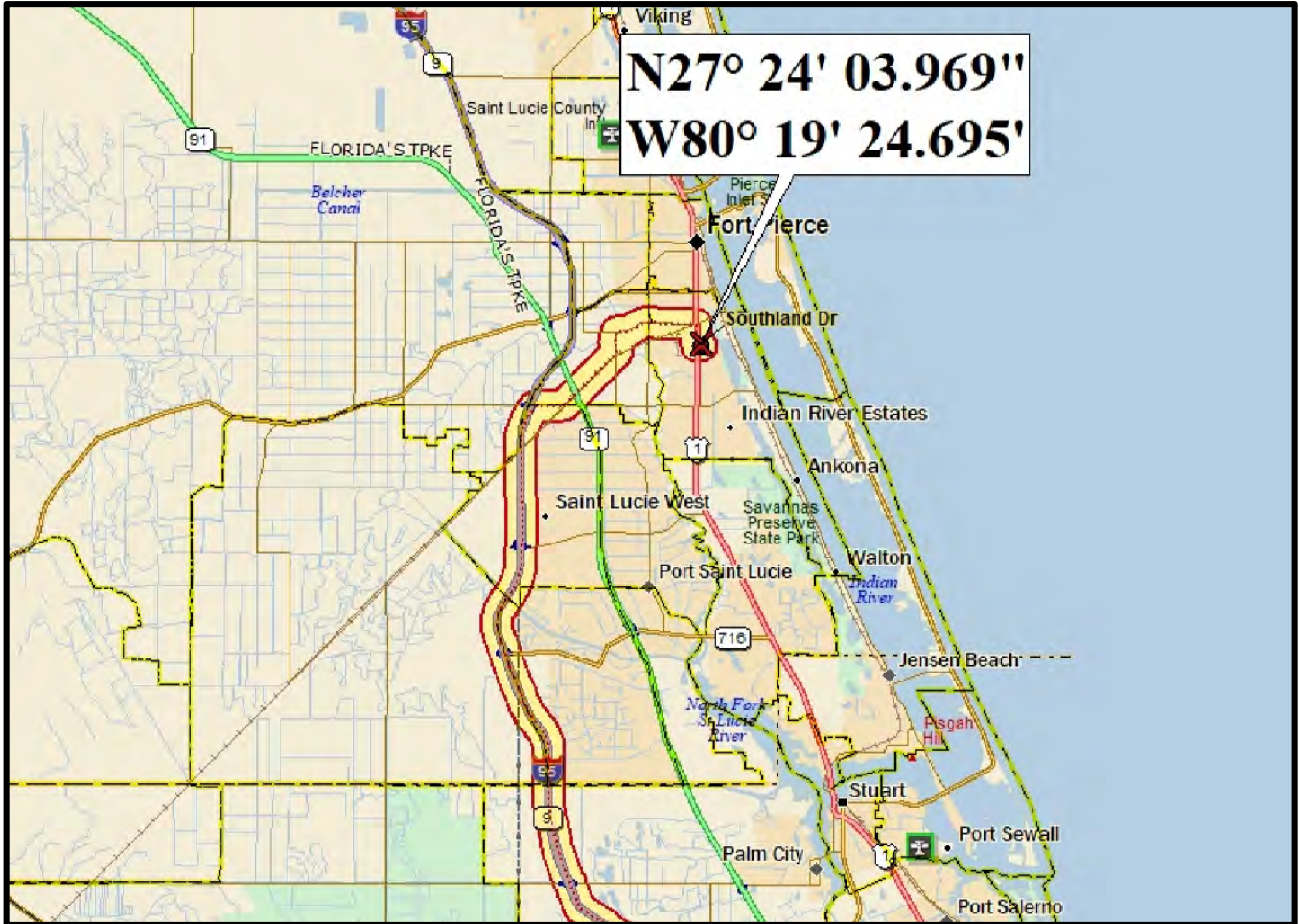
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 30000'



DIRECTIONS:

	Dist	Turn	Road	Exit	Total Time	Total Dist
●		Start	at CR 708		00:00:00	0.00 mi
		Go straight (W)	on CR 708 (SE Bridge Rd)		00:00:00	0.00 mi
	in 0.20 mi	Go straight (WNW)	on I-95 N (SR 9) ramp		00:00:20	0.20 mi
	in 0.14 mi	Keep left (NNW)	on I-95 N (SR 9) ramp		00:00:31	0.34 mi
	in 29.16 mi	Go straight (NE)	on CR 712 (W Midway Rd) ramp	126	00:30:39	29.49 mi
	in 0.37 mi	Go straight (ENE)	on CR 712 (W Midway Rd) ramp		00:31:11	29.86 mi
	in 0.11 mi	Keep right (E)	on CR 712 (W Midway Rd)		00:31:20	29.97 mi
	in 0.84 mi	Keep left (NE)	on CR 709 (Glades Cut Off Rd)		00:32:45	30.82 mi
	in 2.28 mi	Turn left (N)	on Selvitz Rd		00:36:35	33.09 mi
	in 0.72 mi	Turn right (E)	on CR 611B (Edwards Rd)		00:37:48	33.81 mi
	in 2.53 mi	Turn right (S)	on US 1 (S 4th St)		00:43:58	36.35 mi
	in 0.02 mi	Keep left (S)	on S US 1		00:44:00	36.37 mi
	in 0.64 mi	Turn left (E)	on Southland Dr		00:45:31	37.01 mi
●	in 0.14 mi	Finish	at Southland Dr		00:46:03	37.14 mi

Total Time: 00:46:03 Total Distance: 37.14 mi

SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 01 - VIC MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 1 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PROJECT VICINITY MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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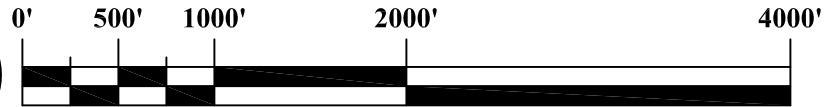


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 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

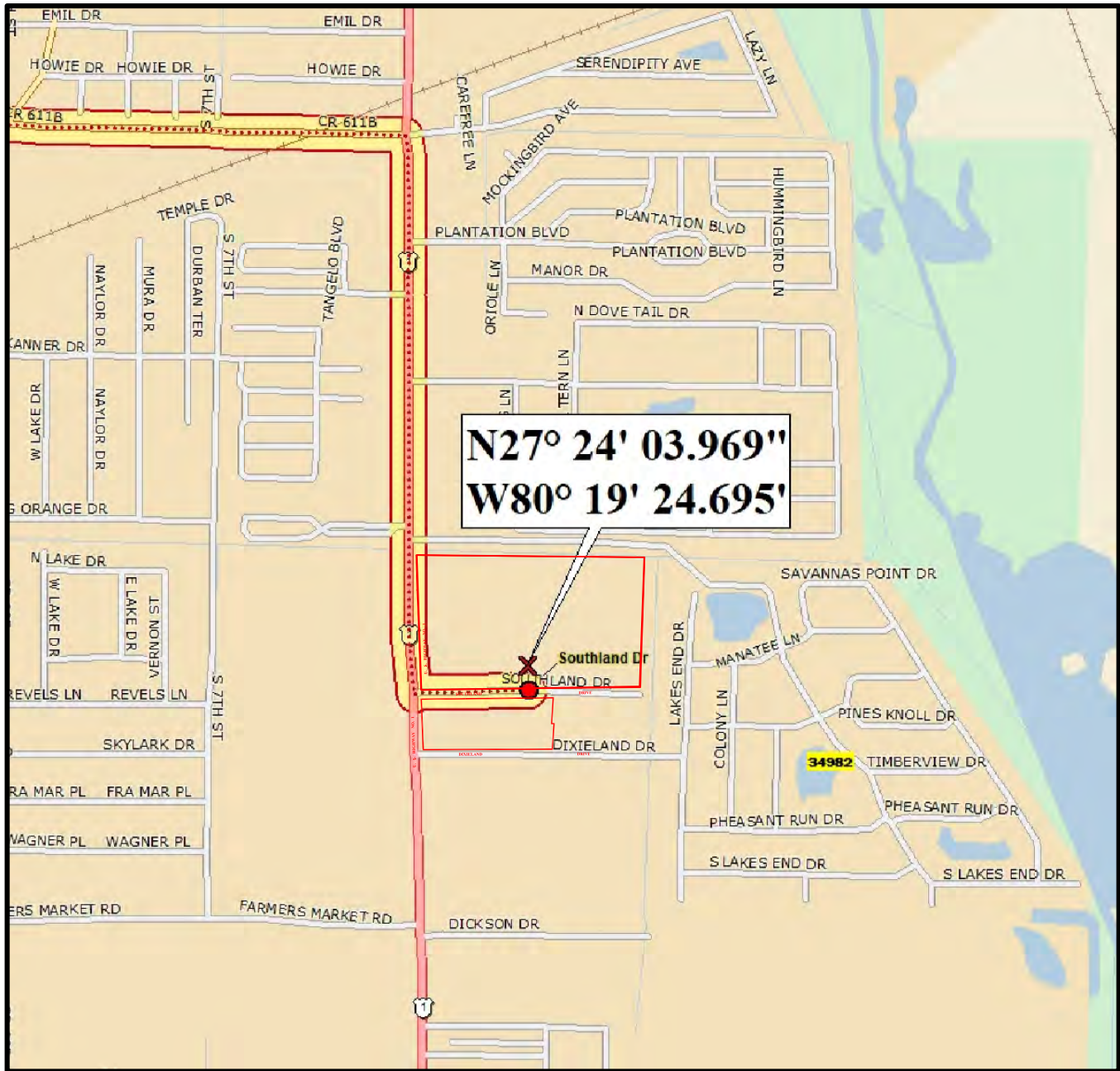
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 1000'



SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 02 - LOC MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 2 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PROJECT LOCATION MAP

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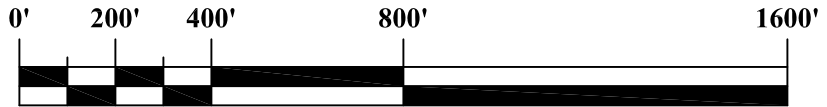


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 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

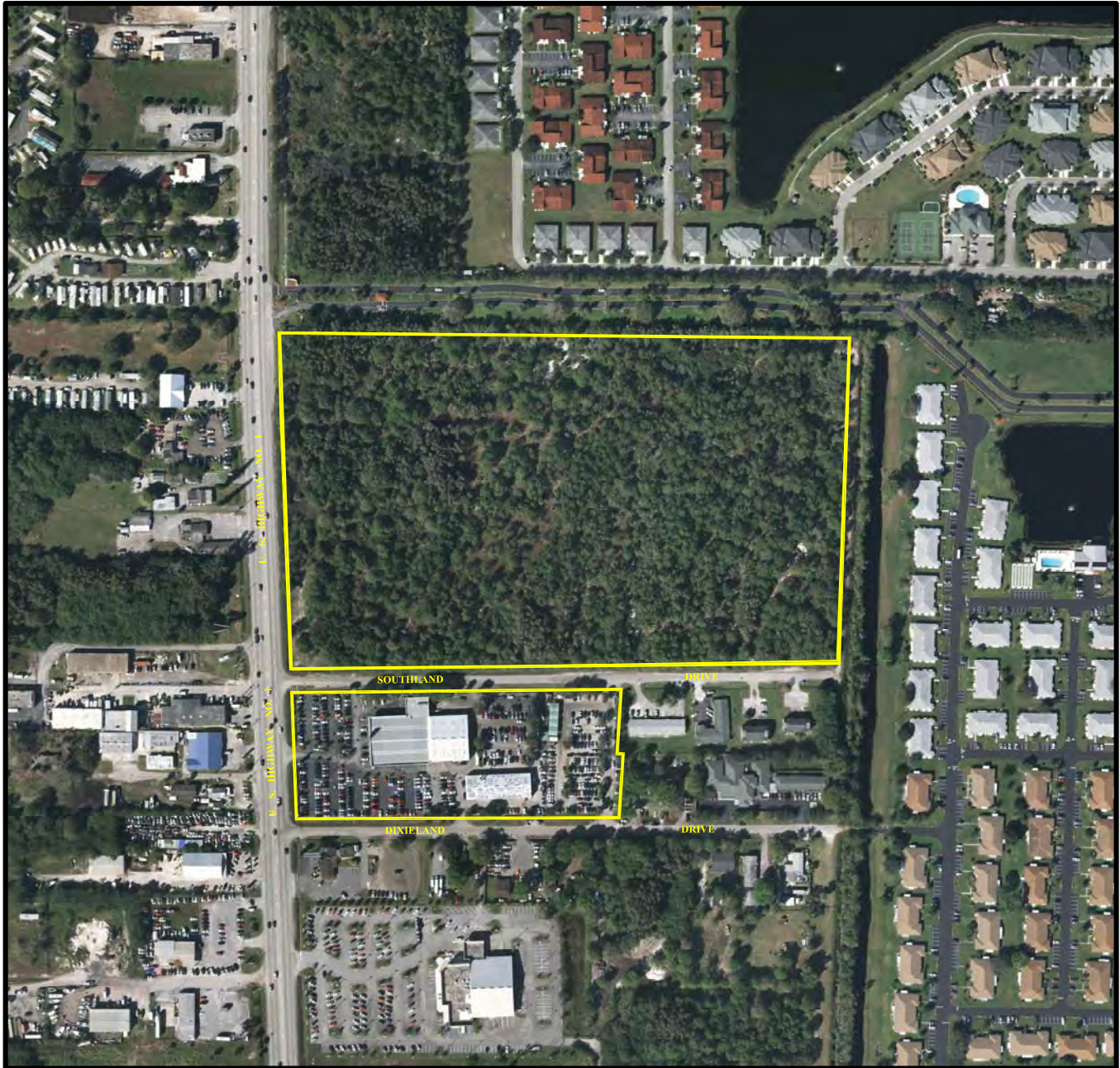
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 400'



SOURCE: FDOT 2016 AERIAL PHOTOGRAPH, ST. LUCIE COUNTY, FLORIDA.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 03-2016 AERIAL.DWG	DATE: 25 JANUARY 2018	FIGURE: 3 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
2016 AERIAL PHOTOGRAPH

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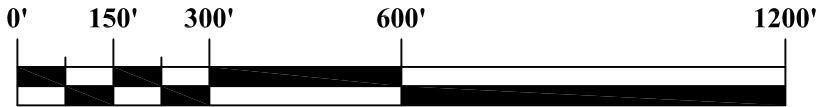


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 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 300'



LEGEND

- 21 - Lawnwood and Myakka sands (±5.17 ACRES)**
- 47 - Urban land (±0.23 ACRES)**
- 50 - Waveland and Immokalee fine sands (±27.38 ACRES)**

SOURCE: <http://websoilsurvey.sc.egov.usda/App/WebSoilSurvey.aspx>

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 13-SOIL MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 13 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP

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 Hobe Sound, FL. 33455
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NOT A SURVEY

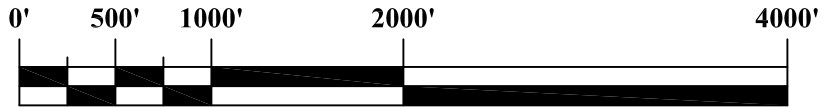


CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
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 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

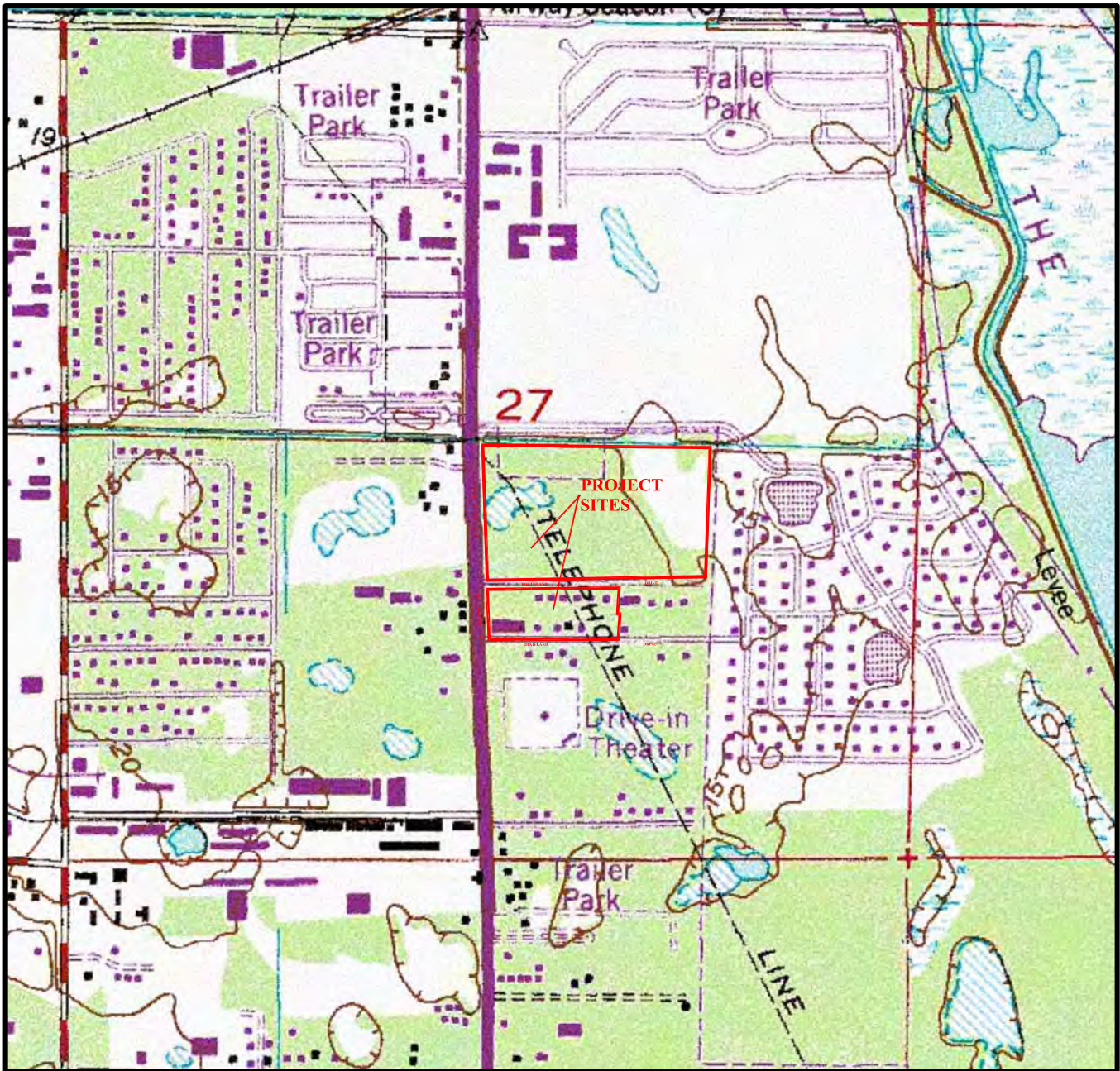
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 1000'



SOURCE: USGS FORT PIERCE, FLA. QUADRANGLE. 27080-D3-TF-024 REV 1983 7.5 MINUTE SERIES

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: XX - TOPO.DWG	DATE: 25 JANUARY 2018	FIGURE: 14 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
USGS TOPOGRAPHIC MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

HOBE SOUND
ENVIRONMENTAL CONSULTANTS, INC.
9512 S.E. DUNCAN STREET
HOBE SOUND, FLORIDA 33455
PHONE: (772) 545-3676 CELL (772) 260-0857
E-MAIL: bobhsenv@gmail.com

5 February 2018

Ms. Barbara Conmy
Section Leader
Natural Resource Management Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach Florida 33406

Re: Bev Smith Toyota, ±32.78 acres of land located along US 1 south of Edwards Rd and north of Midway Rd, Section 27, Township 35S, Range 40E, St. Lucie County, Florida

Parcel # 2417-421-0001-7 and 2427-801-0001-000-3
Latitude: N27°24'03.969"
Longitude: W80°19'24.695"

Via e-mail to: bconmy@sfwmd.gov

Dear Ms. Conmy:

Hobe Sound Environmental Consultants, Inc. (HSE) has conducted an environmental assessment of the referenced project site and have determined that two (2) wetlands occur within the limits of the project site. Please accept this letter as a request for a wetland determination of the project site. I have attached a Location Map, Vegetation Map, Aerial Photograph, Soils Map, and Topographic Map depicting the project boundaries for your review and files.

Please contact our office at your earliest convenience to schedule a field review of the project site for concurrence or issue a desktop jurisdictional determination after reviewing the enclosed information. Thank you for your cooperation concerning this matter. Should you require additional information, please do not hesitate to contact me. ***Please reference our project # 17-048 when responding to this request.***

Sincerely,

Brett Koskan

Brett Koskan
Environmental Scientist

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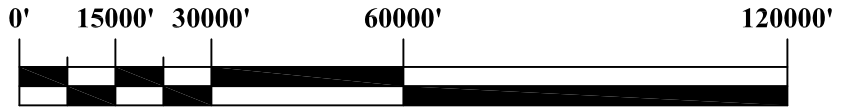


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 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

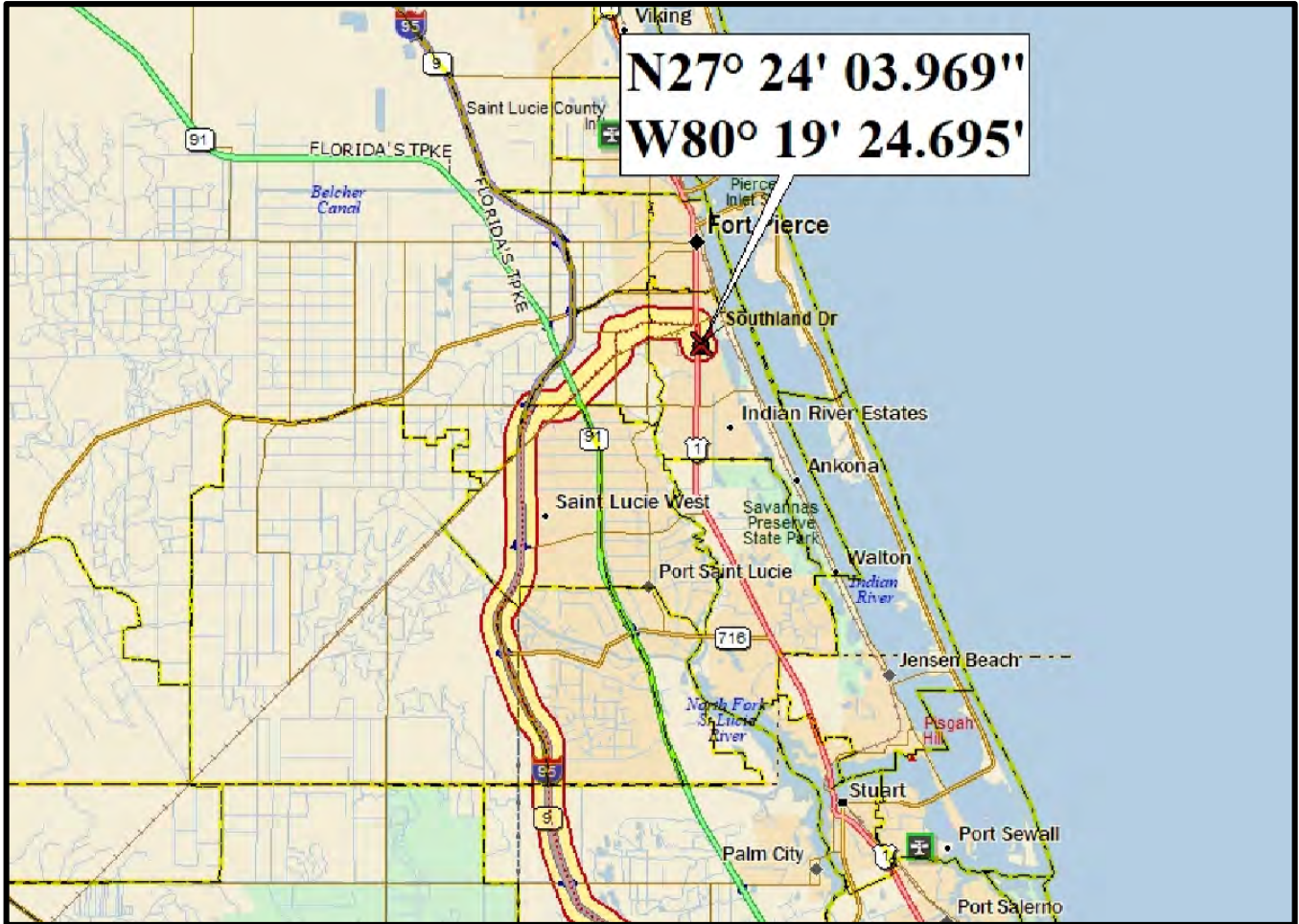
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 30000'



DIRECTIONS:

	Dist	Turn		Road	Exit	Total Time	Total Dist
●		Start	at	CR 708		00:00:00	0.00 mi
		Go straight (W)	on	CR 708 (SE Bridge Rd)		00:00:00	0.00 mi
	in 0.20 mi	Go straight (WNW)	on to	I-95 N (SR 9) ramp		00:00:20	0.20 mi
	in 0.14 mi	Keep left (NNW)	on	I-95 N (SR 9) ramp		00:00:31	0.34 mi
	in 29.16 mi	Go straight (NE)	on to	CR 712 (W Midway Rd) ramp	126	00:30:39	29.49 mi
	in 0.37 mi	Go straight (ENE)	on	CR 712 (W Midway Rd) ramp		00:31:11	29.86 mi
	in 0.11 mi	Keep right (E)	on to	CR 712 (W Midway Rd)		00:31:20	29.97 mi
	in 0.84 mi	Keep left (NE)	on to	CR 709 (Glades Cut Off Rd)		00:32:45	30.82 mi
	in 2.28 mi	Turn left (N)	on to	Selvitz Rd		00:36:35	33.09 mi
	in 0.72 mi	Turn right (E)	on to	CR 611B (Edwards Rd)		00:37:48	33.81 mi
	in 2.53 mi	Turn right (S)	on to	US 1 (S 4th St)		00:43:58	36.35 mi
	in 0.02 mi	Keep left (S)	on to	S US 1		00:44:00	36.37 mi
	in 0.64 mi	Turn left (E)	on to	Southland Dr		00:45:31	37.01 mi
●	in 0.14 mi	Finish	at	Southland Dr		00:46:03	37.14 mi

Total Time: 00:46:03 Total Distance: 37.14 mi

SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 01 - VIC MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 1 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PROJECT VICINITY MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

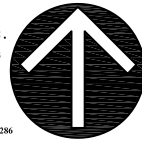
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NOT A SURVEY

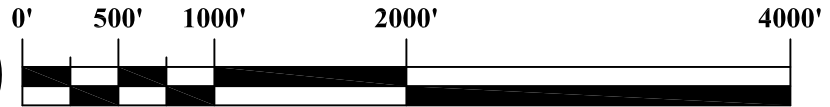


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 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

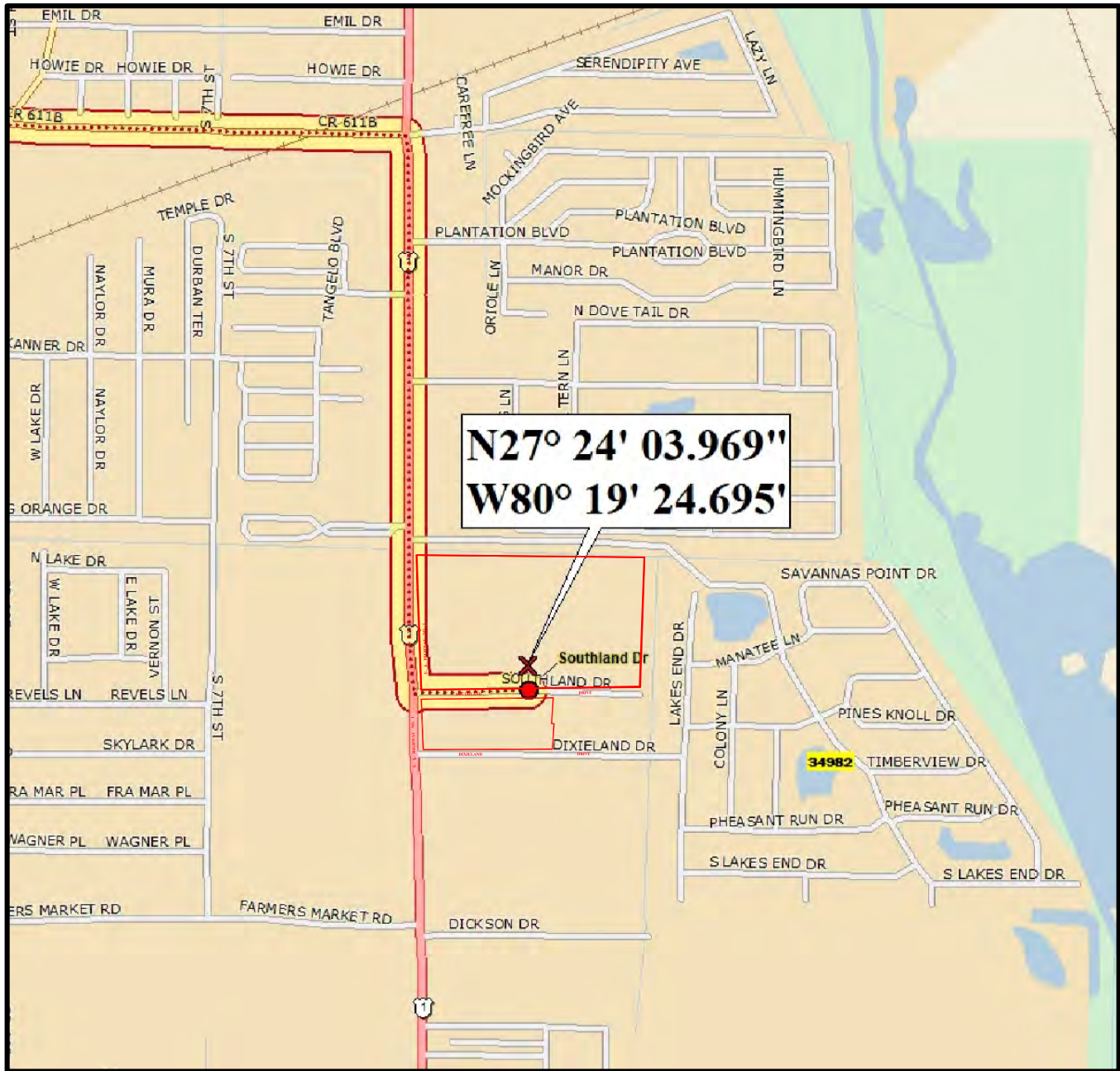
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 1000'



SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 02 - LOC MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 2 OF 14
	27	35S	40E				
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BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PROJECT LOCATION MAP

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 9512 SE Duncan Street
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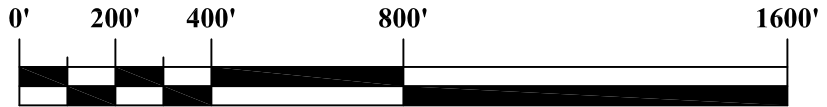


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 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 400'



SOURCE: FDOT 2016 AERIAL PHOTOGRAPH, ST. LUCIE COUNTY, FLORIDA.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 03-2016 AERIAL.DWG	DATE: 25 JANUARY 2018	FIGURE: 3 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
2016 AERIAL PHOTOGRAPH

HSE Hobe Sound Environmental Consultants Inc.
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NOT A SURVEY

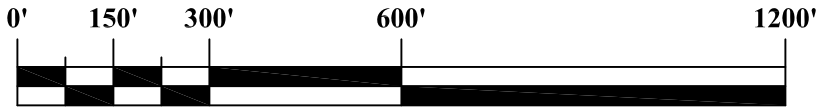


GULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 300'



LEGEND

- 21 - Lawnwood and Myakka sands (±5.17 ACRES)**
- 47 - Urban land (±0.23 ACRES)**
- 50 - Waveland and Immokalee fine sands (±27.38 ACRES)**

SOURCE: <http://websoilsurvey.sc.egov.usda/App/WebSoilSurvey.aspx>

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 13-SOIL MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 13 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP

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 (772) 545-3676, E-mail: bobhsenv@gmail.com

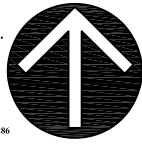
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NOT A SURVEY

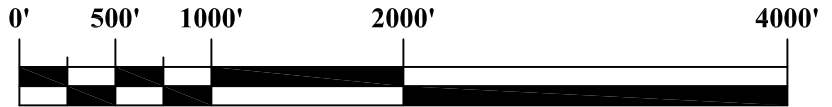


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 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

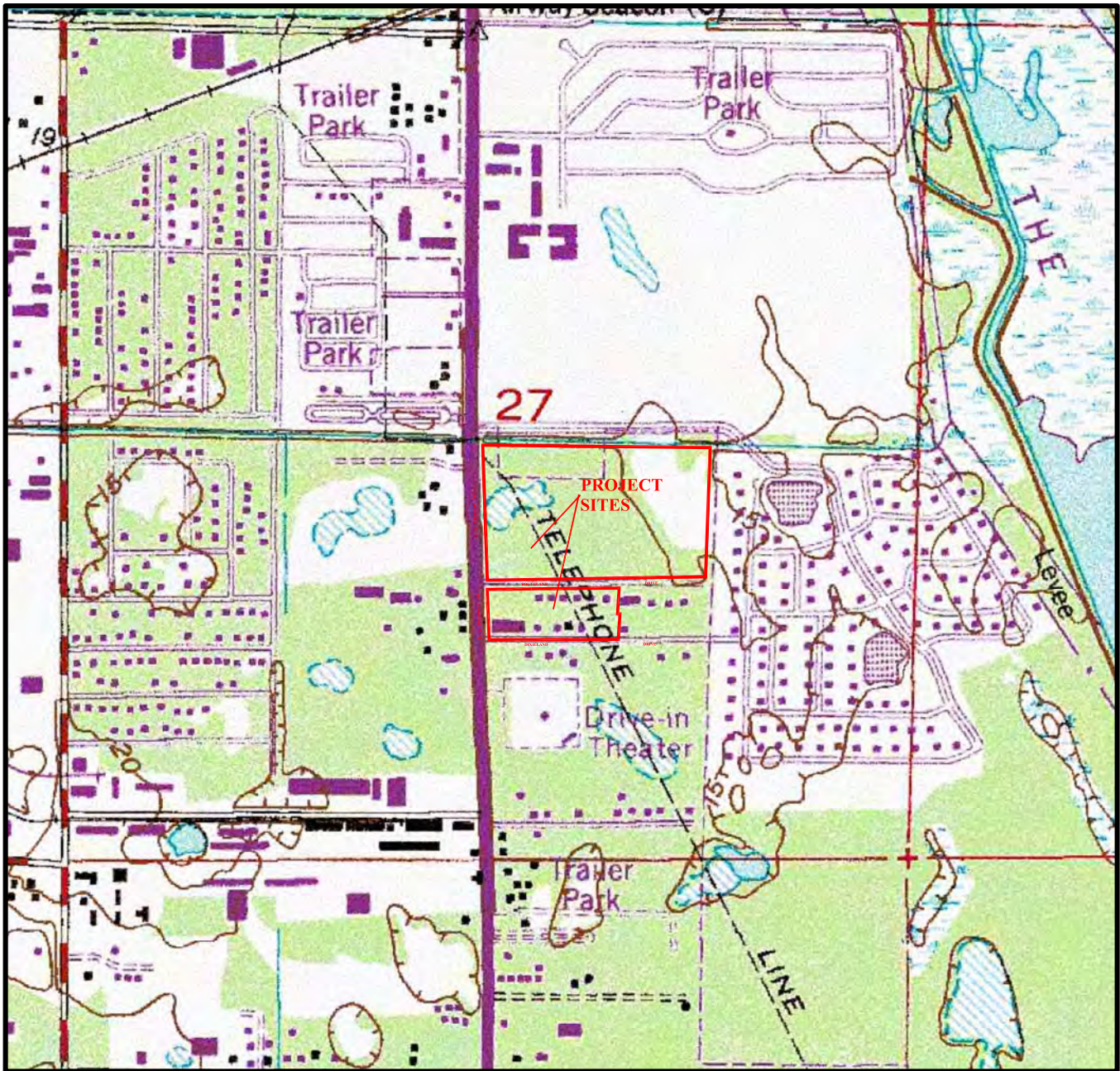
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 1000'



SOURCE: USGS FORT PIERCE, FLA. QUADRANGLE. 27080-D3-TF-024 REV 1983 7.5 MINUTE SERIES

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: XX - TOPO.DWG	DATE: 25 JANUARY 2018	FIGURE: 14 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
USGS TOPOGRAPHIC MAP

HSE Hobe Sound Environmental Consultants Inc.
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 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

HOBE SOUND
ENVIRONMENTAL CONSULTANTS, INC.
9512 S.E. DUNCAN STREET
HOBE SOUND, FLORIDA 33455
PHONE: (772) 545-3676 CELL (772) 260-0857
E-MAIL: bobhsenv@gmail.com

5 February 2018

Compliance Permits
Florida State Historic Preservation Program
Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street, 4th Floor
Tallahassee, Florida 32399-0250

Via E-mail: CompliancePermits@DOS.MyFlorida.com

Re: Bev Smith Toyota, ±32.78 acres of land located along US 1 south of Edwards Rd and north of Midway Rd, Section 27, Township 35S, Range 40E, St. Lucie County, Florida

Parcel # 2417-421-0001-7 and 2427-801-0001-000-3
Latitude: N27°24'03.969"
Longitude: W80°19'24.695"

Dear Sir or Madam:

The Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (COE) have requested that the Applicant contact your office and request a review of the above referenced project site. Please consider this letter as a formal request for your office to review the above referenced project site for the presence of any historical or archaeological properties within the project area.

The project site encompasses approximately 32.78 acres of land. Following is a brief description of the vegetation associations noted on-site.

4.04.2 322 - Coastal Scrub (± 0.40 acres)

This designation is located in the north central portion of the site. Typical species include saw palmetto (*Sabal palmetto*), sand live oak (*Q. geminata*), running oak (*Q. pumila*) tarflower (*Befaria racemosa*), camphorweed (*Heterotheca subaxillaris*), greenbriar (*Smilax* sp.)

4.04.3 411 - Pine Flatwoods (± 16.76 acres)

Center and Northeast; dominated by slash pine (*Pinus elliottii*) and has an understory that include saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), gallberry (*Ilex glabra*), pennyroyal, tarflower, hemisphaerica, live oak, running oak, wild blueberry

4.04.4 422 - Brazilian Pepper (± 0.69 acres)

Northwest corner; Brazilian pepper (*Schinus terebinthifolius*) trees cover at least 80% of the aerial space in the canopy and/or sub-canopy layer(s).

4.04.5 423 - Disturbed Upland (± 7.18 acres)

West and Southern edges. Mixture of: Melaleuca, Brazilian pepper, Stawberry guava, Carrotwood, Cabbage palm, Slash pine, hemisphaerica, guinea greass, etc

4.04.6 424 - Melaleuca (± 0.92 acres)

Bundles in the West and South central;>80% Melaleuca canopy. Some Brazilian pepper, slash pine, hemisphaerica, grape, smilax.

4.04.7 619 - Melaleuca Wetland (± 0.03 acres)

Wetland B; 80% MelalUCA canopy. Some Brazilian pepper, Blechnum fern, Woodwardia fern, Dahoon holly.

4.04.8 640 - Non-forested Wetland (± 0.06 acres)

Wetland A; Red root, bushy broomsedge, roadgrass, woodwardia fern, blechnum fern. (Surrounded by thick guava and some hemisphaerica)

4.04.9 832 - Electrical Power Transmission Lines (± 0.69 acres)

Western edge; mostly mowed grasses and some cabbage palm.

I am attaching a Vicinity Map, Location Map, Aerial Photograph, FLUCFCS Map, Soils Map, Topographic Map and photographs of the project site for your use and files. Your cooperation regarding this matter is appreciated. Please contact my office if you have any questions or comments regarding this matter. *Please respond to our project #17-048 when responding to this request.*

Sincerely,

Brett Koskan

Brett Koskan
Environmental Scientist

Attachments

cc: File #17-048

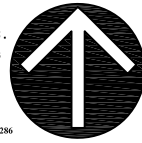
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NOT A SURVEY

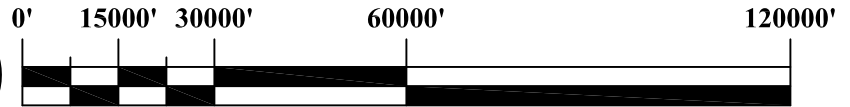


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 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

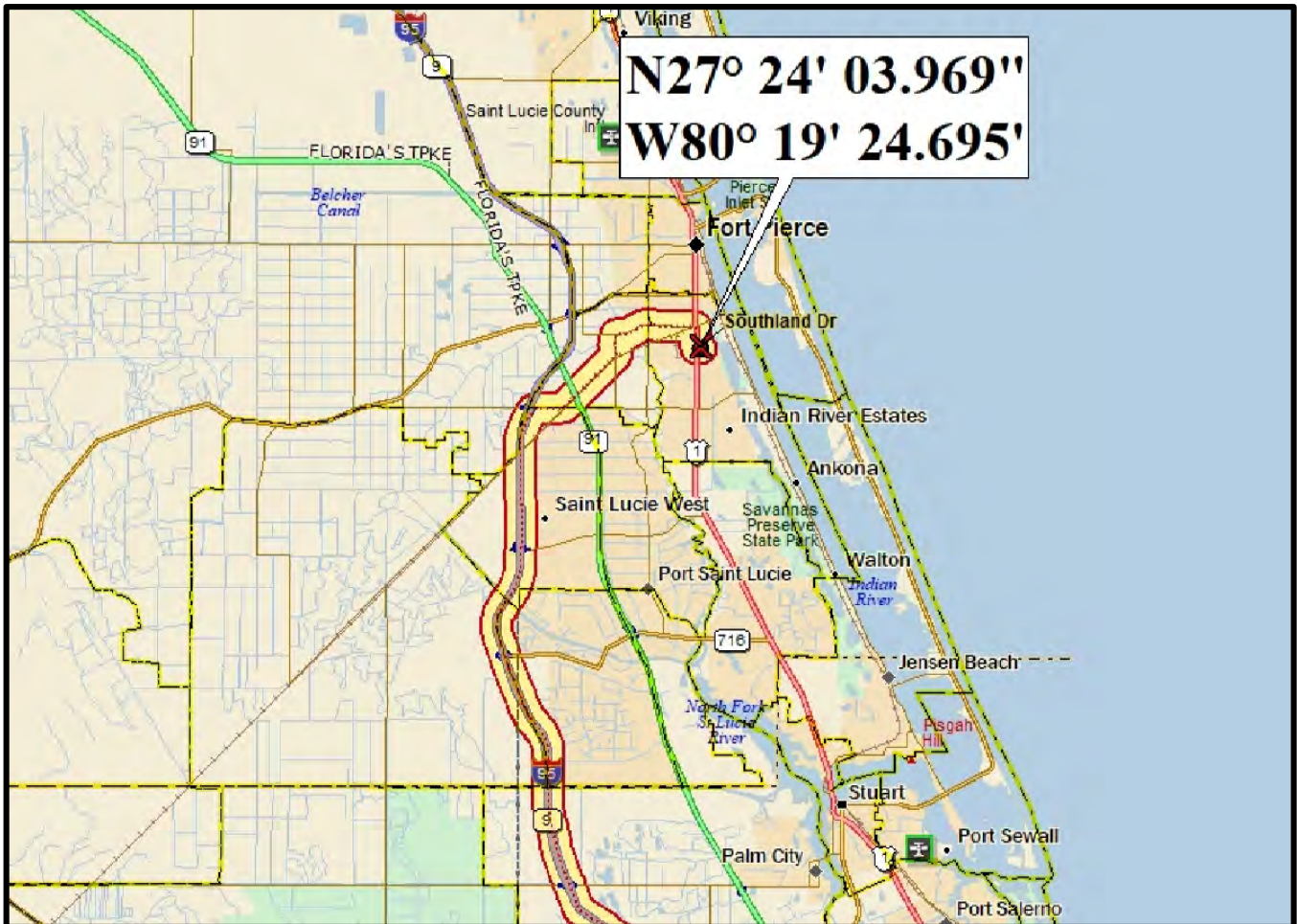
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 30000'



DIRECTIONS:

	Dist	Turn	Road	Exit	Total Time	Total Dist
●		Start	at CR 708		00:00:00	0.00 mi
		Go straight (W)	on CR 708 (SE Bridge Rd)		00:00:00	0.00 mi
	in 0.20 mi	Go straight (WNW)	on I-95 N (SR 9) ramp		00:00:20	0.20 mi
	in 0.14 mi	Keep left (NNW)	on I-95 N (SR 9) ramp		00:00:31	0.34 mi
	in 29.16 mi	Go straight (NE)	on CR 712 (W Midway Rd) ramp	126	00:30:39	29.49 mi
	in 0.37 mi	Go straight (ENE)	on CR 712 (W Midway Rd) ramp		00:31:11	29.86 mi
	in 0.11 mi	Keep right (E)	on CR 712 (W Midway Rd)		00:31:20	29.97 mi
	in 0.84 mi	Keep left (NE)	on CR 709 (Glades Cut Off Rd)		00:32:45	30.82 mi
	in 2.28 mi	Turn left (N)	on Selvitz Rd		00:36:35	33.09 mi
	in 0.72 mi	Turn right (E)	on CR 611B (Edwards Rd)		00:37:48	33.81 mi
	in 2.53 mi	Turn right (S)	on US 1 (S 4th St)		00:43:58	36.35 mi
	in 0.02 mi	Keep left (S)	on S US 1		00:44:00	36.37 mi
	in 0.64 mi	Turn left (E)	on Southland Dr		00:45:31	37.01 mi
●	in 0.14 mi	Finish	at Southland Dr		00:46:03	37.14 mi

Total Time: 00:46:03 Total Distance: 37.14 mi

SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 01 - VIC MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 1 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PROJECT VICINITY MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY

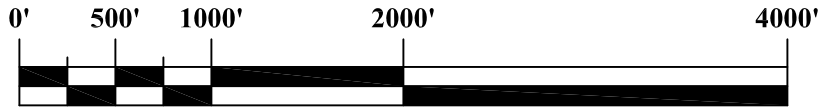


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 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 (772) 464-3537

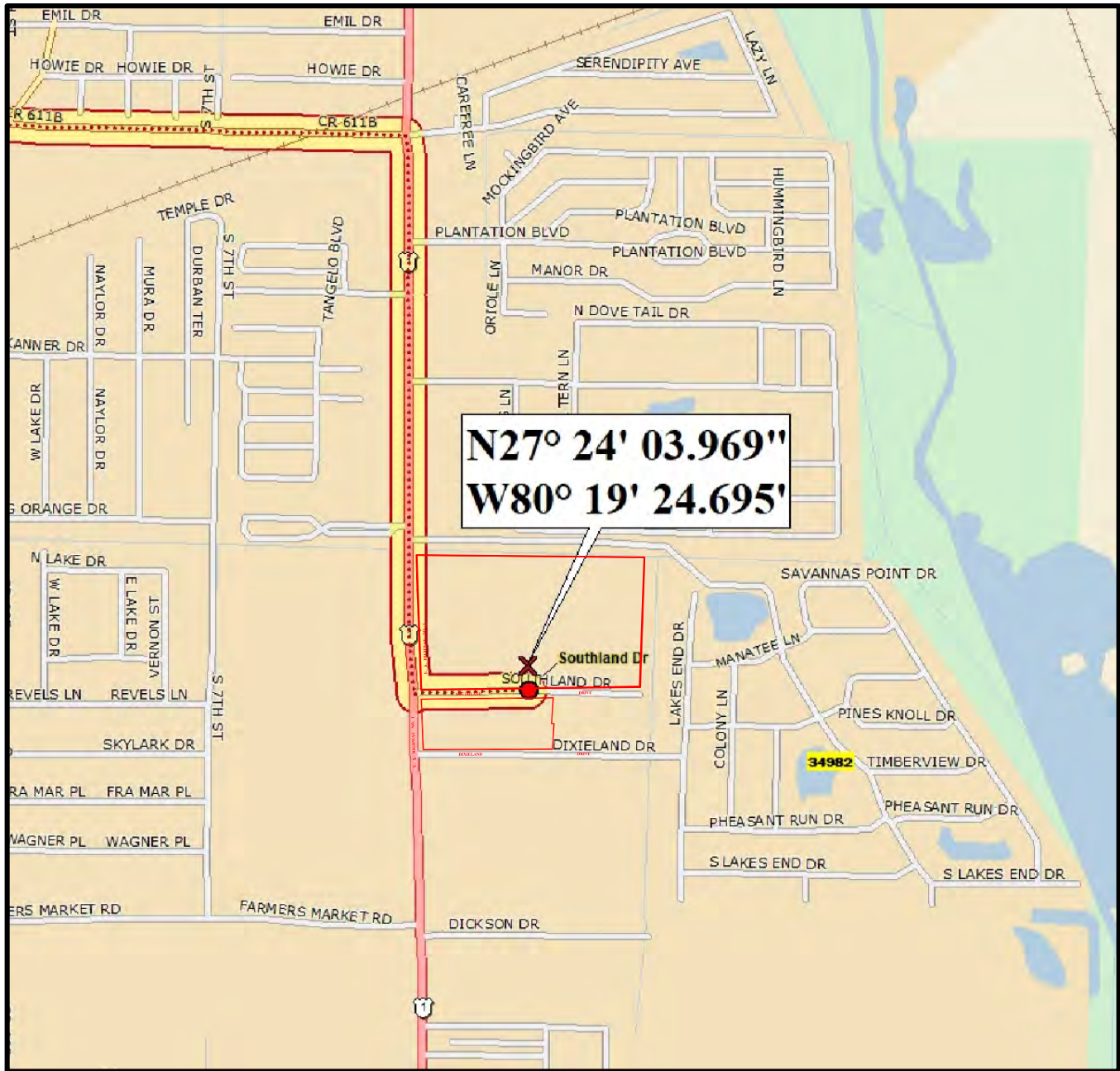
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 1000'



SOURCE: DELORME STREET ATLAS USA, 2015.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 02 - LOC MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 2 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
PROJECT LOCATION MAP

H S E Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY

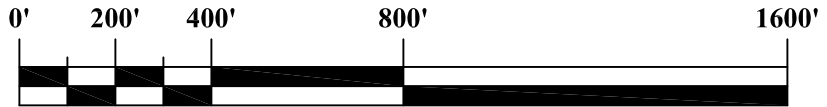


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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 400'



SOURCE: FDOT 2016 AERIAL PHOTOGRAPH, ST. LUCIE COUNTY, FLORIDA.

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 03-2016 AERIAL.DWG	DATE: 25 JANUARY 2018	FIGURE: 3 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
2016 AERIAL PHOTOGRAPH

H S E Hobe Sound Environmental Consultants Inc.
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 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY

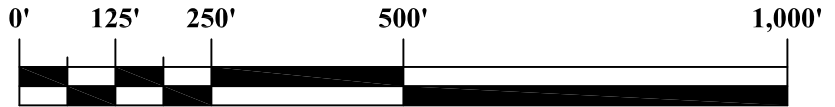


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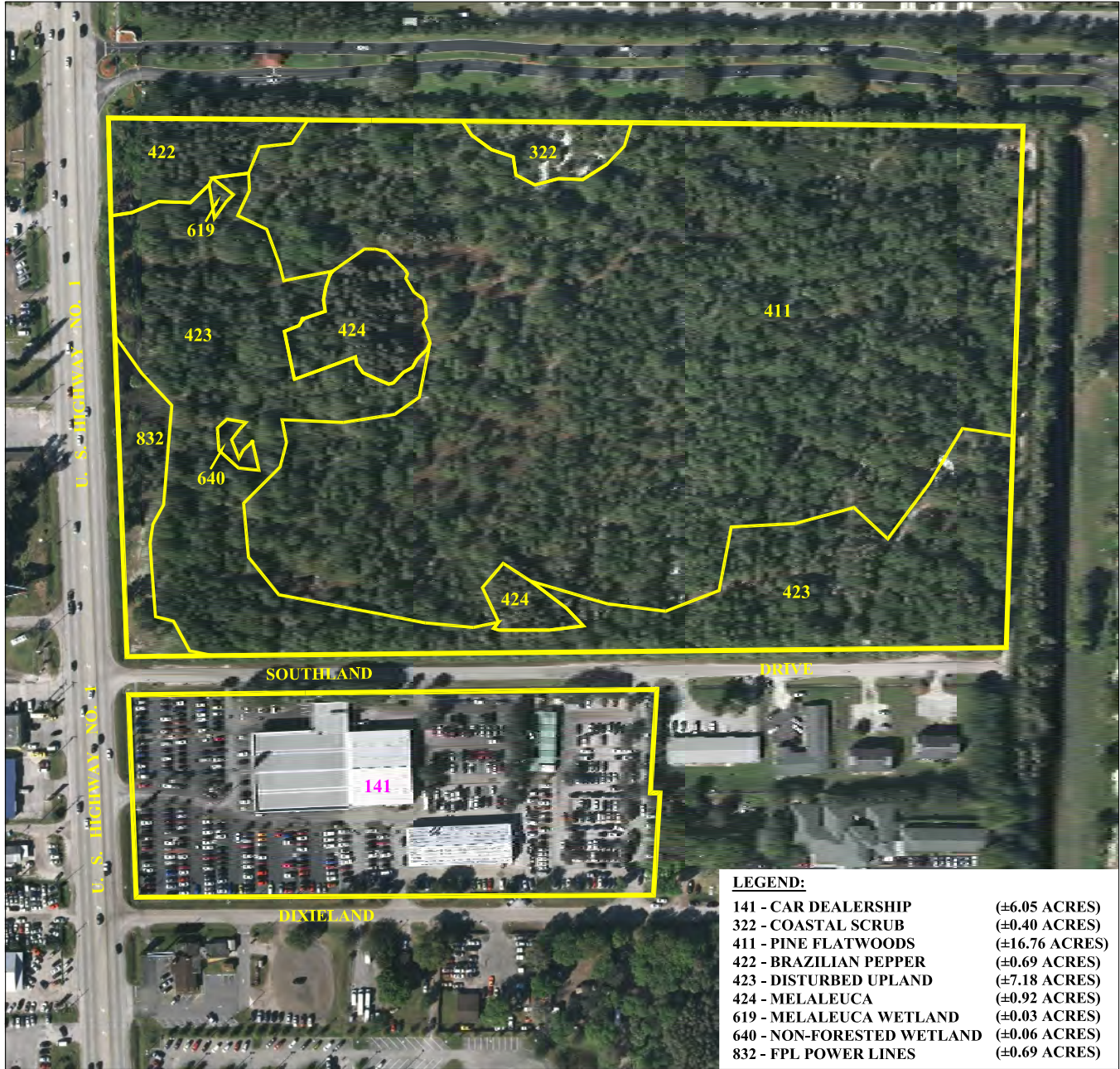
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 250'



LEGEND:

141 - CAR DEALERSHIP	(±6.05 ACRES)
322 - COASTAL SCRUB	(±0.40 ACRES)
411 - PINE FLATWOODS	(±16.76 ACRES)
422 - BRAZILIAN PEPPER	(±0.69 ACRES)
423 - DISTURBED UPLAND	(±7.18 ACRES)
424 - MELALEUCA	(±0.92 ACRES)
619 - MELALEUCA WETLAND	(±0.03 ACRES)
640 - NON-FORESTED WETLAND	(±0.06 ACRES)
832 - FPL POWER LINES	(±0.69 ACRES)

SOURCE: LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM, HANDBOOK 1999 DEPARTMENT OF TRANSPORTATION. PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: XX - FLUCFCS MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: X OF X
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
FLUCFCS MAP (VEGETATION)

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 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY

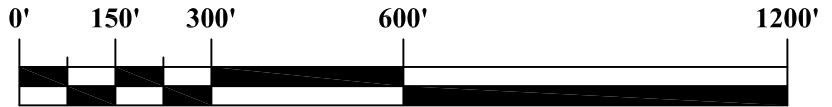


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 2980 SOUTH 25th STREET
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 300'



LEGEND

- 21 - Lawnwood and Myakka sands (±5.17 ACRES)**
- 47 - Urban land (±0.23 ACRES)**
- 50 - Waveland and Immokalee fine sands (±27.38 ACRES)**

SOURCE: <http://websoilsurvey.sc.egov.usda/App/WebSoilSurvey.aspx>

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: 13-SOIL MAP.DWG	DATE: 25 JANUARY 2018	FIGURE: 13 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: MEB	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
SCS SOIL MAP

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 Hobe Sound, FL. 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com

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NOT A SURVEY

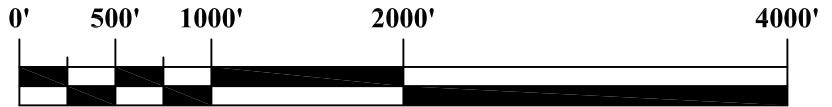


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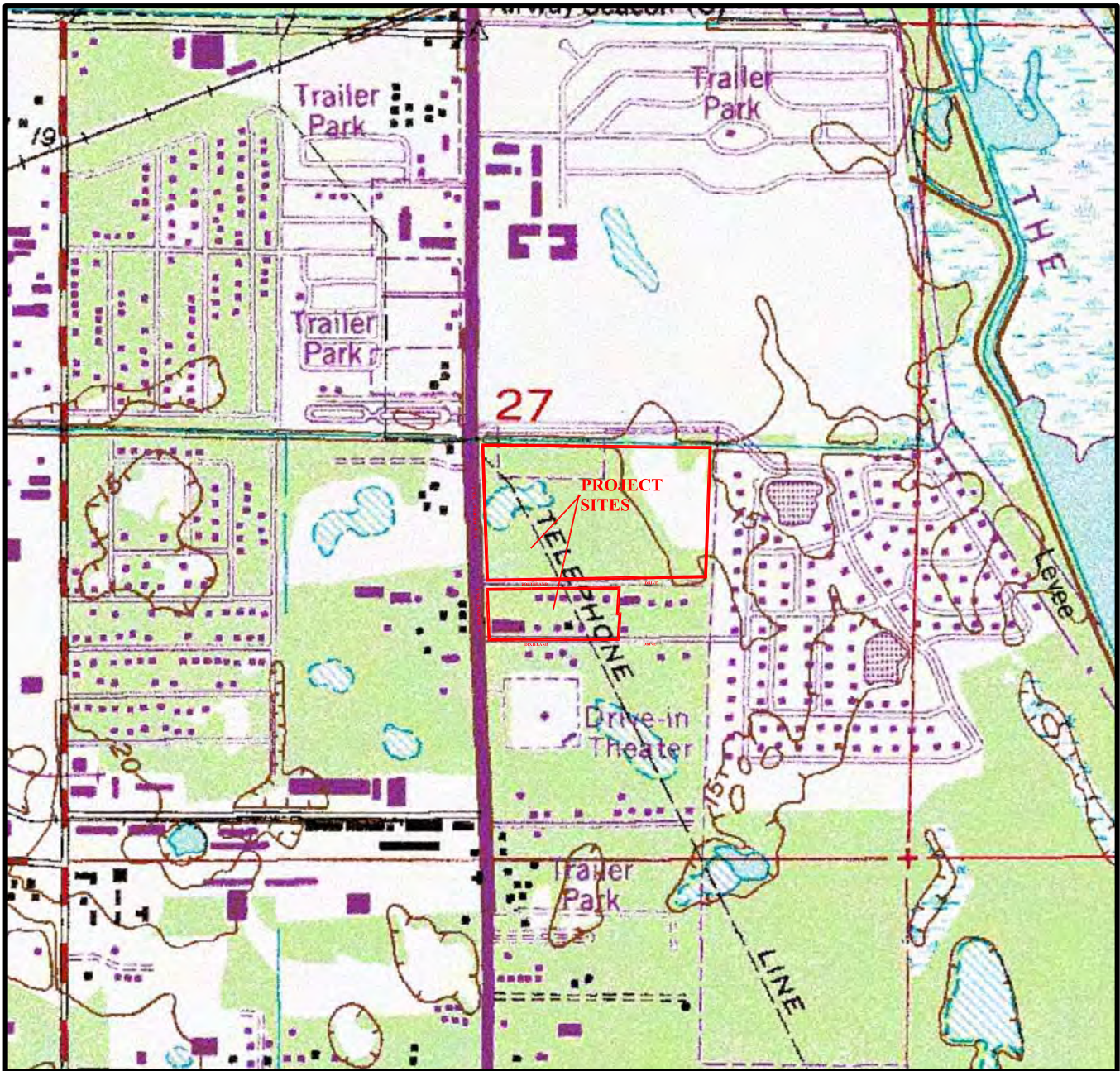
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



NORTH



SCALE: 1" = 1000'



SOURCE: USGS FORT PIERCE, FLA. QUADRANGLE. 27080-D3-TF-024 REV 1983 7.5 MINUTE SERIES

PARCEL ID # 2417-421-0001-7 and 2427-801-0001-000-3

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: XX - TOPO.DWG	DATE: 25 JANUARY 2018	FIGURE: 14 OF 14
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: FRP	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
USGS TOPOGRAPHIC MAP

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 (772) 545-3676, E-mail: bobhsenv@gmail.com

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SOURCE: PHOTOGRAPHS BY HSE



PHOTOGRAPH #01: NON-FORESTED WETLAND. (WETLAND A)



PHOTOGRAPH #02: DISTURBED UPLAND (NW CORNER)



PHOTOGRAPH #03: DISTURBED UPLAND (SE CORNER)



PHOTOGRAPH #04: BEGINNING OF COASTAL SCRUB AREA



PHOTOGRAPH #05: PINE FLATWOODS



PHOTOGRAPH #06: MELALEUCA WETLAND. (WETLAND B)

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: XX - SITE PHOTOGRAPHS.DWG	DATE: 25 JANUARY 2018	FIGURE: X OF X
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: BJK	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
SHPO SITE PHOTOS

HSE Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL 33455
 (772)545-3676, E-mail: bobhsenv@gmail.com

APPENDIX C

Project Site Photographs

THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE, AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

SOURCE: PHOTOGRAPHS BY HSE



PHOTOGRAPH #01: NON-FORESTED WETLAND. (WETLAND A)



PHOTOGRAPH #02: BLACK RACER (*Coluber constrictor*)



PHOTOGRAPH #03: DISTURBED UPLAND (SE CORNER)



PHOTOGRAPH #04: BEGINNING OF COASTAL SCRUB AREA



PHOTOGRAPH #05: PINE FLATWOODS



PHOTOGRAPH #06: MELALEUCA WETLAND. (WETLAND B)

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 17-048.01	DRAWING NAME: APP C - SITE PHOTOGRAPHS.DWG	DATE: 25 JANUARY 2018	APPENDIX C: FIGURE: 1 OF 1
	27	35S	40E				
LATITUDE: 27°24'03.969"		LONGITUDE: -80°19'24.695"		DESIGNED BY: RLW	DRAWN BY: BJK	CHECKED BY: RLW	

BEV SMITH TOYOTA
3350 S US HWY 1
ENVIRONMENTAL ASSESSMENT (EA)
SITE PHOTOGRAPHS

H S E Hobe Sound Environmental Consultants Inc.
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 (772)545-3676, E-mail: bobhsenv@gmail.com