May 26, 2026

Chris Piazza, P.E.
Development
Mahaffey Apartment Complex
147 2nd Avenue South, Ste 300
St. Petersburg, FL 33701
email: cpiazza@mahaffeycompany.com

Re: Kings Highway – Apartment Development

Dear Mr. Piazza,

Haley Ward, Inc. has completed this Environmental Assessment (EA) for the above-mentioned property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
Haley Ward, Inc.



Anthony A. Adams, B.S.
Sr. Proj. Scientist | Certified Arborist | GT Agent

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

HALEY WARD

ENVIRONMENTAL ASSESSMENT

Parcel ID	Acreage	Land Use
2323-501-0002-000-0	40.777	0000 – Vacant Residential

Kings Highway
City of Fort Pierce, FL
Date: July 28, 2026
Project #26-146

Prepared For:
Chris Piazza, P.E.
Development
Mahaffey Apartment Complex
147 2nd Avenue South, Ste 300
St. Petersburg, FL 33701
cpiazza@mahaffeycompany.com

Prepared By:
Haley Ward, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of approximately 40.777 acres (Parcel ID #s): 2323-501-0002-000-0.

The parcels are located at 2535 S Kings the City of Fort Pierce, Florida. The property is also located at Section 25, Township 35 South, Range 39 East. According to the St. Lucie County Property Appraiser, the subject property has a current land use code of Residential (R-4) the subject property has a Future Land Use Designation of (RM). Currently, the Subject Property would be designated as GRZING SLD CP - 6000.

This Environmental Assessment (EA) was completed for the supporting information associated with a building permit or land development application. Haley Ward staff visited the property on May 15th, 2026 to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of Haley Ward that there is no native upland habitat located on site due to the presence of altered canals and furrows from prior agriculture operations.

The following vegetation was found on site:

Common Name	Scientific Name
Caesar Weed**	*Urena lobata*
Cabbage Palm	*Sabal palmetto*
Tropical Soda Apple**	*Solanum viarum*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Balsam Apple**	*Momordica balsamina*
Brazilian Pepper**	*Schinus terebinthifolia*
Cogon Grass**	*Imperata cylindrica*

Nuisance vegetation

****Exotic vegetation***

WETLAND DELINEATION:

According to aerial photographs and site visits, no evidence of wetlands was observed. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

Haley Ward conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species.

No gopher tortoises or any other state or federally listed plant/animal species were observed at the time of the site visit.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Hilolo Loamy – The Hilolo soil series is silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Much of the acreage of this soil has been cleared. Citrus is the major crop. Vegetables are grown in some areas. Native vegetation is primarily cabbage palm with scattered water oaks and longleaf and slash pines and an understory of waxmyrtle, sawpalmetto, and inkberry. Pineland threeawn is the dominant grass.

Wabasso sand- This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand- is poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject property appears to have been part of a full-scale agricultural operation, consisting of row-crops, likely Citrus.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the following items.

4.4.2 Policy:

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

Any proposed environmental impacts will need to be permitted with the governing agency prior to development approval. This means an Environmental Resource Permit (ERP) Application with the Water Management District will need to occur first.

4.4.5 Policy:

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

A. Existing drainage pattern.
B. Geology.
C. Topography.
D. Hydrography (streams, lakes, swamps).
E. Vegetation.
F. Wildlife and habitat.
G. Climate factors (solar orientation, seasonal winds, humidity, precipitation).
H. Soil (type, suitability, bearing capacity).

A site analysis study may be required by the City of Fort Pierce, which reports in detail the parameters outlined above. Further investigation into the environmental requirements of this site plan review is necessary prior to application submittal as the requirements of this site analysis are dependent on the proposed plan and site impacts.

Sec. 123-66 - Tree Protection and Mitigation:

(b) Any native tree at least 14 inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

Trees meeting the protection criteria as stated above were observed onsite. If these trees are impacted throughout the development process, then a tree survey will be required to identify protected trees to formulate a tree mitigation plan.

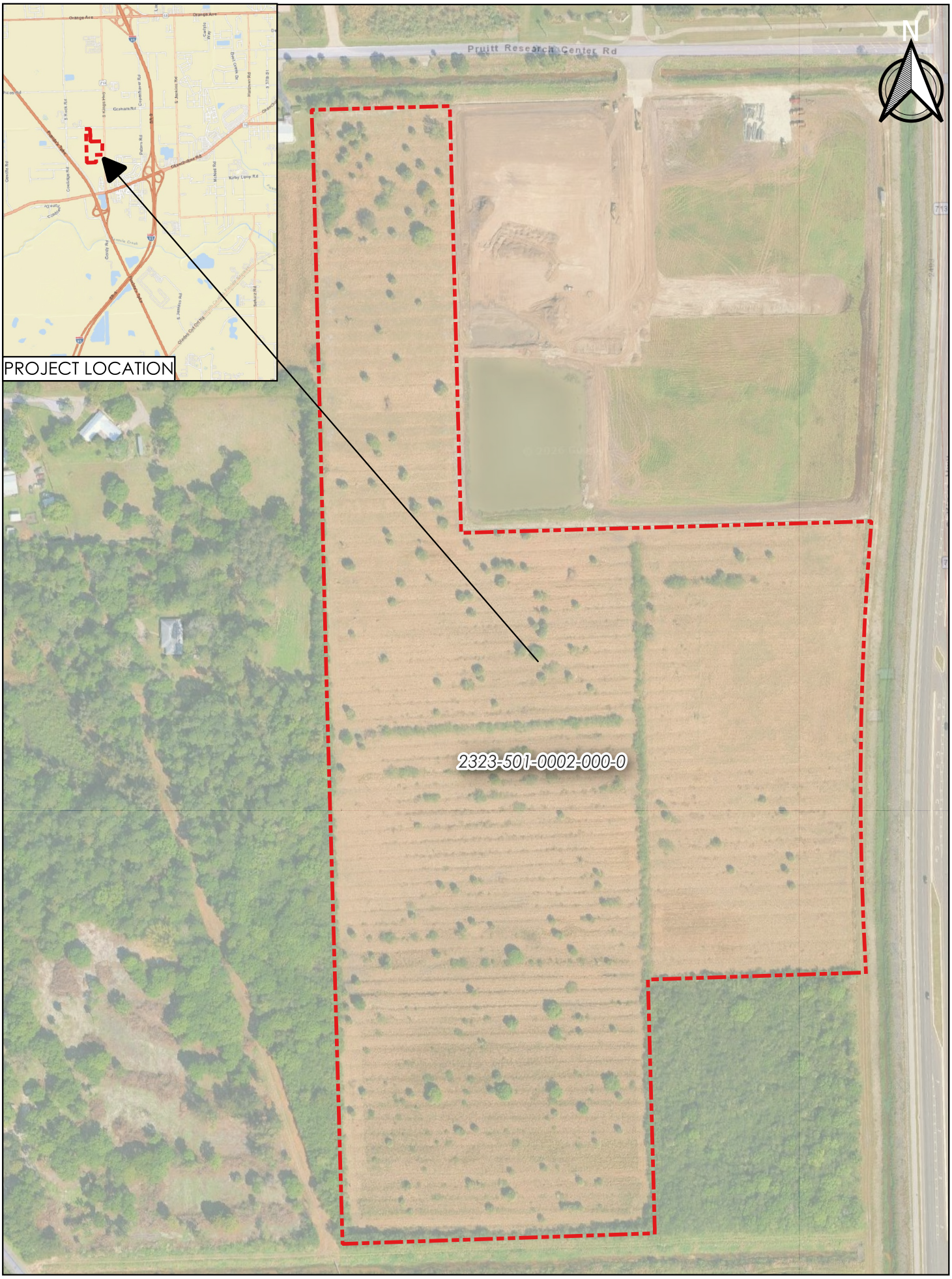
SUMMARY:

It is the professional opinion of Haley Ward that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 – Improved Pasture. The site consists of 40.777 acres designated with a Future Land Use of Residential Urban (RM).

It is our professional opinion that there were no wetlands observed.

No gopher tortoises, burrows, or native upland habitat were observed on site. However, a GT Survey will be required no sooner than 90 days prior to commencement of land clearing activities to confirm no GTs are present. Furthermore, no other state-listed species were observed.

Mahaffey - Kings Hwy - Location Map



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0 200 400 600 ft

HALEY WARD

Mahaffey - Kings Hwy - Habitat Map

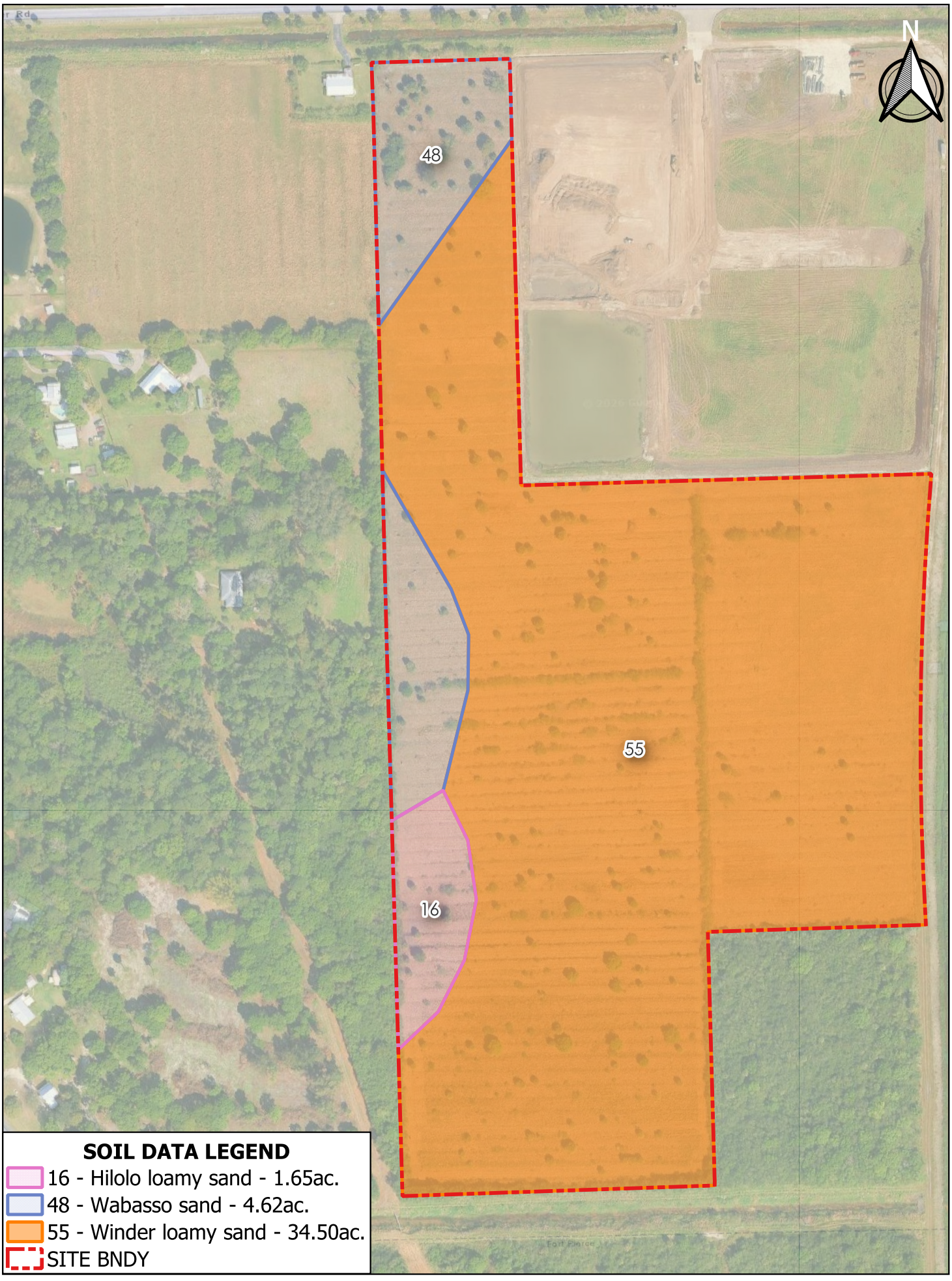


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HALEY WARD

Mahaffey - Kings Hwy - Soil Map



SOIL DATA LEGEND

- 16 - Hilolo loamy sand - 1.65ac.
- 48 - Wabasso sand - 4.62ac.
- 55 - Winder loamy sand - 34.50ac.
- SITE BNDY

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0 200 400 600 ft

HALEY WARD