HALEY WARD

January 15, 2026

GraceWay Village
Attn: Chrystal Netherton
1780 Hartman Rd
Fort Pierce, FL 34947
email: info@gracewayvillage.com

Re: Environmental Assessment at 1780 Hartman Rd in the City of Fort Pierce

To Whom It May Concern,

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.

Adam Kobylski, M.S.
Project Scientist

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

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ENVIRONMENTAL ASSESSMENT

Parcel ID:
2417-322-0001-000-2

1780 Hartman Road
Ft. Pierce, FL 34947
Date: January 15, 2026
Project # 20-250

Prepared For:
Mrs. Chrystal Netherton
GraceWay Village

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 one tax parcels (2417-322-0001-000-2) comprised of approximately 7.88 acres. The subject property is classified by the St. Lucie County Property Appraiser as "Churches" (Land Use Code 7100). The subject parcel is located at 1780 Hartman Rd within the City of Fort Pierce, St. Lucie County, FL 34947. The subject property has a zoning designation of Commercial (C-3. The subject property is further located within Section 17, Township 35 South and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. Haley Ward, Inc. staff visited the property on January 13th, 2025 to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

UPLANDS EVALUATION:

The habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC code was identified onsite; 177 – Instiutional and 422 – Brazilian Pepper. Majority of the upland habitat onsite consisted of mowed grass and exotic vegetation. Native trees qualifying for protection according to the City of Fort Pierce regulations (**Sec. 123-66.**) are located onsite and a tree survey may be required.
The following vegetation was found on site:

Common Name	Species Name
Laurel Oak	*Quercus hemispherica*
Cabbage Palm	*Sabal palmetto*
Slash Pine	*Pinus elliottii*
Saw Palmetto	*Serenoa repens*
Beauty Berry	*Serenoa repens*
Cogon Grass**	*Imperata cylindrica*
Florida Grape Vine*	*Vitis rotundifolia*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesars's Weed**	*Urena lobata*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

WETLAND DELINEATION:

The opinion of Haley Ward is that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. No habitats were identified on site which meet the three formal components to designate any land cover type(s) as a wetland.

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 their burrows, were observed at this time. Any other state or federally listed plant/animal species were not observed at the time of the site visit.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Ankona and Farmton Sands – The Ankona and Farmton series consist of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farmton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

Pineda Sand, 0 to 2% slopes – This soil is a nearly level, poorly drained soil in low grassy flats. The water table is typically at a depth of less than 10 inches for 2 to 6 months during wet seasons, and at a depth of 10 to 40 inches for the remaining time. This is a nearly level poorly drained soil found in grassy flats. The natural vegetation associated with this soil type includes slash pine, cabbage palm, wax myrtle, gallberry, fetterbush, and brooms sedge. The surface layer typically is dark gray and dark grayish brown sand. The subsurface layer is brown fine sand with yellow and brownish mottles.

SITE HISTORY:

According to a 1944 aerial image, there was a wetland located in the northeast corner of the property that extended onto the adjoining property to the east. During this time, evidence of disturbance such as clearing and vehicle tracks can be seen throughout the subject property and a ditch had been developed adjoining the north boundary of the wetland. In the 1969 aerial image, dense vegetation covers the entire subject

property and the adjoining property to the east. In addition, a utility easement runs along the east property boundary and cuts off the connection of the onsite wetland from the portion of the wetland that was on the adjoining property to the east. The 1992 aerial image is the earliest available aerial depicting the development of the subject property.

REGULATIONS:

The following lists the State of Florida laws and Code of Ordinances for the City of Fort Pierce as they pertain to the environmental considerations of the subject property. As part of the local approval process, the applicant will be required to comply with the following items in *red*.

Florida Fish & Wildlife Commission Regulations:

68A-27.003(2) State-designated Threatened species:

(a) No person shall take, possess, or sell any threatened species included in this subsection or parts thereof or their nests or eggs except as authorized by Commission rule or by permit from the Commission or when such conduct is authorized in a management plan as defined in this chapter and approved by the Commission, or as authorized in Commission-approved guidelines.

68A-27.003(5) Gopher tortoise (Gopherus polyphemus). The gopher tortoise shall be afforded the protective provisions specified in this subparagraph. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with the Gopher Tortoise Management Plan effective September 2012 herein incorporated by reference: (http://www.flrules.org/Gateway/reference.asp?No=Ref-12192).

A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will be issued based upon whether issuance would further goals and objectives of the Management Plan and the Gopher Tortoise Permitting Guidelines effective April 2023, herein incorporated by reference: (http://www.flrules.org/Gateway/reference.asp?No=Ref-15273).

A 100% gopher tortoise survey is required as part of the building approval process within 90-days of a land disturbing activity. If tortoises are located onsite, relocation is required prior to any clearing/building activity.

City of Fort Pierce Regulations:

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.

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.
A tree survey will be required as part of the building approval process.

SUMMARY:

Haley Ward conducted this Environmental Assessment and site analysis to ascertain the status of environmental considerations regarding the local permitting process to our client: GraceWay Village. The subject property is approximately 7.88 acres located at 1780 Hartman Rd within the City of Fort Pierce, St. Lucie County, FL 34947. This site is comprised of non-native habitats as described in our upland and wetland evaluations.

Native trees qualifying for protection according to the City of Fort Pierce regulations (noted above) are located onsite and a tree survey may be required. A 100% gopher tortoise survey is required and valid for 90 days from issuance. The 100% gopher tortoise survey should be conducted by a Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise Agent (AGTA) 90 days prior to any land-disturbing activities. Furthermore, If Gopher Tortoises or their burrows are found on site, then burrow excavation and relocation of these tortoises may be conducted and coordinated by an AGTA.

GraceWay Village - Vicinity Map

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GraceWay Village - Habitat Map

LEGEND

- 422 - BRAZILIAN PEPPER – 1.38ac.
- 814 - ROADS – 0.58ac.
- 177 - INSTITUTIONAL (BUILDINGS) – 0.24ac.
- 190 - OPEN LAND – 5.64ac.
- SITE BNDY

Project# 20-250
16 January 2026

0 90 180 270 ft

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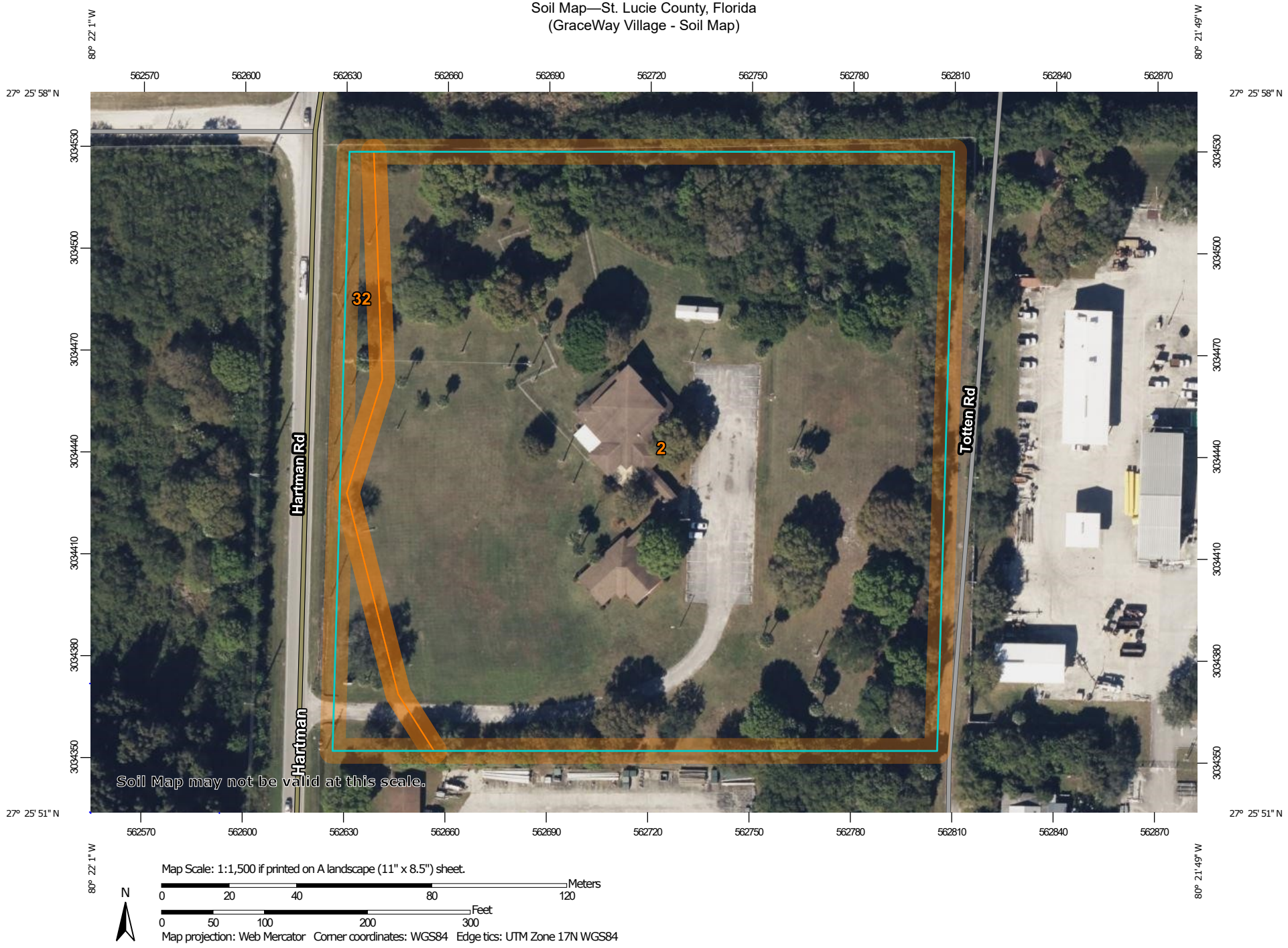

Map Scale: 1:1,500 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 19, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	7.4	94.0%
32	Pineda sand, 0 to 2 percent slopes	0.5	6.0%
Totals for Area of Interest		**7.8**	**100.0%**