

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**UNDEVELOPED PROPERTY
943 NW SPRUCE RIDGE DRIVE
STUART, FLORIDA 34994**



AST Project # AST26009.00

FOR

Martin County Board of County Commissioners

&

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BY



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1.0 SUMMARY

AST Florida Environmental Inc., (AST) has completed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-21 to identify recognized environmental conditions (RECs) that may be associated with an undeveloped property. The *subject property* consists of three parcels (PIN), 30-37-41-011-027-00010-1, 30-37-41-011-027-00060-0 and 30-37-41-011-027-00061-0 and was located at 943 Spruce Ridge Drive and 911 NW 10th Terrace, Stuart, Florida respectively and is herein referred to as the *subject property*.

The *subject property* was cleared and vacant. The *subject property* consisted of 0.996 total acres. Suspect chemical storage, use, dumping, buried materials or suspect onsite operations were not noted.

Historical information including city directories, building permits, tax records, regulatory reports and historical aerial photographs indicates that the *subject property* has been mostly undeveloped since at least 1940. The southeastern parcel did have a residence under construction from about August 2021 to May 2025. Apparently this structure was never completed and was removed prior to occupancy. Use of the *subject property* which constitutes a condition of potential concern was not identified.

The *subject property* was bordered by multifamily residential use to the east and west. Single family residences bordered the northern and southern sides of the *subject property*. During the site reconnaissance for the adjoining properties no suspect structures, containers or stained soils were identified for the observable portions of the adjoining properties. Historical research of adjacent sites did not identify suspect sites.

Review of available federal, tribal and state environmental record sources information did not identify suspect issues on the *subject property*. Additional suspect nearby site/facility listings were not identified for the ASTM-designated standard and additional environmental record sources within the prescribed minimum search distances from the *subject property*.

A review of current and past uses of the *subject property* and adjoining/nearby properties; a review of government environmental record sources and file records; the results of the site and vicinity reconnaissance; and the results of interviews did not identify suspect issues. Suspect environmental conditions were not identified in connection with the *subject property*. In AST's opinion, recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions were not identified in connection with the *subject property*.