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January 12, 2024

Mr. Andrew Norgart  
Alsop Companies, LLC  
77 Almeria Street  
St. Augustine, FL 32084  
BY EMAIL: [an@alsopcompanies.com](mailto:an@alsopcompanies.com)

SUBJECT: Threatened and Endangered Species Assessment &  
Significant Natural Communities  
Racetrack Road  
St. Johns County PIN 005750-0010

Dear Mr. Norgart,

On October 8, 2023, Carter Environmental Services (CES) conducted a limited field survey of the proposed project area (+/- 10.63 acres) to assess the presence of or potential utilization by any threatened/endangered species or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included a literature review of the soil units mapped on-site and both historic and current aerial photographs of the property. The results of this survey are listed below.

#### **PROTECTED ANIMAL SPECIES**

- **Bald Eagle** (*Haliaeetus leucocephalus*)

Utilizing the FWC online eagle nest database, CES did not locate any bald eagle nests on record within 0.5 mile of the project site. The nearest nest listed is approximately 3.58 miles to the west which had a last observation date of 1998. Additionally, while onsite, CES did not locate any bald eagle nests on the property or within close proximity. While the bald eagle is not listed as threatened, endangered, or as an SSC, certain activities proposed to take place within 1,500' of a bald eagle nest are regulated by the St. Johns County Land Development Code, Section 4.01.10. In the event a bald eagle nest is located within 1,500 feet of a project, an alternate site-specific bald eagle management plan may be required along with application for a waiver from the Board of County Commissioners requesting the management zones be reduced to match Federal regulations. Currently, Federal regulation of bald eagle nests extends 660' outward from the nest tree, with more intense regulation pertaining to the zone within 330' of the nest.



- **Gopher Tortoise** (*Gopherus polyphemus*)

Though being widespread throughout Florida, the gopher tortoise is listed as threatened in the state as much of its native habitat has been lost to agriculture, forestry, mining, and urban/residential development. While onsite, CES did not observe any gopher tortoise burrows, suitable habitat, or other evidence indicating the presence of gopher tortoises on the project area. Lastly, the site's soil types, elevated ground water table, and lack of forage make this unsuitable gopher tortoise habitat.

- **Wading Birds**

A review of the current FWC database of wading bird rookeries (FWC Online Wading Bird Locator) revealed no known rookery within a one-mile radius of the property. Additionally, while onsite, CES did not find evidence of a wading bird rookery nor wading birds utilizing the site.

### **PROTECTED PLANT SPECIES**

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. Coordination will not be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

### **SIGNIFICANT NATURAL COMMUNITIES**

While onsite, CES also evaluated the +/- 10.63-acre subject property to determine if any of the six (6) Significant Natural Communities regulated by the St. Johns County Land Development Code (Section 4.01.07(G)) were present. These communities include Beach Dune, Coastal Grassland, Coastal Strand, Maritime Hammock, Sandhill, and Scrub.

After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS) to characterize the community types. The below vegetative communities were observed and are non-significant communities as defined by St. Johns County, Florida.

#### **Soils:**

The *Soil Survey of St. Johns County, Florida* indicates the following three (3) soil type within the property:

Zolfo fine sand (08) - Zolfo fine sand is a somewhat poorly drained, nearly level soil on broad landscapes that are slightly higher than the adjacent flatwoods. The seasonal high water table is at a depth of 24 to 40 inches for two to nine months in most years under natural conditions. Typically, the surface layer is grayish brown fine sand about five inches thick. The subsurface layer is pale brown to light gray fine sand, which extends to a depth of about 66 inches.

Ona fine sand (12) - Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The



seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches is black to dark brown fine sand.

St. Johns fine sand (13) - St. Johns fine sand is a poorly drained, nearly level soil in broad flatwood areas and landscapes adjacent to drainageways. The seasonal high water table is at a depth of 0 to 15 inches for two to six months and at 15 to 30 inches during periods of lower rainfall in most years under natural conditions. Typically, the surface layer is about seven inches of black fine sand over three inches of very dark gray fine sand. The subsurface layer is gray fine sand that extends to a depth of 15 inches.

#### **Uplands:**

Commercial (FLUCFCS 140) – This portion of the site is currently being operated as a plant nursery.

Pine Flatwoods (FLUCFCS 411) – This community has a mixed canopy of slash pine (*Pinus elliottii*), laurel oak (*Quercus hemispherica*), and live oak (*Quercus virginiana*), with lesser amounts of Chinese tallow (*Sapium sebiferum*). The understory is vegetated with scattered saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), and bitter gallberry (*Ilex glabra*). Groundcover is limited with scattered bracken fern (*Pteridium aquilinum*).

#### **Wetlands:**

Wetland Forested Mixed (FLUCFCS 630) – This community has a mixed canopy of red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blackgum (*Nyssa salvatica* var. *biflora*), slash pine, cabbage palm (*Sabal palmetto*), sweetbay magnolia (*Magnolia virginiana*), and Chinese tallow. The understory and groundcover are vegetated with dahoon holly (*Ilex cassine*), buttonbush (*Cephalanthus occidentalis*), royal fern (*Osmunda regalis*), Virginia chain fern (*Woodwardia virginica*), lizard's tail (*Saururus cernuus*), beakrush (*Rhynchospora* spp.), bogbutton (*Lachnocaulon* spp.), and yelloweyed grass (*Xyris* spp.). The two wetlands on the western portion of the property are deeper swamps and have been less affected by prior silviculture operations. The wetland in the east-central portion of the property is high disturbed due to past silviculture operations and includes predominately slash pine in the canopy.

Stormwater Pond (FLUCFCS 742) – The portion of the site contains a SJRWMD permitted stormwater pond.



**CONCLUSION**

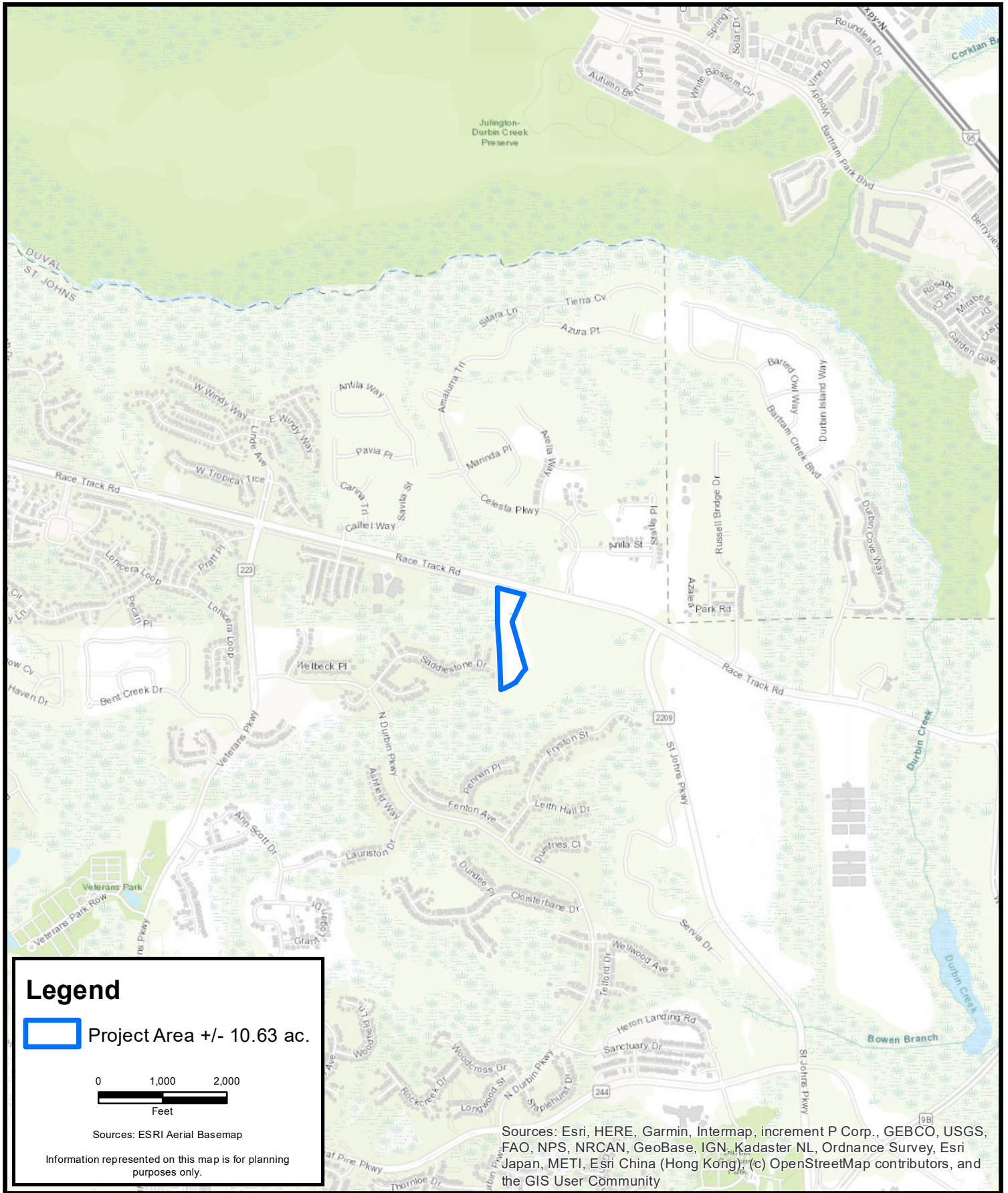
In conclusion, no listed plant or animal species were observed by CES biologists during the site review. Also, based on our field review and analysis of the vegetative communities described above, there are no Significant Natural Communities present on the property. I trust that this information is helpful. Please call me with any questions or requests for additional information.

Sincerely,  
Carter Environmental Services

A handwritten signature in black ink, appearing to read "D. Jeff", is positioned above the typed name.

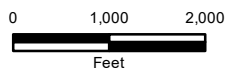
Dave Jeff  
Senior Project Manager

**Enclosures:** Location Map – Figure 1  
Soils/NWI Map – Figure 2  
FLUCFCS Map – Figure 3  
FNAI Biodiversity Matrix



**Legend**

 Project Area +/- 10.63 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Location Map  
**Race Track Road**

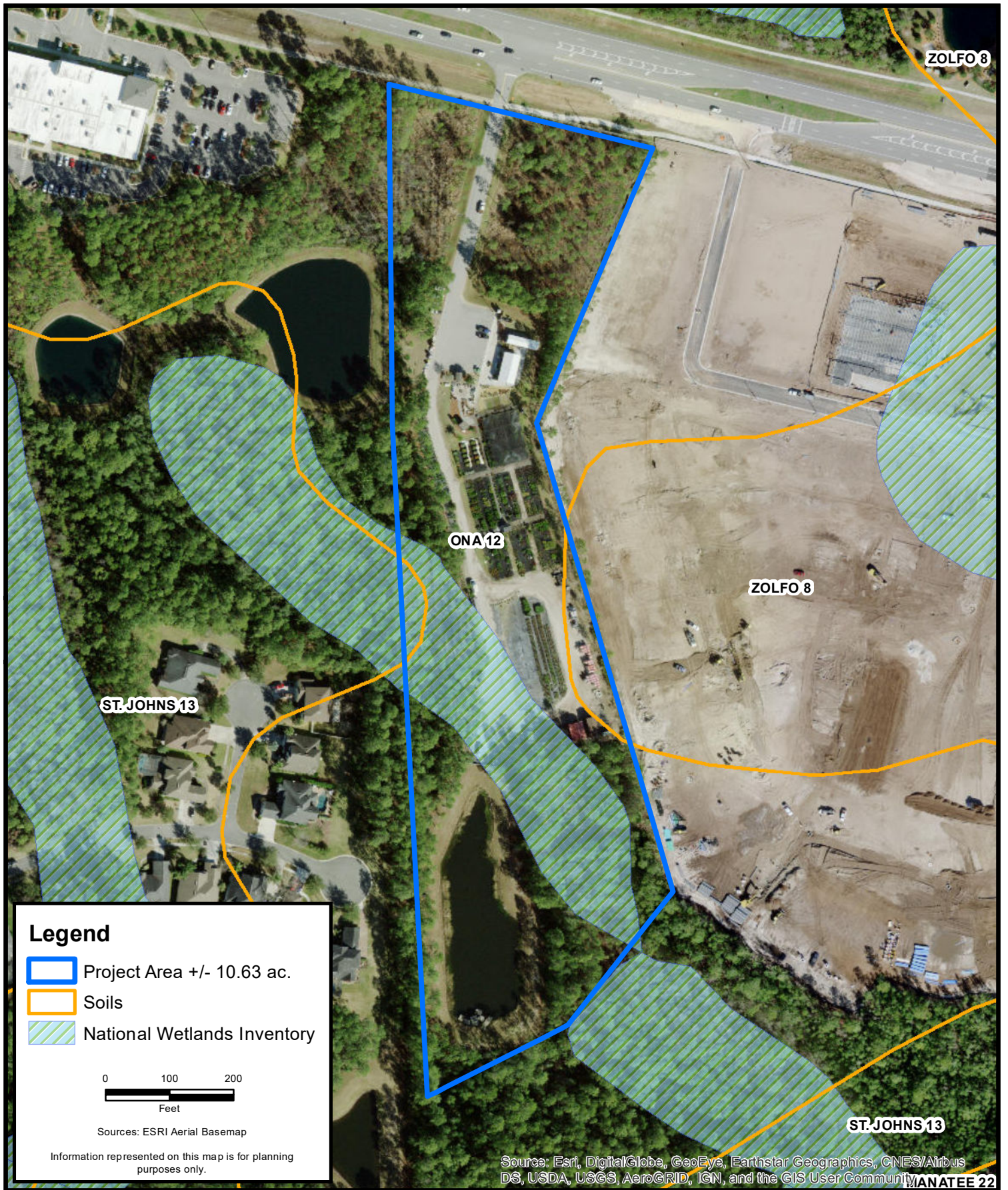


Project: 5.12036

St Johns County, FL

Date: Jan 12 2024

Figure: 1



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Soils/NWI

## Race Track Road

Project: 5.12036	St Johns County, FL	Date: Jan 12 2024
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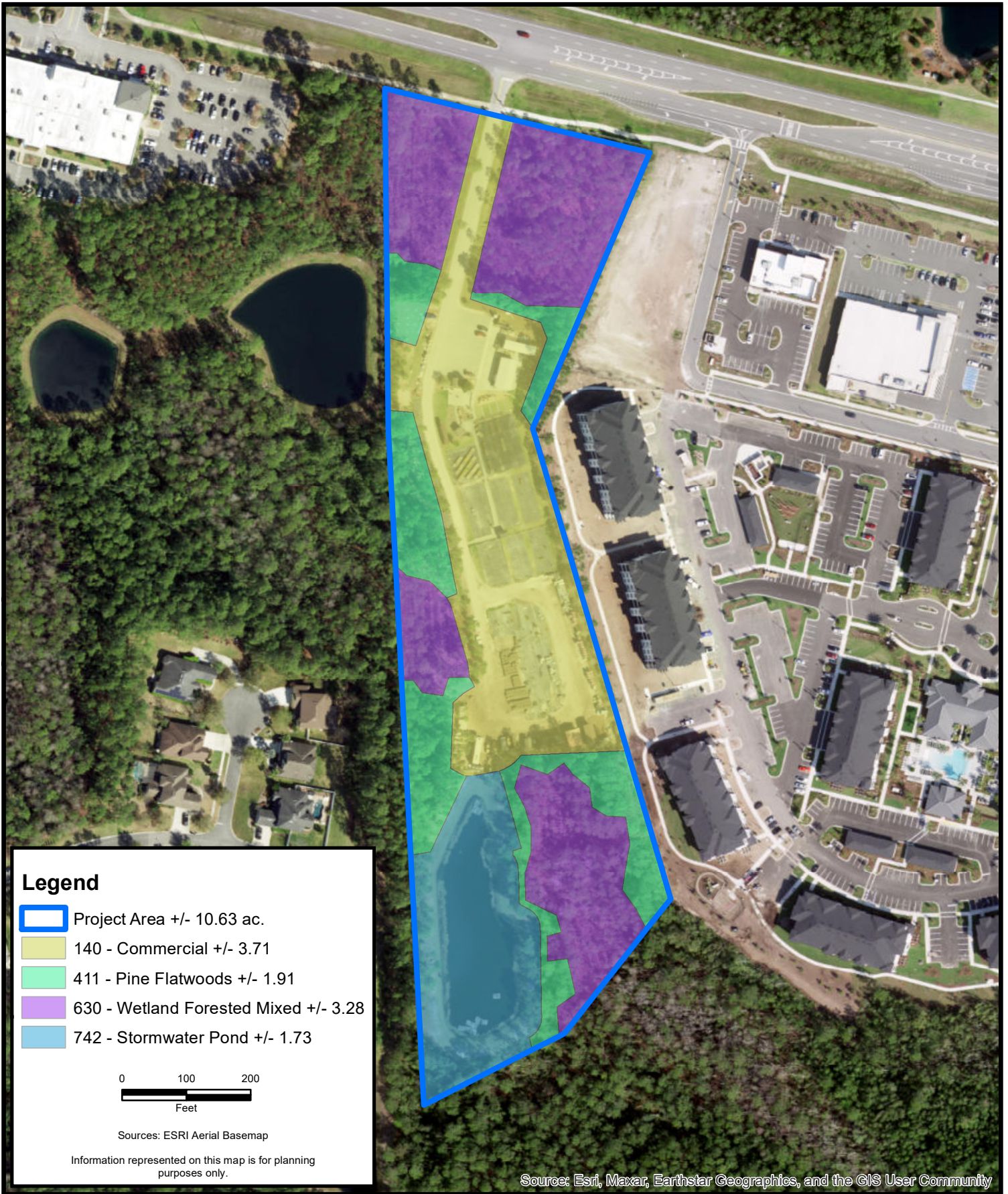







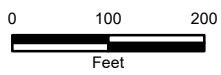
Figure: 2



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Legend**

-  Project Area +/- 10.63 ac.
-  140 - Commercial +/- 3.71
-  411 - Pine Flatwoods +/- 1.91
-  630 - Wetland Forested Mixed +/- 3.28
-  742 - Stormwater Pond +/- 1.73



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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Existing Conditions  
**Race Track Road**



Project: 5.12036

St Johns County, FL

Date: Jan 12 2024

Figure: 3



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 Tallahassee, FL 32303  
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 www.fnai.org

FLORIDA  
**Natural Areas**  
 INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 1/12/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 1 Matrix Unit: 42664



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 42664

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Calydorea coelestina</a> Bartram's ixia	G2G3	S2S3	N	E
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT
<i>Scrub</i>	G2	S2	N	N



**Matrix Unit ID: 42664**26 **Potential** Elements for Matrix Unit 42664

<b>Scientific and Common Names</b>	<b>Global Rank</b>	<b>State Rank</b>	<b>Federal Status</b>	<b>State Listing</b>
<a href="#">Arnoglossum diversifolium</a> variable-leaved Indian-plantain	G2	S2	N	T
<a href="#">Asclepias viridula</a> southern milkweed	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<a href="#">Balduina atropurpurea</a> purple honeycomb-head	G2	S1	N	E
<a href="#">Calopogon multiflorus</a> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<a href="#">Centrosema arenicola</a> sand butterfly pea	G2Q	S2	N	E
<a href="#">Ctenium floridanum</a> Florida toothache grass	G2	S2	N	E
<a href="#">Drymarchon couperi</a> Eastern Indigo Snake	G3	S2?	T	FT
<a href="#">Gopherus polyphemus</a> Gopher Tortoise	G3	S3	C	ST
<a href="#">Heterodon simus</a> Southern Hognose Snake	G2	S2S3	N	N
<a href="#">Litsea aestivalis</a> pondspice	G3?	S2	N	E
<a href="#">Lythrum curtissii</a> Curtiss' loosestrife	G1	S2	N	E
<a href="#">Matelea floridana</a> Florida spiny-pod	G2	S2	N	E
<a href="#">Monotropsis reynoldsiae</a> pygmy pipes	G2	S2	N	E
<a href="#">Nemastylis floridana</a> celestial lily	G2	S2	N	E
<a href="#">Neovison vison lutensis</a> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<a href="#">Nolina atopocarpa</a> Florida beargrass	G3	S3	N	T
<a href="#">Notophthalmus perstriatus</a> Striped Newt	G2G3	S2	N	C
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<a href="#">Pycnanthemum floridanum</a> Florida mountain-mint	G3	S3	N	T
<i>Rhynchospora thornei</i> Thorne's beaksedge	G3	S1S2	N	N
<a href="#">Rudbeckia nitida</a> St. John's blackeyed susan	G3	S2	N	E
<a href="#">Salix floridana</a> Florida willow	G2G3	S2S3	N	E
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T4	S4	N	N
<a href="#">Verbesina heterophylla</a> variable-leaf crownbeard	G2	S2	N	E

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is

not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.