



42 Masters Drive, St. Augustine, FL 32084
(904)540-1786
www.carterenv.com

November 27, 2024

SJSR16 Estates LLC

SUBJECT: Wetland Delineation Assessment
3940 State Road 16
St. Augustine, FL 32092
St. Johns County PIN: 0290900010

Dear SriKiran:

Thank you for contacting Carter Environmental Services, Inc. (CES). We appreciate the opportunity to be of service to you. The purpose of this wetland delineation was to determine the extent, configuration, and acreage of all onsite jurisdictional wetlands. CES conducted this wetland delineation pursuant to the current methodologies of the U.S. Army Corps of Engineers [(ACOE) 1987 Corps of Engineers Wetland Delineation Manual], Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District [(SJRWMD) Florida Unified Wetland Delineation Methodology, Chapter 62-340, F.A.C.].

This report was prepared for the sole use of our client, SJSR16 Estates LLC, and their affiliated parties. Other entities may not rely on the results of this report without prior approval from CES.

Wetlands are defined by the state and federal government as *“those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation that is typically adapted for life in saturated soil conditions.”* Criteria that make up jurisdictional wetlands include hydrophytic vegetation (wetland plants), hydric soils, and evidence of hydrology. The ACOE requires all three criteria while the state agencies (SJRWMD and DEP) require only two of the three criteria to be present for wetland classification.

This wetland delineation has not been reviewed or approved by any environmental agencies and the findings of this report are subject to change if reviewed by the FDEP, SJRWMD or ACOE. Additionally, the wetland points taken during this assessment have sub-meter accuracy due to the limitations of our global positioning system (GPS) units. A survey of this wetland delineation is not included as part of our scope of work and may be required for permitting purposes. If necessary, please contact a licensed surveyor to survey this wetland delineation.

Generally, most local land development codes require an upland buffer landward of the state jurisdictional wetland line with additional building setbacks. Please check with the respective city and/or county to determine what setbacks may apply for the subject property.

This wetland delineation included a review of the relevant maps and images for the area which included: the USGS topographic quadrangle (Figure 1), the National Wetlands Inventory (NWI)



map, the *Soil Survey of St. Johns County, Florida*, LiDAR imagery, Google Earth imagery, 1984 NHAP Color Infrared Photography, and other aerial photographs of the project vicinity. This was followed by an on-site pedestrian review of the property.

The subject property consists of St. Johns County parcel ID: 0290900010 which is located at 3940 SR 16 and total approximately \pm 26.11-acres in size. The site reconnaissance occurred on November 27, 2024, and revealed that the subject property contains approximately \pm 18.42 acres of forested wetlands within Turnbull Swamp (Figure 2). Vegetation within the onsite wetlands include slash pine (*Pinus elliottii*), water oak (*Quercus nigra*), cypress (*Taxodium spp.*), black gum (*Nyssa sylvatica*), red maple (*Acer rubrum*), sweetbay (*Magnolia virginiana*), loblolly bay (*Gordonia lasianthus*), fetter bush (*Lyonia lucida*), woodoats (*Chasmanthium spp.*) and netted chain fern (*Woodwardia areolata*). Soil test pits confirmed the presence of hydric soils and hydrologic indicators were observed including algal matting, buttressed tree bases and crayfish burrows.

The remaining \pm 7.69-acres of the subject property consist of forested/grassed uplands and a single-family residence with associated structures. Vegetation within the onsite uplands includes live oak (*Quercus virginiana*), slash pine, sweet gum (*Liquidambar styraciflua*), red cedar (*Juniperus virginica*), camphor tree (*Camphora officinarum*), wax myrtle (*Morella cerifera*), bitter gallberry (*Ilex glabra*), bahiagrass (*Paspalum notatum*) and bracken fern (*Pteridium aquilinum*). Soil test pits verified the absence of hydric soils and hydrologic indicators were not observed.

Any proposed impacts to onsite wetlands or upland buffers will require a permit from either FDEP, SJRWMD and/or ACOE. CES hopes that the information provided in this report will be of assistance during your due diligence period, planning or building phases, permitting process or other requirements. Please contact CES if you have any questions regarding our findings or need additional information regarding wetland permitting.

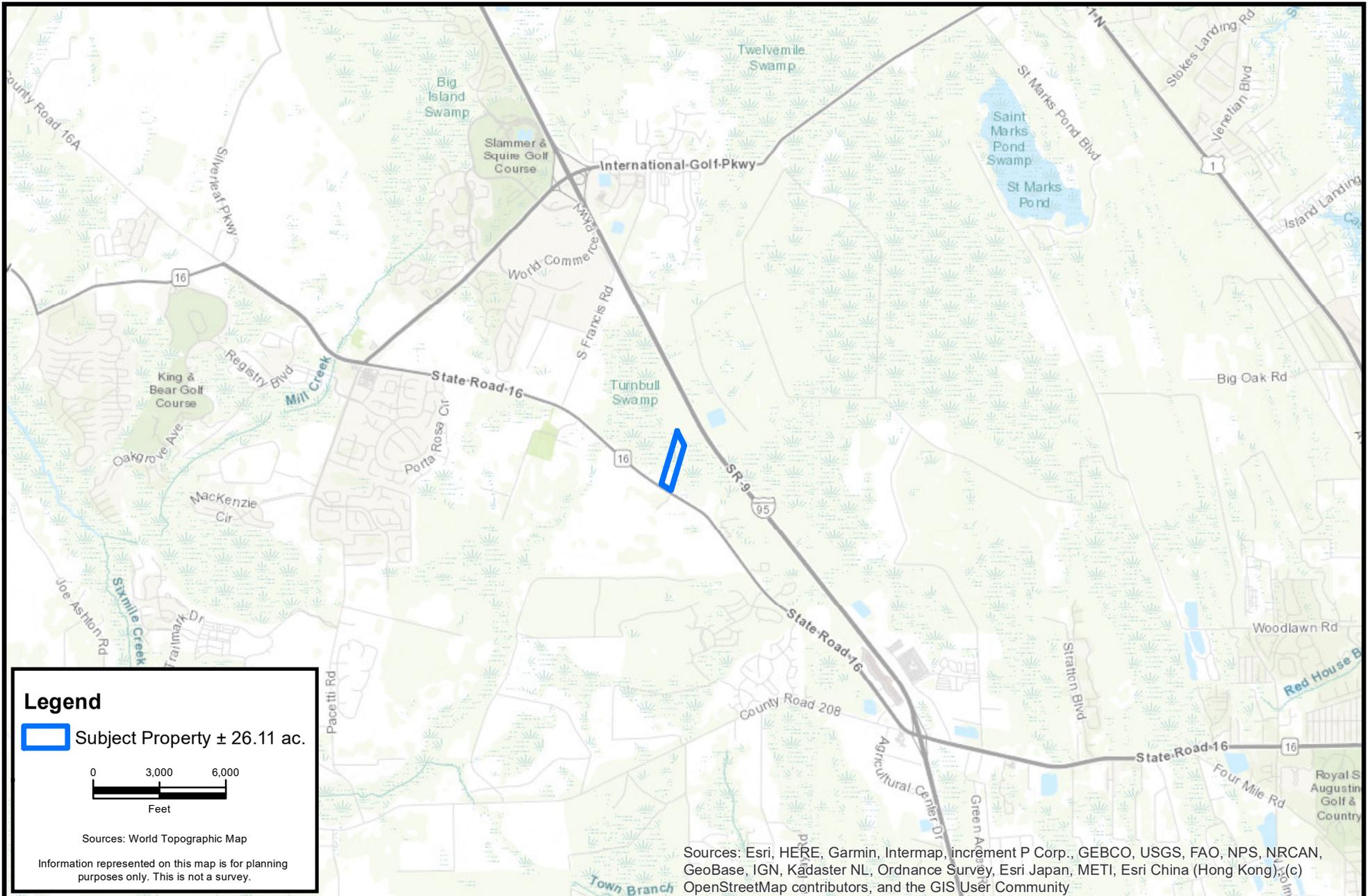
Sincerely,

Carter Environmental Services



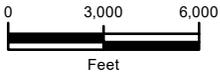
Ben Briegel
Project Scientist
(904) 540-1786

Enclosures: Location Map – Figure 1
Wetland Delineation Assessment Map – Figure 2
Photo Log



Legend

 Subject Property ± 26.11 ac.



Sources: World Topographic Map

Information represented on this map is for planning purposes only. This is not a survey.

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

3940 State Road 16



Project: 5.24595

St. Johns County, FL

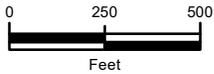
Date: Nov 25 2024

Figure: 1



Legend

-  Subject Property ± 26.11 ac.
-  Approximate Wetlands ± 18.42 ac.
-  Wetland/GPS Points 11-27-24



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only. This is not a survey.

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

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Wetland Delineation Assessment Map

3940 State Road 16



Project: 5.24595

St. Johns County, FL

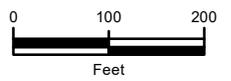
Date: Nov 26 2024

Figure: 2



Legend

-  Subject Property ± 26.11 ac.
-  Approximate Wetlands ± 18.42 ac.
-  Wetland/GPS Points 11-27-24



Sources: ESRI Aerial Imagery

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Wetland Delineation Assessment Map		
3940 State Road 16		
Project:	5.24595	St. Johns County, FL
Date:	Nov 26 2024	



Figure: **2a**

3940 SR 16 - Photo Log

Date of Photos: November 27, 2024



Photo 1: Near wetland point A5 looking north at Turnbull Swamp.



Photo 2: View of the wetlands near the southeast corner of the subject property.

3940 SR 16 - Photo Log

Date of Photos: November 27, 2024



Photo 3: View of the uplands near the southern portion of the subject property.



Photo 4: Near the eastern site boundary looking west at the onsite uplands.