

**Phase I Cultural Resource Assessment Survey  
of the REIT U.S. 1 Development Property  
St. Johns County, Florida**

**SJRWMD Permit App. No.: 197685-1**

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## **Introduction**

This report documents the findings of an archaeological and historical survey of the 2.14-acre REIT U.S. 1 North development property in north, St. Augustine, St. Johns County, Florida, conducted in September 2023 for REIT, LLC, and Carter Environmental Services, Inc., St. Augustine, Florida, to satisfy state (and county) cultural resource requirements (SJRWMD Permit App. No.: 197685-1).

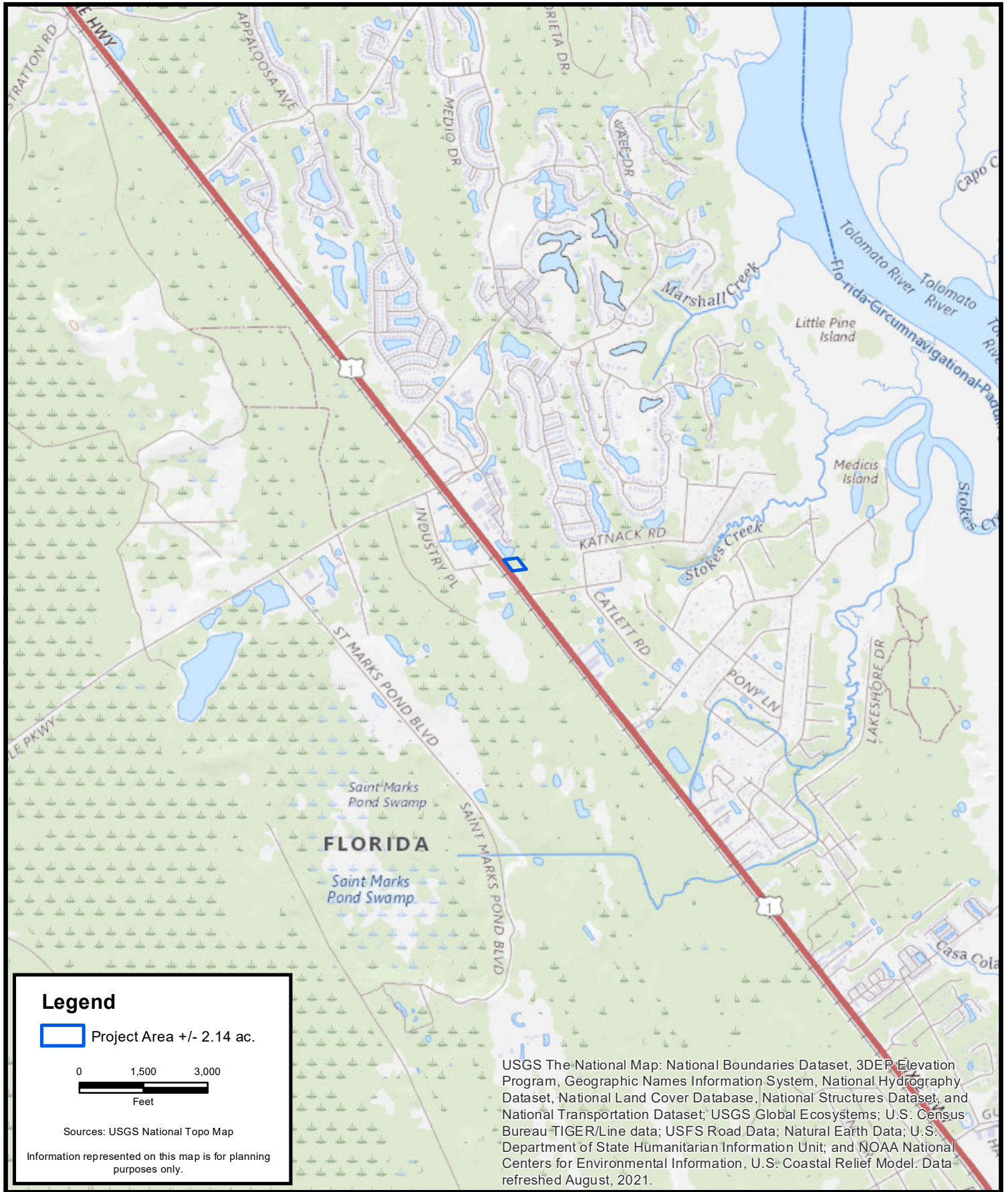
Per the review of the St. Johns River Water Management District (permit review letter of February 28, 2023), a comprehensive Phase I archaeological and historical survey was requested to meet the compliance review standards of the Florida Division of Historical Resources (DHR)/State Historic Preservation Office (SHPO) and other State and Federal agencies pursuant to State cultural resource provisions contained in Section 380.06, Chapters 267 and 373, Florida Statutes, Florida's Coastal Management Program. The authority for this procedure is Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665 amended), and 36 CFR Part 800: Protection of Historic Properties. The State Historic Preservation Office (SHPO) advises Federal and State agencies such as the SJRWMD as they identify historic properties (listed or eligible for listing in the *National Register of Historic Places*), assess effects upon them, and consider alternatives to avoid or minimize adverse effects.

The Phase I cultural resource assessment survey was also conducted to satisfy cultural resource requirements and provisions contained in Section 3.01.04.D of the St. Johns County Land Development Code (St. Johns County Property Identification Number: 0739400000). Archaeological survey work was requested pursuant to the authority vested in the St. Johns County Environmental Division, Historic Resource Management Section, regarding project concurrency, this defined by County ordinance.

The project area falls within a medium probability zone for archaeological sites based on the St. Johns County Archaeological Site Probability Model Map. Thus, a CRAS designed to identify cultural resources across the project area is required in accordance with LDC Section 3.01.04.D, with a completed study forwarded to the St. Johns County Environmental Division, Historic Resource Management Section, for compliance review. Per St. Johns County procedures, approval of the study from the Historic Resource Management Section stating the determination of final action is required prior to any approval of land clearing, development permits, subdivision plats, and/or development or construction plans; this requirement must also be completed prior to approval of Master Development Plans, and prior to BCC public hearings for all PUDs and PRDs.

The 2.14-acre REIT U.S. 1 North development property located at 7280 U.S. 1 North, City of St. Augustine, St. Johns County, Florida in Section 45, Township 6 South, Range 29 East. In general, the project area is bounded by U.S. 1 North on the west and the legal boundaries of commercial and agricultural properties on the north, south and east (see Figures 1 - 3). Except for defined jurisdictional wetlands, these project borders bound the **Area of Potential Effect (APE)** as defined by Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665), as amended.

A search of the Florida Master Site File (FMSF) (March 30 and September 22, 2023) indicated that no archaeological or historical sites were located on the subject property but that cultural resources were located in the general surrounding area (see attached FMSF data). For reference, the FMSF provides rosters of archaeological and historical sites, as well as previous cultural resource assessment surveys conducted in the surrounding areas. This database was examined thoroughly to identify any cultural resources that may be in the study area and to develop a project-specific site predictive model as part of a comprehensive research design.




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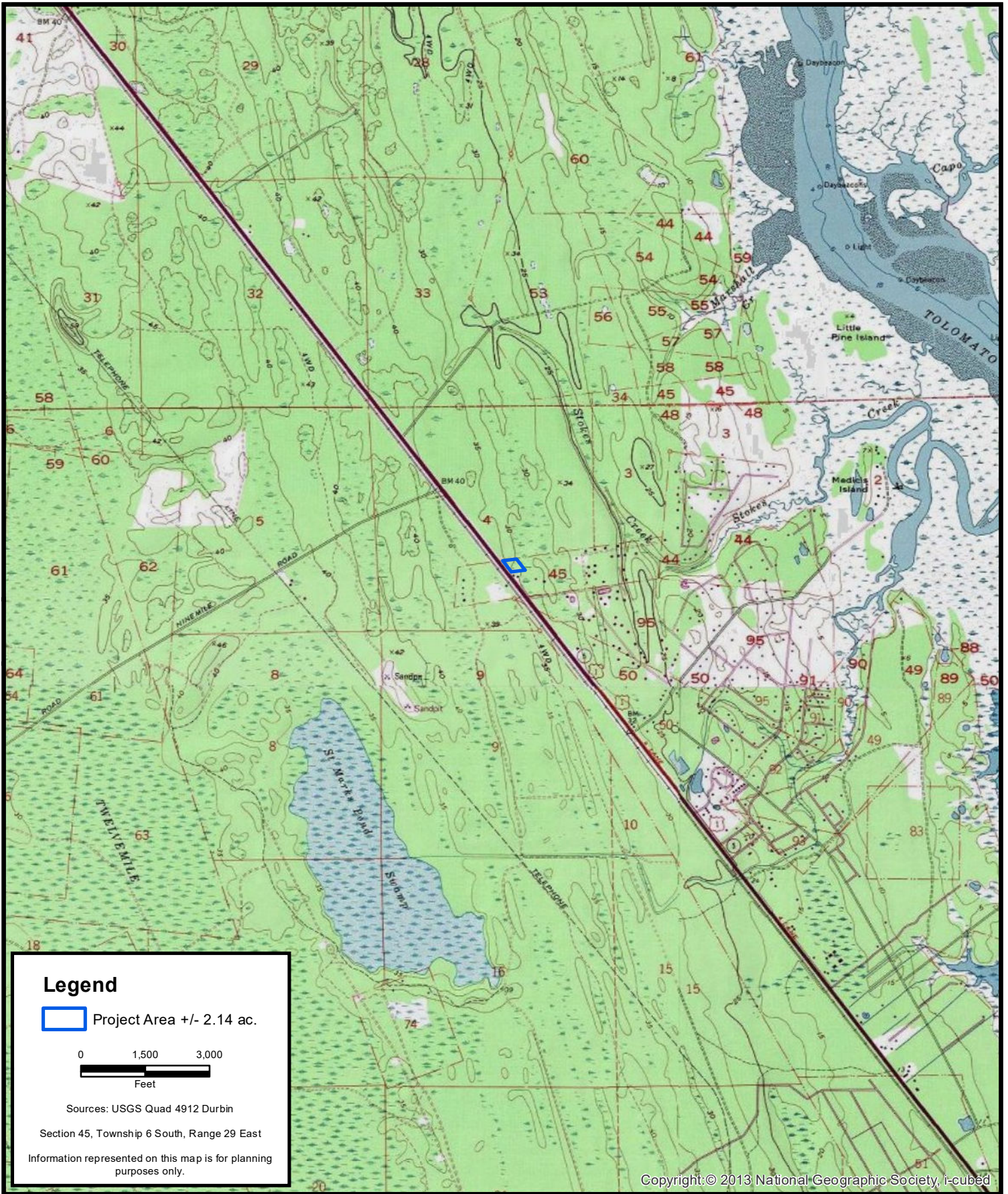
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Location Map  
**7280 US1 N**

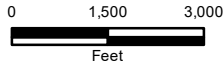
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 Figure: 1



**Legend**

 Project Area +/- 2.14 ac.



Sources: USGS Quad 4912 Durbin


Section 45, Township 6 South, Range 29 East

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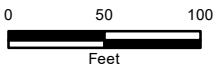
Topographic Location Map  
**7280 US1 N**  
 Project: 5.18123      St Johns County, FL      Date: Oct 08 2023

  
 Figure: 2



**Legend**

 Project Area +/- 2.14 ac.



Sources: ESRI Aerial Basemap

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

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**Aerial Map  
7280 US1 N**

Project: 5.18123

St Johns County, FL

Date: Oct 08 2023



Figure: 3

## **Regional Settlement Patterns**

### ***Guana Tolomato Matanzas Rivers Basin***

Located to the east of the REIT development parcel, the Guana Tolomato Matanzas National Estuarine Research Reserve (GTM-NERR) includes 74,000 acres of coastal lands in Northeast Florida. As evidenced by archaeological remains at Guana, humans have used the area for thousands of years. Sixty-one archaeological sites are recorded for the area and include prehistoric Native American shell middens, burial mounds, a Spanish mission, and homestead sites.

Most prominent of these sites is Shell Bluff Landing (8SJ00032), an extensive oyster shell midden on the east bank of the Tolomato River. Cultural deposits there represent 5,000 plus years of human occupation with Archaic period components (Newman and Weisman 1992). The National Register site also includes historic sites such as a 19<sup>th</sup> century coquina well.

Wrights Landing (8SJ00003) is another example of an extensive oyster shell midden, covering some 49 acres. It, too, has important historic components, most significantly the location of the Mission Nuestra Senora de Guadalupe de Tolomato, established in the 1620s. It is the second location of the Mission, the first established on the Georgia coast. A diversity of Spanish ceramics and other artifacts are testimony to early colonial period settlement in the area, much of which is related to the history of St. Augustine located to the immediate south of the Reserve.

Other sites include the Guana River Shell Ring (8SJ02554) which measures some 100 meters in diameter. Cultural materials found in association with the site indicate Late Archaic period (ca. 5,000 years B.P.) construction and use.

An inventory and discussion of archaeological and historical sites which define the Guana Tolomato Matanzas National Estuarine Research Reserve can be found in the article, "Prehistoric and Historic Settlement in the Guana Tract," by Christine Newman and Brent Weisman. The Reserve has likely seen continuous occupation in some form from prehistoric periods to more contemporary historic occupation. The existence of burial mounds and extensive shell middens suggest that the area served as a hub of prehistoric settlement for hundreds of years.



## **Cultural Prehistory of St. Johns County**

Prehistoric people have inhabited Florida for at least 15,000 years. The earliest stages are pan-Florida in extent while later cultures exhibited differing cultural traits in the various archaeological areas of the state. The East-Central archaeological region of Florida, as defined by Milanich and Fairbanks (1980:22) and Milanich (1994), extends from the St. Marys River to the north and south to the vicinity of Vero Beach on the Atlantic Coast and includes the St. Johns River drainage and most of the eastern coastal lagoon regions. The foundation for the current cultural prehistory of Northeast Florida is derived from a synthesis of the works of John Goggin (1952) and others in east Florida by Milanich and Fairbanks (1980) and Milanich (1994). Their chronology, as modified by recent archaeological research and current interpretations of the region, will be followed in a brief overview of the prehistoric development in this region, which includes the project area. This cultural sequence provides a framework for the understanding and evaluation of archaeological sites in the project area.

### ***PaleoIndian Period***

Recent studies suggest that the peopling of North America may have occurred via multiple routes over 20,000 years ago, although archaeologists generally agree that the first discoverers of the New World were the Siberians of East Asia. Although some individuals likely reached the continent via coastal routes or by migrating along exposed shorelines of the Pacific and Atlantic coasts, more than 20,000 years ago, possibly as early as 40,000 years ago, prehistoric hunters also crossed into North America from Asia over the Bering Strait land bridge, a continental link created by shrunken seas during the Ice Age. Following food supplies, mainly roaming herds of large mammals such as mastodons and mammoths, early hunters migrated throughout the Americas, eventually finding their way into Florida some 15,000 years ago.

During this period, forests of hardwoods, mostly oak and hickory, grew alongside open prairies. Here, these early Floridians, called Paleoindians, coexisted with and hunted an unusual variety of Pleistocene mammals which once lived in Florida such as giant ground sloths, horse, bison, llamas, giant armadillos, huge tortoises, peccaries and several types of elephants. They hunted many species of smaller animals, as well. Subsistence was of primary concern to these early people whose lifestyles were largely dictated by the migratory patterns and movements of game. The principal PaleoIndian diet was supplemented by wild plants, nuts, berries and food resources from the coasts.

The Florida environment during Paleoindian times was much different than today: the climate was cooler and drier, and freshwater was more difficult to find due to lower sea levels. The distribution of recorded PaleoIndian sites in Florida suggests that the presence of high-grade chert or limestone outcroppings, which were necessary for tool production, influenced migration and settlement patterns. Additionally, because of the drier climate, many archaeologists believe that these early Floridians relied, in part, on

waterholes, sinkholes, and lakes for drinkable water and, along with coastal areas, subsistence and other resources.

Recent research on Paleoindian sites in and along the Aucilla River in northwest Florida, particularly the Page-Ladson site, has changed the thinking on early prehistoric peoples in Florida and the Southeast (Dunbar 2012; Halligan 2012; Webb 2006). Based on these archaeological investigations and the data produced, it is generally believed that Paleoindian settlement was more specialized and sedentary than once thought, particularly in how Pleistocene megafauna such as mastodons were hunted and processed. This theory is also supported by data recovered from excavations at Central Florida's Harney Flats site, located in Hillsborough County, which suggests that Paleoindian groups seasonally inhabited areas near freshwater and demonstrates the need for the continued identification and investigation of terrestrial Paleoindian sites in Florida (Daniel and Wisenbaker 2017).

Additionally, data gathered from investigations within the St. Johns River watershed of Northeast and North-central Florida have provided more insight into the breadth of Paleoindian occupation in the area. Professional archaeologists and local artifact collectors have recovered an assemblage of lanceolate-shaped projectile points and unifacial stone tools from the Lake George Point site, a submerged Suwanee-age, Middle Paleoindian site presumed to date to circa 10,500 to 10,000 B.P. (Thulman 2012).

Predictive models indicate that most Paleoindian sites in Florida are submerged below the Gulf of Mexico within the tertiary karst region of the north-central panhandle of the state, as ancient coastlines were miles beyond where they are today due to the lower sea levels of the time (Dunbar 1991:193-194; Faught and Carter 1998). If they have survived the destructive nature of rising sea levels, these archaeological sites will be found far offshore, possibly along relic river channels, the past freshwater environs where indigenous people tended to concentrate. This phenomenon may explain why archaeologists have such a difficult time finding evidence of early humans in Florida, especially along the coasts.

The lithic tool assemblage associated with these early prehistoric activities is sophisticated and specialized. PaleoIndians used specialized stone tools, the most characteristic of which are slightly waisted spear tips known as Suwannee and Simpson projectile points. Hundreds of these points have been found throughout Florida in rivers, suggesting that they were lost during game ambushes at river crossings. While it is likely that they inhabited the area, PaleoIndian artifacts are infrequently found in St. Johns County and surrounding areas. Most have been recovered from the St. Johns River by divers who often find them in association with the fossil remains of early mammals such as elephants and bison, which were hunted by the PaleoIndians. These associated remains seem to indicate that Florida's earliest residents were taking and later butchering animals at river fords where the large creatures were temporarily incapacitated as they waded across the water. Archaeologists refer to these locations as "kill sites."

## *The Archaic Period*

About 6,000 B.C., the Earth's climate changed and a warming trend caused glaciers to melt and release a tremendous amount of water into the ocean. Consequently, sea levels began to rise dramatically, changing the shape of the coastlines of Florida. The warmer temperatures and abundance of water caused a change in the environment and extensive hardwood forests gave way to pines and oaks, and swamp forests emerged. This was the end of the last great Ice Age. The Quaternary extinction event, at which time the large mammals and megafauna that once characterized Pleistocene Florida disappeared, concluded approximately 8,000 BC. In a new landscape that looked very similar to present-day Northwest Florida, lesser mammals flourished. The new environment produced a variety of new food sources which prehistoric people adapted to with new subsistence practices and technological innovations. These events marked the beginning of the Florida Archaic period.

The settlement patterns of early Archaic populations remained similar to those of their ancestors, indicative of continuity in the lifeways of late Paleoindians and early Archaic groups. Although populations relied heavily on river drainages and coastal regions for food and other resources, small, nomadic bands continued to follow seasonal resources, returning to known, familiar extraction sites each season (Smith 1986:16-18). Several sites demarcated as ephemeral lithic scatters, such as the Bailey (8CL00903) and the Empty Turkey (8CL01117) sites of Clay County, have been documented across Northeast Florida; however, these sites often lack the requirements necessary for continued preservation and research.

About 6,000 years ago, Archaic period hunters and gatherers began to expand out of the central highlands of Florida around Ocala and Gainesville and move into areas along the St. Johns River where they discovered an abundant supply of fish, game, and freshwater shellfish, mainly snail and mussel. Large midden sites like the Maltese Midden site (8DU13946), located in Duval County, provide archaeologists with great insight into the diet of peoples during this period. The Maltese Midden site, which predates the introduction of ceramics, is a vast deposit of faunal remains that primarily consists of freshwater snail with some fish bone.

By 4,000 B.C., prehistoric peoples were well established along the river, living there year-round rather than seasonally. For the first time, people became more sedentary in lifestyle, settling in one area. A stable supply of food found in the river environs attracted and supported more people and eventually large villages and ceremonial centers began to emerge. These Archaic populations are known archaeologically as the Mount Taylor culture, named after the Mount Taylor site, a freshwater shell mound on the St. Johns River.

Perhaps the most significant of these sites is the archaeologically acclaimed Tick Island site on the St. Johns River to the southwest. Evidence from this site suggests a large and complex society once lived there, which practiced organized ceremonialism. Some of

the earliest pottery in North America has been recovered from Tick Island along with a spectacular array of artifacts. Unfortunately, most of these were salvaged as the shell mound was being mined for road fill in the 1960's. Radiocarbon dates associated with human burial remains recovered from the site prior to its destruction indicate that Tick Island was well established by 4,000 B.C.

### ***The Orange Period***

The Archaic tradition, or the way Archaic peoples lived, continued for some time. The practice of hunting, gathering of food, and fishing, including the harvesting of shellfish, provided the food resources for prehistoric peoples to survive in many areas of St. Johns County.

Around 4,000 years ago or about 2,000 B.C., the technology of pottery-making was acquired by the Archaic people of Northeast Florida. The earliest forms of pottery were made from locally gathered clays mixed with plant fibers. When fired, the bodies of these ceramic vessels became orange in color. This recognizable pottery type, evidenced by its color and the presence of fiber impressions throughout, is used by archaeologists to identify the Orange or Late Archaic cultural period in St. Johns County, a continuation of the Archaic lifestyle with the advantage of pottery vessels. Orange period sites along the St. Johns River have produced the oldest dates for pottery in North America. The earliest pottery vessel forms are rectangular-shaped and were probably modeled after baskets.

It is generally believed that it was during the Orange period that prehistoric peoples were attracted to the coasts of St. Johns County by a new food source created by a changing environment. An abundance of shellfish, produced by developing estuaries, caused inhabitants of the St. Johns River basin to migrate to the coastal regions of Northeast Florida and develop a new but similar means of subsistence. The settlement model for this period theorizes that the coastal resources supplemented the freshwater river lifestyle rather than replace it entirely. For some time, it has been believed that prehistoric groups of this time made seasonal rounds to and from the coasts from their permanent villages along the St. Johns River. These seasonal migrations are suggested to have taken place during the winter months when foods other than marine shellfish were scarce or not available.

However, evidence from coastal archaeological areas indicates that Late Archaic peoples were living along the coasts of Northeast Florida year-round rather than at certain times of the year (Russo and Ste.Claire 1991; Ste.Claire 1990). Archaeological research conducted in St. Johns, Duval, Flagler and Volusia Counties, reveals that Orange period people were collecting and eating a variety of coastal resources throughout the year. Sites like Shell Bluff Landing (8SJ00032) in Ponte Vedra have produced cultural deposits that represent prehistoric settlement beginning 5,000 years ago. Many of the sites researched are coquina middens, formed by the discarded remains of beach clams that were gathered from the seashore rather than estuaries. These tiny clams were collected in mass and cooked and eaten as a broth. Orange fiber-tempered pottery recovered from Late Archaic

period coastal sites indicates that prehistoric peoples were using these areas about 4,000 years ago.

During the Orange period, the inhabitants of northeast Florida also constructed notable shell rings, which appear as one of the earliest forms of pre-Columbian monumental architecture along the southeastern coastline. Over forty shell rings have been documented along the Atlantic coast, although rising sea levels have likely resulted in the inundation of many more. Most shell rings are spatially separated from habitation areas and other sites and may have served as a “neutral” location for sharing information (Saunders and Russo 2011). Examples of these site types include the Guana River Shell Ring (8SJ02554), situated between the Guana and Tolomato Rivers, and the Rollins Shell Ring (8DU7510), located on Ft. George Island surrounded by tributaries of the St. Johns River.

It is likely that Archaic period peoples were living in the coastal regions prior to the Orange period. Investigations at sites such as the Strickland Mount complex in Tomoka State Park have revealed extensive coquina middens that contain no pottery. These shell middens along with an early mounded burial may suggest that prehistoric groups had settled the east coast long before what is currently accepted. Rather than making seasonal rounds to and from the St. Johns River and the coast, it is likely that prehistoric people in St. Johns County and, in general, Northeast Florida, beginning with the Mount Taylor period, settled the two regions simultaneously, finding in both environments the resources necessary to support populations year-round. Small Archaic period sites along the upper reaches of interior drainages may be short-term hunting or collecting stations, which were used by small groups who traveled from their permanent villages on the coast or river to gather food over a period of several days. These activities would allow people to maintain permanent residences in either location, with shellfish and fish providing the primary means of food, while gathering resources from surrounding areas.

### ***The St. Johns Period***

The end of the Orange period is characterized by changes in pottery types resulting from different tempering agents, including sand, which were used along with or in place of fiber. By 500 B.C., Orange pottery was replaced by a chalky ware known as St. Johns. The introduction of this ceramic type marks the beginning of the St. Johns cultural period, a way of life that spans two millennia, lasting until the arrival of European explorers around 1500. While much larger in number, prehistoric populations of this period practiced the same pattern of living developed by Archaic peoples centuries before, including shellfish harvesting, hunting, fishing, and plant collecting. It was also during this period that domesticated plants, mainly corn and squash, were used for the first time.

The St. Johns people occupied two major regions of Northeast Florida, the St. Johns River basin to the west and the environmentally rich estuaries of the intracoastal waterways of the east coast. Abundant resources in both areas allowed prehistoric

populations to grow and expand throughout these regions of the county, establishing permanent villages and ceremonial and political centers at locations where food was most plentiful. Both the river and coastal regions are marked by enormous shell mounds, the remains of prehistoric foods – heavily dominated by snail and mussel in the freshwater environs and oyster, clam and coquina on the coasts, all of which served as the staple for the St. Johns diet for centuries. Coastal shell mounds along the east coast such as Green Mound in Ponce Inlet and Turtle Mound in Canaveral National Seashore Park represent the largest shell middens in North America. Turtle Mound in particular is presumed to have once stood up to 75 feet tall (Milanich 1999:13).

Because of an abundance of fish and shellfish in the estuarine regions of St. Johns County, St. Johns people lived in many areas along the intracoastal waterways other than the densely populated areas of river basins. This is evidenced by the numerous oyster middens known for St. Johns County, including those in the nearby Tolomato River Basin. Two notable examples of these site types, Shell Bluff Landing (8SJ00032) and Wright's Landing (8SJ00003), are located in the Guana Tolomato Matanzas National Estuarine Research Reserve in northeast St. Johns County.

St. Johns period sites abound along the St. Johns River to the west, as well, indicating that prehistoric activity in the river basin during this cultural period was extensive. Here, enormous shell mounds and sprawling middens are composed of freshwater snail instead of oyster. The largest of these, Tick Island, was a focal point for St. Johns people as well as Archaic hunters and gatherers. Tick Island and other large sites likely were areas where St. Johns populations concentrated and consequently developed political and ceremonial systems to organize their complex societies.

Less is known about the inland occupations of St. Johns people, those that occur between river and coast. It is clear, however, that these areas were being used during the St. Johns period. Investigations of Site 8SJ2533, which is located along Six Mile Creek in St. Augustine, have revealed an association between occupants of the site and St. Johns peoples occupying areas of the St. Johns River basin (Gardner et al 2014), while interior sites such as Grand Haven Hammock (8FL00181) and Grand Haven Cove (8FL00174) further illustrate the use of inland areas during the period. Freshwater snail and coquina middens found along inland lakes, ponds, swamps and other drainages suggest that some St. Johns people were well adapted to these areas, living selectively, seasonally or year-round within the interior portions of the region.

The late St. Johns period peoples were known historically as the Timucuan Indians in St. Johns County and in Northeast Florida, a name that was given to them by the early European explorers. The ethnographic works of the French artist Jacques le Moyne in 1564 and their early descriptions provide archaeologists and historians with invaluable information regarding the lifestyles of the Timucua and their prehistoric ancestors. These early documentations, coupled with archaeological information, give us a relatively accurate profile of native life.

Excavations from Timucuan sites across the region provide insight into the supplemental foods and the sophisticated toolkits of the early Floridians. In addition to harvesting locally available and plentiful shellfish, native plants like saw palmetto and cabbage palm centers, as well as roots, nuts (mainly acorns and hickory nuts), and berries were also gathered for food and medicine. Indigenous late-period St. Johns populations also caught a wide variety of fish, including snook, redfish, mullet, and shark, using hooks made from mussel shell and fabric-woven fishing nets. Trapping, as well as hunting with bows and arrows and spears, also provided groups a wide variety of animals including alligator, various birds, rabbit, opossum, raccoon, turkey, deer, and even panther and bear.

A popular method of cooking foods involved the stewing and boiling of meats and plants in various combinations in a large pottery “kettle.” Fish and animals were barbecued whole and preserved on smoke racks made of wood and crop harvests were stored in corncribs. Later, some native groups learned to grow corn, beans, squash, pumpkins, and other domesticated plants, a renewable source of food that ensured a stable diet. It is thought that in the spring some of these groups would abandon their large coastal villages, divide into smaller farming groups, and grow crops in the fertile grounds of the St. Johns River Valley and around the interior lakes of Central Florida.

Some Timucuan villages were fortified by a palisade line or a wall made of sharpened, upright timbers. A village often had a large community house in its center where ceremonies, religious activities, and political gatherings took place (Worth 1998). This central structure was where the chief presided, as well. Surrounding the community center were smaller huts that housed families. These houses were circular and dome-shaped in form with palmetto-thatched walls and roofs. Inside, wooden benches were used for sitting and sleeping. While the Timucuan attire was brief, sometimes consisting of strands of Spanish moss, their practice of body ornamentation and use of jewelry made for some richly decorated natives. Chiefs and other important members of the community were often tattooed from head to foot, a symbol of authority. Men wore their hair up in a “top knot” usually with feathers or stuffed animals adorning their heads. Dyed fish-bladder ear plugs and long shell and bone pins were worn by both men and women. Jewelry, finely crafted and colorful, was made of shell, pearls, bone, wood, stone, and metal.

Accustomed to life near the water, prehistoric people used dugout wooden canoes for transportation and hunting in the extensive waterways of the Intracoastal and the St. Johns River. After felling a tree, usually a pine or cypress, a skilled craftsman would hollow out the body by alternating between burning and scraping away the interior wood. Florida is known to have the highest concentration of dugout canoes in the world (Duggins 2015), and many of these wooden vessels have been recovered from the bottom of lakes and rivers throughout the region. Sites with the highest concentration of dugout canoes are notably located near the headwaters of rivers and along the edge of two drainage basins. Among these, the Pithlachocco Canoe Site (Newnans Lake) in Gainesville, from which 101 canoes have been found, represents the densest concentration of canoes within a single lake (Smith 2002). Newnans Lake is notable because it once fed into Payne’s Prairie, which in turn connected to Orange Creek, the St.

Johns River, and ultimately the Atlantic Ocean. Additionally, Newnans Lake is located only 10 miles overland to Lake Santa Fe, which flows into the Santa Fe River, which in turn connects to the Suwannee River and eventually the Gulf of Mexico, ultimately providing St. Johns populations with a junction between the Gulf of Mexico and the Atlantic Ocean (Duggins 2015).



## **Historical Background**

Possession of Florida during its early historic days was by two distinctly different European nations, Spain and Britain. Spain claimed first ownership, from 1513 until 1763, followed by Britain from 1763 until 1783, the year Spain again resumed possession. In 1819 Spain ceded Florida to the United States. This territorial period ended in 1845 when Florida officially was admitted as a State. Most of the early settlers from 1513 - 1819 were either Hispanic or as citizens of the British Isles. Smaller numbers of other ethnic groups who immigrated to Florida as colonists came from the Mediterranean areas. Hundreds and perhaps thousands of slaves from various African countries were brought into Florida as agricultural workers beginning as early as the British Period. All these historic period settlers came into a land already occupied by thousands of Native Americans, whom they called Indians.

Florida's First Spanish Period occupation, from 1513 to 1763, was primarily by Spanish peoples. These early residents lived in defensible, rather tightly contained villages as their interface with the Native American population was oftentimes not peaceful. To date, historical documentation has not been found to indicate Spanish settlers from this period lived or farmed very far from the confines of St. Augustine, other than on their Catholic mission sites. Many land grants were issued along Florida's east coast to Spanish citizens during this period (and later during the British period to British citizens) but the majority of these properties were never developed.

Negotiations with Spain at the Treaty of Paris in 1763 transferred Florida (an area at that time much larger than current-day Florida) and the Mediterranean island of Minorca to Britain, in exchange for Havana, Cuba, captured a year earlier by the British. Spain considered Havana an essential and very valuable outpost in the New World for transporting its exports from Mexico, Central and South America back to Spain. It did not consider the lands of Florida of much value to its crown. Possession of this territory of Florida gave Britain an unbroken line of colonies along the Atlantic seaboard of North America, from Canada, obtained from France during the same treaty, to Florida (Moore and Ste. Claire 1999:31). Britain's governmental decision regarding the management of its newest colony, Florida, was to split the territory into two parts, East Florida and West Florida, with seats of government in each section. The dividing line between the two sections was delineated as the Apalachicola River. Pensacola was chosen as seat of West Florida's government and St. Augustine was appointed as the East Florida seat. Both sections had a governor appointed by the British government. East Florida's first colonial governor was Col. James Grant, appointed June 8, 1763, although he didn't arrive in St. Augustine until August 1764.

This British occupation of Florida is termed Florida's British Period, lasting only from 1763 to 1783, a twenty-year span. In 1783 another treaty between Britain and Spain returned Florida to Spanish ownership. This period, termed Florida's Second Spanish Period, ended in 1819 when Florida became an official territory of the United States. Under the British Period ownership, with a desire to quickly populate its two new colonies, a system of land grants was implemented for which interested British subjects

could apply. Governor Grant's plan for settling East Florida was based on the development of a plantation economy, with large land grants issued to people who would produce agricultural products for which Britain's economy and citizens would benefit.

James Grant, East Florida's British Governor, considered a network of roads a top priority during his administration (Schafer 2001:163). He recognized that settlers needed a dependable overland transportation route but lacked sufficient funds to pay for this work at first. By 1772, savings in the Governor's contingency fund allowed work to begin on segments of a road that would become known as the King's Road (known today as the Old King's Road), a historic corridor located to the east of the Terrell Pappy development parcel. This effort may have provided the greatest public benefit of any project undertaken by the British government.

John Funk was appointed to survey the ground for the Public Road and paid 12 pounds for this work (Coomes 1975). Captain Robert Bisset was hired to construct the road from Matanzas Swamp (today's Pellicer Creek area) south through Smyrna to the Elliott plantation (Brevard County). He was paid 1150 pounds for this effort (Coomes 1975). Richard Payne was contractor for the section of road leading to the Matanzas Swamp (Schafer 2001:164). Payne was likely responsible for road building south from the St. Augustine area to the north bank of Pellicer Creek with Bisset's crew picking up from that point. However, it could be that Payne's crew constructed the wooden bridge over Pellicer Creek with Bisset's crew taking over on the southern bank of the creek. Schafer (2001:168) described road specifications to be followed for portions of the King's Road leading north from St. Augustine. It is believed that these specifications were also followed by Bisset and Payne for the southern route. The road was to measure sixteen feet across, with ditches and pine logs laid crosswise in the wet portions (corduroy ribbing), causeways through the swamps and bridges across the many creeks and rivers.

By the end of 1774 Bisset's crew had completed the southern section of the King's Road. East Florida's Acting Governor John Moultrie wrote from St. Augustine in October 1775, "I go regularly once a month to Tomoka (Ormond Beach), go through in a day, with great ease and pleasure to self and horses" (Schafer 2001:166). While the road may have been considered in very good condition in 1775, time, nature, Florida's changes of ownership, political unrest, wars, and destruction by Native Americans contributed to its disrepair and, at times, disuse, over the years. At times this road was not safe for travel by private citizens, but used by troops, rebels and Indians.

In mid-1777, approximately 500 discontented colonists left the New Smyrna settlement plantation on a three-day walk up the King's Road (across portions of the Parrish Farms property) to St. Augustine, in search of a better life. Their Catholic priest and a number of colonists who had not departed earlier followed shortly after (Rasico 1990:54-55), thus ending the ambitious attempts by the British to colonize East Florida at New Smyrna.

A chronology of events regarding the Old King's Road, from the end of the British Period up to 1845 when Florida officially became a State, is included in a report prepared by

Adams, et al (Adams, et al 1997:1-4). Below is a summary of activities extracted from this report regarding road usage during the 18<sup>th</sup> and 19th centuries.

By 1784 British residents had left the province after Spain again regained control. This change in ownership and peoples affected repairs to segments of the route, particularly in areas remote to St. Augustine where there were now few or no settlers. The Patriot's War broke out in 1812 in East Florida, with rebel troops and Spanish militia using the road. The President of the United States was authorized in 1823 to open a road "in the old track of a road known by the name of the King's Road" from the St. Mary's River to New Smyrna. Official action was not taken until 1826 when the President officially authorized the work. In 1825, Col. James Gadsden, assigned to perform survey work for road repairs, reported his observations of road conditions and repair cost estimates to the Quartermaster General (Carter 1958:304). Congress appropriated \$11,000 for the road work from the Georgia line to New Smyrna in 1827, with the use of Federal troops authorized. Repair work on the road south from St. Augustine to New Smyrna began in Jan. 1828. This work was completed to just south of the Tomoka River in Volusia County by September 1830. A report in 1834 indicated that the road from the Matanzas River (Pellicer Creek) to New Smyrna was impassable for a horse. It was reported in November 1835 that all wooden bridges along the road had been burned by Indians. The Second Seminole War began in December 1835 and most residents of farms and plantations south of St. Augustine evacuated to the city. A petition sent in 1837 to Congress by some citizens living south of St. Augustine solicited replacement of all bridges destroyed by the Seminoles as they ravaged plantations (Carter 1960:446-447). No action could or would be taken on this petition until after the end of the Second Seminole War in 1842. It is probable U.S. Army soldiers utilized the King's Road during this war with the Seminoles. At the conclusion of the war in 1845, U.S. federal land surveyors resumed laying out township, range and section lines, suspended in 1835 because of Indian hostilities. They used the King's Road as a survey monument.

Florida's statehood in 1845 brought significant changes to administration of roads, with transfer of authority from Washington to Tallahassee, who then delegated responsibility to the counties. County commissions created local agencies to supervise construction and maintenance of roads. A committee was created in February 4, 1880 by the Board of County Commissioners to lay out a public road leading southward from St. Augustine to Pellicer Creek. This was accomplished by August of that year by constructing two roads, Carter Road and Moultrie Road which joined together about five miles south of the city, thus forming a single road to Pellicer Creek. Carter Road followed the general path of the King's Road and was referred to by that designation in commission meetings (Adams, et al 1997:34).

Historical research shows little evidence that the King's Road was utilized by the military during the Civil War. Shortly after the end of the Civil War, the U.S. Army began a thorough detailed mapping of the coast of Florida (Adams, et al 1997:34). It is probable that many portions of the King's Road were documented by these crews but a map depicting this was not found during research.

In the early 20th century, the King's Road became part of both the Dixie Highway and U.S. Highway 1, both of which ran parallel to the ocean along the east coast (Adams, et al 1997:36). The Dixie Highway, first to be completed, reached Miami on Oct. 25, 1915. Increased vehicular traffic prompted the construction of the larger U.S. Highway 1 in the early 1920s (Adams, et al 1997:36).

It was not until the 20th century, with the expansion of automobile travel and the lure of Florida's temperate climate, that improved modern highways were built. Until then, the King's Road was the only highway along the east coast of the State. Most of this old road still exists; some of it still unpaved. Many sections of the road run through private property. Unfortunately, much of the original King's Road has been realigned and overlain with modern-day highways. Some segments still carry on its old name, but is now called the Old King's Road, in respect of its original developers.

During the American Territorial Period, the Treaty of Moultrie Creek was signed in 1823 between the Seminole Indians and the U.S. government because of the U.S. acquisition of Florida two years earlier. Terms stipulated in the treaty included the concentration of the Seminoles onto a reservation in central Florida, thus relinquishing all other lands to the U.S., and also the promise by the Seminoles to apprehend all slaves and other fugitives found in this new reservation. The Indians were promised farming implements and funds to help develop this new land. Governor William Duval was present for the signing, as well as James Gadsden, appointed especially for the task of negotiation with the Seminoles. Over 400 Seminole Indians arrived from around the state for the treaty negotiations. The terms of the treaty were not upheld, and the Second Seminole War broke out in 1835 as a result of this.

Naval stores or forestry products was an important enterprise that sustained many of the early settlers in the area prior to and after the formation of St. Johns County. Naval stores refers to several products harvested from the forest: the oleogum of live pines produced turpentine and resin; tar and pitch were obtained by burning the residual resins of dead pines, pine knots, pine stumps and pine cones (Newman, et al 1998:3). Other products were timber and lumber cut from different species of trees and their various usages. Tar and pitch were in great demand as products essential for caulking and coating surfaces of early wooden ships during construction, repair, and maintenance (Bond 1987: 187). All of the above items were harvested or produced in northeast Florida, including within what is present-day St. Johns County, as early as the eighteenth-century British Period. In this period, turpentine referred to the gum (pine sap) extracted from live trees, not the liquid that was steam distilled in later periods and referred to as spirits of turpentine. Early on, resin was the product of the hardened gum of the tree, later obtained as a by-product of the steam distilling of turpentine. Bond (1987: 189) states production of tar and turpentine during this early period rose from 190 barrels of tar and 56 barrels of turpentine in 1776 to as much as 20,000 barrels of tar and turpentine in 1783, the year Spain regained possession of Florida. To place the naval stores industry into a more recent historical context, between 1905 and 1923 Florida was the top producer of these products (Newman, et al 1998:2).

The late 19<sup>th</sup> century and early 20<sup>th</sup> century brought new changes to St. Johns County. Henry M. Flagler, a wealthy Standard Oil Company magnate, developed large-scale commerce, tourism, and agriculture projects along the coast of East Florida from Jacksonville to Key West. Beginning with St. Augustine, his efforts included the refurbishment and construction of railroads, hotels, roads, and bridges as well as the development of towns, farms and businesses all along Florida's East Coast.

In 1885, Flagler purchased his first railroad in Florida -- the Jacksonville, St. Augustine and Halifax River Railroad -- just in time to make it useful in shipping construction materials to St. Augustine where he was building the grand Ponce de Leon Hotel. To further facilitate this as well as the conveyance of wealthy Northern passengers to his hotel, Flagler became increasingly interested in acquiring other railroad properties throughout east Florida. He bought the St. Johns Railroad, and his two lines then connected St. Augustine to Jacksonville, Toco and East Palatka.

### ***A History of Durbin & Sampson***

The historic town of Durbin was once located near the intersection of U.S. 1 and C.R. 210 (eastern section) north of the project area. Historically, the town was known as Durbin Swamp, Dearborn, and Derbin Creek, but is identified as Durbin on early maps of the area including the 1917 Soils Map of St. Johns County. The catalyst for the growth of the area in the late 19th century was the Florida East Coast Railroad. The FEC Railway was known as the Jacksonville, St. Augustine, and Halifax River Railway Company when railroad tracks were put through Durbin in the 1880s.

The main industry of Durbin early on was naval stores or the turpentine industry, a lucrative business in St. Johns County in the late 19th and early 20th centuries. Several turpentine companies operated in the extensive pine forests surrounding Durbin, providing jobs for many. Postal service in Durbin was established on September 5, 1903 (Polk 1906). By 1907, more than 150 people were living in Durbin; the population increased to 258 in 1911 (McRae 1915). Following the collapse of the naval stores industry, postal service to Durbin was discontinued in 1924.

In 1925, the Durbin Heights Improvement Company was established in an attempt to revive the town and take advantage of its location along the newly constructed Dixie Highway. While plat maps for the development were filed in 1926, nothing ever came of Durbin Heights; the company dissolved in the 1930s. By this time, only a few families were left in Durbin; most of the remaining businesses were closed by 1940 (Polk 1906).

Another early settlement located just north of the project area is the community of Sampson, after which nearby Sampson Road and Sampson Creek to the north are named. Latrell Pappy Mickler, a longtime resident of the general area presently known as Sampson, conveyed the history of Sampson in a guest column in St. Augustine Record (May 27, 2018) titled, *Keep Sampson History and Identity Alive*. The brief column is included here to document the history of Sampson in Mickler's own words:

“Sampson is a historic community in northwest St. Johns County. Before 1783, while Florida was under British control, Sampson got its name for land laid out for James Samson. He never received a land grant and may never have even come to Florida. Regardless, his name is found on the Joseph Peavett British Land Grant, since the land laid out for Samson bordered that grant. Sampson is a corruption of Samson’s name.

Another grant bordering that laid out for Samson was for Gov. Patrick Tonyn, who had 1,000 acres on Twelve Mile Swamp. Tonyn was the governor who allowed the survivors (commonly referred to as Menorcans) of the failed New Smyrna colony to seek refuge in St. Augustine.

During the Patriot’s War of 1812, the Battle of Twelve Mile Swamp was fought when Americans from Georgia invaded Spanish East Florida. A Francis Pass of Sampson claimed losses in excess of \$9,000 which occurred during this battle - and won by the Spanish. Jose Papy, a resident of Spanish San Agustin (now St. Augustine) of Menorcan descent and a second-generation Floridian, was one of the witnesses to this claim.

In 1866, Sampson had a polling precinct in the home of Alexander Powers. The 1870 Census lists Sampson as outside St. Augustine.

Sampson Cemetery was founded in 1875 by Jane Harvey Houston Braddock. It is a private cemetery for the descendants of the early families who lived, died and were buried in or near Sampson, including those from Palm Valley. Most of the early residents from these two areas were related. Sampson Cemetery is the resting place of descendants of some of Florida’s earliest settlers.

Harriet Beecher Stowe, author of “Uncle Tom’s Cabin,” during her time in Mandarin (1867-1884), sketched a crude map of the road between Mandarin and St. Augustine. Her map shows Sampson Road as well as Sampson and Diego (Palm Valley) Road.

Russell Sampson Road was named for the community of Sampson at the current C.R. 210 end, and the Russell family who lived at the current Race Track Road end. It was actually the “from Sampson to the Russells Road.” There was not a person named Russell Sampson. Before being given that name, it was called The Mickler Road for the family of Raymond and Maude Newman Mickler who lived in the historic house that stood near Liberty Pines School until it was destroyed for the new development called Heritage Oaks. The county changed the road name about the time the 911 emergency phone system was put into place, because there were too many other Mickler Roads in the county, and it could confuse emergency responders, causing them to go to the wrong place.

There are a few descendants of the earliest families who settled in Sampson still in the area. The Wilson and Papy/Pappy families arrived in Sampson in the 1880s and their descendants who still bear the names have lived here continuously since then.”

Regarding the early history of Sampson, the first settlement was established after the Civil War. Two main sources discuss the history of how Sampson got its name. Gardner et al (2014:109) cited Mickler (2009) and stated that the community was named for a

British Period settler, James Sampson, who had a 1000-acre grant in this area. Mickler (2018) stated that the community was named after James Samson (note the spelling). During the British Period, James Samson received a land grant in the area, but may have never actually visited his Florida grant. Later, Joseph Peavett received a British Land Grant and his land grant records show the Samson name because Samson's property bordered Peavett's (Mickler 2018).

Governor Patrick Tonyn owned a 1000-acre land grant on Twelve Mile Swamp that also bordered Samson's grant. Governor Tonyn was the governor who provided refuge to the Menorcans after they left the failed New Smyrna colony (Mickler 2018). By the mid-1800s, several Menorcan families lived in the area. Settlers included Eliza Stewart, Peter Masters, and the Mickler, Ortegus, and Papy families (Gardner et al 2014:109).

During the Patriot's War of 1812, the Americans and the British fought in the Battle of Twelve Mile Swamp. On September 12, 1812, Captain John Williams led 20 United States Marines and Georgia militia through Twelve Mile Swamp. Williams was escorting a pair of wagons from the Patriot Army camp near St. Augustine to the supply depot at Davis Creek Blockhouse, near modern-day Bayard. Williams provided the only eyewitness account of the battle in a letter dated September 15. He stated that he had received eight wounds, including a broken right leg, shots through his right hand and left leg, and balls embedded in his leg and lower body. He stated that they found one man dead and scalped, while other men were wounded and had escaped into the bushes. He said that they had been attacked by about men. In his letter, he stated that he hoped to recover. Captain Williams died seventeen days after the Battle of Twelve Mile Swamp. Williams' death began the end of the American incursion into Spanish East Florida (Anderson 1978:280-296). As a result of the Battle of Twelve Mile Swamp, local citizens claimed losses, including Francis Pass, who lived in the Sampson area and claimed losses in excess of \$9000. Jose Papy was a witness to the claim (Mickler 2019).

By 1866, Alexander Powers hosted Sampson's polling precinct in his home (Mickler 2019). In the 1870s, Anglo-American families such as the Braddocks and Wilsons moved to the area. In 1875, Jane Harvey Houston Braddock founded the Sampson Cemetery and many of these local families are interred in the community cemetery (Gardner et al 2014:110; Mickler 2019). Jose and Louisa Henry Pappy moved from St. Augustine to Sampson in the 1880s (Mickler 2019).

In the late 1800s, the Braddock family-owned property within the subject parcel. In 1870, the State of Florida granted Oscar F. Braddock the northern half of Lot 5, Section 16, 6S, 28E (northeast section of current APE) (SJC Clerk of Court DB S: 434). The State of Florida granted Oscar F. Braddock Lot 1, Section 16, 6S, 28E in 1882 (northwest section of current APE) (SJC Clerk of Court DB AAA: 76). In the 1880 U.S. Census, O.F. Braddock (farmer) and his wife Anna are recorded in Precinct 3 with their children, James, Mary, Christina, Eugena, Melina, and Lilly (1880 U.S. Federal Census Precinct 3, Ancestry.com).

In 1883, Oscar F. and his wife, Anna S., Braddock sold the property to James A. Braddock and his wife, Alice (SJC Clerk of Court DB BB: 97). James Aldridge Braddock married Alice Irene Ponce in St. Augustine in 1887 (SJC Clerk of Court Marriage Records 1:14C). In 1890, James and Alice Braddock sold the northwest corner of Lot 1, Section 16, 5S, 28E to Gregory and Christina Carrera (SJC Clerk of Court DB 80: 62). The historic structure that is located outside of the APE was built around 1900 (8SJ03956). Based on these records, the Carrera family may have built the structure. In the 1900 census, James Braddock (farmer), wife Alice, and their children Mary, Eugenia, James, Clementine, and Elizabeth or recorded in Precinct 17. The Carrera family, George (farmer), his wife Christina, and their children Annie, Arthur Stevens, and Mary are also recorded in this precinct. Other families in the area include the Turners, Wilsons, and other Ponce and Braddock households (1900 U.S. Federal Census Precinct 17, Ancestry.com).

In 1928, the Carreras sold the property to Pietro Lattuada (SJC Clerk of Court DB 86: 467). In 1944, Lattuada sold the property to Daniel and Frances Smith (SJC Clerk of Court DB 146: 565; DB 147: 75). In 1958, Daniel J. Smith sold the property to Harold and Patricia Lore. That property is still owned under a trust in their name (SJC Clerk of Court DB 247: 380; SJC Property Appraiser).

In May 1962, Walter W. Altman received a quit claim deed from Beverly Brooks Wright and Randolph Wright (SJC Clerk of Court OR 24: 252) for a portion of the property in the north/northeast area of the current property, formerly known as Lot 1 and Lot 5 in Section 16, 5S, 28E. Beverly was the stepdaughter of Walter Altman, who was married to her mother Mamie until her death. Mamie was divorced from Beverly's father James E L Brooks, who was from the Jacksonville area (Ancestry.com). Walter remarried in 1959 to Oklee (Ancestry.com). In October 1962, Walter and Oklee Altman sold the property to Carl and Betty McQuaig (aka Carl and Betty Peck) (SJC Clerk of Court OR 31: 129). The McQuaig's sold this parcel to the Paxson Electric Company in 1974 (SJC Clerk of Court OR 262:770 – 771). Paxson Electric sold the property to James H. Arnold in 1989 (SJC Clerk of Court, OR 790:1416).



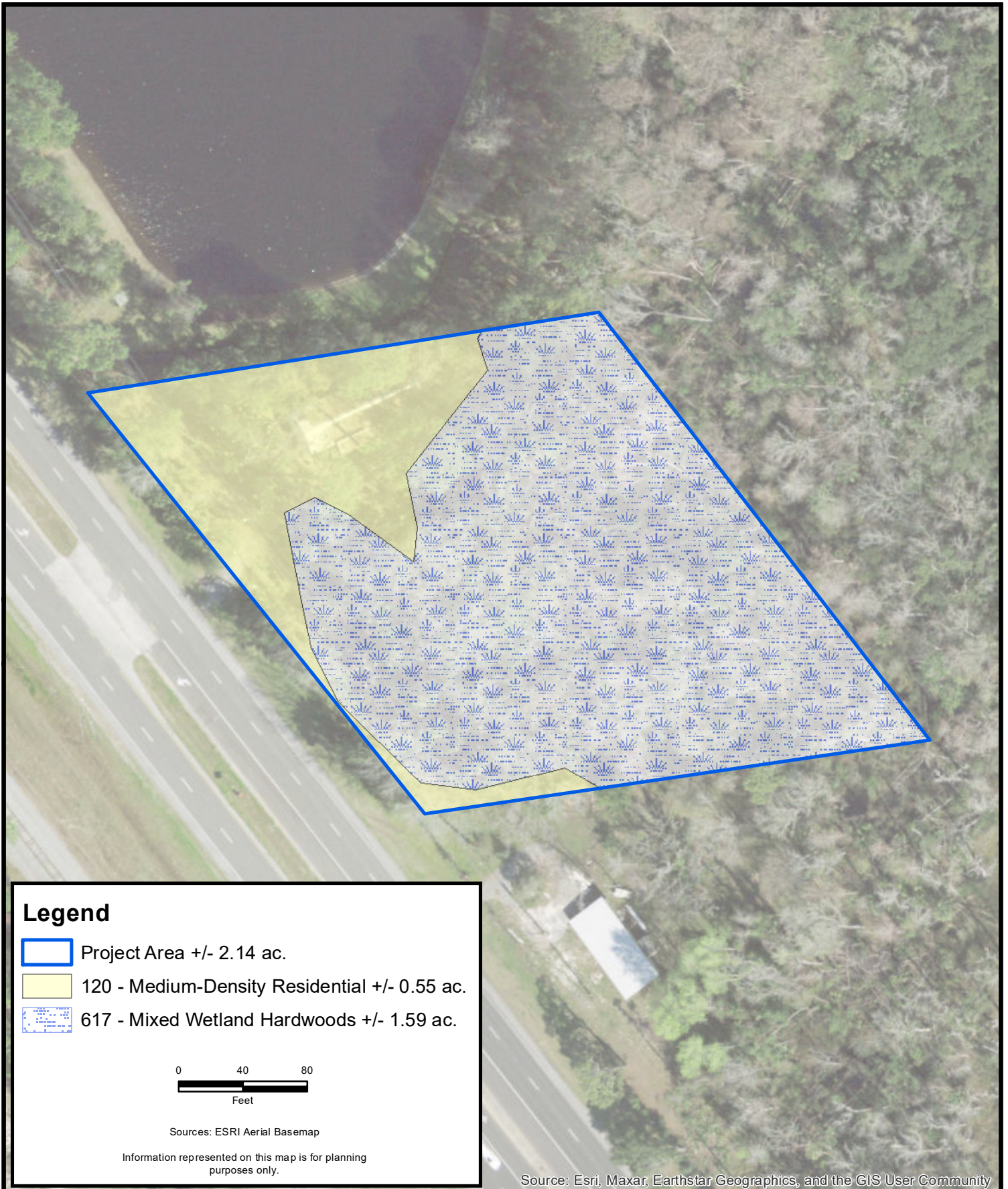
## **Environmental Setting**

Environmental data for the 2.41-acre REIT U.S. 1 development property was extracted from an environmental narrative developed by Carter Environmental Services, Inc., specifically for this project.




The subject parcel comprised mainly of two FLUCFCS-classified communities: Medium Density Residential (FLUCFCS 120) and Mixed Wetland Forests (FLUCFCS 617) (see Figure 4). A 1988 house and surrounding developed land characterize the medium density classification. Remnant coniferous plantations (planted pine) exist in the general area. It appears that the project area was impacted by silviculture during the mid to late 20<sup>th</sup> century, the way most of the region was. Areas immediately surrounding the subject parcel also include low density residential and commercial properties with relatively large tracts of land used for agricultural purposes.

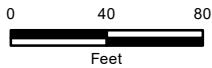
Of the total 2.14 acres on the subject property, approximately 1.59 acres or 75% are delineated wetlands located in the southern and eastern sections of the parcel (see Figure 5). These wetlands served as the principal drainage for the half-acre of uplands located in the northwest corner of the project area. Water from these interior wetlands eventually flows into the Tolomato River Basin located to the east of the project. Vegetation on the property is predominantly mixed wetland forests with drainage sloping towards depressional wetlands.

Soils are mostly classified as part of the Myakka-Immokalee-St. Johns soil association which consists of moderately poorly drained to very poorly drained soils with intermittent, wet depressions generally associated with interior areas of this region (USDA 1983). Principal soils also include Immokalee fine sand, St. Johns fine sand, and the frequently flooded Wesconnett fine sand which are generally associated with interfacing pine forests, all of which are poorly drained (see Figure 6). Field inspections and archaeological testing indicated that original upland ground surfaces in the project area are either highly disturbed or displaced altogether.



**Legend**

-  Project Area +/- 2.14 ac.
-  120 - Medium-Density Residential +/- 0.55 ac.
-  617 - Mixed Wetland Hardwoods +/- 1.59 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

**CARTER ENVIRONMENTAL SERVICES, INC.**

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FLUCFCS/Existing Conditions Map

**7280 US1 N**

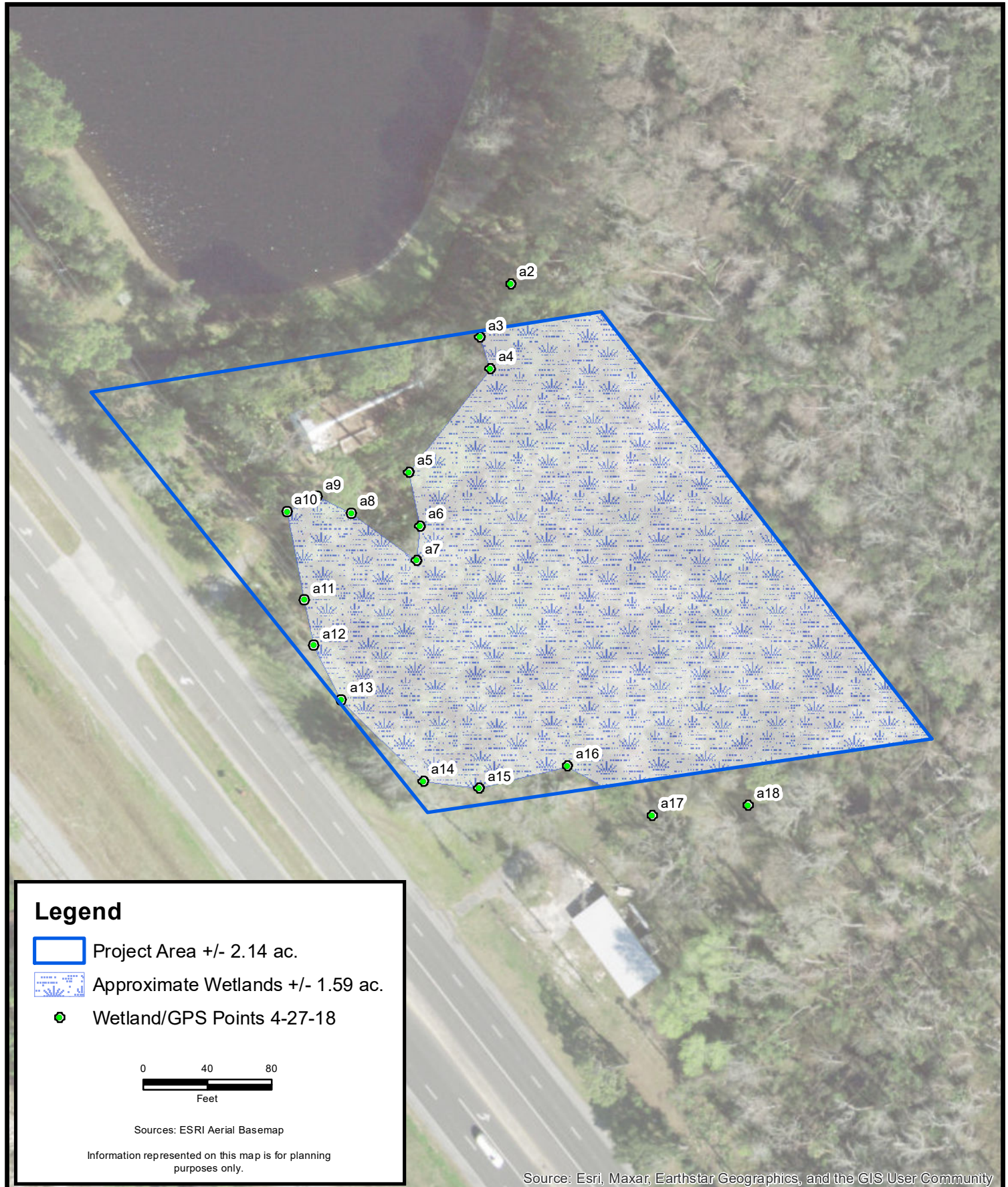
Project: 5.18123

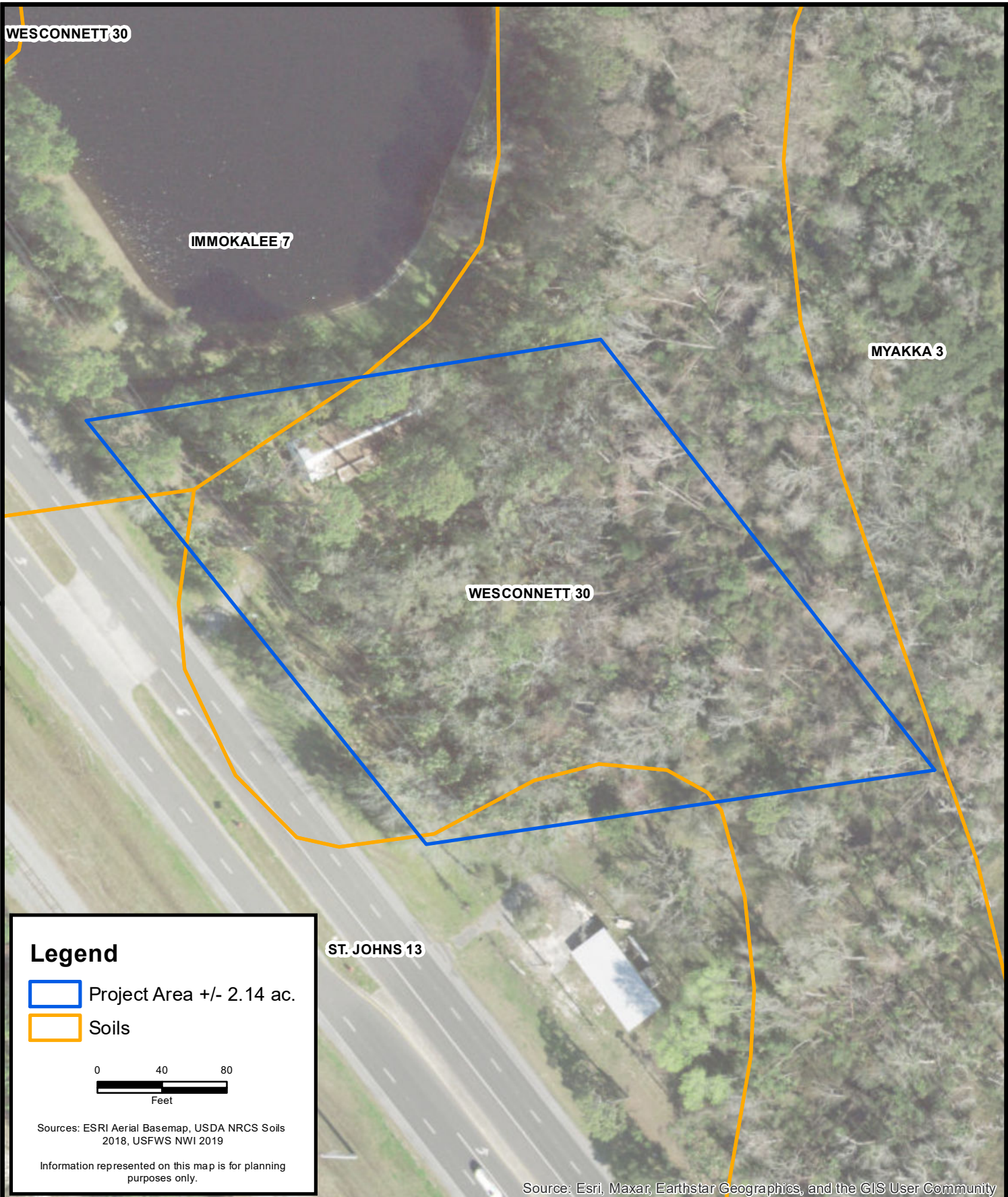
St Johns County, FL

Date: Oct 08 2023



Figure: 4






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 904-540-1786

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Soils Map  
**7280 US1 N**

Project: 5.18123	St Johns County, FL	Date: Oct 08 2023
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 Figure: 6

## Previous Archaeological Investigations

A TRS search conducted through the Florida Master Site File (FMSF), Tallahassee (22 September 2023) showed that fourteen surveys have been conducted within an approximate 1.0-mile radius of the subject property (see Table 1). Four of these surveys (MS #3348, #5740, #6612, #9919) included the subject parcel.

**Table 1. List of CRAS recorded to the FMSF within 1.0-mile of the subject property.**

<u>FMSF No.</u>	<u>Title</u>	<u>Author (s)</u>	<u>Date</u>
26743	<i>A Cultural Resource Assessment Survey of the IGP Recycling Facility Tract, St. Johns County, Florida</i>	Johnson	2015
15214	<i>A Cultural Resource Assessment Survey of the Smith and Thomas Industrial Park Property, St. Johns County, Florida</i>	Marks and Arbuthnot	2008
16343	<i>An Intensive Cultural Resource Assessment Survey of the Diocese Parcel, St. Johns County, Florida</i>	Bland	2008
14015	<i>An Intensive Cultural Resource Assessment Survey of the Tiger Holmes Plaza Unit II Property, St. Johns County, Florida</i>	Marks and Arbuthnot	2007
14523	<i>A Cultural Resource Assessment Survey of the Smith Trucking/St. Marks Pond Pit Property, St. Johns County, Florida</i>	Marks and Arbuthnot	2007
13459	<i>A Cultural Resource Reconnaissance Survey of the IGP Widening at US 1 Tract St. Johns County, Florida</i>	Kuhner and Hendryx	2006
12668	<i>An Intensive Cultural Resource Assessment Survey of the Lemberg North Tract, and Test Excavation at Site 8SJ3476 St. Johns County, Florida</i>	Arbuthnot	2005
9919	<i>Proposed North St. Augustine Cell Phone Tower Site, St. Johns County, Florida</i>	Keith	2004
8720	<i>An Intensive Cultural Resource Assessment Survey of Kensington Pud Tract St. Johns County, Florida</i>	Handley	2003
6612	<i>Historic Properties Survey, St. Johns County, Florida</i>	Johnston	2001
5740	<i>A Phase I Cultural Resource Assessment Survey of the Marshall Creek Development Property, St. Johns County, Florida</i>	Southeastern Archaeological Research, Inc.	1997
4572	<i>A Cultural Resource Assessment Survey of the Proposed Guana River (SJ-29) and Moses Creek (SJ-20A) Dredged Material Disposal Areas, St. Johns County, Florida</i>	Ashley and Smith	1996
4608	<i>An Intensive Cultural Resource Assessment Survey of the St. Augustine Airport Extension, St. Johns County, Florida</i>	Ashley and Chance	1995
3348	<i>An Archeological and Historical Site Assessment Survey of the JEA FDOT SR312 Project, St. Johns County, Florida</i>	Johnson and Ashley	1992

This investigation revealed that four cultural resources have been documented within the general area of the property, with none of these occurring within the boundary of the subject parcel. These resources include one archaeological site and three linear resource groups. Stokes Creek Causeway (8SJ5406) is an archaeological site that contains the remnants of a mid-late nineteenth century earth and log bridge over Stokes Creek. It is located approximately 1 mile east of the subject parcel and has not been evaluated for NRHP designation. Two linear resource groups fall immediately along the southeastern boundary of the subject parcel. These Florida East Coast Railroad: St. Augustine to Palatka (FEC) (8SJ5036) and US Highway 1 (8SJ5271). The Florida East Coast Railroad (8SJ5036) is a working railroad, constructed in the late 19<sup>th</sup> century and has significant ties to the development of Florida and the citrus industry. The FEC has been deemed eligible for the National Register for Historic Places (NRHP) by the State Historic Preservation Officer (SHPO), but not the area within the subject APE. Nine Mile Road

(8SJ5273) is a linear resource group located to the northwest of the parcel. Linear resources US 1 (8SJ5271) and Nine Mile Road (8SJ5273) are not eligible for NRHP, as the two historic roadways have been paved over and altered from their original state, losing their historic integrity.

A CRAS survey (MS # 9919) conducted in 2004 by Southern Research Historic Preservation Consultants, Inc. for Ellis & Associates, assessed the potential impact of a proposed telecommunications tower. The study, *Proposed North St. Augustine Cell Phone Tower Site, St. Johns County, Florida*, consisted of a one-acre archaeological survey, as well as an architectural reconnaissance of a one-mile area. The survey revealed three historic structures, all of which are outside the one-mile radius of the subject parcel (Keith 2004).

In 2001, an historic properties survey (MS # 6612) was conducted for the St. Johns County Board of Commissioners with the purpose of inventorying and assessing properties in unincorporated St. Johns County that were constructed prior to 1954. This survey inventoried 1,133 buildings and seven structures. No historic properties were documented in the immediate area of the subject parcel (Johnston 2001).

In 1997, a CRAS by Southeastern Archaeological Research, Inc. for Hines Interests Limited Partnership was conducted on the 1,400-acre parcel associated with the Marshall Creek development. The REIT subject parcel is located in the far southern boundary of the Marshall Creek survey area. The report, *A Phase I Cultural Resource Assessment Survey of the Marshall Creek Development Property, St. Johns County, Florida* (MS # 5740), recorded six new archaeological sites (8SJ3471-3476), which include five prehistoric sites that contain a relatively large shell midden and surface and subsurface scatters of lithic artifacts and prehistoric ceramics, as well as a portion of the Old King's Road (Southeastern Archaeological Research, Inc. 1997).

In 1992, Florida Archaeological Services, Inc. conducted a CRAS survey (MS # 3348) to assess archaeological sensitivity of proposed routes for the SR312 extension in a joint project for JEA and FDOT. *An Archeological and Historical Site Assessment Survey of the JEA FDOT SR312 Project, St. Johns County, Florida* revealed no sites within the APE, but it did document numerous prehistoric and British period (1763-1783) sites, including the historic Joseph Peavett Plantation (8SJ3250). Joseph Peavett was also the owner of a building that housed an inn, tavern, and general store in St. Augustine, and is today recognized as the Oldest House in St. Augustine (Johnson and Ashley 1992).

## **Research Design and Field Methodology**

Evaluations of archaeological or historical site significance are based on the potential of a site to contribute to the knowledge of regional prehistory or history. Thus, consideration of these sites within the context of a larger, regional settlement system is essential. Prehistoric settlement in the Northeast Florida archaeological region, of which St. Johns County is part, occurs predominantly in two major areas – the estuarine regions of the east coast and the St. Johns River basin. Prehistoric sites, especially those of later cultural periods, are well known for these areas, including site complexes in the adjacent Guana Tolomato Matanzas National Estuarine Research Reserve (GTM-NERR) as well as middens and mounds along the St. Johns River.

Less is known about prehistoric settlement patterns for hinterland areas that fall between river and coast. Archaeological evidence indicates that Archaic period hunters used these regions primarily as extractive areas for White-tailed deer and other game; artifact assemblages for these extractive and procurement sites are typically limited, suggesting the ephemeral nature of sites such as temporary campsites and hunting stations (Ste.Claire 1990). These types of prehistoric cultural resources in similar environs were incorporated into the research design as expected site types.

Activities related to a nearby Spanish Land Grant were also incorporated into the research design. The archaeological expression of Second Spanish Period settlement in the immediate area of the subject property (as well as early prehistoric occupation) is demonstrated by the Web Site (8SJ03721) located south of the project area along Pine Island Road and the western bank of Sweetwater Creek. 8SJ03721 is comprised of a deep, intact Orange Period occupation with a shallower 18th to 19th century Second Spanish occupation. The site is also the location of a Spanish Land Grant given to Don Roque Leonardi during the Second Spanish period. The Leonardi lands functioned as a vineyard and a relatively large plantation.

Environmental data, topographic and proximity to wetlands were used to establish a testing methodology across the survey parcel. In elevated upland areas (considered relatively higher probability zones), subsurface testing was conducted at intervals of 25 - 50 meters per Module 3 (see Figure 7). Areas of low elevation relative to the surrounding terrain were considered less likely to contain evidence of prehistoric and historic occupation, while those areas that were poorly drained were considered unsuitable for either habitation or cultivation during prehistoric or historic periods. Upland areas along wetlands were a focus of testing, while areas of wetlands, field-observed low elevation, flooded areas, and areas of seasonal inundation were not tested.

Shovel tests, measuring approximately 50 centimeters in diameter, were excavated to a depth of at least one meter through mainly sandy humic soils where possible (the water table was very shallow across the subject property). All excavated soil was screened through a 1/4-inch mesh hardware cloth screen.

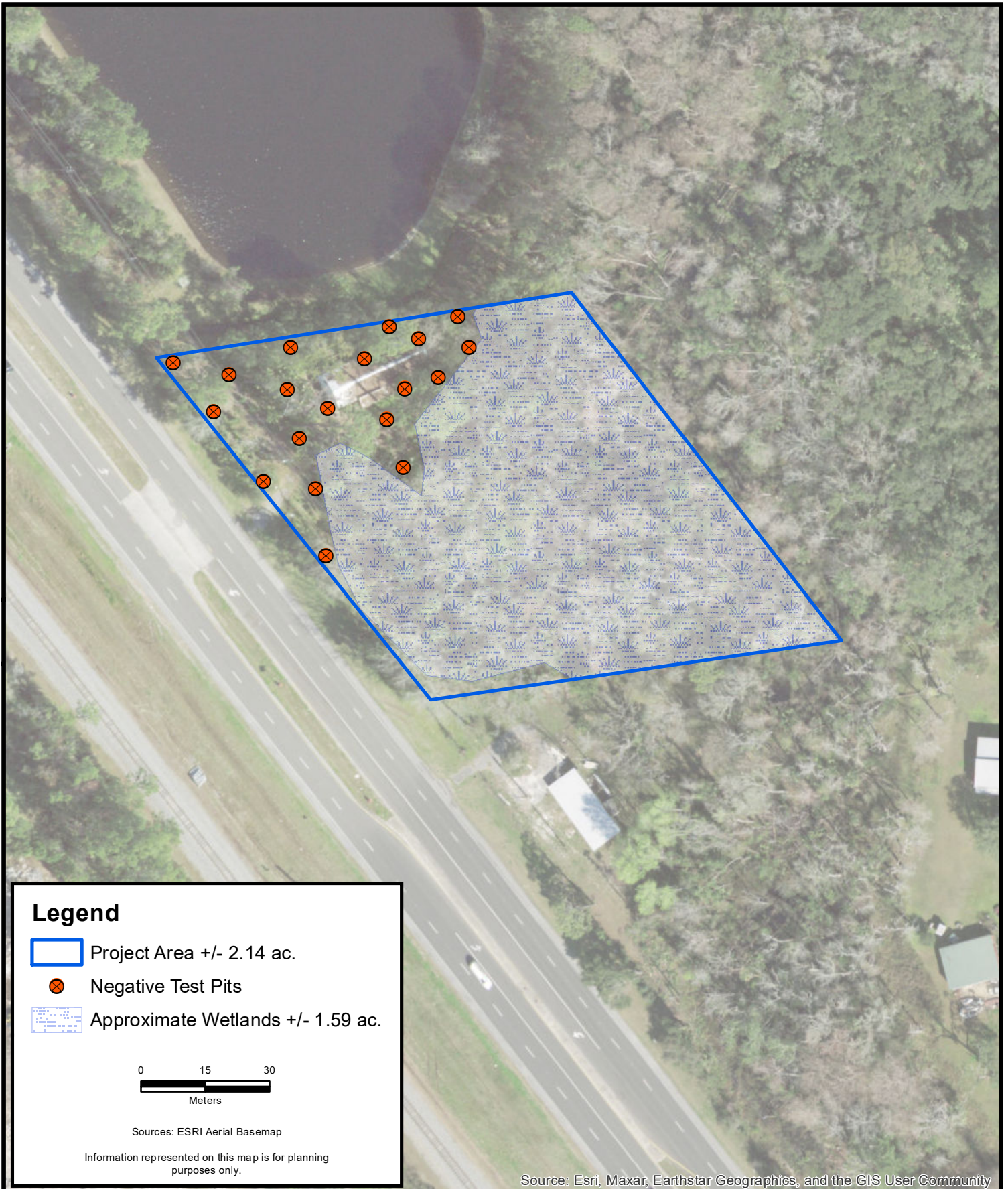
Because of earlier land use on the subject development property, original land surfaces have been altered by agricultural activity, road and residential development, and general land clearing (see photographic plates). These cleared areas afforded good surface visibility of exposed subsurface soils and cultural materials. During the field investigations, these exposed surfaces were intensively examined. Surface investigations across the property comprised a large part of the initial archaeological fieldwork.

While not found during the subject investigation, cultural materials collected during the archaeological survey are typically processed, analyzed, and stored at the Heritage Cultural Services, LLC, facilities in St. Augustine. All field notes, photographs and other project records are curated and stored at the HCS offices, as well. No informants were identified or interviewed as part of this study.




During archaeological investigations, if sites were found and determined to contain unmarked human burials and human skeletal remains, by SHPO procedure these would be brought to the attention of a District Medical Examiner, if it was determined that the burial(s) represent an individual (or individuals) who had been dead less than 75 years, or to the attention of the State Archaeologist in the case that the remains were determined to be older than 75 years. Archaeological and development activities would cease immediately until proper authorities, the District Medical Examiner, or the State Archaeologist, makes a determination and authorized the continuance of work through their respective jurisdiction as defined by Florida Statutes. Procedures outlined in Chapter 872.05, Florida Statutes, would be followed regarding site preservation and protection, or mitigation, and reporting, this through the authority of the Medical Examiner and/or the State Archaeologist. Other cultural resources discovered during subsequent investigations and development will be brought to the attention of the State Historic Preservation Office; all ground disturbing activities should cease until a SHPO determination is made.

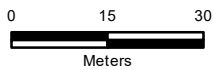
As part of the background research for the project, 1834 and 1851 BLM-GLO survey maps, the 1917 St. Johns County soils map, a 1918 topographic map, and a 1942 historic aerial map were examined for evidence of historic activity. The Historic Properties Survey of St. Johns County (Johnston 2001) was reviewed for historic structures and related historic resources that may be present on the property. The 1917 soils map, the 1918 topographic map and the 1942 historic aerial map all show early roads surrounding the subject parcel, as well as early structures located near but not on the project area.





**Legend**

-  Project Area +/- 2.14 ac.
-  Negative Test Pits
-  Approximate Wetlands +/- 1.59 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

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

**CARTER ENVIRONMENTAL SERVICES, INC.**



42 Masters Drive  
St. Augustine, FL 32084  
904-540-1786

[www.carterenv.com](http://www.carterenv.com)

Archaeological Shovel Test Pit Location Map

**7280 US1 N**

Project: 5.18123

St Johns County, FL

Date: Oct 08 2023



Figure:

7

## **Survey Results and Management Recommendations**

Archaeological investigations across the 2.14-acre REIT U.S. 1 commercial development property in St. Johns County resulted in the identification of no new cultural resources.

Therefore, it is the opinion and recommendation of Heritage Cultural Services, LLC, that no archaeological or historical sites (including historical structures) eligible for listing in the *National Register of Historic Places* will be impacted by development on the REIT U.S. 1 commercial property in St. Johns County, Florida. No additional archaeological work is recommended.

## Photographic Plates



**Figure 1 - REIT, property off U.S. 1**



**Figure 2 - REIT, developed interiors**



**Figure 3 - REIT, contemporary residential structure and developed lands**



**Figure 4 - REIT, dump sites are located throughout property**



**Figure 5 - REIT, edge of wetlands and utility easement**



**Figure 6 - REIT, shovel test pit showing extensively disturbed soils and stratigraphy**



**Figure 7 - REIT, disturbed soils mixed with gravel found throughout the development uplands**

**Attachment A:**

**Survey Log Sheet**



Ent D (FMSF only) \_\_\_\_\_



# Survey Log Sheet

Florida Master Site File  
Version 5.0 3/19

Survey # (FMSF only) \_\_\_\_\_

Consult *Guide to the Survey Log Sheet* for detailed instructions.

## Manuscript Information

### Survey Project (name and project phase)

REIT U.S. 1 Development Property Archaeological Survey, St. Augustine, St. Johns County, Florida;  
SJRWMD Permit App. No.: 197685-1

### Report Title (exactly as on title page)

Phase I Cultural Resource Assessment Survey of the REIT U.S. 1 Development Property, St. Johns  
County, Florida; St. Johns River Water Management District Permit App. No.: 197685-1

### Report Authors (as on title page)

1. Ste.Claire, Dana 3. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_

Publication Year 2023

Number of Pages in Report (do not include site forms) 47

### Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

HCS Report Series 2023-115

Supervisors of Fieldwork (even if same as author) Names Dana Ste.Claire, M.A., RPA

Affiliation of Fieldworkers: Organization Heritage Services, Inc. City St. Augustine

### Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. U.S. 1 3. Tolomato River Basin 5. Rural Residential 7. Planted Pine  
2. Commercial Corridor 4. Wetlands 6. Silviculture 8. Disturbed

### Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name REIT, Inc./Carter Environmental Services Organization Other

Address/Phone/E-mail St. Augustine, Florida 32084

Recorder of Log Sheet Dana Ste.Claire, M.A., RPA Date Log Sheet Completed 9-25-2023

Is this survey or project a continuation of a previous project?  No  Yes: Previous survey #s (FMSF only)

## Project Area Mapping

### Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. St. Johns 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

### USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name DURBIN Year 1993 4. Name \_\_\_\_\_ Year \_\_\_\_\_  
2. Name DURBIN Year 1918 5. Name \_\_\_\_\_ Year \_\_\_\_\_  
3. Name \_\_\_\_\_ Year \_\_\_\_\_ 6. Name \_\_\_\_\_ Year \_\_\_\_\_

## Field Dates and Project Area Description

Fieldwork Dates: Start 9-21-2023 End 9-24-2023 Total Area Surveyed (fill in one) \_\_\_\_\_ hectares 2.14 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: \_\_\_\_\_ meters \_\_\_\_\_ feet Length: \_\_\_\_\_ kilometers \_\_\_\_\_ miles

Research and Field Methods

Types of Survey (select all that apply): [X]archaeological [ ]architectural [ ]historical/archival [ ]underwater
[ ]damage assessment [ ]monitoring report [ ]other(describe): \_\_\_\_\_

Scope/Intensity/Procedures

Pedestrian survey and shovel testing at 25 - 100 meter intervals; .5 meter units screened through 1/4" mesh. Metal detection and probing in areas of suspected historic activity.

Preliminary Methods (select as many as apply to the project as a whole)

[ ]Florida Archives (Gray Building) [X]library research- local public [X]local property or tax records [X]other historic maps [ ]LIDAR
[ ]Florida Photo Archives (Gray Building) [ ]library-special collection [X]newspaper files [X]soils maps or data [ ]other remote sensing
[X]Site File property search [ ]Public Lands Survey (maps at DEP) [X]literature search [ ]windshield survey
[X]Site File survey search [ ]local informant(s) [ ]Sanborn Insurance maps [X]aerial photography
[ ]other (describe): \_\_\_\_\_

Archaeological Methods (select as many as apply to the project as a whole)

[ ]Check here if NO archaeological methods were used.
[X]surface collection, controlled [X]shovel test-other screen size [ ]block excavation (at least 2x2 m) [ ]metal detector
[ ]surface collection, uncontrolled [ ]water screen [ ]soil resistivity [ ]other remote sensing
[X]shovel test-1/4" screen [ ]posthole tests [ ]magnetometer [X]pedestrian survey
[ ]shovel test-1/8" screen [ ]auger tests [ ]side scan sonar [ ]unknown
[ ]shovel test 1/16"screen [ ]coring [ ]ground penetrating radar (GPR)
[X]shovel test-unscreened [ ]test excavation (at least 1x2 m) [ ]LIDAR
[ ]other (describe): Probing

Historical/Architectural Methods (select as many as apply to the project as a whole)

[ ]Check here if NO historical/architectural methods were used.
[ ]building permits [ ]demolition permits [ ]neighbor interview [ ]subdivision maps
[ ]commercial permits [ ]windshield survey [ ]occupant interview [ ]tax records
[ ]interior documentation [X]local property records [ ]occupation permits [ ]unknown
[ ]other (describe): \_\_\_\_\_

Survey Results

Resource Significance Evaluated? [ ]Yes [X]No

Count of Previously Recorded Resources 0 Count of Newly Recorded Resources 0

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

None

List Newly Recorded Site ID#s (attach additional pages if necessary)

None

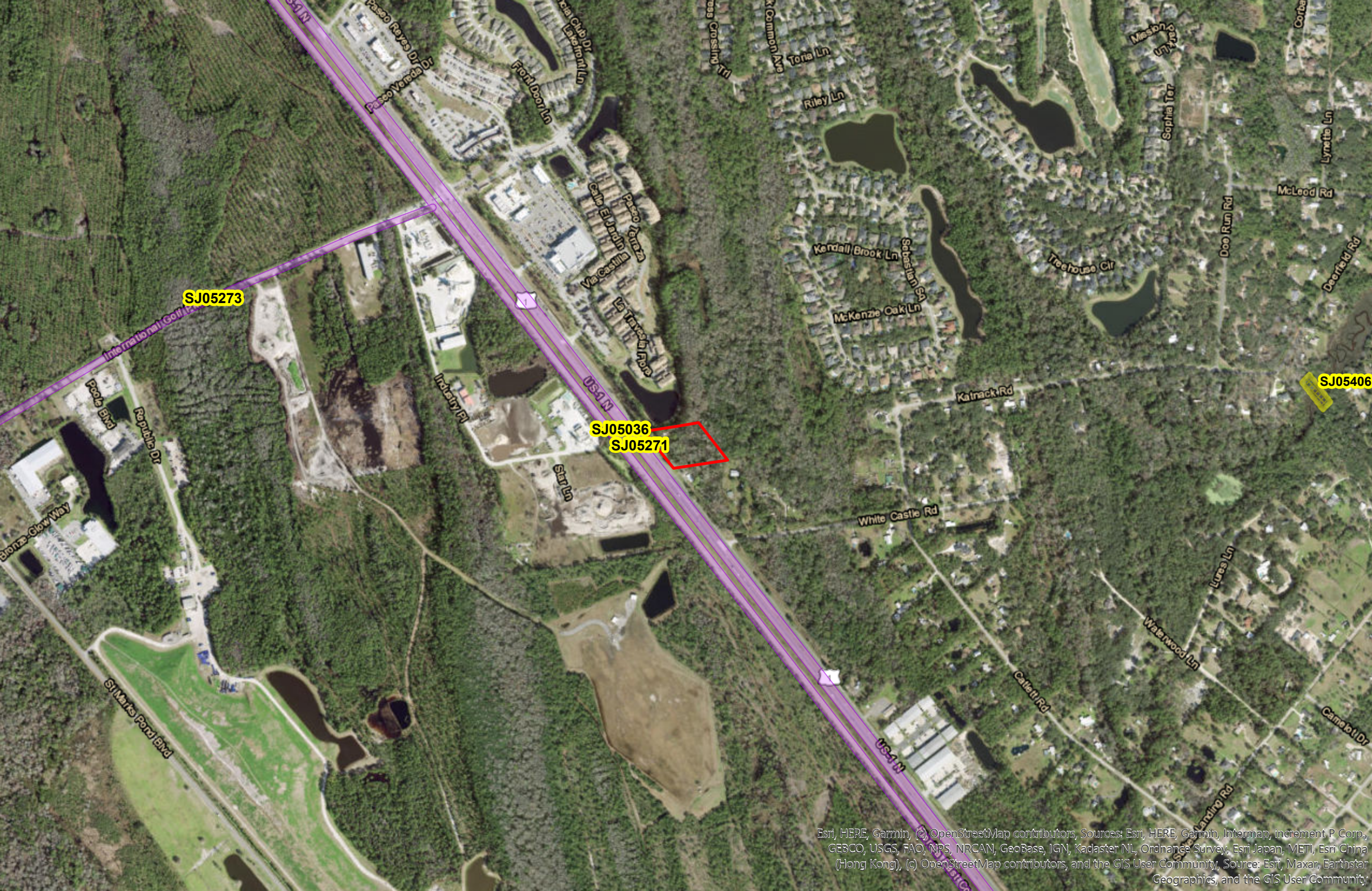
Site Forms Used: [ ]Site File Paper Forms [X]Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY SHPO USE ONLY SHPO USE ONLY
Origin of Report: [ ]872 [ ]Public Lands [ ]UW [ ]1A32 # \_\_\_\_\_ [ ]Academic [ ]Contract [ ]Avocational
[ ]Grant Project # \_\_\_\_\_ [ ]Compliance Review: CRAT # \_\_\_\_\_
Type of Document: [ ]Archaeological Survey [ ]Historical/Architectural Survey [ ]Marine Survey [ ]Cell Tower CRAS [ ]Monitoring Report
[ ]Overview [ ]Excavation Report [ ]Multi-Site Excavation Report [ ]Structure Detailed Report [ ]Library, Hist. or Archival Doc
[ ]Desktop Analysis [ ]MPS [ ]MRA [ ]TG [ ]Other: \_\_\_\_\_
Document Destination: Plottable Projects Plotability: \_\_\_\_\_

**Attachment B:**

**Florida Master Site File Data**



SJ05273

SJ05036  
SJ05271

SJ05406



AR=1  
 SS=0  
 CM=0  
 RG=3  
 BR=0  
 Total=4

## Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SJ05036	RG	FEC: St. Augustine and Palatka	St. Augustine	Linear Resource - 1 Contrib Resources	Eligible	
SJ05271	RG	US 1	Palm Coast	Linear Resource - 0 Contrib Resources	Not Eligible	
SJ05273	RG	Nine Mile Road	St. Augustine	Linear Resource - 0 Contrib Resources	Not Eligible	
SJ05406	AR	Stokes Creek Causeway	St. Augustine			



6612

26743

5740

4572

13459

14015

14015

14015

26743

15214

3348

4608

9919

12668

14523



Total=14

## Manuscript Roster

MS#	Title	Publication Information	Year
26743	A Cultural Resource Assessment Survey of the IGP Recycling Facility Tract, St. Johns County, Florida	Florida Archeological Services prepared for IGP Recycling, Inc.	2015
15214	A Cultural Resource Assessment Survey of the Smith and Thomas Industrial Park Property, St. Johns County, Florida	ESI Report of Investigations Number 1188. Environmental Services, Inc., St. Augustine. Submitted to Smith Trucking Company, Inc., Jacksonville	2008
16343	An Intensive Cultural Resource Assessment Survey of the Diocese Parcel, St. Johns County, Florida	Bland & Associates, Inc., Jacksonville, Report of Investigations No. 357. Prepared for David Construction & Co., Inc., Jacksonville	2008
14015	An Intensive Cultural Resource Assessment Survey of the Tiger Holmes Plaza Unit II Property, St. Johns County, Florida	Environmental Services, Inc., St. Augustine. ESI Report of Investigations No. 1079. Submitted to Tiger Holmes, LLC, Jacksonville	2007
14523	A Cultural Resource Assessment Survey of the Smith Trucking/St. Marks Pond Pit Property, St. Johns County, Florida	Environmental Services, Inc., St. Augustine. ESI Report of Investigations No. 1148. Submitted to Smith Trucking Company, Inc., Jacksonville	2007
13459	A Cultural Resource Reconnaissance Survey of the IGP Widening at US 1 Tract St. Johns County, Florida	Environmental Services, Inc., Jacksonville. ESI Report of Investigations No. 995. Submitted to England-Tims & Miller, Inc., Jacksonville	2006
12668	An Intensive Cultural Resource Assessment Survey of the Lemberg North Tract, and Test Excavation at Site 8SJ3476 St. Johns County, Florida	Environmental Services, Inc., St. Augustine. Report of Investigations No. 762. Submitted to Flagler Development Company, Jacksonville	2005
9919	Proposed North St. Augustine Cell Phone Tower Site, St. Johns County, Florida	Southern Research, Columbus, GA, Submitted to Ellis & Associates	2004
8720	An Intensive Cultural Resource Assessment Survey of Kensington Pud Tract St. Johns County, Florida	Environmental Services, Inc., Jacksonville. Submitted to Flagler Development Company	2003
6612	Historic Properties Survey, St. Johns County, Florida	ENVIRONMENTAL SERVICES, INC., JACKSONVILLE. Submitted to BOARD OF COUNTY COMMISSIONERS, ST JOHNS COUNTY	2001
5740	A Phase I Cultural Resource Assessment Survey of the Marshall Creek Development Property, St. Johns County, Florida	SOUTHEASTERN ARCHAEOLOGICAL RESEARCH, INC SUBMITTED TO HINES INTERESTS LIMITED PARTNERSHIP	1997
4572	A Cultural Resource Assessment Survey of the Proposed Guana River (SJ-29) and Moses Creek (SJ-20A) Dredged Material Disposal Areas, St. Johns County, Florida	ESI Report of Investigations Nyumber 69. Environmental Services, Inc., Jacksonville. Submitted to U.S. Army Corps of Engineers, Jacksonville District, Jacksonville	1996
4608	An Intensive Cultural Resource Assessment Survey of the St. Augustine Airport Extension, St. Johns County, Florida	Reynolds, Smith and Hills, Inc., Jacksonville. Submitted to Northrup-Grumman Corp., St. Augustine	1995
3348	An Archeological and Historical Site Assessment Survey of the JEA FDOT SR312 Project, St. Johns County, Florida	Florida Archeological Services, Inc., Jacksonville. Submitted to Florida Department of Transportation, Tallahassee.	1992