



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

July 31, 2024

Via Email: [linda@patsnurseryinc.com](mailto:linda@patsnurseryinc.com)

Pat's Nursery  
Linda Stuckey

**SUBJECT:** Wetland Delineation Assessment  
7050-7070 SR-16  
St. Augustine, FL 32092  
St. Johns County PINs: 0130200030 & 0129900000

Dear Ms. Stuckey:

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 [(USACE) 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, Linda Stuckey of Pat's Nursery, 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 USACE 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 USACE. 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 two St. Johns County parcel IDs: 0130200030 & 0129900000 which is located at 7050-7070 SR-16 and totals approximately  $\pm$  8.13 acres in size. The site reconnaissance occurred on July 31, 2024 and revealed that the subject site contained forested wetlands, forested/grassed uplands, and a pond. The wetland within the northern portion of the property ( $\pm$  3.79 acres) consists of Wades Creek and its associated floodplain. Additionally, a wetland ( $\pm$  0.18 acres) and a pond ( $\pm$  0.06 acres) are located in the central portion of the property. The vegetation within the onsite wetlands includes, but is not limited to, sweetgum (*Liquidambar styraciflua*), water oak (*Quercus nigra*), bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), Virginia chain fern (*Woodwardia virginica*), and netted chain fern (*Woodwardia areolata*). The pond consists of open water with slash pine (*Pinus elliotii*), sweetgum, and wax myrtle (*Morella cerifera*) around the perimeter. The remaining  $\pm$  4.10 acres on the subject property consist of grassed/forested uplands and a vacant single-family residence. Vegetation within the uplands includes, but is not limited to, slash pine, Southern magnolia (*Magnolia grandiflora*), live oak (*Quercus virginiana*), wax myrtle, American beautyberry (*Callicarpa americana*), bahia grass (*Paspalum notatum*), air potato (*Dioscorea bulbifera*), and grapevine (*Vitis rotundifolia*).

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.

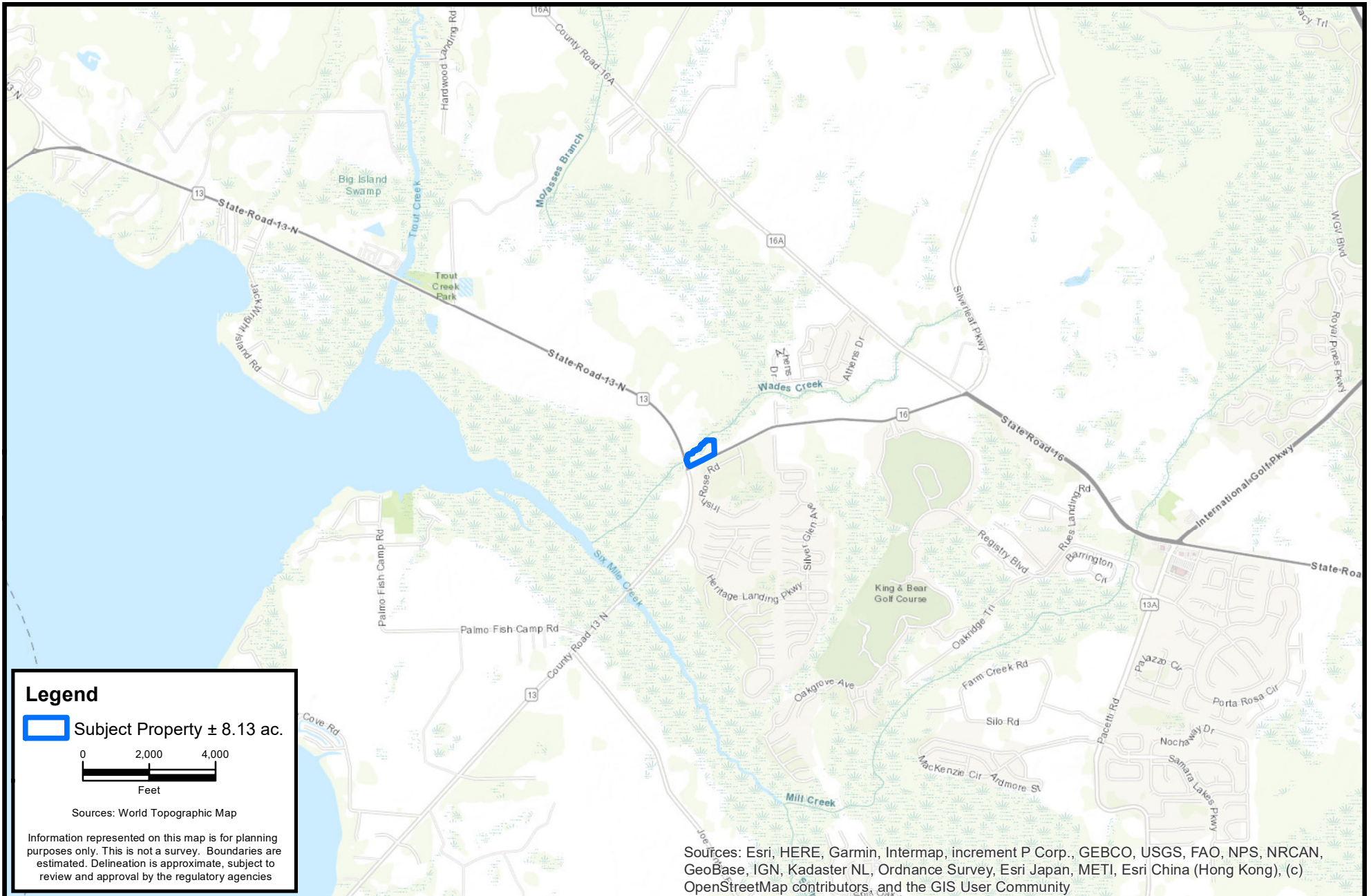
Sincerely,

Carter Environmental Services



Caitlin Baker  
Project Scientist  
(904) 540-1786

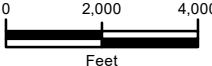
**Enclosures:** Location Map – Figure 1  
Wetland Delineation Assessment Map – Figure 2  
Photo Log



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

**Legend**

 Subject Property ± 8.13 ac.



Sources: World Topographic Map

Information represented on this map is for planning purposes only. This is not a survey. Boundaries are estimated. Delineation is approximate, subject to review and approval by the regulatory agencies

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Location Map

**7050 - 7070 SR-16 (PID: 0130200030 & 0129900000)**

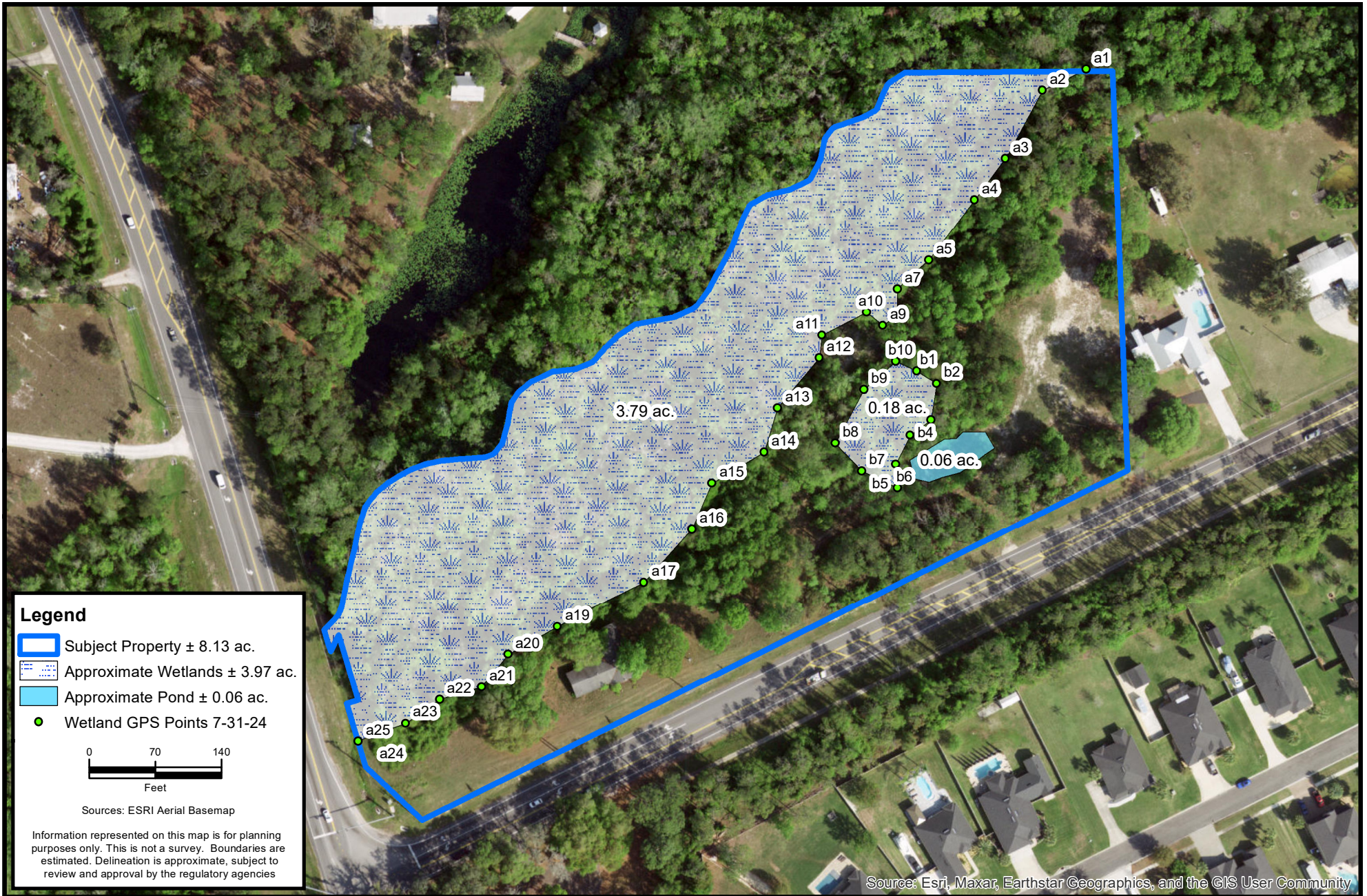
Project: 5.24376

St. Johns County, FL

Date: Jul 31 2024

Figure: 1





**Legend**

- Subject Property ± 8.13 ac.
- Approximate Wetlands ± 3.97 ac.
- Approximate Pond ± 0.06 ac.
- Wetland GPS Points 7-31-24

0 70 140  
Feet

Sources: ESRI Aerial Basemap

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Wetland Delineation Assessment Map

**7050 - 7070 SR-16 (PID: 0130200030 & 0129900000)**

Project:	5.24376	St. Johns County, FL	Date: Jul 31 2024
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Figure: 2

# 7050-7070 SR-16 - Photo Log

Date of Photos: July 31, 2024



Photo 1: View of the  $\pm$  0.06-acre pond within the project area, looking northeast.



Photo 2: View of the wetlands from point "a8" looking north.

# 7050-7070 SR-16 - Photo Log

Date of Photos: July 31, 2024



Photo 3: View of the ± 0.18-acre wetland, looking southeast.



Photo 4: View of the uplands adjacent to the vacant residence, facing southwest.