

Communications Tower NEPA Review

Coastal Ridge NXFL-342

Valley Ridge Boulevard

Jacksonville, Duval County, Florida 32081

August 7, 2023

Terracon Project No. EQ227545



Prepared for:

NexTower Development Group II, LLC.

Prepared by:

Terracon Consultants, Inc.
Jacksonville, Florida

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

NEPA REVIEW

Coastal Ridge NXFL-342 ■ Duval County, Florida 32081
August 7, 2023 ■ Terracon Project No. EQ227545



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APPENDIX C	Protected Species – Supporting Documentation Informal Biological Assessment Development of Regional Impact (DRI) Permitting Documentation
APPENDIX D	Form 620 Section 106 – SHPO Documentation and Correspondence SHPO Submittal Cover Letter (as applicable and/or required) Form 620 (without attachments) Form 620 Attachments Resume of Principal Investigator(s) Site Maps, Diagrams, or Plans TCNS Notice of Organizations (NOO) Local Governments and Public Notifications Cultural Resources Report SHPO Reply and/or Concurrence Documentation
APPENDIX E	Tribal Coordination/Notification Tribal Coordination – Summary Table Tribal Replies – Coordination Close-out Documentation Terracon Tribal Coordination Certification letter
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**CHECKLIST SUMMARY / SHPO CONCURRENCE LETTER**

Site Type: <input checked="" type="checkbox"/> New Tower <input type="checkbox"/> Tower Collocation <input type="checkbox"/> Other Collocation	Site Number / Name: Coastal Ridge NXFL-342	Site Address: Valley Ridge Boulevard, Jacksonville, Duval County, Florida 32081	Coordinates (NAD 83): 30° 07' 29.4" N / 81° 26' 03.3" W
Project Description: 170-foot monopole telecommunications tower, associated equipment, lease area and access road/utility easement.			

NEPA Review Facility Types	Check appropriate box(es) below		
	No Adverse Effect	Potential Adverse Effect	Excluded from NEPA Review ¹
Facilities located in an officially designated wilderness area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities located in an officially designated wildlife preserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities that affect listed or proposed threatened or endangered species or designated critical habitats.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities that affect districts, sites, buildings, structures or objects significant in American history, architecture, archeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities that affect an Indian religious site or site with cultural significance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the facility be located in a 100-year floodplain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities whose construction will involve significant change in surface features (e.g. wetland fill, water diversion or deforestation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Towers or structures that are to be equipped with high intensity white lights in residential neighborhoods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note 1: As detailed in the text of the report, FCC guidelines found in Title 47 of the Code of Federal Regulations (47 CFR) Section 1.1306, the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas - 47 CFR Part 1, Appendix B, and the Nationwide Programmatic Agreement - 47 CFR Part 1, Appendix C provide for exclusions to the NEPA Review process for actions meeting specific exclusion criteria.

FINDINGS: A NEPA Review of the proposed action described above was performed by Terracon consistent with FCC guidelines for implementing NEPA (47 CFR 1.1301 to 1.1307) and industry practice. Based on Terracon's consideration of information obtained during this review (including information from the site visit, stakeholder and agency consultation, readily available published lists, files, and maps, and surveys or evaluations as discussed in the text of the report), the proposed action will not require the preparation and filing of an Environmental Assessment (EA). The NEPA review must be read in its entirety to obtain a full understanding of potential issues or concerns that may be associated with the proposed undertaking.

Signature: 

Title: Staff Scientist

Printed Name: Janie Valade

Date: July 21, 2023

**COMMUNICATIONS TOWER NEPA REVIEW
COASTAL RIDGE NXFL-342
VALLEY RIDGE BOULEVARD
JACKSONVILLE, DUVAL COUNTY, FLORIDA 32081**

Terracon Project No. EQ227545

July 21, 2023

1.0 NEPA REVIEW SCOPE OF SERVICES

1.1 Introduction

The National Environmental Policy Act (NEPA) requires all Federal agencies to implement procedures to make environmental consideration a necessary part of an agency's decision-making process. As a licensing agency, the FCC complies with NEPA by requiring FCC licensees and applicants to review their proposed actions for environmental consequences. FCC rules implementing NEPA are found at Title 47 of the Code of Federal Regulations, Part 1, Subpart I, rule sections 1.1301 to 1.1319. If a licensee's proposed action falls within one of the categories listed in section 1.1307, section 1.1308(a) requires the licensee to consider the potential environmental effects from its construction of antenna facilities or structures, and in specified situations, disclose those effects to the FCC in an environmental assessment (EA).

In addition, Section 106 of the National Historic Preservation Act of 1966, as codified at 36 CFR Part 800, regulates assessment of cultural resources for all federal undertakings. The Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (47 CFR Part 1, Appendix B) and the Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process (47 CFR Part 1, Appendix C) further stipulate the review process for cultural resources and amend 47 CFR, Part 1, Subpart I, rule section 1.1307(a)(4).

1.2 Background and Purpose

Terracon conducted this NEPA Review pursuant to 47 CFR 1.1301-1.1319, as amended. The report includes the evaluation of project impacts to prehistoric and historic resources (archaeological sites, historic structures, and Indian religious sites), threatened or endangered species (protected listed, candidate, and critical habitat), migratory birds, wilderness areas, wildlife preserves, floodplains, surface features (wetlands, water bodies and forested land), and the effects of white lighting in residential neighborhoods.

The FCC rules and regulations also address project impacts to humans from radiofrequency radiation, which will be evaluated by the Client and are not part of Terracon's scope of work.

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This NEPA Review has been completed based upon Client-provided site information, the review of readily available information obtained from commercial services, government agencies, and/or other sources as described herein. Throughout this report, the term “the Site” will be used to refer to the proposed site location and associated facilities.

This NEPA Review identifies whether a proposed facility will require the preparation and filing of an Environmental Assessment (EA) in accordance with FCC rules and regulations.

1.3 Standard of Care

This NEPA Review was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report along with their significance with respect to our findings.

1.4 Additional Scope Considerations and Limitations

This NEPA Review is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based on the facts currently available within the limits of the existing data, scope of work, budget and schedule. Terracon makes no warranties, expressed or implied, including, without limitation, warranties as to merchantability or fitness for a particular purpose. In addition, the information provided to the Client in this report is not to be construed as legal advice.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the nature of the Client’s proposed action, Client-provided project descriptions and plans, Site information derived from the most recent reconnaissance and from other activities described herein. Should any of this information materially change the requirement for further evaluation must be considered.

1.5 Reliance

This NEPA Review is prepared for the exclusive use and reliance of the Client. Use or reliance by any other party is prohibited without the written authorization of the Client and Terracon Consultants, Inc. (Terracon). Reliance on the NEPA Review by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, NEPA Review, and Terracon’s Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon’s liability to the Client and all relying parties.

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2.0 NEPA REVIEW

2.1 Site Location and Description

Site Name:	Coastal Ridge NXFL-342
Project Number:	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville, Duval County, Florida 32081
Lat/Long:	30° 07' 29.4" N / 81° 26' 03.3" W
Proposed Lease Area:	±5,625 Sq. Ft.
Proposed Ingress/Egress Easement:	±30 Ft. X ±50 Ft.
Proposed Tower Height:	170-feet
Tower Type:	Monopole Telecommunications Tower
Description of the site:	Undeveloped Land
Description of the surrounding properties:	Residential & Commercial
Description of wetlands or water bodies near the site:	The closest surface water is approximately 380 feet southwest of the site

A Site topographic map and Site Plans are presented in Appendix A. A site visit was conducted on May 11, 2023. Site photographs obtained during the Site visit are provided in Appendix B.

2.2 NEPA Review Items

2.2.1 Wilderness Areas

Will the facility be located in an officially designated wilderness area?

No

Source: Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, U.S. Department of Interior (DOI) National Atlas (www.nationalatlas.gov) and www.wilderness.net. Applicable source documentation is included in Appendix A.

Finding(s): The proposed facility is not located in an officially designated wilderness area and will not cause an adverse effect related to this facility type.

2.2.2 Wildlife Preserves

Will the facility be located in an officially designated wildlife preserve?

No

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Source: Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, U.S. Department of Interior (DOI) National Atlas (www.nationalatlas.gov) and U.S. Fish and Wildlife Service (USFWS) internet references. Applicable source documentation is included in Appendix A and Appendix C.

Finding(s): The proposed facility is not located in an officially designated wildlife preserve and will not cause an adverse effect related to this facility type.

2.2.3 Protected Species

Will the facility adversely affect listed or proposed, threatened or endangered species or designated critical habitats?

No

Source: Site observations, and if applicable, consultation with the U.S. Fish and Wildlife Service (USFWS). Applicable source documentation is included in Appendix C.

Finding(s): There are no federal or state listed threatened or endangered species or critical habitat present at the Site that would be affected by the project.

Migratory Birds: USFWS recommendations published in Interim Guidelines for Recommendations on Communication Tower Siting, Construction, Operation, and Decommissioning (2018) state the preferred tower design to decrease potential effects on migratory birds is less than 200 feet tall, with no guywires or lighting.

2.2.4 Archaeological and Historical Resources

Will the facility adversely affect districts, sites, buildings, structures or objects significant in American history, architecture, archaeology, engineering or culture that are listed, or are eligible for listing, in the National Register of Historic Places?

No

Source: Review of State Historic Preservation Office (SHPO) files and/or internet resources, archaeological testing, public involvement, and Local Government and SHPO consultation. Applicable source documentation is included in Appendix D.

Finding(s): Based on the information provided, SHPO concurs there will be no adverse effect on structures or objects listed on or determined eligible for listing on the National Register of Historic Places.

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Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800) and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), as well as and the Nationwide Programmatic Agreement effective March 7, 2005, require consultation with Native American tribal groups and native Hawaiian organizations (NHO) regarding proposed projects and potential impacts to Native American religious sites. Terracon's consideration of Native American resources is discussed in Section 2.3.5.

In the event that archaeological materials are encountered prior to or during construction of the facilities, SHPO, tribes and other consulting parties must be contacted. Archaeological materials consist of any items, fifty years or older, which were made or used by man. These items include stone projectile points (arrowheads), ceramic shards, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal remains. These materials may be present on the ground surface and/or under the ground.

2.2.5 Indian Religious Sites

Will the facility affect Indian religious sites?

No

Source: *Site observations and archaeological field surveys (as applicable), U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, Indian Reservations in the Continental United States - Bureau of Indian Affairs Map, and consultation with federally recognized tribes using the FCC's Tower Construction Notification System (TCNS). Applicable source documentation is included in Appendix A and E.*

Finding(s): It was determined through review of the above resources and completion of tribal consultation, as outlined in the NPA, that the project will not adversely affect Indian religious sites.

In the event that archaeological materials are encountered prior to or during construction of the facilities, SHPO, tribes and other consulting parties must be contacted. Archaeological materials consist of any items, fifty years or older, which were made or used by man. These items include stone projectile points (arrowheads), ceramic shards, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal remains. These materials may be present on the ground surface and/or under the ground.

2.2.6 Floodplains

Will the facility be located in a 100-year floodplain?

No

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Source: *Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Applicable source documentation is included in Appendix A.*

Finding(s): No 100-year flood hazards are identified on the FIRM map for the proposed site.

2.2.7 Surface Features

Will construction of the facility involve a significant change in surface features (e.g. wetland fill, water diversion, or deforestation)?

No

Source: *Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, Natural Resources Conservation Service (NRCS) Soil Survey and U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map. Applicable source documentation is included in Appendix A.*

Finding(s): Due to the scope of the proposed project activities, the current Site conditions and review of applicable source data, significant changes in surface features such as wetland fill, water diversion or deforestation will not be required at the Site and the proposed project will not adversely affect these features. It should be noted that although this area is shown as a wetland area on the National Wetlands Inventory (NWI) exhibit included with this report, the project area is classified as uplands based on valid state and federal wetlands permits associated with the overall Nocatee development. The proposed project falls within an area that has been classified as uplands by the U.S. Army Corps of Engineers (Permit # SAJ-2003-1267-MRE). Similarly, the area is classified as an upland within the State of Florida's wetland permitting program by the St. Johns River Water Management District (Permit # 4-031-87432-1). Copies of the relevant permits are included in Appendix C.

2.2.8 High Intensity White Lights

Will the antenna, tower, and/or supporting structure be equipped with high intensity white lights which are to be located in residential neighborhoods, as defined in applicable zoning laws?

No

Source: *Client provided site plans and/or FAA Hazard Determination documentation, Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, and county and/or city records. Applicable source documentation is included in Appendix A.*

Finding(s): The project does not require the use of high intensity white lights in a residential neighborhood.

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2.2.9 Radio Frequency Radiation

The FCC requires that certain communications services and devices perform an environmental evaluation to assess compliance with radio frequency (RF) radiation exposure limits. The evaluation of RF exposure radiation limits will be the responsibility of the carrier and is not within Terracon's scope of work.

3.0 CONCLUSIONS

A NEPA Review of the proposed action (as described in Sections 2.1 and 2.2) was performed by Terracon consistent with FCC guidelines for implementing NEPA (47 CFR 1.1301 to 1.1307) and industry practice. Based on Terracon's consideration of information obtained during this review (including information from the site visit, stakeholder and agency consultation, readily available published lists, files, and maps, and surveys or evaluations as discussed in the text of the report), the proposed action will not require the preparation and filing of an Environmental Assessment (EA).

4.0 QUALIFICATIONS OF PERSONNEL

The professional qualifications of project personnel are listed below. Resumes of project personnel are presented in Appendix F.

Name	Discipline
Janie Valade	Report Author
Brett Anderson	Natural Resources Specialist
Dave Boschi, MA, RPA	Cultural Resources Specialist – Archaeology
Craig Pruett	Quality Assurance

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APPENDIX A
MAPS, DIAGRAMS, AND PLANS

Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



Figure 1. NXFL-342 Coastal Ridge Telecommunications Tower Project location, Duval County Florida (Durbin, FL and Palm Valley, FL [2021] quadrangle maps, scale 1:24,000).

STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601

PHONE: 352-379-0948

FAA "1-A CERTIFICATION

April 18, 2023

NexTower Development Group II, LLC
13577 NW 2nd Lane, Suite 20
Newberry, FL 32669

Site Name: **COASTAL RIDGE**

Site Number: **NXFL-352**

Site Data: **Proposed 170' Monopole**

Tower Information

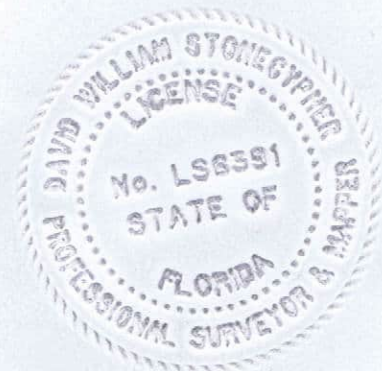
Geographic Coordinates: Latitude – **30° 07' 29.49" North**
Longitude – **81° 26' 03.38" West**

Ground Elevation: Base of Proposed Tower – **25.5'**

Certification

I hereby certify that the latitude of **30° 07' 29.49" North** and the longitude of **81° 26' 03.38" West** are within 20-feet horizontally, and that the ground elevation at the base of the tower of **25.5** feet is accurate to within 3-feet vertically. The horizontal datum (coordinates) are in terms of North American Datum of 1983/2011 (NAD 83/2011) and is expressed as degrees, minutes, and seconds, to the nearest hundredth of a second. The vertical datum (elevation) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.

David W. Stonecypher
Professional Surveyor and Mapper No. LS 6391
Stonecypher Surveying Inc. – Business No. LB 7810
State of Florida



BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA

PARENT TRACT DESCRIPTION (PREPARED BY SURVEYOR)

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA LYING SOUTH OF VALLEY RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 65, PAGES 50 THROUGH 53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY AND LYING NORTHERLY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15469, PAGE 919 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET; THENCE S19° 29' 50"E FOR 50.00 FEET; THENCE N70° 30' 10"E FOR 37.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S19° 29' 50"E FOR 75.00 FEET; THENCE S70° 30' 10"W FOR 75.00 FEET; THENCE N19° 29' 50"W FOR 75.00 FEET; THENCE N70° 30' 10"E FOR 75.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 5,625 SQUARE FEET OF LAND MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITIES EASEMENT DESCRIPTION

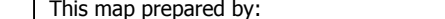
A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID EASEMENT STRIP LYING 15.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

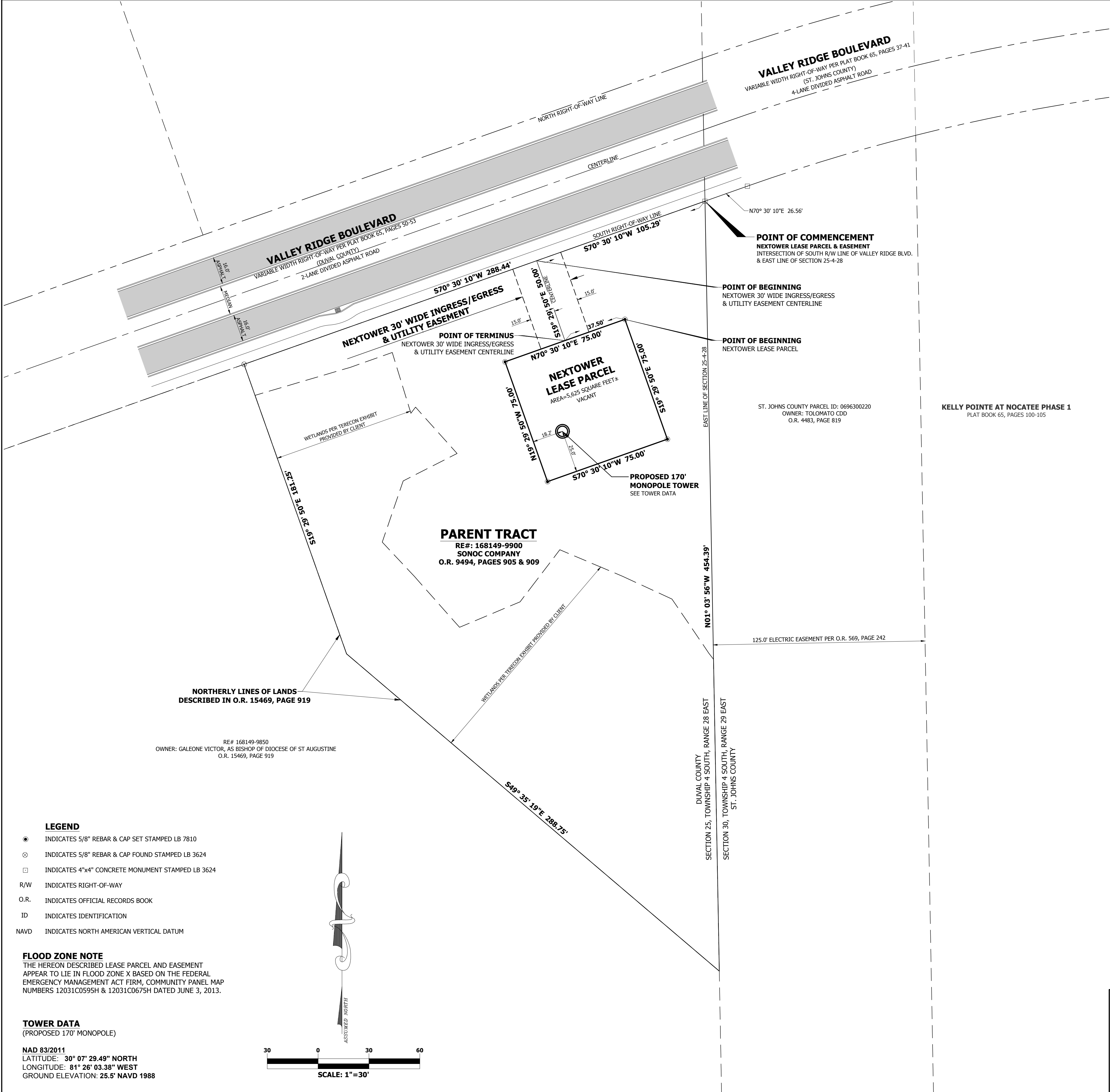
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S19° 29' 50"E FOR 50.00 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING S70° 30' 10"W.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED APRIL 17, 2023.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CENTER OF PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK. THE VALUES FOR THE PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
- THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR SAID FACILITY AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
- MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- THIS SURVEY CONSISTS OF 2 SHEETS.



STONECYPHER SURVEYING INC. 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601 Tel.: (352) 379-0948 Email: dws@stone-survey.com WWW.STONE-SURVEY.COM Professional Surveying & Mapping Certificate of Authorization No.: LB 7810	BOOK/PAGE 49/45	<div>This map prepared by:  4-18-2023 DAVID W. STONECYPHER PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391</div>	SCALE 1"=30'
	DRAWN DWS		DATE APRIL 17, 2023
	CHECKED DWS		PROJECT # 22-0132
	COMMUNICATION TOWER SITE COASTAL RIDGE NXFL-352		
	DRAWING # nexttower-coastal-ridge-survey.dwg	NEXTOWER DEVELOPMENT GROUP II, LLC	SHEET # 1 OF 2

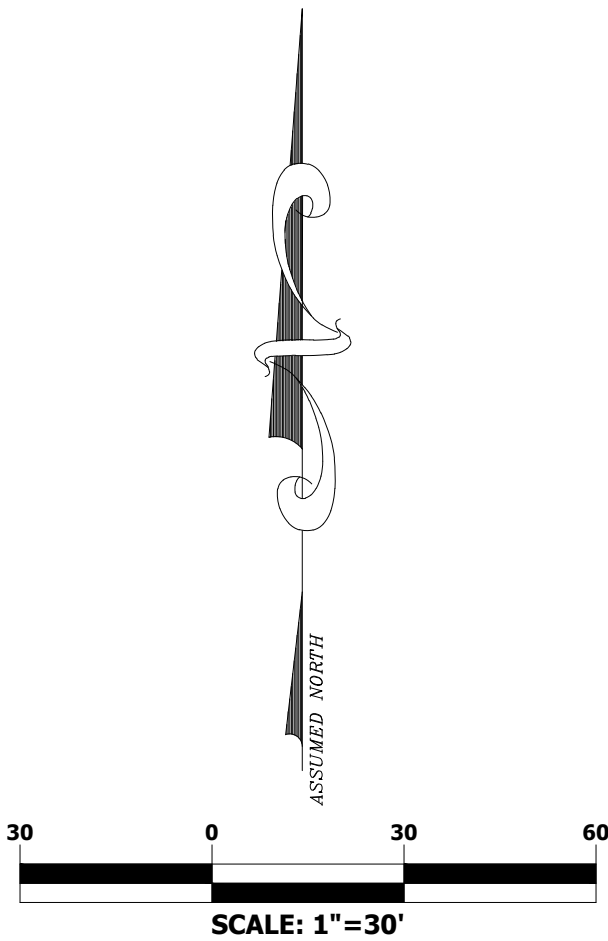


- LEGEND**
- INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
 - ⊗ INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
 - INDICATES 4"x4" CONCRETE MONUMENT STAMPED LB 3624
 - R/W INDICATES RIGHT-OF-WAY
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - NAVD INDICATES NORTH AMERICAN VERTICAL DATUM

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBERS 12031C0595H & 12031C0675H DATED JUNE 3, 2013.

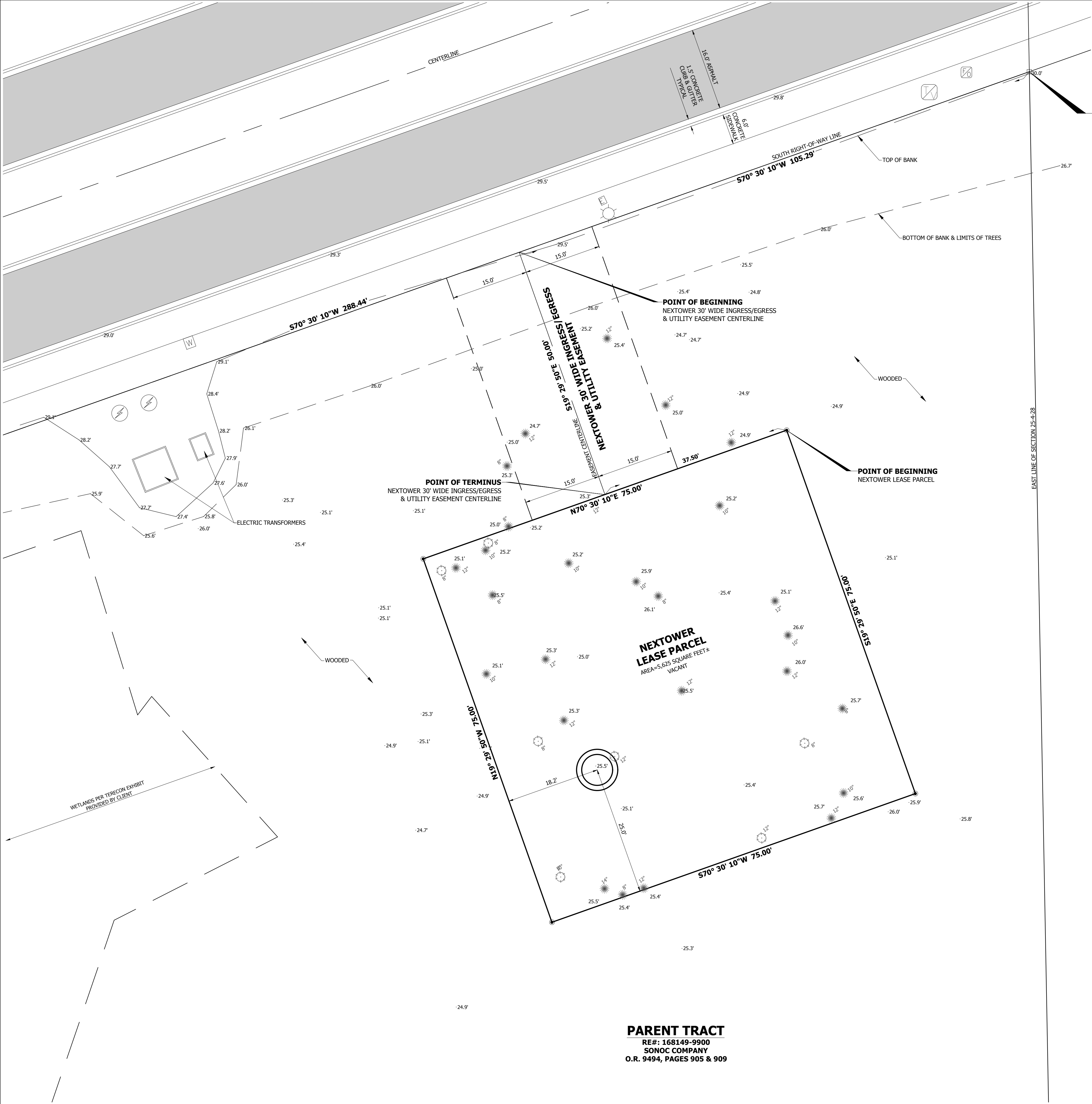
TOWER DATA
(PROPOSED 170' MONOPOLE)

NAVD 83/2011
LATITUDE: 30° 07' 29.49" NORTH
LONGITUDE: 81° 26' 03.38" WEST
GROUND ELEVATION: 25.5' NAVD 1988



BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA



POINT OF COMMENCEMENT
NEXTOWER LEASE PARCEL & EASEMENT
INTERSECTION OF SOUTH R/W LINE OF VALLEY RIDGE BLVD.
& EAST LINE OF SECTION 25-4-28

POINT OF BEGINNING
NEXTOWER 30' WIDE INGRESS/EGRESS
& UTILITY EASEMENT CENTERLINE

POINT OF BEGINNING
NEXTOWER LEASE PARCEL

POINT OF TERMINUS
NEXTOWER 30' WIDE INGRESS/EGRESS
& UTILITY EASEMENT CENTERLINE

**NEXTOWER
LEASE PARCEL**
AREA=5,615 SQUARE FEET±
VACANT

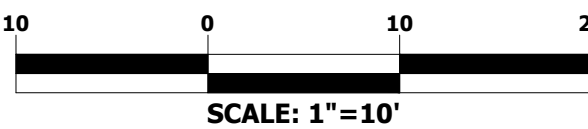
PARENT TRACT
RE#: 168149-9900
SONOC COMPANY
O.R. 9494, PAGES 905 & 909

LEGEND

- INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
- INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
- INDICATES 4"x4" CONCRETE MONUMENT STAMPED LB 3624
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS BOOK
- ID INDICATES IDENTIFICATION
- NAVD INDICATES NORTH AMERICAN VERTICAL DATUM
- INDICATES LIGHT POLE
- INDICATES ELECTRIC JUNCTION BOX
- INDICATES FIBEROPTIC MARKER
- INDICATES COMMUNICATIONS PEDESTAL
- INDICATES ELECTRIC MANHOLE
- INDICATES WATER METER
- +15.2' INDICATES SPOT ELEVATION

TREE LEGEND

- PINE TREE
- BAY TREE
- INDICATES DIAMETER OF TREE TRUNK AS
MEASURED AT 4± ABOVE GROUND
- INDICATES TREE CLUSTER SIZES



SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING S70° 30' 10"W.
- ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
- PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- THIS SURVEY CONSISTS OF 2 SHEETS.

**STONECYPHER
SURVEYING INC.**

1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization
No.: LB 7810

BOOK/PAGE	49/45
DRAWN	DWS
CHECKED	DWS

**COMMUNICATION TOWER SITE
COASTAL RIDGE NXFL-352**

DRAWING #
nexttower-coastal-ridge.survey.dwg






NEXTOWER DEVELOPMENT GROUP II, LLC

SCALE	1"=10'
DATE	APRIL 17, 2023
PROJECT #	22-0132

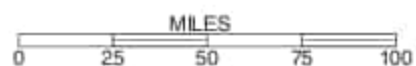
SHEET #
2 OF 2



FEDERAL LANDS AND INDIAN RESERVATIONS

-  Bureau of Indian Affairs
-  Department of Defense (includes Army Corps of Engineers lakes)
-  Fish and Wildlife Service / Wilderness
-  Forest Service / Wilderness
-  National Park Service / Wilderness

Some small sites are not shown, especially in urban areas.



Albers equal area projection

Abbreviations

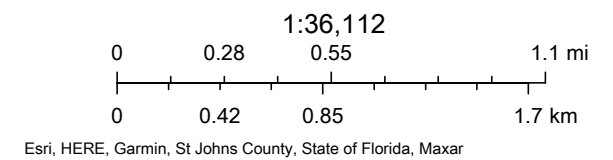
- AFB Air Force Base
- IR Indian Reservation
- NF National Forest
- NAS Naval Air Station
- NTC Naval Training Center
- NWR National Wildlife Refuge



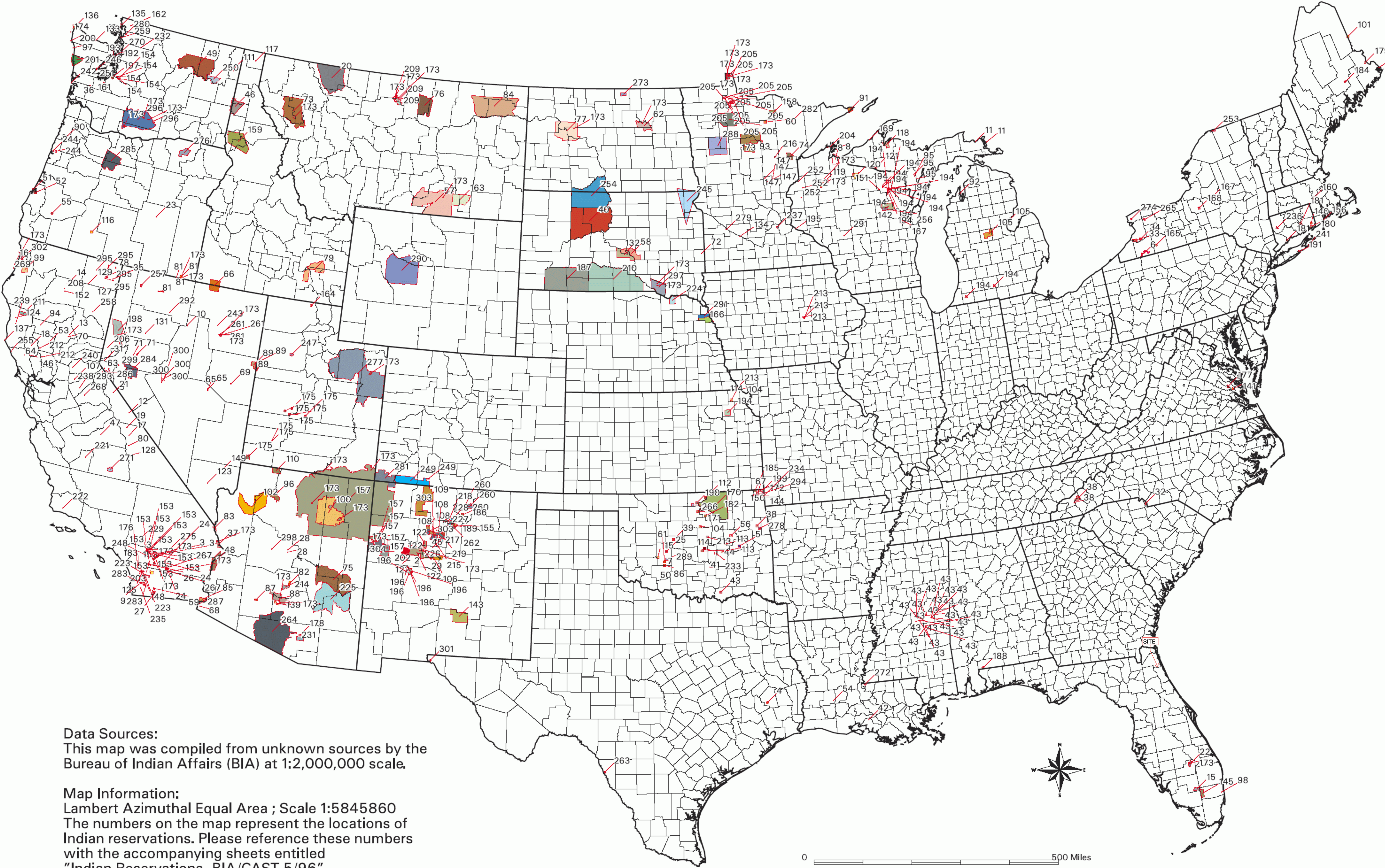
Wilderness Map



8/3/2023, 11:38:03 AM



Indian Reservations in the Continental United States



Data Sources:
This map was compiled from unknown sources by the
Bureau of Indian Affairs (BIA) at 1:2,000,000 scale.

Map Information:
Lambert Azimuthal Equal Area ; Scale 1:5845860
The numbers on the map represent the locations of
Indian reservations. Please reference these numbers
with the accompanying sheets entitled
"Indian Reservations- BIA/CAST 5/96".

National Flood Hazard Layer FIRMette



81°26'26"W 30°7'44"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/19/2023 at 11:57 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

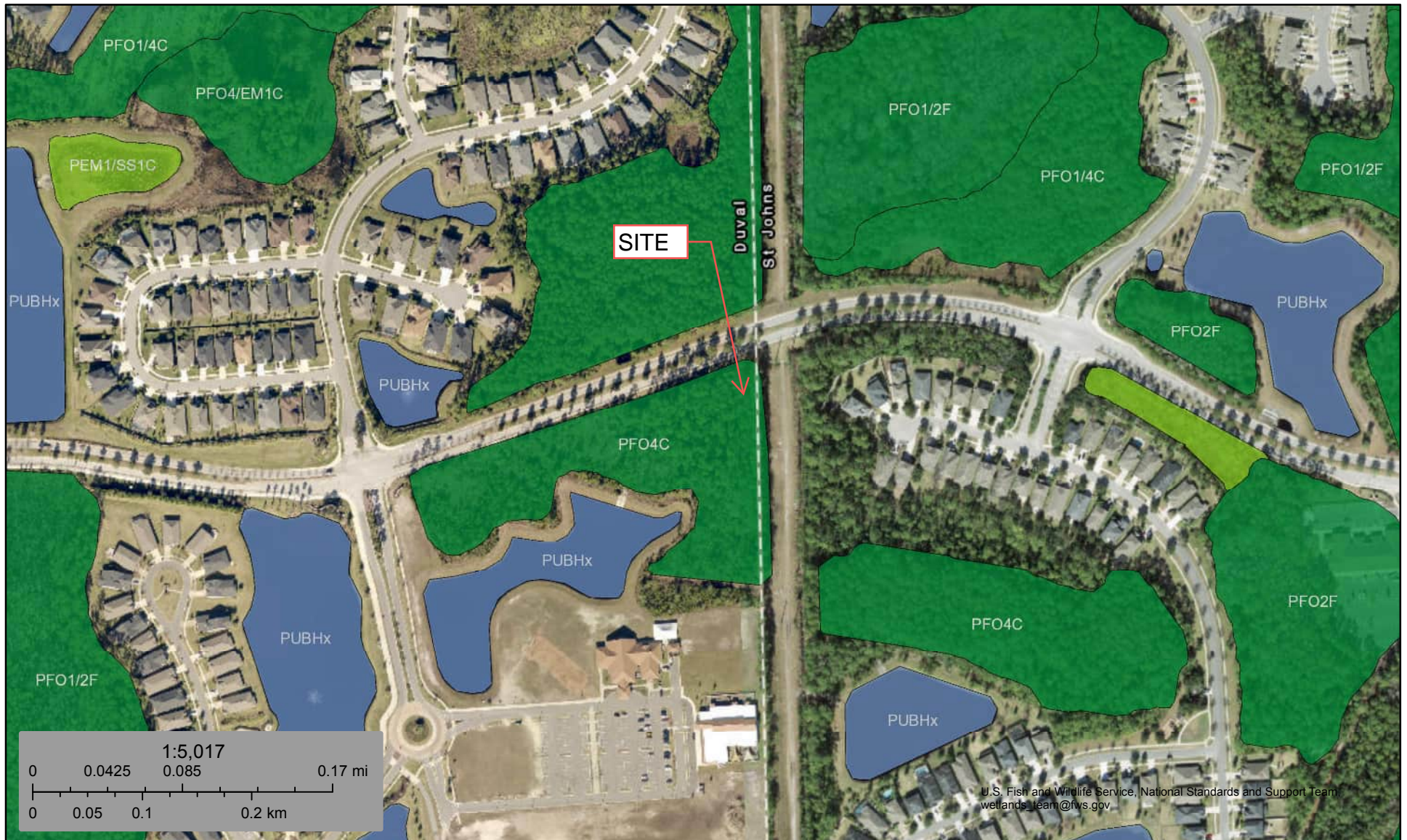
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI



May 17, 2023

Wetlands

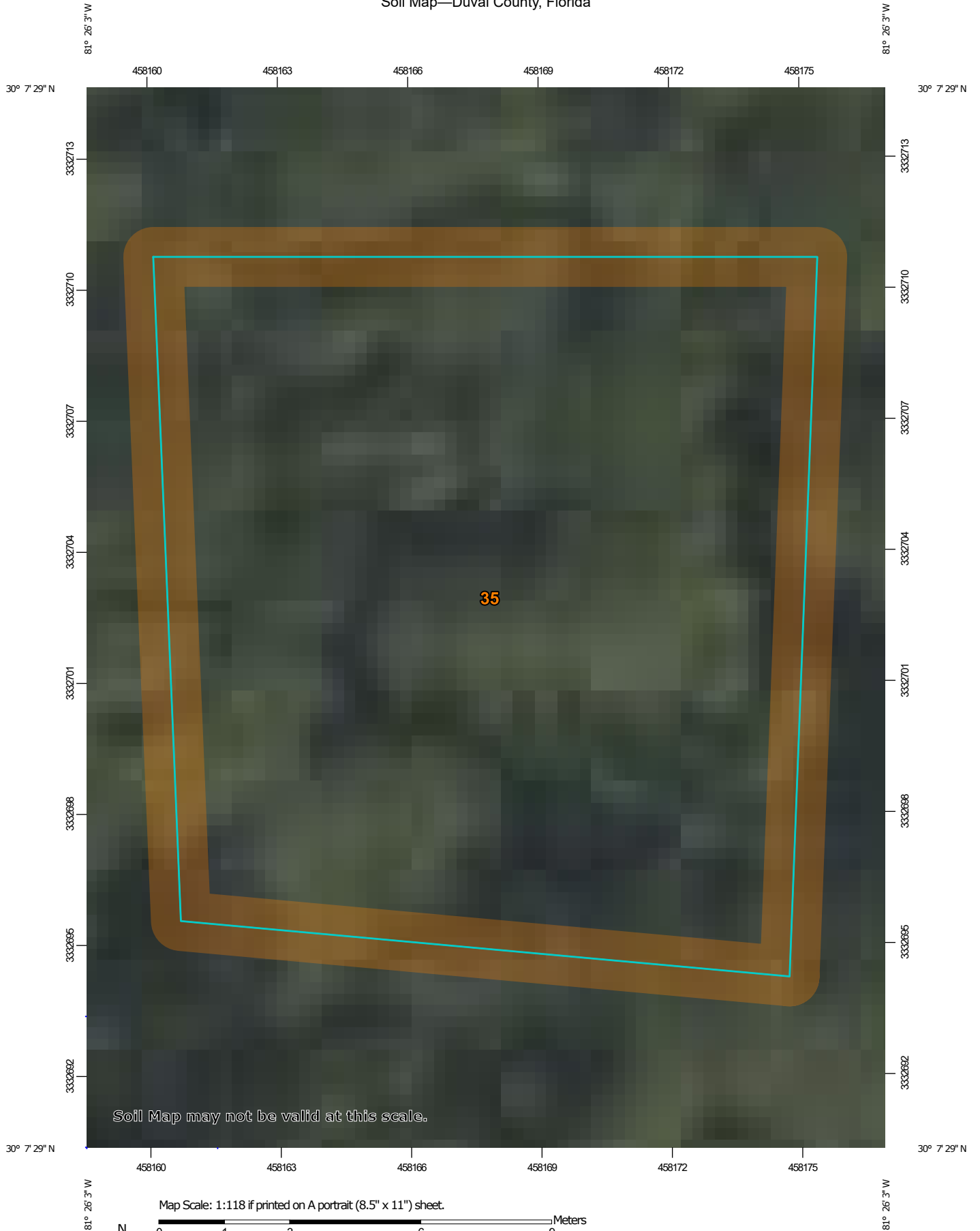
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

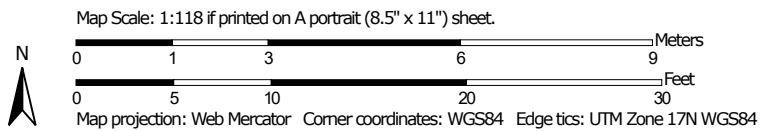
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Duval County, Florida



Soil Map may not be valid at this scale.




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/17/2023
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Duval County, Florida

Survey Area Data: Version 17, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
35	Lynn Haven fine sand, 0 to 2 percent slopes	0.1	100.0%
Totals for Area of Interest		0.1	100.0%

NEPA REVIEW

Coastal Ridge NXFL-342 ■ Duval County, Florida 32081
August 7, 2023 ■ Terracon Project No. EQ227545



**APPENDIX B
SITE PHOTOGRAPHS**



Photo 1 Facing south; electrical boxes located off sidewalk.



Photo 2 Site view facing east.



Photo 3 Site view facing west.



Photo 4 Site view facing north.

NEPA REVIEW

Coastal Ridge NXFL-342 ■ Duval County, Florida 32081
August 7, 2023 ■ Terracon Project No. EQ227545



APPENDIX C
PROTECTED SPECIES - SUPPORTING DOCUMENTATION

June 13, 2023

Informal Biological Assessment Memo

Federal Communication Commission (FCC) regulations, as identified in 47CFR § 1.1307 (a) 3, require that our client consider the effects of the proposed tower construction to protected species and critical habitats. Findings in this memo are based upon the site's current utilization applicant provided information, and from other activities described herein; such information is subject to change. Basic site information is presented in the table below.

Site Name:	Coastal Ridge NXFL-342
Terracon Project Number:	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville, Duval County, Florida 32081
Lat/Long:	30° 07' 29.4" N / 81° 26' 03.3" W
Proposed Lease Area:	±5,625 Sq. Ft.
Proposed Tower Height:	170-feet
Tower Type:	Monopole
Description of the site:	Undeveloped Land
Description of the surrounding properties:	Residential & Commercial

Species Review

The site was preliminarily investigated for the presence of state and federally protected animal and plant species and their habitat. Literature and agency file searches were conducted to identify the potential occurrence of state and federally protected animal species on the site. The U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPAC) and Florida Natural Areas Inventory (FNAI) search engines were utilized to determine potential occurrences.

FWS-IPAC identifies potential occurrences and habitat for federally listed threatened and endangered species, proposed listed and candidate species, and designated critical habitat. The FNAI search engine identifies potential occurrences of both federally and state listed species. Absence of documented sightings on-site or in the immediate vicinity does not ensure that protected species are not present. The lack of documented sightings in the databases may indicate that the area has not been surveyed or did not previously contain habitat. Additional databases researched for this assessment include Florida Department of Environmental Protection (FDEP) Map Direct, Florida Wood Stork Nesting Colonies and the Audubon EagleWatch nest locator map.

The proposed project would include the deployment of a monopole telecommunications tower. It should be noted, Nocatee DRI was subject to protected species reviews as part of the development process, including Section 7 Consultation under the USACE permit process. See the table below with detailed site information. Please also note that although this area is shown as a wetland area on the National Wetlands Inventory (NWI) exhibit included with this Informal



Biological Assessment, the project area is classified as uplands based on valid state and federal wetlands permits associated with the overall Nocatee development.

Site Name	Lat/Long	Tower Height	Ground Elevation	Distance to Nearest Surface Water	Site Description
Coastal Ridge NXFL-342	30° 07' 29.4" N / 81° 26' 03.3" W	170'	25.5'	±380'	Undeveloped Land

Listed species with the potential to be located within the vicinity of the site are included in the attached IPaC and FNAI database reports. Based on our review of the site, the project area for the tower consisted of undeveloped land. There are no critical habitats, wildlife refuges, or fish hatcheries documented at the site.

Migratory Birds

USFWS recommendations published in Revised Guidelines for Communication Tower Design, Siting, Construction, Operation, Retrofitting, and Decommissioning (2018) state the preferred tower height to decrease potential effects on migratory birds is less than 200 feet tall. Siting and design process for this project could not conform to all the USFWS recommendations; however, mitigating factors proposed for implementation at the site include the following:

- Limiting the tower height
- eliminating the need for guy wires
- utilizing a lighting style that eliminates the need for red steady-burning lighting

Federal Consultation – USFWS

USFWS provides a concurrence key through their IPaC system which revises and replaces all prior versions of communication tower clearance letters within the state of Florida. The key is intended to streamline consultation with the USFWS when the proposed action can be walked through the Key and the appropriate conclusion is the proposed action will have no effect on listed species.

For towers where USFWS believes further evaluation of the proposed action is necessary, the Key recommends contacting the local field office and requesting consultation. However, based on June 2022 correspondence with Mr. Robert Carey, USFWS Division Manager of the USFWS Florida Ecological Services Field Office, if the applicant makes a “No Effect” determination for the proposed action, USFWS does not require direct consultation.

The consultation key was completed for this project and the key determined that the project should result in further consultation with USFWS. However, based on the correspondence with Mr. Robert Carey, Terracon has made a “No Effect” determination for this project and therefore



no direct consultation is required. Documentation supporting the “No Effect” determination can be found below and attached to this Informal Biological Assessment.

To support the “No Effect” determination, Terracon conducted a preliminary review using the USFWS IPaC system to identify listed and proposed threatened and endangered species, as well as critical habitats that may be located on or near the proposed tower site. According to the IPaC report, the following species are listed to have the potential to be present in the vicinity of the project area:

Taxon	Name	Species Habitat	Status	Habitat On-Site?
Birds	Eastern Black Rail (<i>Laterallus jamaicensis</i>)	In coastal marsh, upper limits of highest tides; inland, mostly wet meadows	Threatened (Federal) Threatened (State)	No
	Whooping Crane (<i>Grus americana</i>)	Variety of habitats, including coastal marshes and estuaries, inland marshes, lakes, open ponds, shallow bays, salt marsh and sand or tidal flats, upland swales, wet meadows and rivers, pastures and agricultural fields	Experimental Population, Non-Essential	No
	Wood Stork (<i>Mycteria americana</i>)	Freshwater and estuarine wetlands, freshwater marshes, tidal creeks	Threatened (Federal) Threatened (State)	No
Reptiles	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	Broad range including scrub, sandhill, wet prairies, and mangrove swamps	Threatened (Federal) Threatened (State)	No
	Green Sea Turtle (<i>Chelonia mydas</i>)	Coastline and around islands, bays and protected shores, especially in areas with seagrass beds	Endangered (Federal) Endangered (State)	No

Taxon	Name	Species Habitat	Status	Habitat On-Site?
	Hawksbill Sea Turtle (<i>Eretmochelys imbricata</i>)	Nearshore foraging grounds, especially healthy coral reef habitats	Endangered (Federal) Endangered (State)	No
	Leatherback Sea Turtle (<i>Dermochelys coriacea</i>)	Atlantic, Pacific, and Indian Oceans	Endangered (Federal) Endangered (State)	No
Reptiles	Loggerhead Sea Turtle (<i>Caretta caretta</i>)	Subtropical and temperate regions of the Atlantic, Pacific, and Indian Oceans, and in the Mediterranean Sea	Endangered (Federal) Endangered (State)	No
Insects	Monarch Butterfly (<i>Danaus plexippus</i>)	Disturbed habitats such as agricultural landscapes and along roadsides	Candidate (Federal) Candidate (State)	Yes

Based on a review of the habitat for the above-listed species, compared to an analysis of the habitat present on the site, it is not anticipated that the construction of the proposed telecommunications tower site will affect listed or proposed protected species or critical habitats. The site is currently undeveloped as silviculture lands altered with bedding rows and planted pines. There are no critical habitats, wildlife refuges, or fish hatcheries documented at the site.

Further, Terracon has reviewed the Florida Department of Environmental Protection (FDEP) Map Direct, Florida Wood Stork Nesting Colonies and determined the site is 2,500 feet from any Florida Wood Stork Nesting Colony. The Audubon EagleWatch nest locator map was utilized to confirm the site is at least 660 feet from any documented bald eagle nest.

While there is potential for the monarch butterfly to utilize the site in a transient fashion, this is listed as a candidate species and as such no action is required. Further, there is no habitat on site for the whooping crane and is listed as non-essential, no action is required.



State Consultation - FWC

In a letter dated June 14, 2022, the FWC stated that they have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources in regard to FCC licensed telecommunications tower installations provided no listed species or their habitat is detected on site.

Because no listed species or critical habitat for listed species was detected on site, no further coordination with FWC is required.

Conclusions

Based on Terracon's analysis, the proposed project activities should have no effect on state or federally listed species or their habitat, and no additional coordination with USFWS or FWC is required.

Sincerely,



A handwritten signature in black ink that reads 'Jamie Valade'.

Janie Valade
Staff Scientist

A handwritten signature in black ink that appears to read 'Brett Anderson'.

Brett Anderson
Group Manager

*Attachments: IPaC Report
 IPac Determination Key Report
 FNAI Report
 FDEP MapDirect Documentation
 Audubon Eagle Watch Map
 NWI Map
 Site Plan Diagrams
 FWC Correspondence
 June 2022 FWS Correspondence*



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960-3559

Phone: (772) 562-3909 Fax: (772) 562-4288

Email Address: fw4flesregs@fws.gov

<https://www.fws.gov/office/florida-ecological-services>

In Reply Refer To:

June 09, 2023

Project Code: 2023-0091649

Project Name: NXFL-352

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office

1339 20th Street

Vero Beach, FL 32960-3559

(772) 562-3909

ENDANGERED SPECIES ACT SPECIES

There is a total of 9 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/BNDL4FEE6ZHNFN3KU2QMR5O22Y/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow <i>Aimophila aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Brown-headed Nuthatch <i>Sitta pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jul 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
King Rail <i>Rallus elegans</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort — no data

SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly

important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of

certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

- [PFO4C](#)
-

IPAC USER CONTACT INFORMATION

Agency: Terracon
Name: Janie Pinner
Address: 8001 Baymeadows Way
Address Line 2: STE 1
City: Jacksonville
State: FL
Zip: 32256
Email: janie.pinner@terracon.com
Phone: 9045045523

Endangered Species Act Review

EVALUATING: U.S. FISH AND WILDLIFE SERVICE CLEARANCE TO PROCEED WITH COMMUNICATION TOWER PROJECTS IN FLORIDA

Qualification interview

The following questions will determine whether this key applies to your project and provide guidance to help you make appropriate determinations for the species covered by this key.

1. Does the proposed action include a communication tower requiring Federal Communication Commission (FCC) authorization or other Federal agency approval? 1.1

☒ Yes

2. Will the communication tower follow the most current Federal Aviation Administration (FAA) obstruction marking and lighting circular? 1.1.2

https://www.faa.gov/documentLibrary/media/Advisory_Circular/AC_70_7460-1L.pdf

☒ Yes

3. Does this project involve the construction of a new communication tower? 1.2

☒ Yes

4. Will the new communication tower(s) be co-located with an existing tower? 1.3

☒ No

5. Will the proposed action disturb the ground? 1.6

☒ Yes

6. [Semantic] Does the proposed action intersect Critical Habitat? 1.7

☒ Automatically answered

No

7. Is the entire site currently developed (i.e. the site is located in previously disturbed, urbanized, developed, or other areas that do not provide potential habitat for federally listed species)? 1.8

☒ No

EVALUATION PROGRESS

Your project is outside the scope of this key. Please submit a request for ESA section 7 consultation to the appropriate Ecological Services field office.



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 5/17/2023

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

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

Report for 1 Matrix Unit: 45271

Descriptions

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

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

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

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

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

Matrix Unit ID: 45271

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 45271

22 **Potential** Elements for Matrix Unit 45271

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

<u>Arnoglossum diversifolium</u> variable-leaved Indian-plantain	G2	S2	N	T
<u>Asclepias viridula</u> southern milkweed	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<u>Calopogon multiflorus</u> many-flowered grass-pink	G2G3	S2S3	N	T
<u>Calydorea coelestina</u> Bartram's ixia	G2G3	S2S3	N	E
<u>Centrosema arenicola</u> sand butterfly pea	G2Q	S2	N	E
<u>Corynorhinus rafinesquii</u> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<u>Ctenium floridanum</u> Florida toothache grass	G2	S2	N	E
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S2?	T	FT
<u>Gopherus polyphemus</u> Gopher Tortoise	G3	S3	C	ST
<u>Litsea aestivalis</u> pondspice	G3?	S2	N	E
<u>Lythrum curtissii</u> Curtiss' loosestrife	G1	S2	N	E
<u>Matelea floridana</u> Florida spiny-pod	G2	S2	N	E
<u>Monotropsis reynoldsiae</u> pygmy pipes	G2	S2	N	E
<u>Nemastylis floridana</u> celestial lily	G2	S2	N	E
<u>Neovison vison lutensis</u> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<u>Nolina atopocarpa</u> Florida beargrass	G3	S3	N	T
<u>Pycnanthemum floridanum</u> Florida mountain-mint	G3	S3	N	T
<i>Rhynchospora thornei</i> Thorne's beaksedge	G3	S1S2	N	N
<u>Salix floridana</u> Florida willow	G2G3	S2S3	N	E
<u>Ursus americanus floridanus</u> Florida Black Bear	G5T4	S4	N	N
<u>Verbesina heterophylla</u> variable-leaf crownbeard	G2	S2	N	E

Disclaimer

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

Unofficial Report

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

Printer Friendly View

Download as PDF



Florida Department
of Environmental Protection



Map Direct AIR (Area of Interest Report)
Standard Map

Point of Interest:
30°7'29.6111" x -81°26'4.0312"
30.124891977401752 x -81.43445311768814
Search Radius: 2500 feet
Report Created on Wed May 17 2023 at 16:20:03
Map Direct v7.230407

Township/Range/Section: 4S28E25
Jacksonville, Duval County 32256
FDEP Regulatory District: NORTHEAST DISTRICT
Water Management District: SJRWMD
FL House District 17 :: FL Senate District 4
US Congressional District 4
HUC Basin Area: Lower St. Johns
Waterbody ID: 2365
State Land DM ID: 157307



Search Result Summary

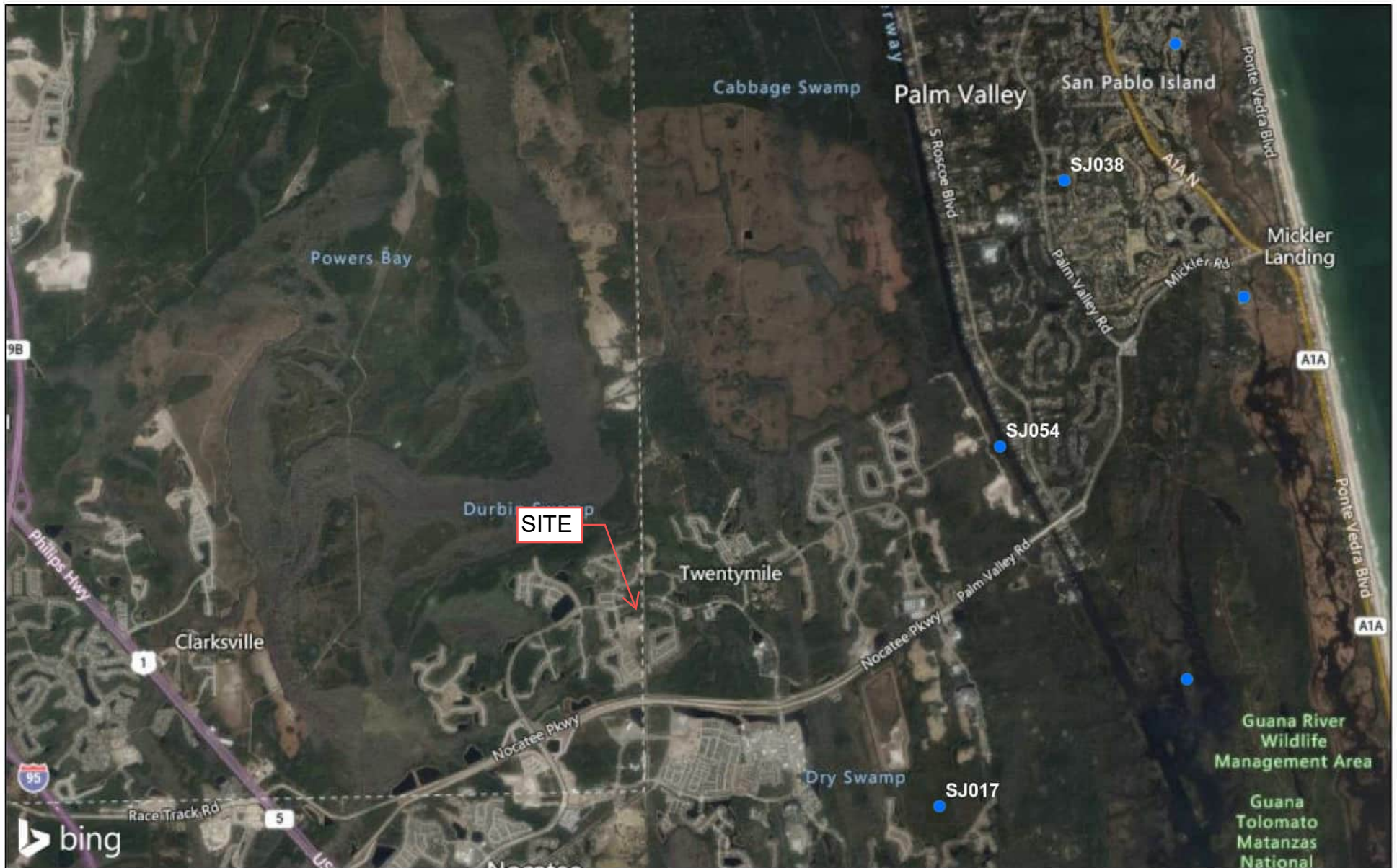
Features Found	Data Layer	Metadata	Spreadsheet
0	Florida Woodstork Nesting Colonies	Layer Information	--

Search Result Details

No Results Found:
Florida Woodstork Nesting Colonies

*** END OF REPORT ***

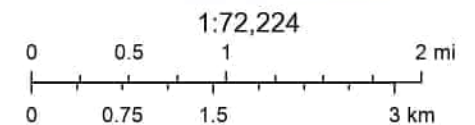
EagleWatch Map



5/17/2023, 4:16:40 PM

Bald Eagle Nest Locations

- Temporary
- Permanent



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ArcGIS Web AppBuilder
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32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

July 19, 2022

Brett Anderson
Terracon
8001 Baymeadows Way, Suite 1
Jacksonville, FL 32256
Brett.Anderson@terracon.com

Dear Mr. Anderson:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your firm's request for review regarding standard, macro telecommunication tower project sites. The combined height of the monopoles or self-support lattice structures plus telecommunications equipment for these sites is normally between 100 and 300 feet. Installation may also include clearing for 100-foot by 100-foot compounds and access easements adjacent to the towers. Each site will be reviewed for the following prior to construction activities: the presence of federal or state-listed species; the presence of suitable habitat for federal or state-listed species; presence of critical habitat for federal species either onsite or nearby (within 1 mile), wildlife refuges (within 5 miles), or fish hatcheries; and each site will be surveyed as appropriate prior to development.

For the purpose of the required Federal Communications Commission National Environmental Policy Act screenings for these installations, FWC staff have no comments, recommendations, or objections related to state-listed species and their habitat or other state fish and wildlife resources to offer for the time period of two years from the date of this letter. The liability to not impact or cause "take" of listed species, migratory wildlife, and other regulated species of wildlife is the responsibility of the applicant or developer associated with each site. Please refer to the Florida Administrative Code, 68A-27, for definitions of "take" and a list of species. If listed species are observed onsite in the future or if project design details change, FWC staff are available to provide decision support information or other technical assistance.

Resources provided by federal agencies regarding potential requirements for these types of projects can be found here: <https://www.fws.gov/story/incidental-take-beneficial-practices-communication-towers>.

Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com. Thank you for contacting the FWC.

Sincerely,

Jason Hight, Director
Office of Conservation Planning Services

jh/cc

CC: Janie Valade, Terracon, Janie.Valade@terracon.com
Malyssa Peabody, Terracon, Malyssa.Peabody@terracon.com

Valade, Janie D

From: Carey, Robert L <robert_carey@fws.gov>
Sent: Tuesday, June 14, 2022 3:38 PM
To: Valade, Janie D
Cc: Anderson, Brett A
Subject: Re: [EXTERNAL] Request for ESA Section 7 Consultation; iPac Project Code: 2022-0042015
Attachments: 20201106_Florida_Clearance_to_Proceed_Communication_Towers.pdf; IpaC Key.pdf; iPac Clearance Key_Bostwick Tower.pdf; 20220609_FLES_Guidance_for_Completing_Project_Reviews.docx

Hi Janie,

I'm glad you reached out and it seems like you have a good grasp of the current procedures. I understand there is some conflicting information and issues with the various previous documents. We are working to revise these.

Basically, if a project fails to key out, it may well be a May Affect, Not Likely to Adversely Affect (MANLAA) rather than No Effect situation. That said, you have the option of applying best professional judgement and maintaining your no effect determination. In this case we advise you maintain a clear rationale for your decision in your records.

If you get to MANLAA, we would consult. If you maintain your No Effect determination, we **do not need to see the project.**

If you decide to consult, please know we will need a very clear description of the proposed action and how you determined the effects of the action will not result in incidental take. Surveys may be appropriate for some species. Think here of "connecting the dots" between what is being proposed and how impacts to listed species may occur. Basically, what would be included in a Biological Assessment for a Section 7 consultation.

I attached a draft document that contains more specific guidance. We hope to get this posted to our website in the near future but websites within all of the FWS were recently revised under a national effort.

I hope this helps and we could certainly arrange a call or conversation.

Thank you very much.

Robert L. Carey
Division Manager, Environmental Review
Florida Ecological Services Field Office
U.S. Fish and Wildlife Service
Gainesville, Florida

(530) 340-2496 Cell (Currently teleworking due to Covid 19 pandemic - please use this number)

NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.



St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

April 13, 2004

Sonoc Company LLC
1013 Centre Road
Wilmington, DE 19805

SUBJECT: Permit Number 4-031-87432-1
Nocatee

Dear Sir/Madam:

Enclosed is your permit as authorized by the Governing Board of the St. Johns River Water Management District on April 13, 2004.

This permit is a legal document and should be kept with your other important documents. The attached MSSW/Stormwater As-Built Certification Form should be filled in and returned to the Palatka office within thirty days after the work is completed. By so doing, you will enable us to schedule a prompt inspection of the permitted activity.

In addition to the MSSW/Stormwater As-Built Certification Form, your permit also contains conditions which require submittal of additional information. All information submitted as compliance to permit conditions must be submitted to the Palatka office address.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction for this work.

In the event you sell your property, the permit can be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation and if this office can be of any further assistance to you, please do not hesitate to contact us.

Sincerely,

Gloria Lewis, Director
Permit Data Services Division

Enclosures: Permit with EN Form(s), if applicable

cc: District Permit File

GOVERNING BOARD

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Agent: The PARC Group, Inc.
4314 Pablo Oaks Court
Atlantic Beach, FL 32224

Consultant: Environmental Services Inc
7220 Financial Way Suite 100
Jacksonville, FL 32256

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO. 4-031-87432-1
PROJECT NAME: Nocatee

DATE ISSUED: April 13, 2004

A PERMIT AUTHORIZING:

Conceptual approval of a surface water management system for a 11,323-acre Planned Unit Development known as Nocatee.

LOCATION:

Section(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, Township(s): 4S Range(s): 28E
20, 21, 25, 28, 29, 30, 31, 32, 34,
35, 36, 37, 39, 46, 47, 48, 49, 50,
51, 53, 55, 57
58, 60, 61, 62, 63, 64, 65, 66, 67 5S 29E

Duval, St. Johns Counties

ISSUED TO:

Sonoc Company LLC
1013 Centre Road
Wilmington, DE 19805

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified therein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated April 13, 2004

AUTHORIZED BY: St. Johns River Water Management District

Department of Water Resources

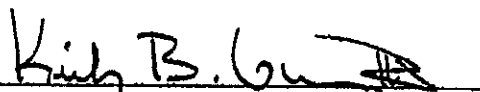
Governing Board

By:



Jeff Elledge
(Director)

By:



Kirby B. Green III
(Assistant Secretary)

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 4-031-87432-1
SONOC COMPANY LLC
DATED APRIL 13, 2004

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any other final operation or maintenance documents as are required by subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, must be submitted to the District for approval. Documents meeting the requirements set forth in these subsections of the Applicant's Handbook will be approved. Deed restrictions, easements and other operation and maintenance documents which require recordation either with the Secretary of State or the Clerk of the Circuit Court must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local governmental entity. Failure to submit the appropriate final documents referenced in this paragraph will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system.
3. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the changes prior implementation so that a determination can be made whether a permit modification is required.
4. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and chapter 40C-4 or chapter 40C-40, F.A.C.
5. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
6. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered specifically approved unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
7. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of section 40C-1.612, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
8. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with

the plans and specifications approved by the permit.

9. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District.
10. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
11. Pursuant to section 3.4.2(s) of the MSSW Applicant's Handbook, this permit does not authorize any construction, operation, or alteration of the proposed system.
12. This Conceptual Approval permit is valid from twenty years from the date of issuance, provided that construction of the initial phase of the system is permitted and construction undertaken within two years of the issuance of this conceptual approval permit, and provided that all phases of the system are designed and built in accordance with the terms of the conceptual approval permit and that all required permits for subsequent phases are obtained.
13. This Conceptual Permit is valid until April 13, 2024, provided that construction of the initial phase of the system is permitted and construction undertaken within two years of the issuance of this Conceptual Permit, and provided that all phases of the system are designed and built in accordance with the terms of the Conceptual Permit and that all required permits for subsequent phases are obtained.
14. This permit approves the conceptual surface water management system as per plans received by the District on February 17, 2004, including Appendix H and as amended by plans received by the District on March 19, 2004.
15. As part of any construction permit application for each phase of this project, the permittee must provide:
 - (a) an assessment of any new use by listed species of wetlands for nesting, denning, or critically important feeding habitat which will be impacted by the construction or reasonably expected use of the proposed system in that phase;
 - (b) an assessment of any new use by aquatic or wetland dependent listed species of uplands for nesting or denning which will be impacted by the construction or reasonably expected use of the system proposed in that phase; and
 - (c) an assessment of secondary impacts of adjacent upland development upon any wetlands that are used as nesting, denning, or critically important feeding habitat for listed species.

These assessments may necessitate the completion of a wildlife survey.

If the assessments in (a), (b), or (c), demonstrate that listed species are using the site in the manner described in (a), (b), or (c), the permittee must provide an analysis demonstrating that (i) the mitigation plan approved in this conceptual permit will still provide greater long-term ecological value than the area of wetlands and surface waters to be adversely affected under the construction permit application; and (ii) the mitigation plan will offset direct and secondary adverse impacts to the wetland functions provided to these species. If this demonstration cannot be made by the permittee, the project phase must meet the criteria in sections 12.2.1-12.2.1.1, A.H. and the mitigation plan must be supplemented to achieve the

required offset.

16. The applicant shall provide a map and supporting table that documents the amount and type of mitigation completed for each construction phase in areas covered by the conceptual permit. The information should include the area and vegetative community for each preserved upland and wetland, any enhancement areas, the area and community type for each wetland creation area, and any management plans for the preserved areas. This information should be provided with each construction permit application.
17. The conceptual mitigation plan is a condition of this permit. In order for a construction permit application for phases of the system to be determined consistent with this conceptual permit, the permittee must, as part of construction permit applications, propose preservation of the mitigation areas by recording a conservation easement substantially in the form submitted by letter dated November 21, 2003. With the exception of Exhibit "A," all exhibits to the conservation easement shall be submitted for review as part of the relevant construction permit application.
18. The "Approved Wetland Lines" as depicted on the Nocatee Wetland Map dated 29 March 2004 and submitted to the District on the Nocatee Conceptual Mitigation Plan (the "Map") have been delineated, reviewed and surveyed, and have been approved by the District. The "Interpreted Wetland Lines" as depicted on the Map have been delineated and surveyed by the Permittee, but have not been reviewed and approved by the District. Prior to issuance of a permit authorizing any regulated activity in the vicinity of the Interpreted Wetland Lines, those lines must be reviewed and approved by the District. In addition, the extent of any wetlands or surface waters not shown on the Nocatee Wetland Map as "Approved Wetland Lines" or as "Interpreted Wetland Lines" within the Nocatee Greenways and Preserve and located within the construction limits of a proposed project in the greenway or the Preserve shall be surveyed and delineated by the Permittee and reviewed and approved by District staff as part of the relevant construction permit application. This will include any wetlands/surface waters in the vicinity of any proposed wetland creation and/or restoration. In the event impacts for which mitigation is required are proposed to such wetlands, mitigation for such impacts may be proposed as part of the construction permit application.
19. No silviculture shall occur in wetland areas designated as "greenways" and "preserve" on the Nocatee Conceptual Mitigation Plan map submitted to the District on 29 March 2004, unless specifically authorized by District permit.

DEPARTMENT OF THE ARMY PERMIT

Permittee: SONOC COMPANY, LLC
4310 PABLO OAKS COURT
JACKSONVILLE, FLORIDA 32224

Permit Number: SAJ-2003-1267-MRE

Issuing Office: U.S. Army Engineer District, Jacksonville

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The permittee is authorized to eliminate or otherwise alter a total of 380.36 acres of waters of the United States (wetlands) to facilitate the establishment of the mixed-use community identified as *Nocatee*, which includes concentrated commercial developments, residential subdivisions, infrastructure, and stormwater management systems; and, to augment the regional transportation network. The work must be completed in accordance with the 18 pages of drawings and other attachments affixed at the end of this permit instrument.

Project Location: The general boundaries of the overall project site are the Intracoastal Waterway (IWW) on the east, Pine Island Road on the south, U.S. Highway 1 on the west, and northward approximately 1.5 miles north of County Road (CR) 210, in Duval and St. Johns Counties, Florida, within the Sections, Townships, and Ranges noted on the attached Table 1.

Latitude & Longitude: Latitude: 30.09°
Longitude: -81.40°

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on **October 1, 2030**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

Permittee: SONOC Company, LLC
Permit Number: SAJ-2003-1267-MRE
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2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature and the mailing address of the new owner in the space provided within this permit and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. The permittee shall provide written notification to the U.S. Army Corps of Engineers (Corps), within 72 hours, of the planned date for the commencement of work authorized by this permit. This notification and all subsequent reports and submittals shall be sent by certified mail to the U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, 701 San Marco Boulevard, Jacksonville, Florida, 32202.

2. The permittee will implement any measures stipulated by the Corps regarding the implementation of Phase II surveys of Sites 8SJ53, 8SJ3708, 8SJ3717, and 8SJ3722; the implementation of an architectural review of the structure at Site 8SJ3732; and the implementation of any additional measures necessary regarding Sites 8SJ53, 8SJ3708, 8SJ3717, 8SJ3722 and Site 8SJ3732. The permittee is not authorized to conduct any development work that could affect these sites prior to the conclusion of all requisite coordination with the State of Florida, Department of State, Division of Historic Resources, State Historic Preservation Officer (SHPO) and the implementation of any measures mandated by the Corps.

3. Sites 8SJ3705, 8SJ3710, 8SJ3716, 8SJ3721, and 8SJ3732 are located within the *Nocatee Greenways*; the permittee shall preserve these sites or mitigate any potential impacts to these sites in accordance with any actions stipulated by the Corps.

4. Within 30 days of the issuance of any future correspondence from the SHPO, the permittee shall provide a copy of such correspondence to the Corps.

5. To avoid the "take" of an eastern indigo snake (*Drymarchon corais couperi*), the permittee must implement all of the following measures:

a. The permittee must develop an eastern indigo snake protection/education plan for all construction personnel to follow. The permittee must submit the plan to the U.S. Fish and Wildlife Service for review and approval a minimum of 30 days before any clearing activities. The educational materials for the plan should consist of a combination of posters, videos, pamphlets, and lectures.

b. The permittee must post informational signs throughout the construction site. The informational signs must contain:

(1) a description of the eastern indigo snake, its habits, and its protection under Federal Law;

(2) instructions not to injure, harm, harass, or kill this species;

(3) directions to cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site on its own before clearing is resumed; and,

(4) the telephone numbers of pertinent agencies, as identified through the development of the protection/education plan, to be contacted if a dead eastern indigo snake is encountered.

c. If necessary, eastern indigo snakes shall be held in captivity only long enough to transport them to a release site; at no time shall two snakes be kept in the same container during transportation. Only an individual, who has been either authorized by a section 10(a)(1)(A) permit issued by the U.S. Fish and Wildlife Service, or designated as an agent of the State of Florida by the Florida Fish and Wildlife Conservation Commission for such activities, is permitted to come in contact with or relocate an eastern indigo snake.

d. The permittee must immediately contact the U.S. Fish and Wildlife Service in Jacksonville at 904-232-2580 any time a dead specimen of the eastern indigo snake is found. The permittee must also immediately and thoroughly soak any dead specimen of eastern indigo snake in water, freeze it, and submit it to a U.S. Fish and Wildlife Service representative within 24 hours.

e. The permittee must submit an eastern indigo snake monitoring report to the U.S. Fish and Wildlife Service, Jacksonville Office, within 60 days of the conclusion of clearing phases. The report must be submitted whether or not eastern indigo snakes were observed. The report must contain the following information:

(1) narratives describing any sightings of eastern indigo snakes;

(2) summaries of any relocation efforts, such as the locations where eastern indigo snakes were found and relocated and when the eastern indigo snakes were found and relocated, if relocation was approved through the protection/education plan;

(3) a thorough description of the preserve area for eastern indigo snakes if a preserve area was approved through the protection/education plan; and,

(4) a summary of maintenance activities and maintenance schedules for any preserve area established through the protection/education plan.

6. During the implementation of authorized work, the permittee shall correctly install appropriately sized culverts at all roadway crossings through wetlands to maintain the historic hydrologic connection between the wetlands to either side of such roadway crossings.

7. During the implementation of authorized work, the permittee shall correctly install all of the wildlife crossings noted on the project drawings.

8. The permittee shall submit to the Corps a copy of any and all future State of Florida Environmental Resource Permits and/or Water Quality Certifications issued by the St. Johns River Water Management District (SJRWMD) and/or the Florida Department of Environmental Protection (DEP) for the overall Nocatee project, or any portion of the overall work associated with this project, within 60 days of the issuance of such permits.

9. The overall Nocatee project ultimately eliminates or directly alters a maximum of 380.36 acres of wetlands. As mitigation for these impacts the applicant shall ultimately enhance a minimum of 537.11 acres of wetlands and preserve a minimum of 3,450 acres of wetlands, as identified in the overall project drawings. The applicant shall submit functional assessment analyses (such as, but not limited to, Wetland Rapid Assessment Procedure or Uniform Mitigation Assessment Method) documenting the specific mitigation required (wetland enhancement and/or wetland preservation) to compensate the impacts to wetlands associated with each road construction phase, village development, or village phase development. The permittee will complete the mitigation (wetland enhancement and/or wetland preservation) associated with each road construction phase, village development, or village phase development, prior to any of the following events (whichever occurs first): issuance of first certificate of occupancy or use of the infrastructure for its intended purpose.

10. Within wetland enhancement areas, the permittee shall complete the selective clearing of slash pine (*Pinus elliottii*) such that the density of slash pine within these areas is less than 50 stems/trees per acre.

11. To re-establish surface water flow within wetland enhancement areas, during the removal of slash pine within these areas, the permittee shall excavate cross channels, perpendicular to the bedding rows, and/or flatten sections of the bedding rows such that the

elevations within the flattened areas match the elevations of the furrows between adjacent bedding rows to promote more effective hydrologic flow and restore original topographic conditions.

12. Within 1 year of the commencement of each of the actions to enhance wetlands (Special Condition 10, above), the permittee shall randomly plant an equal mixture of bald cypress (*Taxodium distichum*), blackgum (*Nyssa sylvatica* var. *biflora*), red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), wax myrtle (*Myrica cerifera*), fetterbush (*Lyonia lucida*), and myrtle-leaved holly (*Ilex myrtifolia*) within the specific wetland enhancement area such that the density of the planted species is a minimum of 100 stems per acre and such that no single species comprises more than 30 percent of the total number of trees/shrub planted. The permittee shall randomly plant the trees/shrubs in the enhancement areas to mimic natural conditions rather than planting on measured centers. The permittee shall plant trees that are specified at 3-gallon size (pursuant to Association of Florida Native Nurseries standards), which are one-half to one-inch caliper and five to six feet in height.

13. Within wetland enhancement areas, the permittee shall establish a sufficient number of 25-foot-wide belt transects to sample a minimum of 10 percent of the enhancement areas. Monitoring within each of these belt transects shall, at a minimum, identify the number of each species of tree planted, record the percent survival of each species of tree planted, summarize the natural community, estimate the natural establishment of target vegetative species, and quantify the presence of nuisance/exotic vegetation.

14. Within each of these belt transects, the permittee shall establish a minimum of 10 randomly placed 1-square-meter sampling plots, staked in the field with fixed referenced points. Monitoring within each of these sampling plots shall identify, at a minimum, the composition of ground cover species, quantify the percent cover of these species, and quantify the presence of nuisance/exotic vegetation.

15. The permittee shall periodically conduct manual maintenance of wetland enhancement areas, as necessary, to remove exotic and/or nuisance vegetation such that exotic and/or nuisance vegetation comprises less than 10 percent coverage of wetland enhancement areas.

16. The permittee shall annually monitor each wetland enhancement area for a minimum of 3 years after the planting of each area and, at a minimum, biannually thereafter until the Corps deems each specific wetland enhancement area successful. Monitoring events shall occur in autumn (September/October). A monitoring report shall be submitted to

the Corps within 30 days of each monitoring event. Each monitoring report shall include, at a minimum, qualitative observations of wildlife utilization of each enhancement area, quantitative records of surface water elevations and/or depth to groundwater within each enhancement area, panoramic photographic documentation from a minimum of 5 fixed reference points within each enhancement area, compilations of belt transect data, compilations of sampling plot data, specific information regarding the incidence of nuisance and/or exotic species, an estimation of the coverage of exotic and/or nuisance vegetation within each enhancement area, the methods by which the permittee controlled or removed nuisance and/or exotic species, and the frequency and dates of such maintenance events.

17. The Corps shall declare wetland enhancement areas successful when all of the following success criteria are documented within each of these areas, respectively:

a. at least 80 percent of the planted tree species have survived and are showing signs of normal annual growth;

b. at least 80 percent cover by appropriate wetland herbaceous species has been obtained;

c. hydrological conditions are shown to be in general conformation with adjacent wetland; and

d. the above criteria have been achieved for a minimum of three consecutive years.

18. Prior to dredging, filling, or clearing of any jurisdictional wetlands, the sale of any lot or parcel, or the use of infrastructure for its intended purpose (whichever occurs first) within each road construction phase, village development, or village phase development, the permittee will have legally sufficient conservation easements prepared to ensure that, at a *minimum*, the areas identified in the overall project drawings as wetland preservation (a minimum of 3,450 acres) and wetland enhancement (a minimum of 537.11 acres) will remain in their natural state in perpetuity. The conservation easement must encompass a minimum of 3,987.11 acres of wetlands. These natural preserve areas will not be disturbed by any dredging, filling, land clearing (hand or mechanical), agricultural activities, planting, or other construction work whatsoever except as authorized by, or required by, this permit.

19. The permittee will prepare the proposed conservation easements, including surveyor's sketches and legal descriptions of the areas in question and furnish the same to the Jacksonville District Office of

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Counsel, c/o the Regulatory Division, Enforcement Section, Post Office Box 4970, Jacksonville, Florida 32232-0019, for legal review and approval.

20. Within 30 days of Corps' approval of the proposed easements, the permittee will record the easement or easements in the public records of St. Johns or Duval County, Florida, as determined by the location of the easement or easements. Within 30 days of recordation, a certified copy of the recorded document or documents, plat or plats, and verification of acceptance from the grantee will be forwarded to the Jacksonville District Office.

21. The Permittee must show that it has clear title to all of the real property and can legally place it under conservation easement. Along with the submittal of the draft conservation easement or easements, the Permittee shall submit a title insurance commitment for the property that is being offered for preservation. Any existing liens or encumbrances on the property must be subordinate to the conservation easement. At the time of recordation of the conservation easement or easements, a title insurance policy must be provided to the Corps in an amount equal to the current market value of the property.

22. In the event the permit is transferred, proof of delivery of a copy of the recorded conservation easements to the subsequent permittee or permittees must be submitted to the Corps together with the notification of permit transfer.

23. Grantee shall not assign its rights or obligations under the conservation easements except to another organization qualified to hold such interests under the applicable state and federal laws, including §704.06 Florida Statutes, and committed to holding this conservation easement or easements exclusively for conservation purposes. The Corps shall be notified in writing of any intention to reassign any such conservation easement to a new grantee and must approve the selection of the grantee. The new grantee must accept the assignment in writing and a copy of this acceptance delivered to the Corps. The conservation easement or easements must then be re-recorded and indexed in the same manner as any other instrument affecting title to real property and a copy of the recorded conservation easement furnished to the Corps.

24. The permittee shall provide as-built drawings of the completed work, including any mitigation work required by this permit, and a completed As-Built Certification Form. The drawings and Certification Form are to be submitted within 60 days of the completion of work, including any mitigation work, or at the expiration of the construction authorization of the permit, whichever comes first. The

drawings and As-Built Certification Form must be signed and sealed by a professional engineer registered in the State of Florida. A blank As-Built Certification Form is attached. The permittee has the option to submit As-Built drawings for each road construction phase, village development, or village phase development as work within these portions of the overall project is completed.

25. The submitted As-Built Certification Form and drawings shall include the following:

- a. the Department of the Army Permit number on each sheet;
- b. a plan of the overall footprint of the project showing all "earth disturbance", including wetland impacts, water management structures, and any on-site mitigation areas;
- c. a detailed plan view of all enhanced and/or preserved (as appropriate) mitigation areas (showing planting zones) and cross-sections of the mitigation areas (showing elevations corresponding to the plantings and elevations of the inverts of any inflow and/or outflow control structures servicing the mitigation areas);
- d. any stormwater management system that is a part of, or connected to, a wetland enhancement or preservation mitigation project (this information shall include, but not be limited to, the elevation of the inverts of any control structures and drawings depicting any stormwater retentions ponds with the depths and side-slopes of the ponds clearly delineated);
- e. a description of any deviations from the authorized work (In the event that the completed work deviates, in any manner, from the authorized work, the permittee shall describe, on the As-Built Certification Form, the deviations between the work authorized by the permit and the work as constructed. Any deviations shall also be depicted in the as-built drawings. Please note that the depiction and/or description of any deviations on the drawings and/or As-Built Certification Form does not constitute approval of any deviations by the U.S. Army Corps of Engineers and any deviations will be reviewed by the Enforcement Section to determine the need for enforcement action); and,
- f. pre- and post-construction aerial photographs of the project site, if available.

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Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

() Section 10 of the Rivers and Harbors Act of 1899
(33 U.S.C. 403).

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

() Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal projects.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

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4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions: General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

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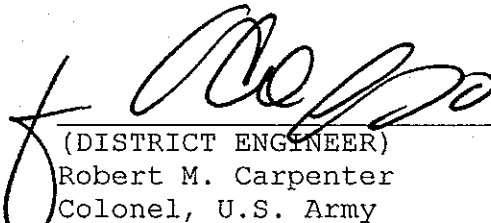
Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


(PERMITTEE)

9/29/05
(DATE)

H. J. SKELTON
(PERMITTEE NAME-PRINTED)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


(DISTRICT ENGINEER)
Robert M. Carpenter
Colonel, U.S. Army

9/29/05
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE-SIGNATURE)

(DATE)

(NAME-PRINTED)

(ADDRESS)

(CITY, STATE, AND ZIP CODE)

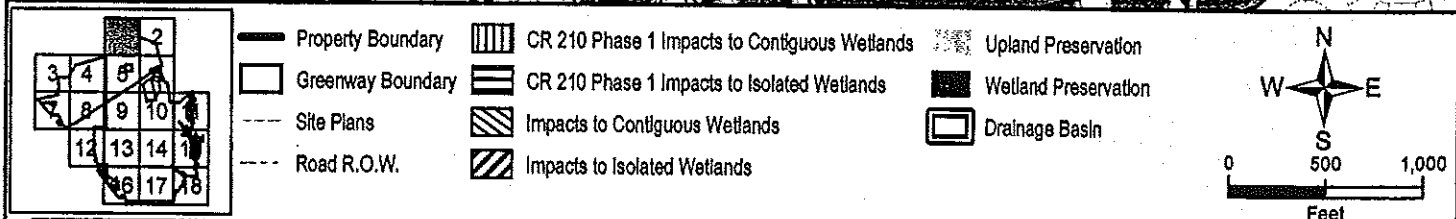
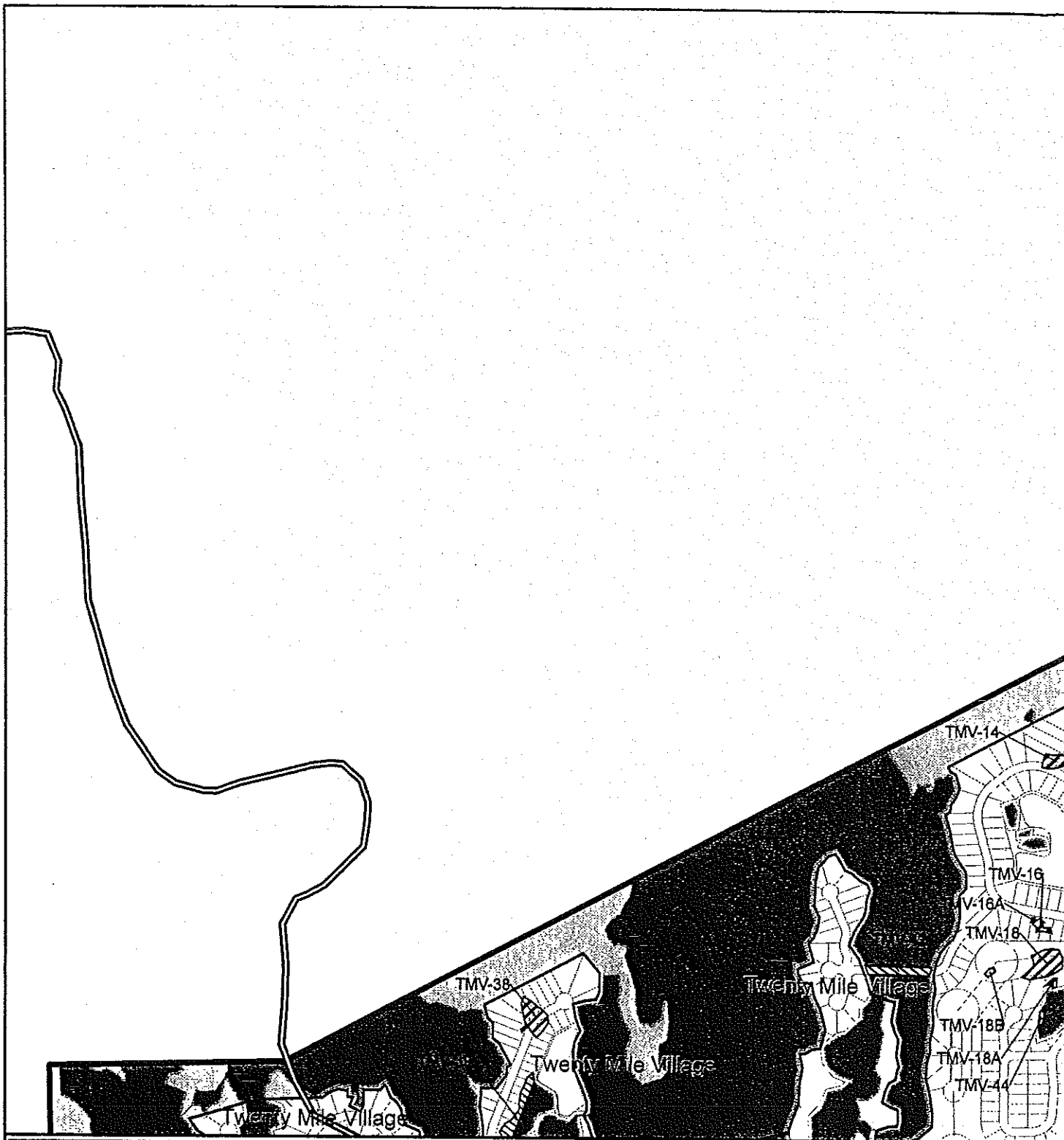
Permittee: SONOC Company, LLC
Permit Number: SAJ-2003-1267-MRE
Page 13 of 16

***Attachments to Department of the Army
Permit Number SAJ-2003-1267-MRE***

1. TABLE 1: Section, Township, and Range values for the project site location.
2. PERMIT DRAWINGS: *Wetland Impacts*, 18 pages dated September 21, 2005
3. PERMIT DRAWINGS IMPACT KEY: 16 pages dated September 21, 2005
4. PERMIT DRAWINGS: *Available Mitigation*, 18 pages dated September 21, 2005
5. WATER QUALITY CERTIFICATION: A copy of the *Conceptual Permit* for St. Johns River Water Management District file 4-031-87432-1 and two subsequent modifications, 4-031-87432-2 and 4-031-87432-3, in accordance with General Condition number 5 on page 2 of this Department of the Army permit.
4. AS BUILT CERTIFICATION FORM

Table 1
Project Site – Section, Township, Range Values

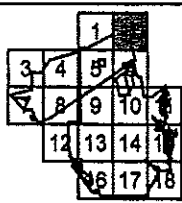
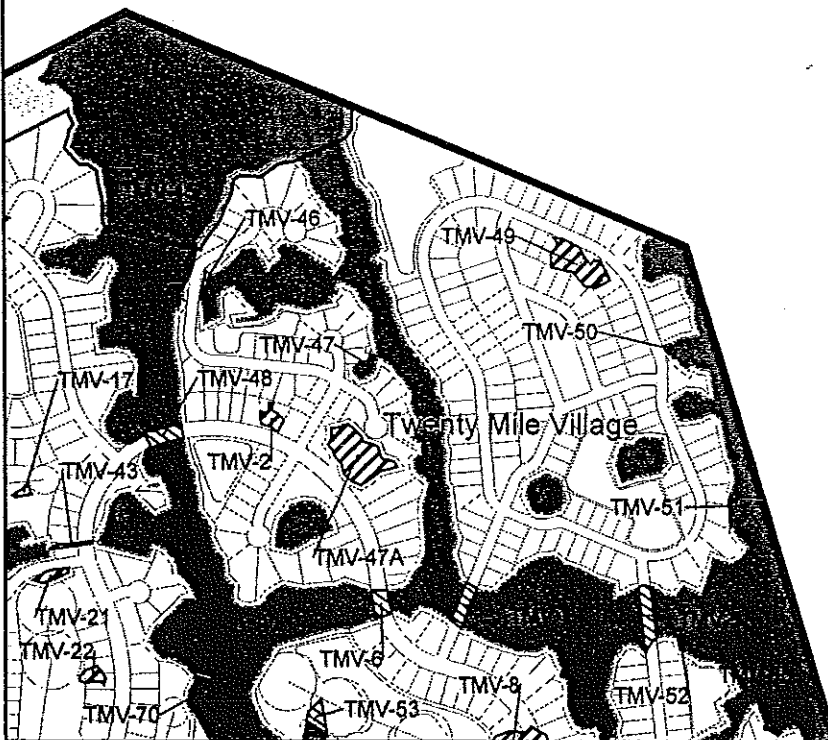
Duval County			St. Johns County					
Section	Township	Range	Section	Township	Range	Section	Township	Range
25	4 South	28 East	19	4 South	29 East	1	5 South	28 East
34	4 South	28 East	20	4 South	29 East	2	5 South	28 East
35	4 South	28 East	28	4 South	29 East	3	5 South	28 East
36	4 South	28 East	29	4 South	29 East	11	5 South	28 East
46	4 South	28 East	30	4 South	29 East	12	5 South	28 East
47	4 South	28 East	31	4 South	29 East	13	5 South	28 East
48	4 South	28 East	32	4 South	29 East	37	5 South	28 East
49	4 South	28 East	34	4 South	29 East			
53	4 South	28 East	49	4 South	29 East	3	5 South	29 East
55	4 South	28 East	50	4 South	29 East	4	5 South	29 East
			51	4 South	29 East	5	5 South	29 East
			55	4 South	29 East	6	5 South	29 East
			57	4 South	29 East	7	5 South	29 East
			58	4 South	29 East	8	5 South	29 East
			59	4 South	29 East	9	5 South	29 East
			60	4 South	29 East	10	5 South	29 East
			61	4 South	29 East	15	5 South	29 East
			63	4 South	29 East	16	5 South	29 East
			34	4 South	29 East	17	5 South	29 East
			65	4 South	29 East	18	5 South	29 East
			66	4 South	29 East	19	5 South	29 East
			67	4 South	29 East	20	5 South	29 East
						21	5 South	29 East
						39	5 South	29 East
						61	5 South	29 East
						62	5 South	29 East
						63	5 South	29 East
						64	5 South	29 East
						65	5 South	29 East
						66	5 South	29 East



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 Duval & St. Johns County, Florida

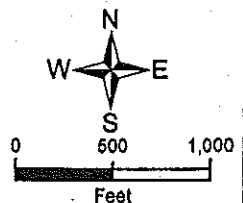
Project: EJ98023.04
 Date: Sep 21, 2005
 Drawn By: JRN
 Figure: 1



- Property Boundary
- Greenway Boundary
- - - Site Plans
- - - Road R.O.W.

- ▨ CR 210 Phase 1 Impacts to Contiguous Wetlands
- ▨ CR 210 Phase 1 Impacts to Isolated Wetlands
- ▨ Impacts to Contiguous Wetlands
- ▨ Impacts to Isolated Wetlands

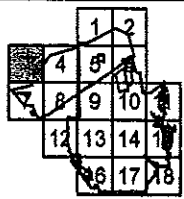
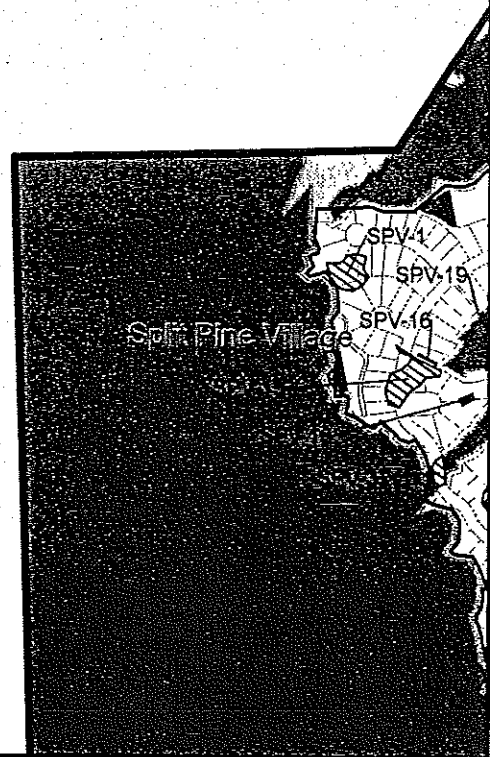
- ▨ Upland Preservation
- ▨ Wetland Preservation
- Drainage Basin



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Wetland Impacts
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Duval & St. Johns County, Florida

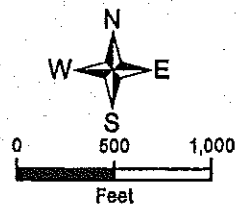
Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 2



- Property Boundary
- Greenway Boundary
- Site Plans
- Road R.O.W.

- CR 210 Phase 1 Impacts to Contiguous Wetlands
- CR 210 Phase 1 Impacts to Isolated Wetlands
- Impacts to Contiguous Wetlands
- Impacts to Isolated Wetlands

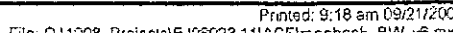
- Upland Preservation
- Wetland Preservation
- Drainage Basin

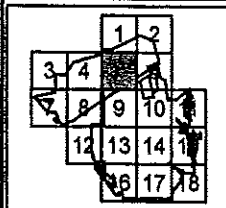
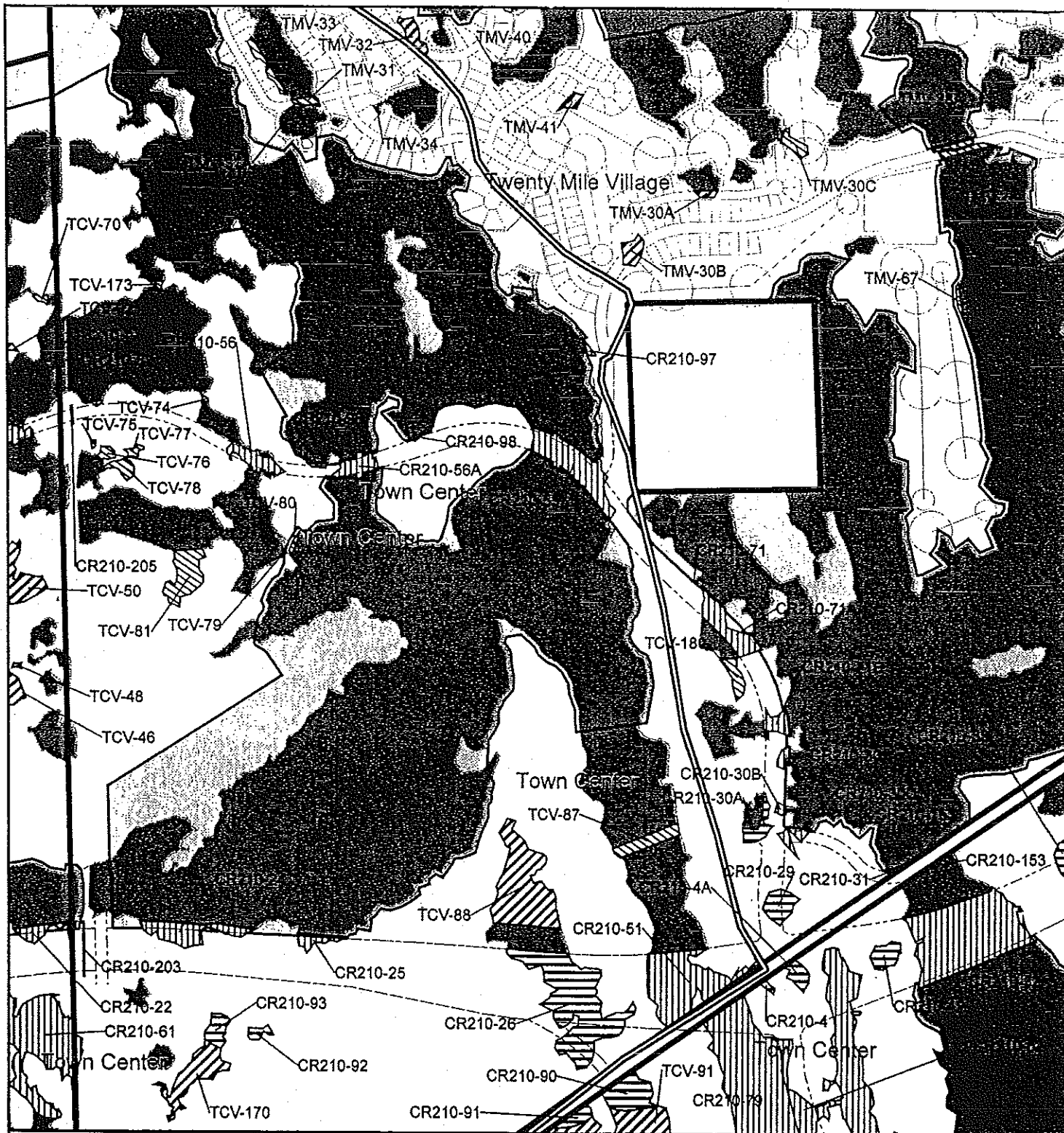


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Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 3

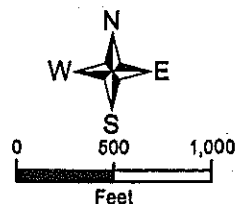




- Property Boundary
- Greenway Boundary
- Site Plans
- Road R.O.W.

- CR 210 Phase 1 Impacts to Contiguous Wetlands
- CR 210 Phase 1 Impacts to Isolated Wetlands
- Impacts to Contiguous Wetlands
- Impacts to Isolated Wetlands

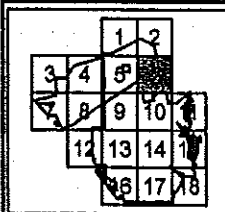
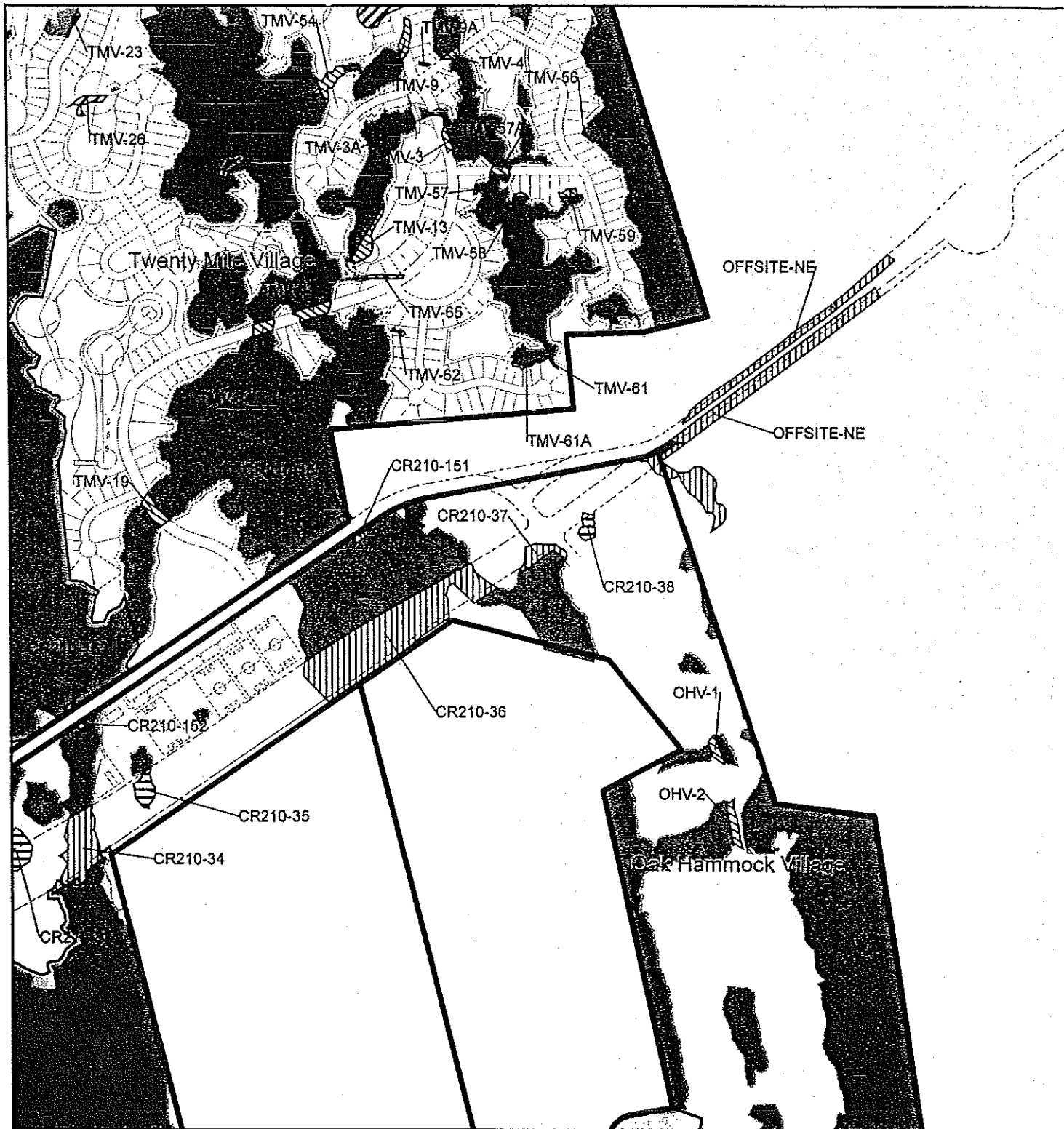
- Upland Preservation
- Wetland Preservation
- Drainage Basin



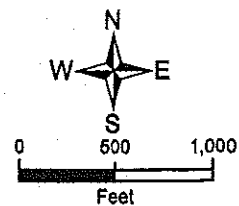
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**Wetland Impacts
NOCATEE**
Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 5



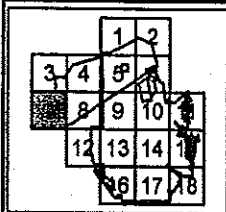
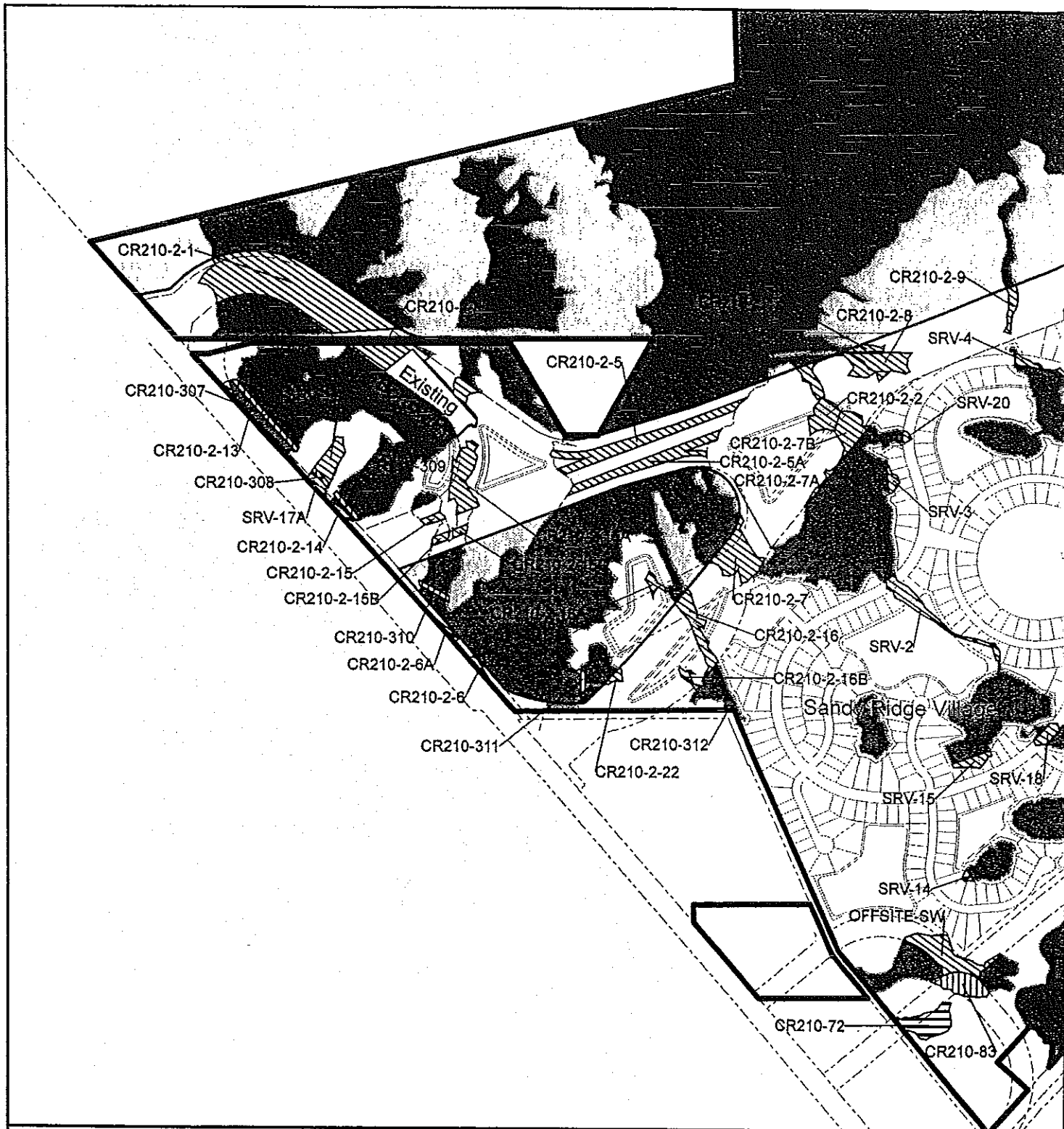
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|---------------------|---|----------------------|
| — Property Boundary | CR 210 Phase 1 Impacts to Contiguous Wetlands | Upland Preservation |
| Greenway Boundary | CR 210 Phase 1 Impacts to Isolated Wetlands | Wetland Preservation |
| --- Site Plans | Impacts to Contiguous Wetlands | Drainage Basin |
| --- Road R.O.W. | Impacts to Isolated Wetlands | |



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Wetland Impacts
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Duval & St. Johns County, Florida

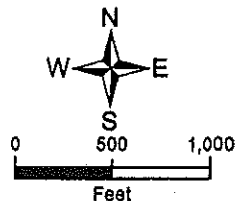
Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 6



- Property Boundary
- Greenway Boundary
- Site Plans
- Road R.O.W.

- CR 210 Phase 1 Impacts to Contiguous Wetlands
- CR 210 Phase 1 Impacts to Isolated Wetlands
- Impacts to Contiguous Wetlands
- Impacts to Isolated Wetlands

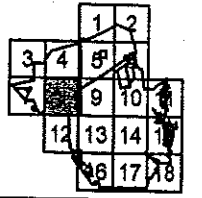
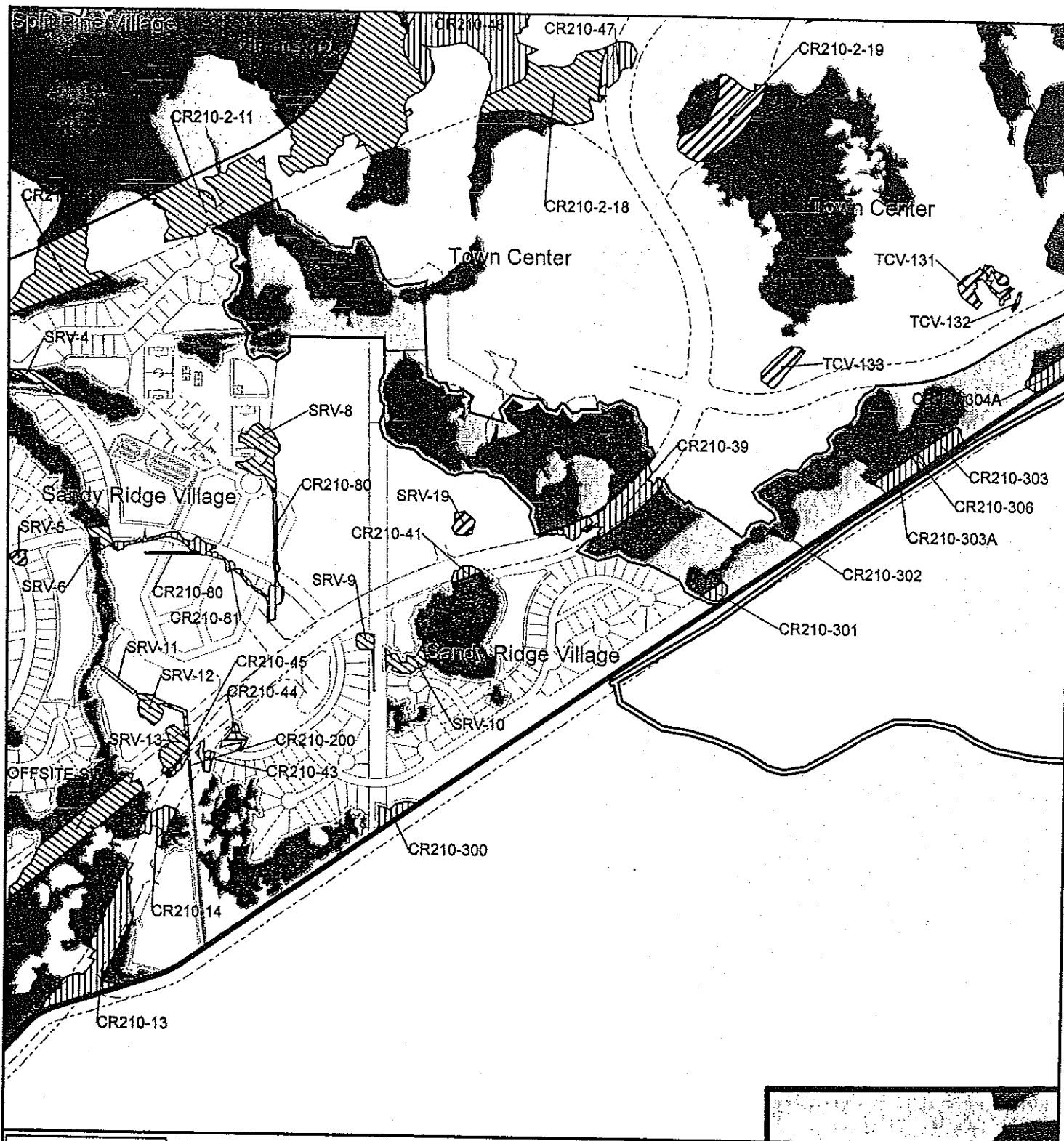
- Upland Preservation
- Wetland Preservation
- Drainage Basin



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Wetland Impacts
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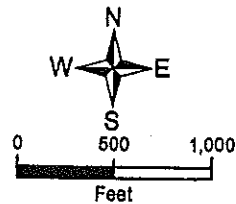
Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 7



- Property Boundary
- Greenway Boundary
- Site Plans
- Road R.O.W.

- ▨ CR 210 Phase 1 Impacts to Contiguous Wetlands
- ▨ CR 210 Phase 1 Impacts to Isolated Wetlands
- ▨ Impacts to Contiguous Wetlands
- ▨ Impacts to Isolated Wetlands

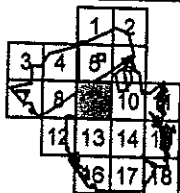
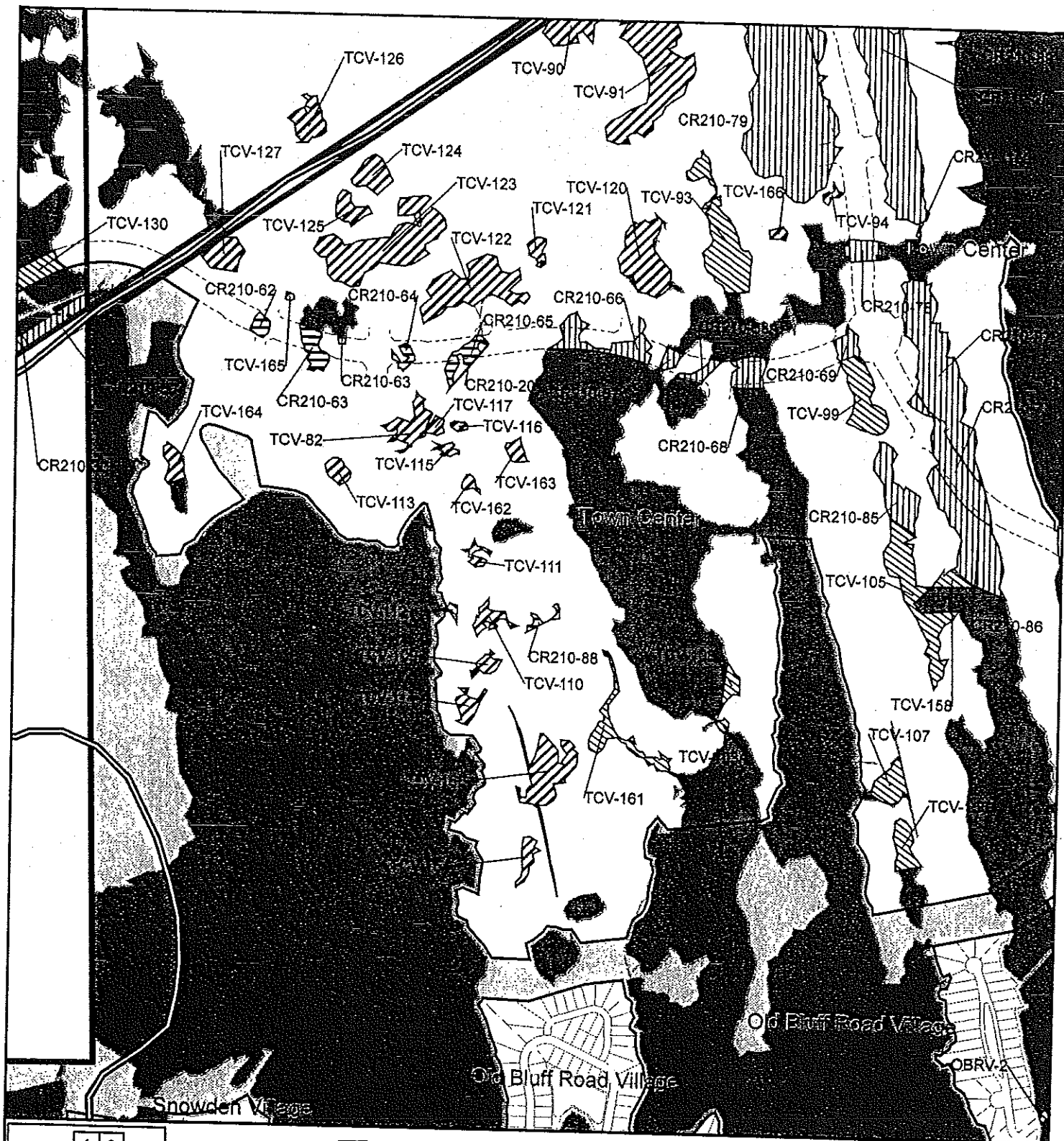
- Upland Preservation
- Wetland Preservation
- Drainage Basin



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Wetland Impacts
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Duval & St. Johns County, Florida

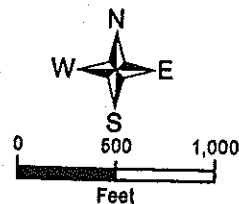
Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 8



- Property Boundary
- Greenway Boundary
- Site Plans
- Road R.O.W.

- ▨ CR 210 Phase 1 Impacts to Contiguous Wetlands
- ▨ CR 210 Phase 1 Impacts to Isolated Wetlands
- ▨ Impacts to Contiguous Wetlands
- ▨ Impacts to Isolated Wetlands

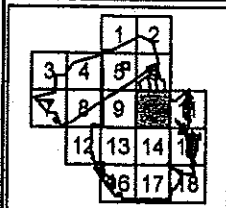
- ▨ Upland Preservation
- ▨ Wetland Preservation
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Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 9

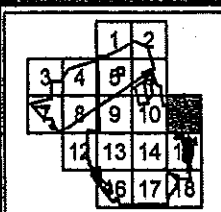
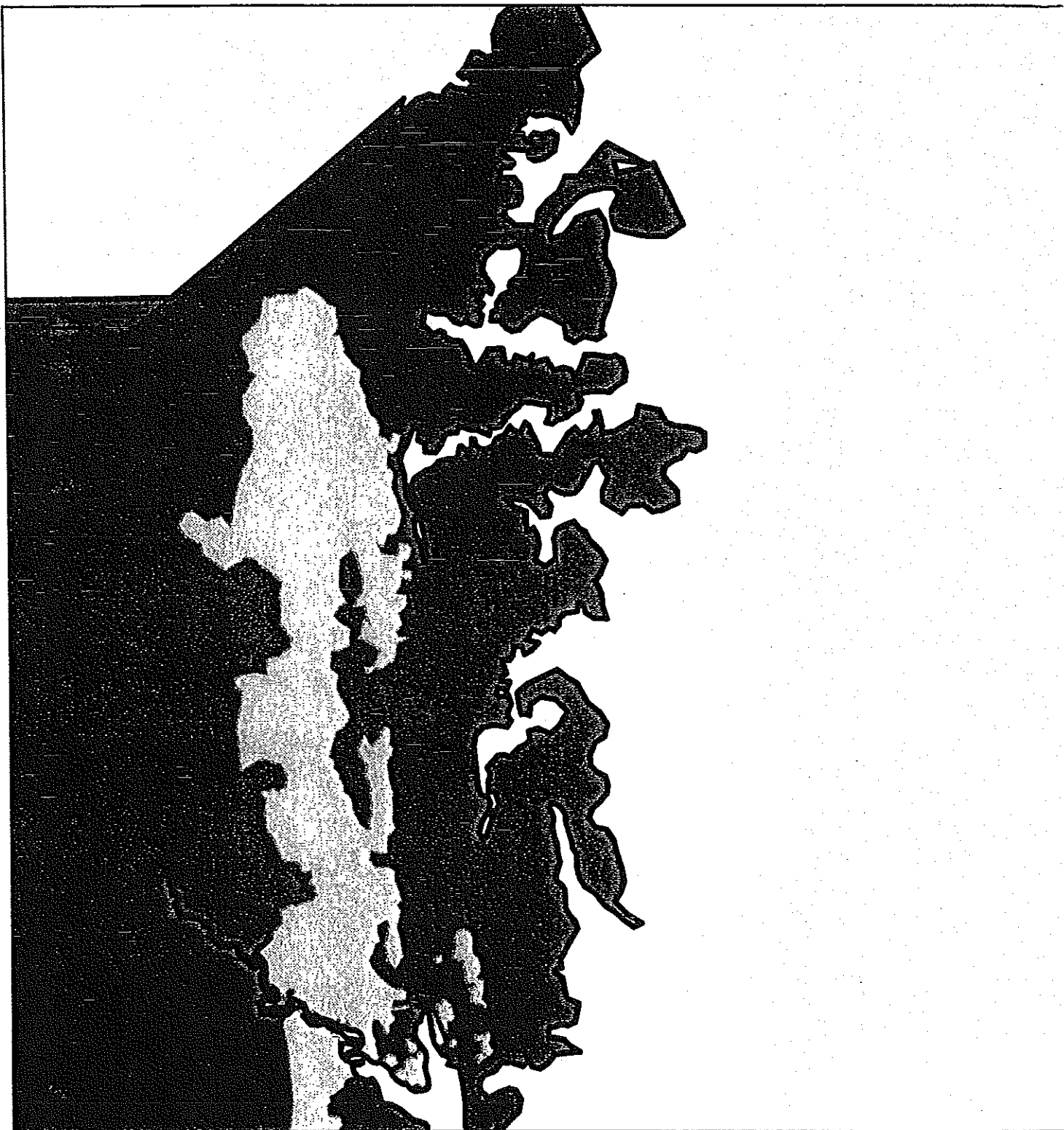


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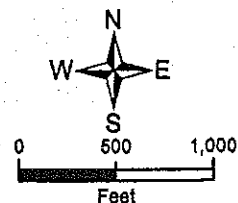


Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 10



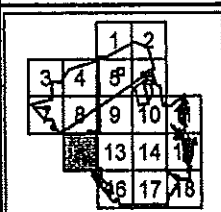
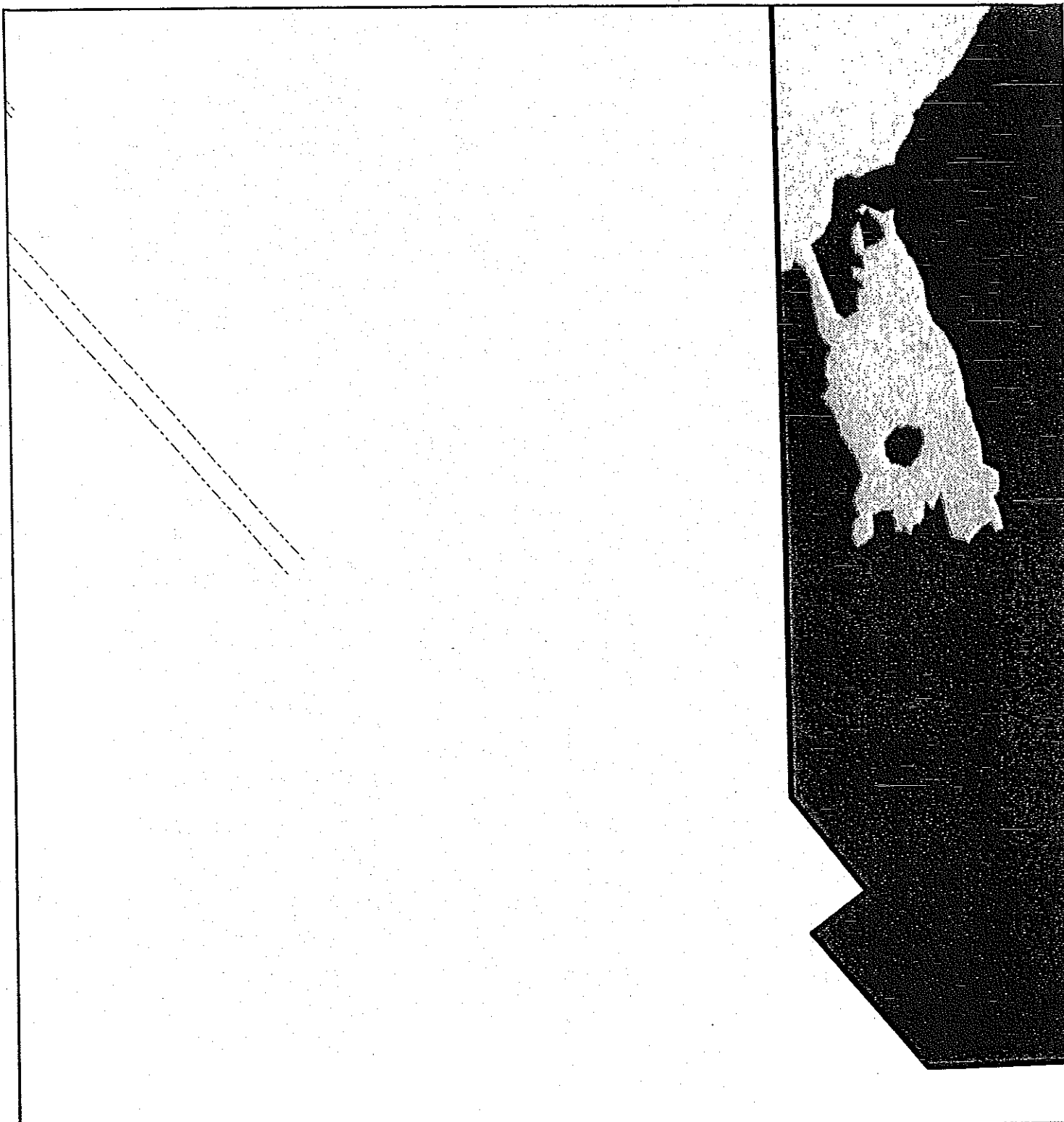
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| — Property Boundary | ▨ CR 210 Phase 1 Impacts to Contiguous Wetlands | ░ Upland Preservation |
| □ Greenway Boundary | ▨ CR 210 Phase 1 Impacts to Isolated Wetlands | ■ Wetland Preservation |
| — Site Plans | ▨ Impacts to Contiguous Wetlands | □ Drainage Basin |
| --- Road R.O.W. | ▨ Impacts to Isolated Wetlands | |



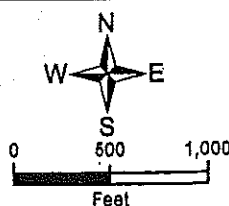
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Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 11

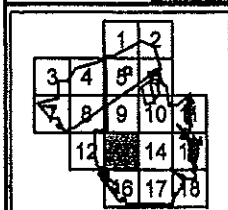


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|-------------------|---|----------------------|
| Property Boundary | CR 210 Phase 1 Impacts to Contiguous Wetlands | Upland Preservation |
| Greenway Boundary | CR 210 Phase 1 Impacts to Isolated Wetlands | Wetland Preservation |
| Site Plans | Impacts to Contiguous Wetlands | Drainage Basin |
| Road R.O.W. | Impacts to Isolated Wetlands | |



Wetland Impacts
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 Duval & St. Johns County, Florida

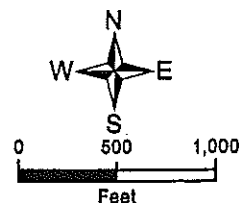
Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 12



- Property Boundary
- Greenway Boundary
- - - Site Plans
- - - Road R.O.W.

- ▨ CR 210 Phase 1 Impacts to Contiguous Wetlands
- ▨ CR 210 Phase 1 Impacts to Isolated Wetlands
- ▨ Impacts to Contiguous Wetlands
- ▨ Impacts to Isolated Wetlands

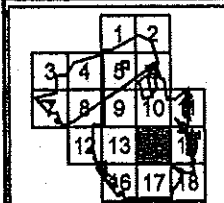
- ░ Upland Preservation
- Wetland Preservation
- Drainage Basin



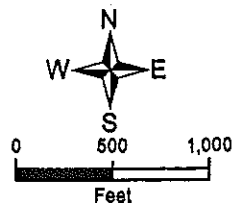
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Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 13



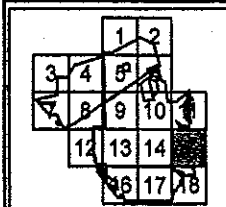
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| — Property Boundary | CR 210 Phase 1 Impacts to Contiguous Wetlands | Upland Preservation |
| — Greenway Boundary | CR 210 Phase 1 Impacts to Isolated Wetlands | Wetland Preservation |
| --- Site Plans | Impacts to Contiguous Wetlands | Drainage Basin |
| --- Road R.O.W. | Impacts to Isolated Wetlands | |



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Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

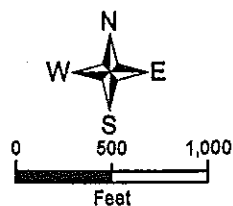
Project: EJ98023.04
Date: Sep 22, 2005
Drawn By: JRN
Figure: 14



- Property Boundary
- Greenway Boundary
- Site Plans
- Road R.O.W.

- ▨ CR 210 Phase 1 Impacts to Contiguous Wetlands
- ▨ CR 210 Phase 1 Impacts to Isolated Wetlands
- ▨ Impacts to Contiguous Wetlands
- ▨ Impacts to Isolated Wetlands

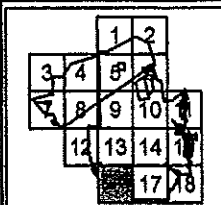
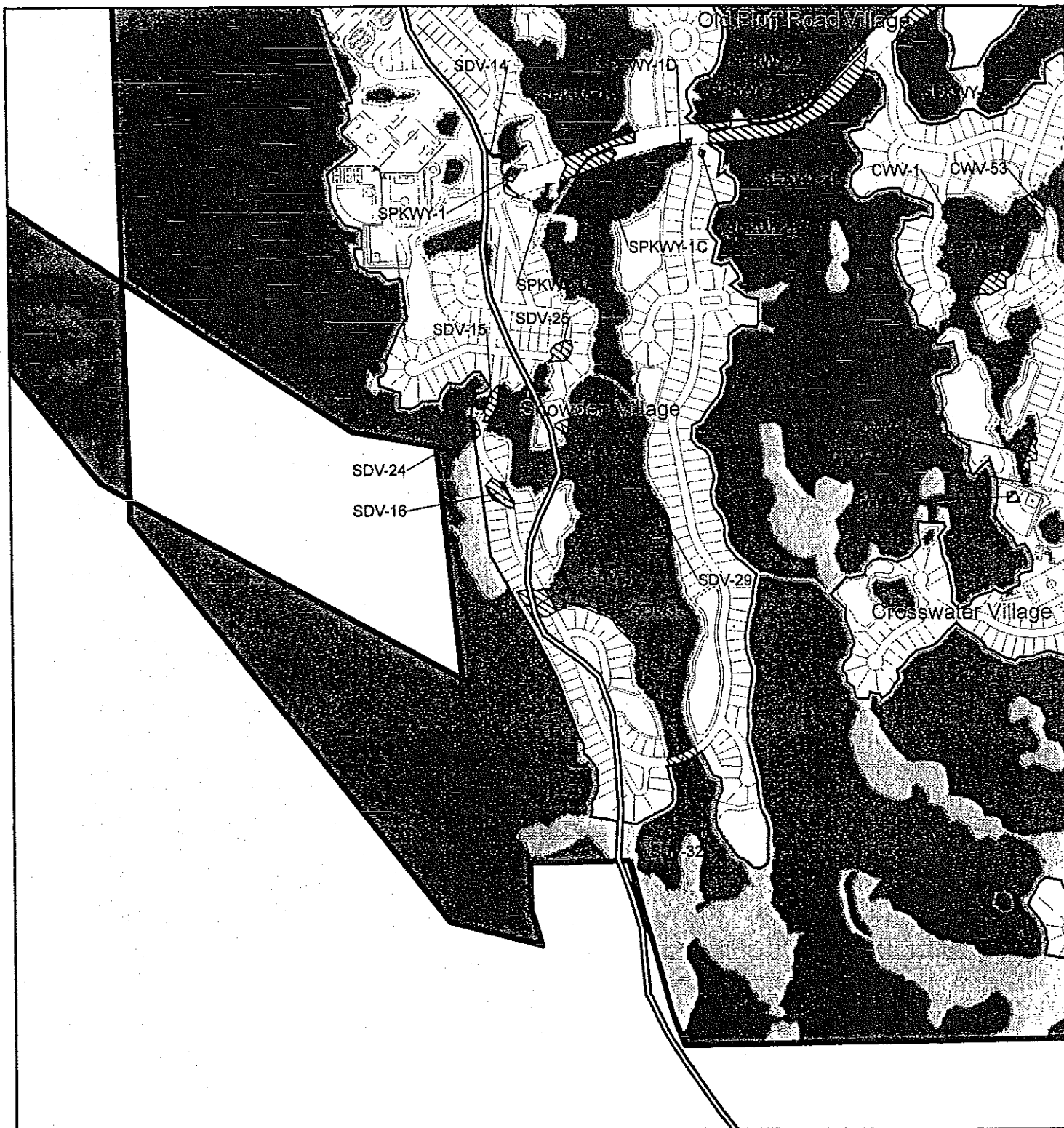
- Upland Preservation
- Wetland Preservation
- Drainage Basin



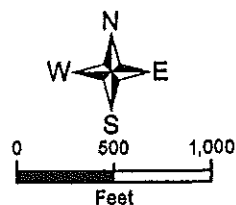
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Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 15



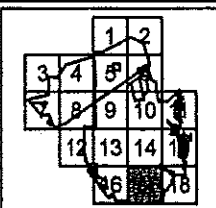
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| — Property Boundary | CR 210 Phase 1 Impacts to Contiguous Wetlands | Upland Preservation |
| Greenway Boundary | CR 210 Phase 1 Impacts to Isolated Wetlands | Wetland Preservation |
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| --- Road R.O.W. | Impacts to Isolated Wetlands | |



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Wetland Impacts
NOCATEE
Duval & St. Johns County, Florida

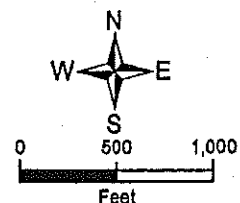
Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 16



- Property Boundary
- Greenway Boundary
- Site Plans
- Road R.O.W.

- ▨ CR 210 Phase 1 Impacts to Contiguous Wetlands
- ▨ CR 210 Phase 1 Impacts to Isolated Wetlands
- ▨ Impacts to Contiguous Wetlands
- ▨ Impacts to Isolated Wetlands

- Upland Preservation
- Wetland Preservation
- Drainage Basin



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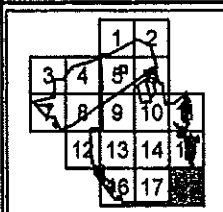
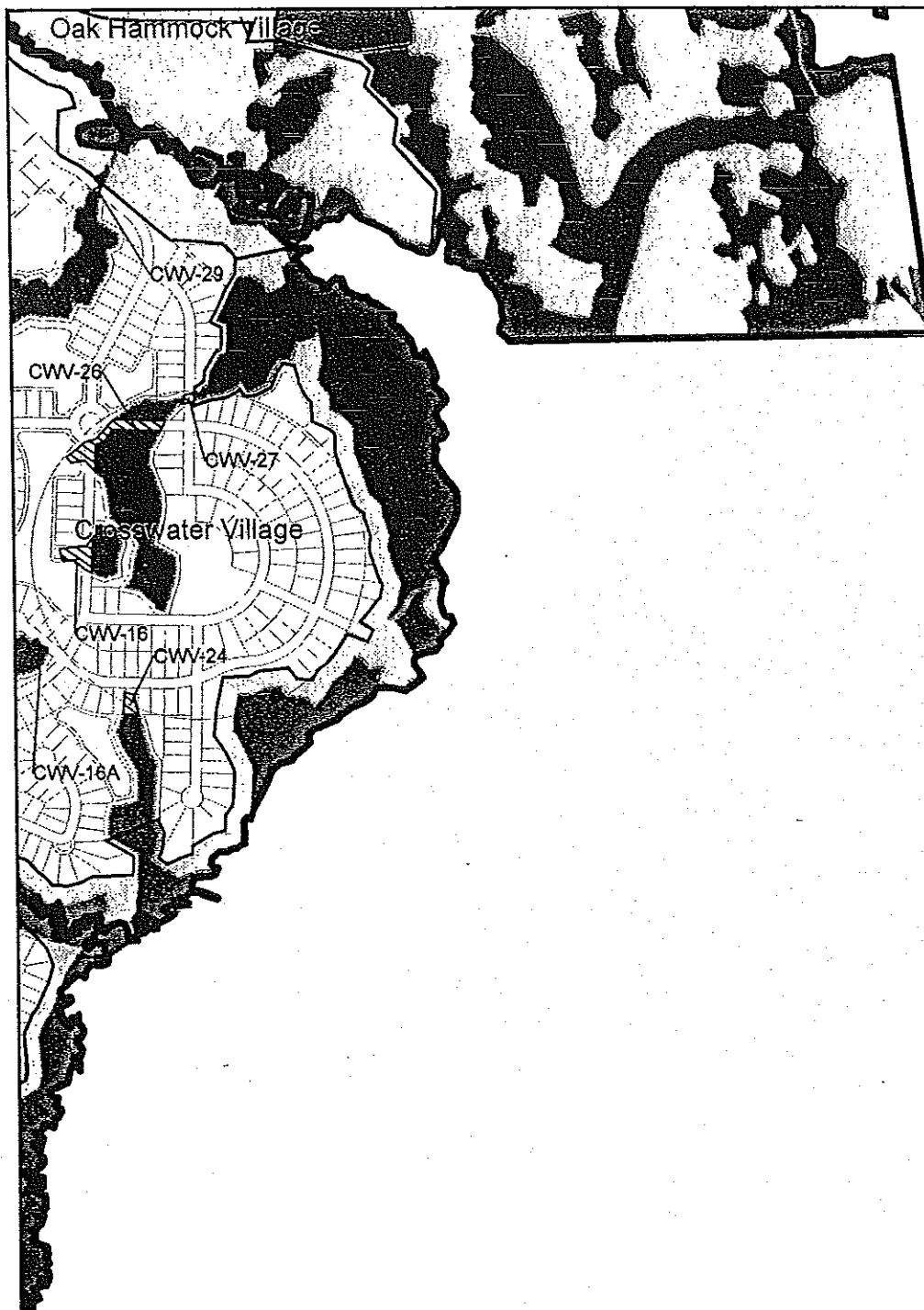
**Wetland Impacts
NOCATEE**
Duval & St. Johns County, Florida

Project: EJ98023.04

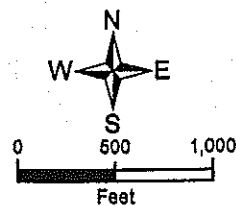
Date: Sep 21, 2005

Drawn By: JRN

Figure: 17



- | | | |
|---------------------|---|----------------------|
| — Property Boundary | CR 210 Phase 1 Impacts to Contiguous Wetlands | Upland Preservation |
| Greenway Boundary | CR 210 Phase 1 Impacts to Isolated Wetlands | Wetland Preservation |
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| --- Road R.O.W. | Impacts to Isolated Wetlands | |



Wetland Impacts
NOCATEE
 Duval & St. Johns County, Florida

Project: EJ98023.04
Date: Sep 21, 2005
Drawn By: JRN
Figure: 18

Nocatee Impacts 9/20/05					
County Road 210 - Phase 2					Basin
Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	No.
CR210-2-1	615	2	RX	8.60	5
CR210-2-2	630	1	RX	1.95	5
CR210-2-3	615	1	RX	2.00	5
CR210-2-5	615	1	RX	2.40	5
CR210-2-5A	615	1	RX	1.80	5
CR210-2-6	615	1	RX	0.20	5
CR210-2-6A	615	1	RX	0.20	5
CR210-2-7	441W	2	RX	1.90	5
CR210-2-7A	441W	2	RX	0.0001	5
CR210-2-7B	441W	2	RX	1.20	5
CR210-2-8	441W	2	RX	1.00	5
CR210-2-9	630	1	RX	1.40	5
CR210-2-10	615	1	RX	4.30	5
CR210-2-11	630	1	RX	6.30	5
CR210-2-12	630	1	RX	7.19	5
CR210-2-12A	630	1	RX	22.08	5
CR210-2-13	441W	2	RX	0.40	5
CR210-2-14	630	2	RX	0.20	5
CR210-2-15	630	1	RX	0.20	5
CR210-2-15A	630	1	RX	1.60	5
CR210-2-15B	630	1	RX	0.20	5
CR210-2-15C	630	1	RX	0.20	5
CR210-2-16	615	2	RX	1.07	5
CR210-2-16A	615	2	RX	0.23	5
CR210-2-16B	615	2	RX	0.16	5
CR210-2-16C	615	2	RX	0.46	5
CR210-2-17	621	2	RX	0.34	5
CR210-2-18	621	2	RX	6.04	5
CR210-2-19*	630	2	RX	3.88	5
CR210-2-20*	621	2	RX	2.10	5
CR210-2-22	630	1	RX	0.20	5
Existing Borrow Pit*	742	3	RX	2.93	5
Total Impacts				82.73	
Total Isolated/surface waters*				8.91	
Total Corps Jurisdictional Impacts				73.82	
offsite impacts to be permitted by others = 6.19 acres					
County Road 210 - Phase 1					
CR210-4*	615	1	RX	0.11	6
CR210-4A*	615	1	RX	0.53	6
CR210-13	615	1	RX	4.44	5
CR210-14	615	1	RX	0.79	5
CR210-19	441W	2	RX	0.14	5
CR210-20	441W	2	RX	0.08	5
CR210-21	621	2	RX	3.21	5
CR210-22	621	2	RX	0.64	5
CR210-24	625	1	RX	1.69	5
CR210-25	625	1	RX	0.34	5
CR210-26*	621	1	RX	6.53	5
CR210-28	630	2	RX/POND	15.00	6
CR210-29*	441W	2	RX	0.94	6
CR210-30	441W	1	RX	0.21	6
CR210-30A*	624	1	RX	0.56	6
CR210-30B	624	1	RX	0.12	6
CR210-30C	624	1	RX	0.39	6
CR210-31	624	2	RX	0.07	6
CR210-32	630	2	RX	8.17	6
CR210-33*	621	2	RX	1.02	6
CR210-34	630	2	RX	2.43	6
CR210-35*	630	2	RX	0.63	6
CR210-36	630	1	RX	9.02	6
CR210-37	630	2	RX	0.64	6
CR210-38*	441W	2	RX	0.39	6
CR210-39	621	2	RX	2.68	5
CR210-41	621	2	RX	0.33	5
CR210-42*	621	2	RX	0.70	6
CR210-43	441W	2	RX	0.32	5

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Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	No.
CR210-44*	441W	1	RX	0.38	5
CR210-45	630	1	RX	0.19	5
CR210-46	625	1	POND	10.17	5
CR210-47	625	1	RX	1.29	5
CR210-51	615	1	RX	4.68	5
CR210-52	621	1	RX	1.86	6
CR210-55	615	1	RX	2.96	5
CR210-56	630	1	RX	0.95	5
CR 210-56A	630	1	RX	0.89	5
CR210-57	630	1	RX	1.53	5
CR210-58	621	2	RX	0.87	5
CR210-59*	621	2	RX	0.38	5
CR210-60	630	1	RX/POND	2.39	5
CR210-61	630	1	POND	9.99	5
CR210-62*	640	3	RX	0.38	6
CR210-63*	621	1	RX	0.96	6
CR210-64*	640	3	RX	0.34	6
CR210-65*	640	3	RX	0.83	6
CR210-66	615	1	RX	1.95	6
CR210-67	615	2	RX	0.37	6
CR210-68	615	1	RX	1.14	6
CR210-68A	621	1	RX	0.46	6
CR210-69	621	1	RX	0.67	6
CR210-71(A-B)	615	1	RX	2.09	6
CR210-72*	630	1	RX	1.31	5
CR210-75*	742	3	RX	0.07	6
CR210-75A*	742	3	RX	0.14	6
CR210-76	621	1	RX	1.73	6
CR210-77	621	1	RX	3.17	6
CR210-78	615	1	RX	0.82	6
CR210-79	621	1	RX/POND	23.19	6
CR210-80*	510	N/A	POND	0.30	5
CR210-81	621	2	POND	1.68	5
CR210-82	615	1	RX	0.05	5
CR210-83	630	1	RX	1.04	5
CR210-85	625	1	POND	2.17	6
CR210-86	625	1	POND	4.54	6
CR210-87	625	1	RX	7.21	6
CR210-88*	621	1	RX	0.22	6
CR210-89	615	2	RX	0.03	6
CR210-90*	621	2	POND	1.63	6
CR210-91*	621	2	RX	0.53	6
CR210-92*	640	1	RX	0.24	5
CR210-93*	621	1	RX	0.66	5
CR210-94*	510	N/A	DITCH	0.04	5
CR210-95	630	1	RX	0.47	5
CR210-95	615	1	POND	1.99	5
CR210-96	615	1	RX	0.08	5
CR210-97	615	1	RX	0.08	5
CR210-98	441w	2	RX	0.04	5
CR210-150	441w	2	RX	0.04	5
CR210-151	615	1	Culvert	0.21	6
CR210-152	615	2	Culvert	0.16	6
CR210-153	615	2	Culvert	0.02	6
CR210-200*	510	N/A	DITCH	0.1	5
CR210-201*	510	N/A	DITCH	0.05	5
CR210-202*	510	N/A	DITCH	0.1	5
CR210-203*	510	N/A	DITCH	0.09	5
CR210-204*	510	N/A	DITCH	0.02	5
CR210-205*	510	N/A	DITCH	0.03	5
CR210-300*	441w	2	conversion	0.57	5
CR210-301*	630	2	conversion	0.32	5
CR210-302*	630	2	conversion	0.03	5
CR210-303*	630	2	conversion	0.3	5
CR210-303A*	630	2	conversion	0.88	5
CR210-304*	621	2	conversion	1.18	5
CR210-304A*	621	2	conversion	0.91	5
CR210-305	624	2	ESMT	0.12	5
CR210-306	630	2	ESMT	0.14	5
CR210-307	621/441w	2	ESMT	0.46	5
CR210-308	630	2	ESMT	0.11	5
CR210-309	621	2	ESMT	0.18	5
CR210-310	615	1	ESMT	0.17	5
CR210-311	630	1	ESMT	0.14	5

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Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	No.
CR210-312	615	2	ESMT	0.04	5
Offsite	615	1	RX	7.75	6
TOTAL				177.99	
Quality 1 = High					
Quality 2 = Moderate					
Quality 3 = Low					
Isolated Wetland Impacts*				19.48	
Ditch Impacts*				0.73	
Conversion Impact Areas				4.79	
Total Corps Jurisdictional Impacts				152.99	
Overall Total Corps Jurisdictional Impacts for CR210 Phase 1 & 2				226.81	

Nocatee Impacts					
9/20/2005					
Old Bluff Road Village					
Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
OBRV-1	630	1	F	7.41	6
OBRV-2	630	1	RX	0.70	6
OBRV-4	630	1	RX	0.90	6
OBRV-6	630	1	RX	0.90	6
OBRV-7*	640	2	F/RX	0.18	6
OBRV-8	630	1	F	0.30	6
OBRV-9	630	1	RX	0.40	6
OBRV-9A	640	2	RX/F	0.10	6
OBRV-10	621	2	RX	0.35	6
OBRV-13	621	2	RX	1.30	6
OBRV-15	640	2	RX/F	0.40	6
OBRV-16	621	1	F	0.26	6
OBRV-17	615	1	RX	0.65	6
OBRV-19*	640	2	F	0.59	6
OBRV-20	621	1	RX	0.10	6
OBRV-21	621	1	F	0.34	6
OBRV-22	621	1	F	0.70	6
OBRV-23	615	1	RX	0.30	6
OBRV-25	615	1	RX	0.15	6
OBRV-26	630	1	F	0.06	6
OBRV-27	630	1	RX	0.30	6
OBRV-28	615	1	F	0.14	6
OBRV-29*	621	1	RX	0.22	6
OBRV-30	621	1	F	0.34	6
OBRV-31	621	1	F/RX	1.75	6
OBRV-32	615	1	F/RX	0.35	6
OBRV-33	630	1	RX	0.10	6
OBRV-34	441w	2	RX	0.04	
OBRV-34A	441w	2	RX	0.06	6
			Total	19.39	
Quality 1 = High					
Quality 2 = Moderate					
Quality 3 = Low					
Isolated Wetland Impacts*				0.99	
Total Corps Jurisdictional Impacts				18.40	

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Nocatee Impacts

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Oak Hammock Village

Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
OHV-1	621	1	RX	0.40	6
OHV-2	615	1	RX	0.45	6
OHV-3	621	1	RX	0.20	6
OHV-4	621	1	RX	0.25	6
OHV-5	615	1	RX	0.15	6
OHV-6*	621	1	RX	0.08	6
OHV-8*	621	2	F	0.08	6
OHV-10*	610	N/A	F	0.07	6
OHV-13	630	1	RX	0.20	6
OHV-14	441w	1	RX	0.58	6
OHV-14A	441w	1	F	0.62	6
OHV-17*	621	1	F	0.01	6
OHV-18*	640	2	RX	0.22	6
OHV-19*	621	1	F	0.76	6
OHV-20	621	1	RX	0.10	6
OHV-21	615	1	RX	0.10	6
OHV-21A	615	1	RX	0.10	6
OHV-22	615	2	RX	0.19	6
OHV-24	615	2	RX	0.75	6
OHV-25*	441w	1	F	0.47	6
OHV-28*	640	2	F	0.24	6
OHV-32*	640	1	RX	0.01	6
OHV-35	615	2	RX	0.25	6
OHV-36*	621	2	F	0.39	6
OHV-40	621	1	F	0.03	6
OHV-42	630	1	RX	0.30	6
OHV-43	621	1	F	0.02	6
OHV-44	621	1	RX	0.35	6
OHV-48*	621	1	F	0.78	6
OHV-50*	613	1	F	0.27	6
OHV-52*	640	2	RX/F	0.07	6
OHV-53*	640	1	RX	0.19	6
OHV-54	441w	2	RX	0.20	6
OHV-55*	441w	2	RX	0.23	6
OHV-56*	640	1	RX	0.15	6
OHV-59*	621	2	RX	0.03	6
OHV-59A*	621	2	RX	0.0001	6
OHV-60*	610	N/A	F	0.04	6
OHV-60A*	610	N/A	F	0.07	6
OHV-60B*	610	N/A	F	0.02	6
OHV-62	441w	1	F	0.19	6
OHV-63	624	1	F	0.33	6
OHV-64	441w	2	RX	0.35	6
OHV-65	624	1	F	0.13	6
OHV-66	621	1	F	0.05	6
OHV-67*	441w	1	F	0.23	6
OHV-68	441w	1	RX	0.50	6
OHV-69*	441w	1	RX	0.01	6
OHV-70*	621	1	RX	0.05	6
OHV-70A*	621	1	F	0.11	6
OHV-70B*	621	1	F	0.11	6
OHV-71*	621	1	F	0.79	6
OHV-72	624	1	F	0.02	6
OHV-73	615	1	RX	0.10	6
OHV-74	615	1	RX	0.55	6
OHV-74A	613	1	RX	0.15	6

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Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
OHV-75	615	1	F	0.46	6
OHV-76*	640	1	RX	0.08	6
OHV-77*	640	1	RX/F	0.65	6
OHV-78*	613	1	RX	0.08	6
OHV-78A*	613	1	F	0.35	6
OHV-79	621	2	RX	0.11	6
OHV-80	615	1	F	0.07	6
OHV-81	441w	1	F	1.04	6
OHV-82	441w	1	F	0.03	6
OHV-83	615	1	F	0.25	6
OHV-83A	615	1	F	0.12	6
OHV-84	615	1	RX	0.10	6
OHV-85*	613	2	RX	0.01	6
OHV-86	615	1	F	0.04	6
OHV-87	615	1	F	0.01	6
OHV-88	615	1	RX	0.10	6
OHV-89*	621	1	F	0.43	6
OHV-90*	621	1	F	0.48	6
OHV-91	621	1	F	0.37	6
OHV-92*	640	1	RX	0.20	6
Quality 1 = High			Total	18.07	
Quality 2 = Moderate					
Quality 3 = Low					
Isolated Wetland Impacts*				7.56	
Total Ditch Impacts*				0.20	
Total Corps Jurisdictional Impacts				10.31	

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Nocatee Wetland Impacts

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Crosswater Village

Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
CWV-1	441w	2	RX	0.10	6
CWV-7	441w	1	F	1.26	6
CWV-8	441w	1	F/RX	0.80	6
CWV-10	621	1	RX	0.60	6
CWV-10A	441W	2	RX	0.20	6
CWV-11	441w	1	RX	1.25	6
CWV-12	630	1	RX	0.20	6
CWV-14	441W	1	F/RX	1.32	6
CWV-15	441W	2	RX	0.30	6
CWV-15A	621	1	RX	0.30	6
CWV-16	441W	2	F/RX	0.42	6
CWV-16A	640	1	RX	0.10	6
CWV-18	441w	2	F	0.58	6
CWV-19*	441w	2	RX	0.04	6
CWV-21	441w	2	F	0.15	6
CWV-22	441w	2	F	0.01	6
CWV-24	441w	2	F	0.20	6
CWV-26	441w	1	RX/F	1.00	6
CWV-27	441w	1	RX	0.20	6
CWV-28	441w	1	RX	0.30	6
CWV-29	630	1	RX	0.15	6
CWV-31	630	1	RX	0.50	6
CWV-32*	621	1	RX	0.33	6
CWV-35	630	2	RX	0.20	6
CWV-36	630	2	RX	0.10	6
CWV-36A	630	2	RX	0.40	6
CWV-36B	630	2	RX	0.10	6
CWV-37	630	2	RX	0.30	6
CWV-37A	630	2	RX	0.10	6
CWV-38	621	2	RX	0.10	6
CWV-39*	621	2	RX	0.34	6
CWV-40*	640	1	F	0.69	6
CWV-42	441w	1	RX	0.50	6
CWV-43	630	1	RX	0.10	6
CWV-44	621	1	F	0.58	6
CWV-45*	640	1	F	0.35	6
CWV-46	441w	1	F	0.27	6
CWV-47	441W	2	F	0.05	6
CWV-47A*	640	3	F	0.12	6
CWV-48*	441w	1	RX	0.44	6
CWV-49	621	2	F/RX	0.41	6
CWV-50	630	1	F	0.12	6
CWV-52	441W	2	F	0.02	6
CWV-52A	630	2	RX	0.10	6
CWV-53	441w	1	RX	0.25	6
CWV-54*	621	1	RX	0.04	6
CWV-55	441w	1	F	0.60	6
Quality 1 = High (3:1) Quality 2 = Moderate (2.5:1)			Total	16.59	
Notes:	Isolated Wetland Impacts*			2.35	
	Total Corps Jurisdictional Impacts			14.24	

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Nocatee Impacts
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Split Pine Village

Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
SPV-1	624	1	F	0.65	5
SPV-3	625	1	RX	0.30	5
SPV-4*	621	1	F	0.33	5
SPV-5	615	1	RX	0.50	5
SPV-7	441w	1	RX	0.45	5
SPV-8	615	1	RX/F	0.55	5
SPV-9	624	1	F	0.56	5
SPV-9A	624	1	F	0.01	5
SPV-14	624	1	F/RX	2.45	5
SPV-15	621	1	F/RX	0.90	5
SPV-17	640	1	F	0.02	5
SPV-17A	625	1	F	0.01	5
SPV-18*	640	3	F	0.05	5
SPV-19	625	1	F	0.08	5
SPV-19A	625	1	F	0.05	5
SPV-20	441w	2	F/RX	0.70	5
SPV-21	621	2	F	0.02	5
SPV-21A	621	2	F	0.02	5
			Total	7.66	
Notes:			Isolated Wetland Impacts*	0.38	
				0.01	
			Total Corps Jurisdictional Impacts	7.27	

Quality 1 = High
Quality 2 = Moderate
Quality 3 = Low

Nocatee Impacts 9/20/2005 Sandy Ridge Village					
Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
SRV-2	441w	2	F	1.12	5
SRV-3	441w	2	F	0.23	5
SRV-4	630	1	RX	1.00	5
SRV-5*	640	3	RX/F	0.22	5
SRV-6	630	1	RX/F	0.60	5
SRV-8	621	2	F	1.62	5
SRV-9	441w	2	F	0.34	5
SRV-10	621	2	F	0.73	5
SRV-12	630	1	F	0.64	5
SRV-13	630	1	RX	1.20	5
SRV-14*	621	2	F	0.08	5
SRV-15	621	2	F	0.38	5
SRV-17	630	1	F	0.78	5
SRV-17A	630	1	F	0.27	5
SRV-18	621	1	RX	0.40	5
SRV-19*	640	2	F	0.47	5
SRV-20	441w	2	RX	0.10	5
Quality 1 = High Quality 2 = Moderate Quality 3 = Low			Total	10.35	
Notes:		Isolated Wetland Impacts*		0.77	
		Total Dist. Impacts*		0.17	
		Total Corps Jurisdictional Impacts		9.41	

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09/20/05

Twenty Mile Village

Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
TMV-2 ¹	640	3	F	0.21	6
TMV-3	441w	2	RX	0.20	6
TMV-3A	441w	2	RX	0.08	6
TMV-4	630	1	RX	0.28	6
TMV-5	615	1	RX	0.60	6
TMV-6	615	1	RX	0.38	6
TMV-7	615	1	RX	0.45	6
TMV-8 ¹	441w	1	F/RX	0.97	6
TMV-9	441w	1	RX/F	0.40	6
TMV-9A	441w	1	F	0.03	6
TMV-13	621	1	F	0.52	6
TMV-14 ¹	640	3	F/RX	0.34	6
TMV-16 ¹	640	3	F	0.14	6
TMV-16A ¹	640	3	F	0.01	6
TMV-17 ¹	640	3	F	0.07	6
TMV-18 ¹	621	2	F	0.87	6
TMV-18A ¹	640	3	F	0.06	6
TMV-18B ¹	640	3	F	0.06	6
TMV-19	640	3	RX	0.50	6
TMV-21 ¹	640	3	F	0.15	6
TMV-22 ¹	640	3	F	0.18	6
TMV-23 ¹	613	1	RX	0.08	6
TMV-28 ¹	640	1	F	0.29	6
TMV-28	615	1	RX	0.38	6
TMV-28A	615	1	RX	0.25	6
TMV-30A ¹	621	1	RX	0.15	6
TMV-30B ¹	621	1	RX/F	0.54	6
TMV-30C	630	1	F	0.40	6
TMV-31	630	2	RX	0.35	5
TMV-31A	621	2	RX	0.10	5
TMV-32 ¹	621	2	RX/F	0.85	5
TMV-33	630	2	F	0.41	5
TMV-34 ¹	621	2	F	0.01	5
TMV-38 ¹	611	1	F/RX	0.73	6
TMV-39	611	1	F	0.65	6
TMV-40	624	1	F	0.02	6
TMV-41 ¹	611	1	F	0.25	6
TMV-42	615	1	RX	0.70	6
TMV-44	621	1	F	0.08	6
TMV-45	615	1	F	0.06	6
TMV-46	441w	1	F	0.05	6
TMV-47	621	1	F	0.03	6
TMV-47A ¹	613	1	F	1.29	6
TMV-48	615	1	RX	0.40	6
TMV-48 ¹	613	1	F	0.83	6
TMV-50	615	1	RX	0.01	6
TMV-51	615	1	F	0.03	6
TMV-52	615	2	F	0.12	6
TMV-53	615	1	F	0.23	6
TMV-54	640	2	F	0.45	6
TMV-55	615	1	F	0.03	6
TMV-56	615	1	F	0.03	6
TMV-57	441w	2	F	0.03	6
TMV-57A	441w	2	RX	0.30	6
TMV-58	441w	2	F	0.06	6
TMV-59	441w	2	F	0.16	6
TMV-61	624	2	F	0.02	6
TMV-61A	624	2	F	0.10	6
TMV-62 ¹	441w	1	F	0.05	6
TMV-63	615	1	RX	0.58	6
TMV-64	615	1	RX	0.40	6
TMV-65	441w	1	F	0.16	6
TMV-67	441w	1	F	0.12	6
TMV-70	615	1	F	0.23	6
Quality 1 = High			Total	18.47	
Quality 2 = Moderate					
Quality 3 = Low					
	Isolated Wetland Impacts ¹		8.02		
			0.07		
Total Corps Jurisdictional Impacts			10.38		

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PERMIT DRAWINGS IMPACT KEY

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Nocatee Impacts 9/20/05 Snowden Village					
Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
SDV-1	611	2	RX	0.35	5
SDV-3	441w	1	F	0.48	5
SDV-4	441w	1	F	0.21	5
SDV-5*	441w	1	F	0.36	5
SDV-6	621	1	RX	0.50	6
SDV-7	621	1	F	0.40	6
SDV-8*	621	1	F	0.38	6
SDV-9	621	1	F	0.39	6
SDV-10*	640	2	F	0.18	5
SDV-11	621	1	RX	0.20	6
SDV-12	621	1	RX	0.11	6
SDV-13	621	1	F	1.56	6
SDV-14	441w	2	F	0.05	6
SDV-15	621	1	RX	0.45	5
SDV-16	640	1	F	0.43	5
SDV-24	441w	1	RX	0.20	5
SDV-25	441w	2	F	0.40	6
SDV-27	630	1	F	0.17	6
SDV-29	630	1	F	0.07	6
SDV-30	630	1	F	0.88	5
SDV-31	630	1	F	0.21	6
SDV-32	630	1	RX	0.45	6
SDV-33	441W	2	F	0.07	5
Quality 1 = High			Total	8.50	
Quality 2 = Moderate					
Quality 3 = Low					
Isolated Wetland Impacts*			0.92		
Total Corps Jurisdictional Impacts			7.58		

US ARMY CORPS OF ENGINEERS

SAJ-2003-1267-MRE

NOCATEE

PERMIT DRAWINGS IMPACT KEY

PAGE 11 OF 13

Nocatee Impacts 9/20/2005					
South Village					
Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
SV-1	621	2	F	2.99	6
SV-2*	640	2	F	0.81	6
SV-3	630	1	RX	0.65	6
SV-4	630	1	RX	0.50	6
SV-5	630	1	RX	0.40	6
SV-6*	640	1	F	0.64	6
SV-7	621	2	F	1.52	6
SV-8*	640	2	F	0.10	6
Quality 1 = High			Total	7.61	
Quality 2 = Moderate					
Quality 3 = Low					
Isolated Wetland Impacts*			1.55		
Total Corps Jurisdictional impacts			6.06		

Nocatee Impacts 9/20/2005 Crosswater Parkway					
Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
CWP-3	615	1	RX	1.00	6
CWP-4	615	1	RX	0.80	6
CWP-4A	621	1	RX	2.00	6
CWP-5	441w	2	RX	1.20	6
CWP-6	441w	2	RX	1.70	6
CWP-6A	615	1	RX	0.20	6
CWP-8	615	2	RX	0.75	6
CWP-9	615	2	RX	1.40	6
CWP-11	441W	1	RX	2.00	6
Quality 1 = High		2	Total	11.05	
Quality 2 = Moderate		4.9			
Quality 3 = Low					
Notes:		Total Corps Jurisdictional Impacts		11.05	

US ARMY CORPS OF ENGINEERS

SAJ-2003-1267-MRE

NOCATEE

PERMIT DRAWINGS IMPACT KEY

PAGE 13 OF 16 SEPTEMBER 21, 2005

Nocatee Impacts

9/20/05

Snowden Parkway

Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
SPKWY-1	441W	1	RX	0.30	6
SPKWY-1A	441W	1	RX	0.15	6
SPKWY-1B	621	1	RX	1.00	6
SPKWY-1C	630	1	RX	0.60	6
SPKWY-1D	630	1	RX	0.20	6
SPKWY-1E	640	3	RX	0.15	6
SPKWY-2	615	1	RX	0.34	6
SPKWY-2A	630	1	RX	0.80	6
SPKWY-2B	630	1	RX	3.20	6
SPKWY-3	621	1	RX	1.20	6
SPKWY-4	630	1	RX	0.50	6
SPKWY-5	630	1	RX	1.00	6
SPKWY-5A	615	1	RX	1.94	6
SPKWY-6	621	1	RX	0.90	6
SPKWY-7	630	1	RX	0.35	6
SPKWY-7A	630	1	RX	0.20	6
SPKWY-8	621	1	RX	0.20	6
SPKWY-8A	621	1	RX	0.80	6
SPKWY-9	615	1	RX	0.32	6
SPKWY-10	615	1	RX	0.25	6
SPKWY-10A	621	1	RX	0.50	6
Quality 1 = High			Total	14.90	
Quality 2 = Moderate					
Quality 3 = Low					
Notes:		Total Corps Jurisdictional Impacts		14.90	

US ARMY CORPS OF ENGINEERS

SAJ-2003-1267-MRE

NOCATEE

PERMIT DRAWINGS IMPACT KEY

PAGE 14 OF 16 SEPTEMBER 21, 2005

Nocatee Impacts
09/20/05

Town Center Village

Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
TCV-1	630	1	F	1.00	5
TCV-2	630	1	F	0.36	5
TCV-3*	630	1	F	3.73	5
TCV-5*	441w	1	F	0.07	5
TCV-6*	441w	1	F	0.04	5
TCV-7*	630	1	F	1.11	5
TCV-8*	441w	1	F	3.25	5
TCV-10	630	1	RX	1.10	5
TCV-11*	640	1	F	0.06	5
TCV-11A*	640	1	F	0.02	2
TCV-12	441w	1	RX	0.30	5
TCV-13	630	1	F	0.19	5
TCV-14	630	1	RX	0.40	5
TCV-16*	441w	1	RX	0.08	5
TCV-17	615	1	RX	1.38	5
TCV-17A	615	1	RX	0.10	5
TCV-19	630	1	F	0.09	5
TCV-20	441w	1	F	0.03	5
TCV-23	625	1	F	0.48	5
TCV-26*	621	1	F	1.71	5
TCV-27*	441w	1	F	0.17	5
TCV-28	441w	1	F	0.11	5
TCV-31	630	1	F	1.24	5
TCV-32	441w	1	F	0.27	5
TCV-34	441w	1	F	0.01	5
TCV-35	630	1	F	3.81	5
TCV-41	441w	1	F	0.12	5
TCV-44*	621	1	F	2.31	5
TCV-46*	621	1	F	1.51	5
TCV-48*	441w	1	F	0.04	5
TCV-50*	441w	1	F	7.28	5
TCV-52*	621	1	F	0.37	5
TCV-59	630	1	F	0.33	5
TCV-60*	621	1	F	2.70	5
TCV-61	621	1	RX	0.60	5
TCV-62	621	1	F	1.80	5
TCV-63	630	1	F	1.00	5
TCV-64*	630	1	F	0.04	5
TCV-64A*	441w	1	F	0.09	5
TCV-65*	441w	1	F	0.05	5
TCV-66	621	1	F	0.26	5
TCV-68*	441w	1	F	0.04	5
TCV-69	441w	1	F	0.04	5
TCV-70	441w	1	F	0.09	5
TCV-74	630	1	RX	0.21	5
TCV-75*	441w	1	F	0.03	5
TCV-76	630	1	F	0.21	5
TCV-77	630	1	F	0.14	5
TCV-78	630	1	F	0.38	5
TCV-79	630	2	F	0.03	5
TCV-80	630	2	F	0.08	5
TCV-81	630	1	F	1.60	5
TCV-82*	441w	1	F	1.28	6
TCV-87	615	1	F	0.99	6
TCV-88*	621	1	F	4.92	5
TCV-90*	621	1	F	1.71	5
TCV-91*	621	1	F	7.61	6
TCV-92*	630	1	F	0.14	6
TCV-93	630	1	F	3.98	6
TCV-94*	441w	1	F	0.18	6

Town Center Village

Impact Code	FLUCFCS	Quality Ranking	Impact Type	Impact Acreage	Basin
TCV-99	621	1	F	2.33	6
TCV-103	441W	1	F	0.62	6
TCV-103A	625	1	F	0.24	6
TCV-105	630	1	F	3.89	6
TCV-107	615	1	F	1.31	6
TCV-109	621	2	F	0.44	6
TCV-110	621	2	F	0.65	6
TCV-111	441W	1	F	0.31	6
TCV-112	441w	1	F	0.15	6
TCV-113	640	1	F	0.54	6
TCV-114	630	1	F	0.62	6
TCV-115	621	1	F	0.23	6
TCV-116	621	1	F	0.16	6
TCV-117	630	1	F	0.30	6
TCV-120	630	1	F	3.09	6
TCV-121	441W	1	F	0.42	6
TCV-122	621	1	F	3.98	6
TCV-123	621	1	F	5.77	6
TCV-124	621	1	F	1.15	6
TCV-125	621	1	F	0.78	6
TCV-126	621	1	F	1.20	5
TCV-127	621	1	F	1.23	6
TCV-130	621	1	F	1.23	5
TCV-131	441W	1	F	1.11	6
TCV-132	441W	1	F	0.07	5
TCV-133	621	1	F	0.97	5
TCV-145	621	1	F	0.20	5
TCV-154	640	3	F	0.56	6
TCV-156	621	1	F	1.20	5
TCV-158	621	1	F	0.55	5
TCV-160	621	1	F	2.93	5
TCV-161	625	2	F	1.57	5
TCV-162	611	1	F	0.21	5
TCV-163	613	2	F	0.40	5
TCV-164	621	1	F	0.88	5
TCV-165	640	3	F	0.06	5
TCV-166	441W	2	F	0.21	5
TCV-170	621	1	F	1.92	5
TCV-171	615	1	F	0.21	5
TCV-173	615	2	RX	0.20	5
TCV-174	640	3	F	0.04	5
TCV-176	630	2	F	0.26	6
TCV-177	630	1	F	1.02	5
TCV-178	630	1	F	1.63	5
TCV-179	630	2	RX	0.20	5
TCV-180	625	2	F	0.53	5
Quality 1 = High			Total	110.51	
Quality 2 = Moderate					
Quality 3 = Low					
Notes:					
			Isolated Wetland Impacts*	72.53	
			Total Corps Jurisdictional Impacts	37.98	

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION



RODNEY BARRETO
Miami

SANDRA T. KAUPÉ
Palm Beach

H.A. "HERKY" HUFFMAN
Enterprise

DAVID K. MEEHAN
St. Petersburg

KATHY BARCO
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BRIAN S. YABLONSKI
Tallahassee

KENNETH D. HADDAD, Executive Director
VICTOR J. HELLER, Assistant Executive Director

May 6, 2005

MARY ANN POOLE, DIRECTOR
OFFICE OF POLICY AND STAKEHOLDER COORDINATION
(850)488-6661 TDD (850)488-9542
FAX (850)922-5679

Mr. Gregory Barbour
SONOC Company, LLC
c/o The Parc Group
4313 Pablo Oaks Court
Jacksonville, Florida 32224

Re: Gopher Tortoise Incidental Take Permit
FLA-15, Duval County and St. Johns
County

Dear Mr. Barbour:

Enclosed is permit FLA-15 for the incidental taking of gopher tortoises, their eggs and their burrows within the development boundaries specified. The application for this permit was complete as of October 21, 2004.

Please contact me or Rick McCann at (850) 488-6661 if you have any questions regarding this permit.

Sincerely,

A handwritten signature in black ink that reads "Mary Ann Poole".

Mary Ann Poole, Director
Office of Policy and Stakeholder Coordination

map/js
ENV 3-2/5
Enclosure
gtpermit.ltr

cc: Ms. Janice McMahon, Environmental Services, Inc.
Department of Regulatory and Environmental Services, Jacksonville
St. Johns County Planning Department
Major Calvin Adams, North Central Region, FWC
Dr. Terry Doonan, North Central Region, FWC
Mr. Tim Breen, Northeast Region, FWC
Mr. Rick McCann, OPSC, FWC
Ms. Angela Williams, DHSC, FWC

**PERMIT FOR TAKING OF GOPHER TORTOISES AND
THEIR BURROWS**
Chapter 68A-27.005(1)(a) F.A.C.

STATE OF FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

Issuance Date: May 6, 2005

Permittee: SONOC Company, LLC
Permittee Address: c/o The PARC Group
4313 Pablo Oaks Court
Jacksonville, FL 32224
(Attn: Mr. Gregory Barbour)

Consultant: Ms. Janice McMahon
Consultant Address: Environmental Services, Inc.
7220 Financial Way, Suite 100
Jacksonville, FL 32256

Permit Number: FLA-15

Location of Affected Site: approximately 7,000 acres of the 14,953-acre Nocatee DRI site, including approximately 395.58 acres of occupied gopher tortoise habitat, situated east of U.S. Highway 1, west of the Intracoastal Waterway, and bisected east-to-west by County Road 210, within portions of Sections 33 and 34, T15S, R20E, Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 27, 28, and 33, T16S, R20E, Sections 31 and 32, T15S, R21E, and Sections 5, 6, 18, and 19, T16S, R21E, in Duval and St. Johns counties (see Attachments 1 and 2). **The remaining approximately 7,950 acres, including the 25-acre gopher tortoise conservation area, the 1,630-acre Nocatee Preserve, the 4,961-acre Nocatee Greenway system, and other preserved wetlands and upland buffers are not included within the areas authorized for takings under this permit.**

Permitted Action: The permittee or its agents are authorized to take gopher tortoises, their eggs and their burrows within its development boundaries where such taking is incidental to development activities. The criteria of Rule 68A-27.005(1)(a), F.A.C., have been satisfied and the taking, as conditioned below, will not be detrimental to the survival potential of the species.

Provisions/Conditions:

1. The permittee shall protect at least 91 acres of gopher tortoise habitat by:
 - a) creating a 25-acre on-site gopher tortoise conservation area, within Sections 30 and 31, T4S, R29E (as depicted on attachment 2), and grant a perpetual conservation easement over these lands to the Florida Fish and Wildlife Conservation Commission (FWC). A draft copy of the easement must be provided to, and approved by, the FWC before the document is executed and recorded in the permanent St. Johns County property records. Either the original recorded easement, or a certified as recorded

copy, must be provided to the FWC, at the Office of Policy and Stakeholder Coordination, 620 S. Meridian Street, Tallahassee, FL 32399-1600. The perimeter boundaries of the conservation area shall be clearly marked with boundary posts, at no less than 500-linear-foot intervals and at boundary turning points, to facilitate boundary identification by FWC biologists. All boundaries abutting developed areas shall be completely fenced, as well as marked, with the fencing sufficient to prevent the escape of the tortoises from the conservation areas. The boundary posts and fencing must be maintained for the life of the easement; and

- b) contribute towards the acquisition of 66 acres of tortoise habitat by paying \$306,042.00 (\$4,637.00 X 66 acres) to the **FWC-Land Acquisition Trust Fund, Northeast Florida account**. Payment shall be sent to the **Florida Fish and Wildlife Conservation Commission, Post Office Box 6150, Tallahassee, FL 32314-6150**.
- 3. This permit will become effective when the permittee is in possession of a receipt from the FWC for both the executed and recorded conservation easement and the monetary contribution stipulated in Condition 1. As described in the permit Notice of Rights Statement, issuance of this permit may be appealed by a concerned party within 21 days of the permittee's receipt of this notice. If a Petition for Administrative Hearing is timely filed within the prescribed time period, the permittee will be notified by the FWC. Upon such notification, the permittee shall cease all work authorized by this permit until the petition is resolved.
- 4. The permittee shall have the obligation to manage and maintain the protected conservation area for gopher tortoises in accordance with a habitat management plan that has been approved by the FWC. The approved management plan must be incorporated, either directly or by reference, into the recorded conservation easement.
- 5. The permittee shall keep written records of all the habitat management activities conducted within, and all tortoises relocated from permitted incidental take parcels into, the conservation area. All relocations shall be reported annually, by February 28th of the subsequent year, to the FWC-Office of Policy and Stakeholder Coordination (OPSC), Tallahassee office. A report of the habitat management activities shall be provided to this OPSC office on a biennial basis, with the first report due on February 28, 2006. A copy of the complete management records shall be received by the FWC-OPSC, Tallahassee office by February 28th of every even year, which shall include all management activities conducted through December 31st of the preceding year.
- 5. This permit does not relieve the permittee from any other "taking" requirements by the U.S. Fish and Wildlife Service (USFWS) or the FWC as to other listed species. Specifically, this permit does not authorize any destruction of scrub jays or scrub jay habitat. Consultation with the USFWS should be sought if this species is present.

6. Within one year from the date of this permit, the permittee or its approved agents shall relocate tortoises into the conservation area so that a minimum population of 40 tortoises exists within the conservation area boundaries. The permittee or its approved agents are authorized to move other tortoises, at their discretion, within the property boundaries to minimize taking. However, the relocation of additional tortoises into the conservation areas shall not result in the density of tortoises to exceed three per-acre within any of these areas. This permit does not authorize the permittee or its agents to possess or move tortoises off the contiguous ownership of the permittee nor to move tortoises into areas previously authorized as a relocation site by a FWC permit. A separate relocation permit from the FWC shall be required for those activities.
7. This permit does not authorize any taking of gopher tortoises beyond that which is a direct result of development activities or the on-site movement of animals addressed in condition #6. Any other form of taking or relocation will require a separate permit from the Executive Director.
8. Either this original permit or a complete copy, including all applicable receipts, must be clearly posted at the affected site at all times while engaged in the permitted activities.
9. This permit is transferrable to subsequent owners of the property.

Notice of Rights Statement: In accordance with Rules 28-5.111 and 28-6.008, F.A.C., and Section 120.60, F.S., any party may request a hearing on this matter pursuant to Section 120.57, F.S., by filing a completed Elections of Rights form (copy attached) by certified mail, return receipt requested, with the undersigned within twenty-one (21) days of receipt of this notice. If timely requested and a hearing is granted, the hearing will be conducted under the procedures established by Section 120.57, F.S. A party will be given the opportunity to be represented by counsel or other qualified representative, to take testimony, to call and cross-examine witnesses, and to have subpoenas issued on your behalf.

Kenneth D. Haddad
Executive Director

By: Mary Ann Poole

ENV 3-2/5

gtfla-15

Attachments:

1. General location map
2. Project boundaries map
3. Notice of Rights form

Attachment 1



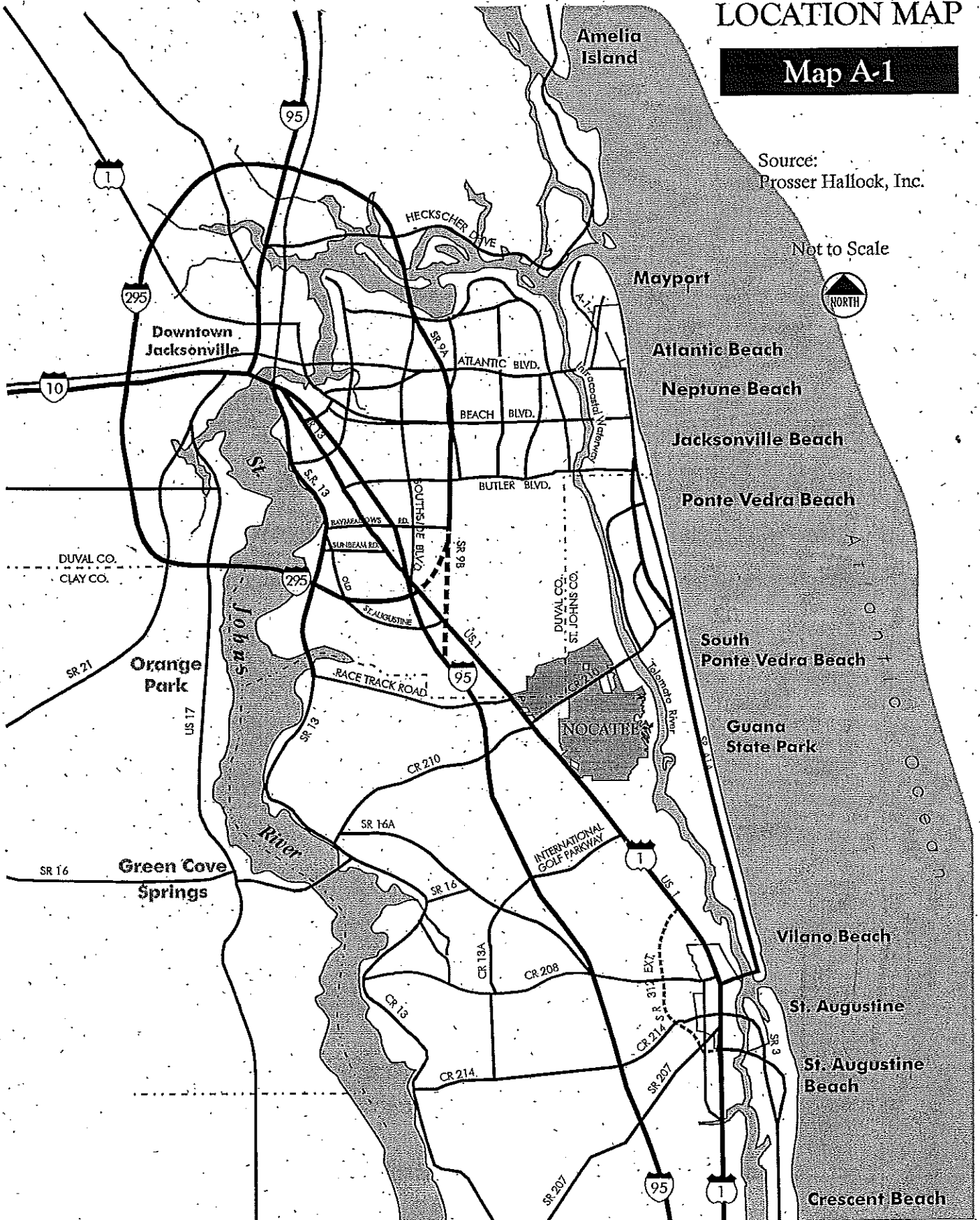
NOCATEE

LOCATION MAP

Map A-1

Source:
Prosser Hallock, Inc.

Not to Scale





NOCATEE

MASTER PLAN

Map H-1

Legend

* Golf Courses Permitted
(3 Villages)

C.R. 210 Alignment
(Phase One)

Terrestrial habitat preserve
Greenways

Nocatee Preserve (Not part of Nocatee DRI)

Town Center Wetlands

Village Center

Major Wildlife Underpasses

NOTES:

1. The precise boundaries of the Greenway may be adjusted at the time conservation easements are conveyed to the SJWMD.

2. CR 210 alignment and other roadway geometry are subject to regulatory approval, engineering design and evaluation, permitting and the planning refinement. Location and number of access points to villages may vary.

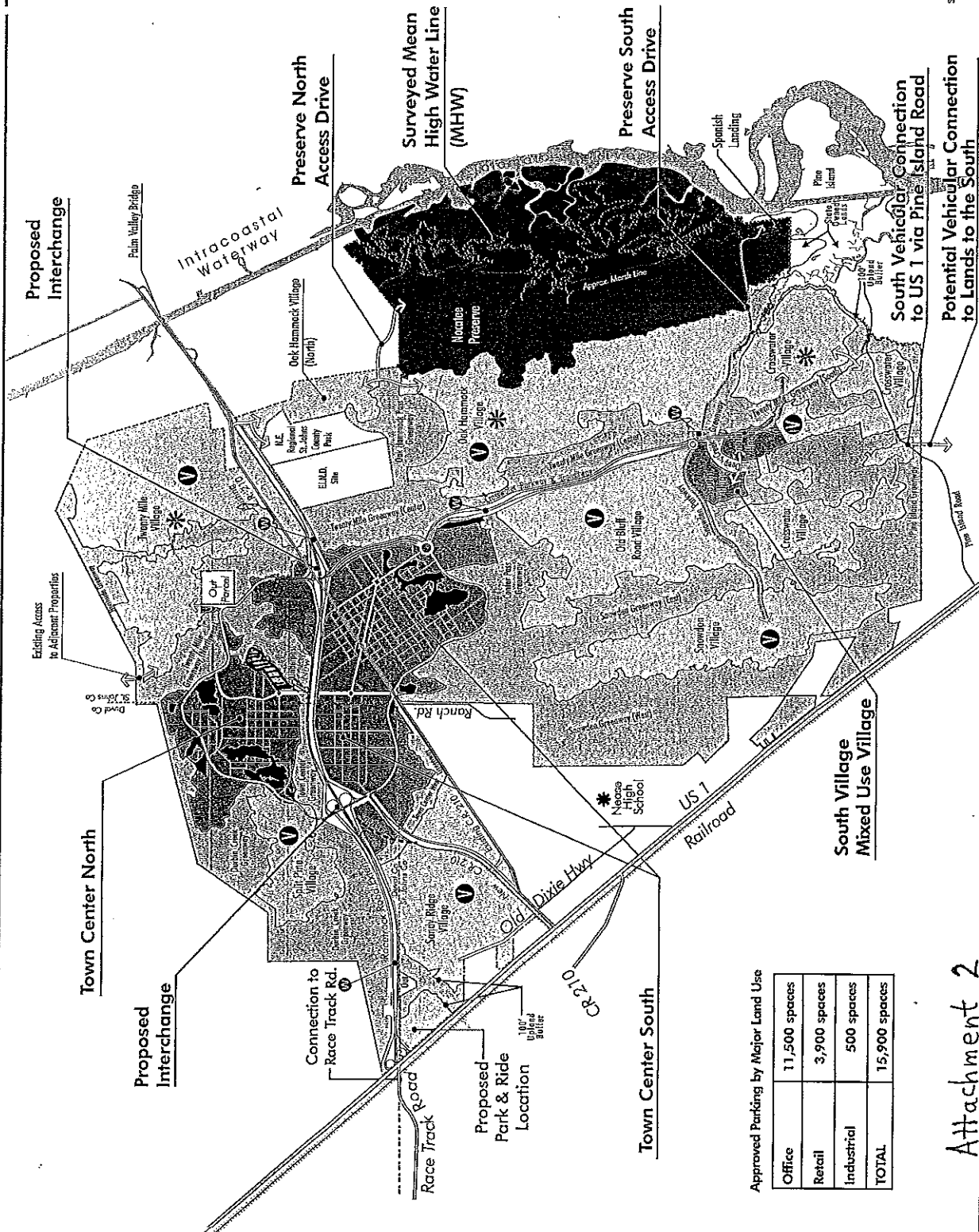
3. Village Center locations are conceptual and subject to change and will be identified on the PUD Village Master Development Plan.

4. Interchange design shall be consistent with D.O. Exhibit 14.

PROSSER
HALLOCK

St. Johns County D.O. Exhibit
February 13, 2001 0 1000' 2000' 4000'

Attachment 2



Approved Parking by Major Land Use

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
TOTAL	15,900 spaces

EXHIBIT B

Nocatee

Nocatee Gopher Tortoise Management Area Gopher Tortoise Mitigation and Habitat Management Plan

Pursuant to the Nocatee Development of Regional Impact, Development Order commitments to the Florida Fish and Wildlife Conservation Commission, the following is offered as on-site mitigation for a portion of the impacts to gopher tortoises and their habitat.

I. HABITAT PRESERVATION

As required by the permit, 25 acres of suitable gopher tortoise habitat will be preserved onsite. The location of this area has been determined, and is shown in Figure 1. This area will be placed under a perpetual conservation easement and provisions will be made for appropriate management.

Currently the proposed mitigation area is dominated by a canopy of longleaf pine (*Pinus palustris*) and turkey oak (*Quercus laevis*) with understory and herbaceous layers consisting primarily of saw palmetto (*Serenoa repens*), paw paw (*Asimina incarna*) and wire grass (*Aristida stricta*). Large contiguous wetlands border the proposed management area. The wetlands are dominated by canopy of cypress (*Taxodium distichum*), slash pine (*Pinus elliottii*) and blackgum (*Nyssa sylvatica* var. *biflora*) with understory and herbaceous layers primarily dominated by myrtle-leaf holly (*Ilex myrtifolia*) and Virginia chain fern (*Woodwardia virginica*).

Upland soils in this area are mapped as Tavares fine sand and Astatula fine sand. These soil types are consistent with the gopher tortoise habitat found within naturally occurring longleaf pine and xeric oak communities of Nocatee.

The current conditions within the 25-acre gopher tortoise preserve can be characterized as having a pine/hardwood basal area of approximately 85 to 90 square feet. Although appropriate habitat vegetation exists with the preserve area, the high percentage of hardwood tree species and palmetto understory is a hindrance to the growth of appropriate groundcover, forage species and re-establishment of the target community (longleaf pine). Within the preserve area, a total of 22-active/inactive gopher tortoise burrows have been identified, which translates to approximately 14 individual gopher tortoises.

II. HABITAT MANAGEMENT

As the majority of the preservation area is under active silvicultural management, the canopy, in most areas, has become too dense to allow appropriate groundcover for gopher tortoises to forage. In order to facilitate the continued presence of gopher tortoises the

following habitat management plan is proposed. The proposed management regimes are based on the recommendations of the Florida Fish and Wildlife Conservation Commission.

A. Canopy Thinning

Mature turkey oak and longleaf pine within the uplands of the preserved area will be thinned to 20 square feet of basal area to facilitate herbaceous growth and maintain an open canopy suitable for gopher tortoises.

B. Prescribed Burning Regime

After the stand is thinned to the recommended density, a dormant season (winter) prescribed burn will be conducted to reduce the current fuel loads. The first burn will be conducted winter 2005. After the initial burn, the hardwoods species encroachment in the management area will be assessed. If needed, an application of Velpar (basal treatment) during the growing season will be utilized to reduce the hardwood species density in the area. Following the dormant season burn, a growing season (summer) burn will be completed every two years to stimulate herbaceous vegetation growth. The first growing season burn will be conducted in 2007.

C. Mechanical Clearing

Roller chopping (mechanical clearing) will be utilized to maintain an open canopy, prevent buildup of understory vegetation and encourage growth of herbaceous species when a prescribed burning regime becomes impractical, due to surrounding development, roads and safety concerns. Roller chopping will occur on an annual basis between the months of November and February when the gopher tortoises are least active.

III. REPORTING

Upon completion of the initial thinning and first dormant season prescribed burn, a management activities report, including photographs, will be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) by February 2006 detailing all work undertaken and the results. After the initial report, a management report including management activities completed and status of habitat will be provided to FFWCC every two years, by February 28th of every even year. These reports will include all management actions conducted through the preceding December 31st, and address anticipated future management activities.

NEPA REVIEW

Coastal Ridge NXFL-342 ■ Duval County, Florida 32081
August 7, 2023 ■ Terracon Project No. EQ227545



APPENDIX D
FORM 620 SECTION 106 - SHPO DOCUMENTATION AND
CORRESPONDENCE

Notification Date: **7AM EST 05/19/2023****New Tower ("NT") Submission Packet**File Number: **0010550939**See instructions for
public burden estimates**General Information**

1) (Select only one) (NE) NE – New UA – Update of Application WD – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): 0023566987
4) Name: NexTower Development Group II, LLC

Contact Name

5) First Name: Joel	6) MI:	7) Last Name: Rousseau	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	And /Or	11) Street Address: 13577 NW 2nd Lane Suite 20	
12) City: Newberry		13) State: FL	14) Zip Code: 32669
15) Telephone Number: (352)363-5560		16) Fax Number:	
17) E-mail Address: jrousseau@nextower.net			

Consultant Information

18) FCC Registration Number (FRN): 0029285707
19) Name: Janie Valade / Terracon Consultants, Inc.

Principal Investigator

20) First Name: Dave	21) MI:	22) Last Name: Boschi, MA, RPA	23) Suffix:
24) Title: Principal Investigator			

Principal Investigator Contact Information

25) P.O. Box:	And /Or	26) Street Address: 8001 Baymeadows Way STE 1	
27) City: Jacksonville		28) State: FL	29) Zip Code: 32256
30) Telephone Number: (904)626-9735		31) Fax Number:	
32) E-mail Address: janie.valade@terracon.com			

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(<input checked="" type="checkbox"/>) <u>Y</u> es () <u>N</u> o
34) Areas of Professional Qualification: (<input checked="" type="checkbox"/>) Archaeologist () Architectural Historian () Historian () Architect () Other (Specify) _____	

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	() <u>Y</u> es (<input checked="" type="checkbox"/>) <u>N</u> o
--	--

If "YES," complete the following:

36) First Name:	37) MI:	38) Last Name:	39) Suffix:
40) Title:			
41) Areas of Professional Qualification: () Archaeologist () Architectural Historian () Historian () Architect () Other (Specify) _____			

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **265838**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: () Yes (**X**) No

3) Site Name: **Coastal Ridge NXFL-342**

4) Site Address: **Valley Ridge Boulevard**

5) Detailed Description of Project:

6) City: **Jacksonville**

7) State: **FL**

8) Zip Code: **32081**

9) County/Borough/Parish: **DUVAL**

10) Nearest Crossroads: **Valley Ridge Boulevard & Stone Mason Way**

11) **NAD 83** Latitude (DD-MM-SS.S): **30-07-29.4** (**X**) N or () S

12) **NAD 83** Longitude (DD-MM-SS.S): **081-26-03.3** () E or (**X**) W

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **51.8** () Feet (**X**) Meters

14) Tower Type (Select One):

() Guyed lattice tower

() Self-supporting lattice

(**X**) Monopole

() Other (Describe):

Project Status

15) Current Project Status (Select One):

(**X**) Construction has not yet commenced

() Construction has commenced, but is not completed

Construction commenced on: _____

() Construction has been completed

Construction commenced on: _____

Construction completed on: _____

Determination of Effect

14) Direct Effects (Select One):

- (☒) No Historic Properties in Area of Potential Effects (APE)
- (☐) No Effect on Historic Properties in APE
- (☐) No Adverse Effect on Historic Properties in APE
- (☐) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

- (☒) No Historic Properties in Area of Potential Effects (APE)
- (☐) No Effect on Historic Properties in APE
- (☐) No Adverse Effect on Historic Properties in APE
- (☐) Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?		(<input checked="" type="checkbox"/>) <u>Yes</u> (<input type="checkbox"/>) <u>No</u>
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>265838</u>		Number of Tribes/NHOs: <u>7</u>
2b) Tribes/NHOs contacted through an alternate system:		Number of Tribes/NHOs: <u>0</u>

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Coushatta Indian Tribe

Contact Name

5) First Name: Kristian	6) MI:	7) Last Name: Poncho	8) Suffix:
9) Title: THPO			

Dates & Response

10) Date Contacted <u>04/26/2023</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Eastern Shawnee Tribe of Oklahoma

Contact Name

5) First Name: Kelly	6) MI:	7) Last Name: Nelson	8) Suffix:
9) Title: Cell Tower Coordinator			

Dates & Response

10) Date Contacted <u>04/27/2023</u>	11) Date Replied <u>05/02/2023</u>
(<input type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input checked="" type="checkbox"/>) Replied/Other	

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?		(<input checked="" type="checkbox"/>) <u>Y</u> es () <u>N</u> o
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>265838</u>		Number of Tribes/NHOs: <u>7</u>
2b) Tribes/NHOs contacted through an alternate system:		Number of Tribes/NHOs: <u>0</u>

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Miccosukee Tribe of Indians of Florida

Contact Name

5) First Name: Kevin	6) MI:	7) Last Name: Donaldson	8) Suffix:
9) Title: Real Estate Director			

Dates & Response

10) Date Contacted <u>04/27/2023</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Muscogee (Creek) Nation

Contact Name

5) First Name: Corain	6) MI:	7) Last Name: Lowe-Zepeda	8) Suffix: Ms
9) Title: TCNS Manager			

Dates & Response

10) Date Contacted <u>04/27/2023</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?		(<input checked="" type="checkbox"/>) <u>Yes</u> (<input type="checkbox"/>) <u>No</u>
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>265838</u>		Number of Tribes/NHOs: <u>7</u>
2b) Tribes/NHOs contacted through an alternate system:		Number of Tribes/NHOs: <u>0</u>

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Seminole Nation of Oklahoma

Contact Name

5) First Name: Ben	6) MI:	7) Last Name: Yahola	8) Suffix:
9) Title: Tribal Historic Preservation Officer			

Dates & Response

10) Date Contacted <u>04/26/2023</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Seminole Tribe of Florida

Contact Name

5) First Name: THPO	6) MI:	7) Last Name: Compliance	8) Suffix:
9) Title: Compliance Review Supervisor			

Dates & Response

10) Date Contacted <u>04/26/2023</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(<input checked="" type="checkbox"/>) <u>Y</u> es () <u>N</u> o
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>265838</u> Number of Tribes/NHOs: <u>7</u>	
2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: <u>0</u>	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Thlopthlocco Tribal Town

Contact Name

5) First Name: Ryan	6) MI:	7) Last Name: Morrow	8) Suffix:
9) Title: Mekko			

Dates & Response

10) Date Contacted <u>04/26/2023</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	And /Or	9) Street Address:	
10) City:		11) State:	12) Zip Code:
13) Telephone Number:		14) Fax Number:	
15) E-mail Address:			
16) Preferred means of communication: () E-mail () Letter () Both			

Dates & Response

17) Date Contacted _____	18) Date Replied _____
() No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	() <u>Y</u> es (X) <u>N</u> o
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	() <u>Y</u> es (X) <u>N</u> o
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	() <u>Y</u> es (X) <u>N</u> o

Historic Property

4) Property Name:
5) SHPO Site Number:

Property Address

6) Street Address:		
7) City:	8) State:	9) Zip Code:
10) County/Borough/Parish:		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	() <u>Y</u> es () <u>N</u> o
12) Is this property eligible for listing on the National Register? Source: _____	() <u>Y</u> es () <u>N</u> o
13) Is this property a National Historic Landmark?	() <u>Y</u> es () <u>N</u> o

14) Direct Effects (Select One): <input type="checkbox"/> No Effect on this Historic Property in APE <input type="checkbox"/> No Adverse Effect on this Historic Property in APE <input type="checkbox"/> Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One): <input type="checkbox"/> No Effect on this Historic Property in APE <input type="checkbox"/> No Adverse Effect on this Historic Property in APE <input type="checkbox"/> Adverse Effect on this Historic Property in APE

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: City of Jacksonville Historic Preservation Commission

Contact Name

3) First Name: Susan	4) MI:	5) Last Name: Kelly	6) Suffix:
7) Title: Planner III			

Contact Information

8) P.O. Box:	And /Or	9) Street Address: 214 North Hogan Street	
10) City: Jacksonville		11) State: FL	12) Zip Code: 32202
13) Telephone Number: (904)255-7827		14) Fax Number:	
15) E-mail Address: Ksusan@coj.net			
16) Preferred means of communication: (<input checked="" type="checkbox"/>) E-mail () Letter () Both			

Dates & Response

17) Date Contacted 05/18/2023	18) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Additional Information

19) Information on local government's role or interest (optional):
--

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(<input checked="" type="checkbox"/>) <u>Yes</u> () <u>No</u>
--	---

Consulting Party

2) FCC Registration Number (FRN):
3) Name: Jacksonville Historical Society

Contact Name

4) First Name: To Whom	5) MI:	6) Last Name: It May Concern	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box:	And /Or	10) Street Address: 314 North Palmetto Street		
11) City: Jacksonville		12) State: FL	13) Zip Code: 32202	
14) Telephone Number: (904)123-4455		15) Fax Number:		
16) E-mail Address: info@jaxhistory.org				
17) Preferred means of communication: (<input checked="" type="checkbox"/>) E-mail () Letter () Both				

Dates & Response

18) Date Contacted 05/18/2023	19) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply () Replied/No Interest () Replied/Have Interest () Replied/Other	

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: **Florida Division of Historical Resources**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name: Janie	MI:	Last Name: Valade	Suffix:
Signature: Janie Valade			Date: 05/18/2023

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachments :

Type	Description	Date Entered
Resumes/Vitae	DB Resume	05/12/2023
Map Documents	Survey	05/12/2023
Map Documents	1A	05/12/2023
Area of Potential Effects	APE	05/12/2023
Tribal/NHO Involvement	NOO	05/12/2023
Other	No HP memo	05/12/2023
Additional Site Information	ARCH. Survey	05/16/2023
Photographs	Photo Log	05/16/2023
Local Government Involvement	JAX Historic Preservation ITC	05/18/2023
Other	JAX Historical Society ITC	05/18/2023
Public Involvement	Affidavit	05/18/2023

David Boschi, RPA

Principal Investigator

PROFESSIONAL EXPERIENCE

Dave Boschi, MA, RPA, joined Terracon Consultants, Inc. (Jacksonville, FL office), in 2022 as a Principal Investigator with over 20 years of experience in archaeology, cultural resource management and conservation. He is responsible for monitoring, Phase I, II and III surveys, and as author for report writing. Mr. Boschi received his Bachelor's degree in Art History and Archaeology from the University of Missouri (Columbia) in 1995; his Master's degree in Archaeology and Heritage was awarded in 2017 from the University of Leicester (England) and he was included in the Register of Professional Archaeologists shortly afterwards.

Dave's professional career began with fieldwork and laboratory supervision in England, Italy and Albania for several years, and transitioned to New World cultural resource management. Dave has worked as an archaeologist in the Upper Great Plains, the Midwest and the Southeast regions of the United States. Responsibilities in the US have included monitoring and all phases of fieldwork, laboratory work including analysis, and authoring reports.

Mr. Boschi was included on the Register of Professional Archaeologists in 2017. Additionally, he has completed OSHA 10- and 30-hour Construction Safety and Health programs.

EDUCATION

B.A. in Art History and Archaeology with a Minor in Classics-University of Missouri; Columbia, Missouri (Completed May 1995).

M.A. in Archaeology and Heritage, *Cum Laude*-University of Leicester, Leicester, England (Completed December 2016).

SELECTED PROJECT EXPERIENCE

Cape Canaveral South Substation Upgrades – Cape Canaveral Space Force Station, Florida

Archaeological Monitor. Monitored ground-disturbing activities potentially impacting previously identified archaeological sites during electrical grid upgrades for Florida Power and Light (FPL). (LG2ES 2022)

Ariel Canal Upgrades – Edgewater, Florida

Archaeological Monitor. Monitored ground-disturbing activities potentially impacting previously identified mound and midden archaeological sites during water management improvements, for private client. (LG2ES 2022)

REGISTRATIONS/ CERTIFICATIONS

Registered Professional Archaeologist (2017)

PROFESSIONAL TRAINING

OSHA 10-hour Construction Safety and Health
OSHA 30-hour Construction Safety and Health

YEARS EXPERIENCE

23

AFFILIATIONS

Archaeological Institute of America

Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

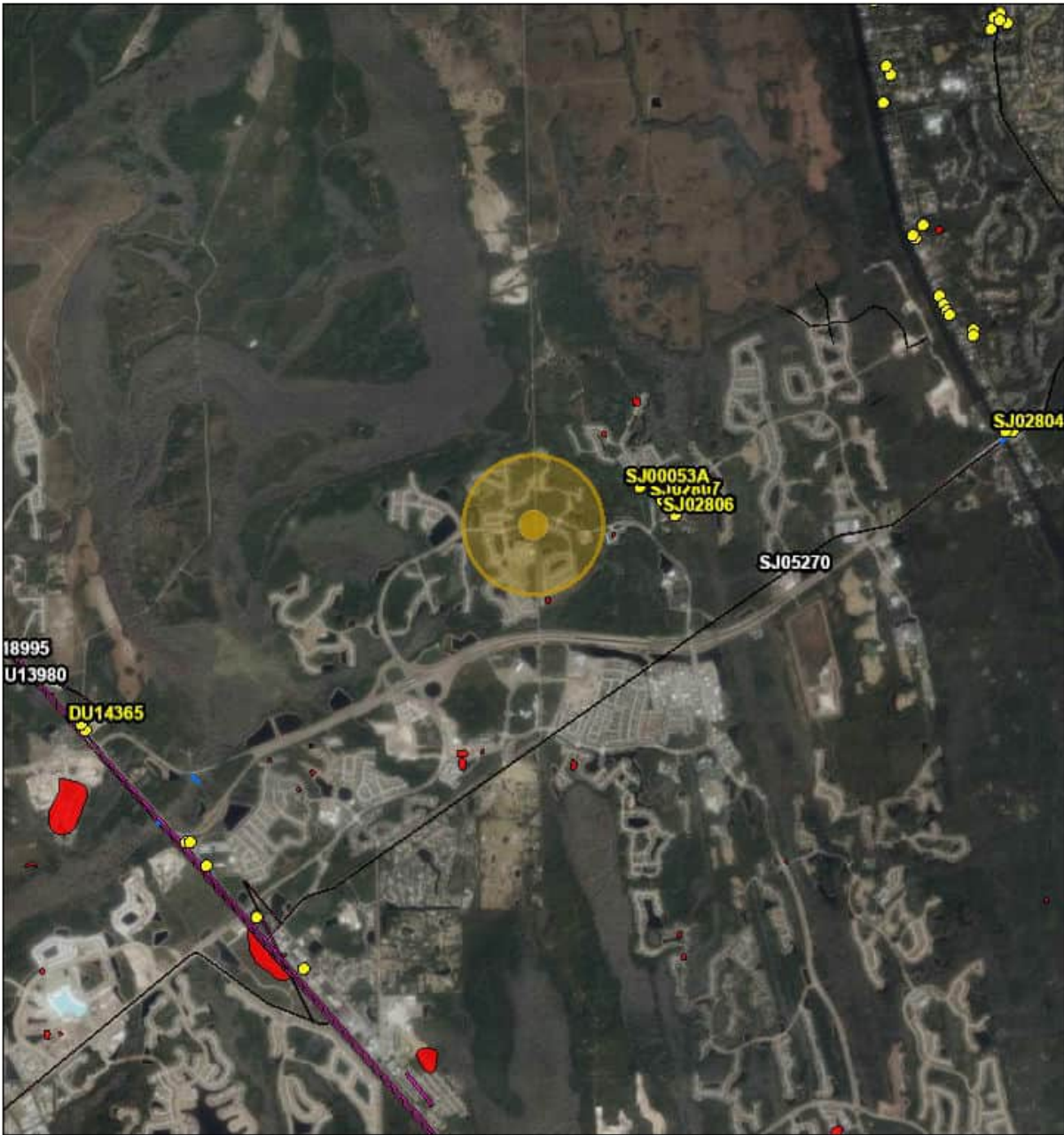
May 2023 ■ Terracon Project No. EQ227545



Figure 1. NXFL-342 Coastal Ridge Telecommunications Tower Project location, Duval County Florida (Durbin, FL and Palm Valley, FL [2021] quadrangle maps, scale 1:24,000).

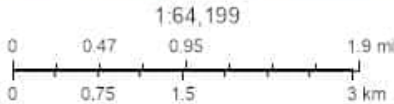
Terracon

Area of Potential Effects (APE)



4/24/2023, 12:15:14 PM

-  PRCR - Historic Structures
-  PRCR - Historical Bridges
-  PRCR - Historic Sites
-  PRCR - Resource Groups



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Photo 1 Facing south; electrical boxes located off sidewalk.



Photo 2 Site view facing east.



Photo 3 Site view facing west.



Photo 4 Site view facing north.

STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601

PHONE: 352-379-0948

FAA "1-A CERTIFICATION

April 18, 2023

NexTower Development Group II, LLC
13577 NW 2nd Lane, Suite 20
Newberry, FL 32669

Site Name: ***COASTAL RIDGE***

Site Number: ***NXFL-352***

Site Data: **Proposed 170' Monopole**

Tower Information

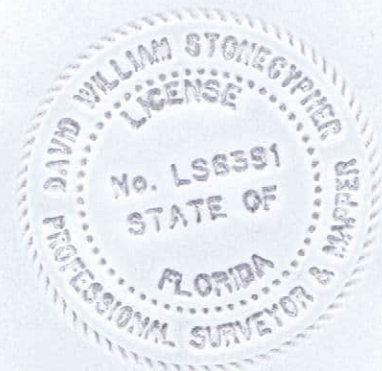
Geographic Coordinates: Latitude – **30° 07' 29.49" North**
Longitude – **81° 26' 03.38" West**

Ground Elevation: Base of Proposed Tower – **25.5'**

Certification

I hereby certify that the latitude of **30° 07' 29.49" North** and the longitude of **81° 26' 03.38" West** are within 20-feet horizontally, and that the ground elevation at the base of the tower of **25.5** feet is accurate to within 3-feet vertically. The horizontal datum (coordinates) are in terms of North American Datum of 1983/2011 (NAD 83/2011) and is expressed as degrees, minutes, and seconds, to the nearest hundredth of a second. The vertical datum (elevation) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.

David W. Stonecypher
Professional Surveyor and Mapper No. LS 6391
Stonecypher Surveying Inc. – Business No. LB 7810
State of Florida



BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA

PARENT TRACT DESCRIPTION (PREPARED BY SURVEYOR)

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA LYING SOUTH OF VALLEY RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 65, PAGES 50 THROUGH 53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY AND LYING NORTHERLY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15469, PAGE 919 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET; THENCE S19° 29' 50"E FOR 50.00 FEET; THENCE N70° 30' 10"E FOR 37.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S19° 29' 50"E FOR 75.00 FEET; THENCE S70° 30' 10"W FOR 75.00 FEET; THENCE N19° 29' 50"W FOR 75.00 FEET; THENCE N70° 30' 10"E FOR 75.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 5,625 SQUARE FEET OF LAND MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITIES EASEMENT DESCRIPTION

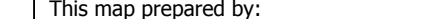
A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID EASEMENT STRIP LYING 15.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

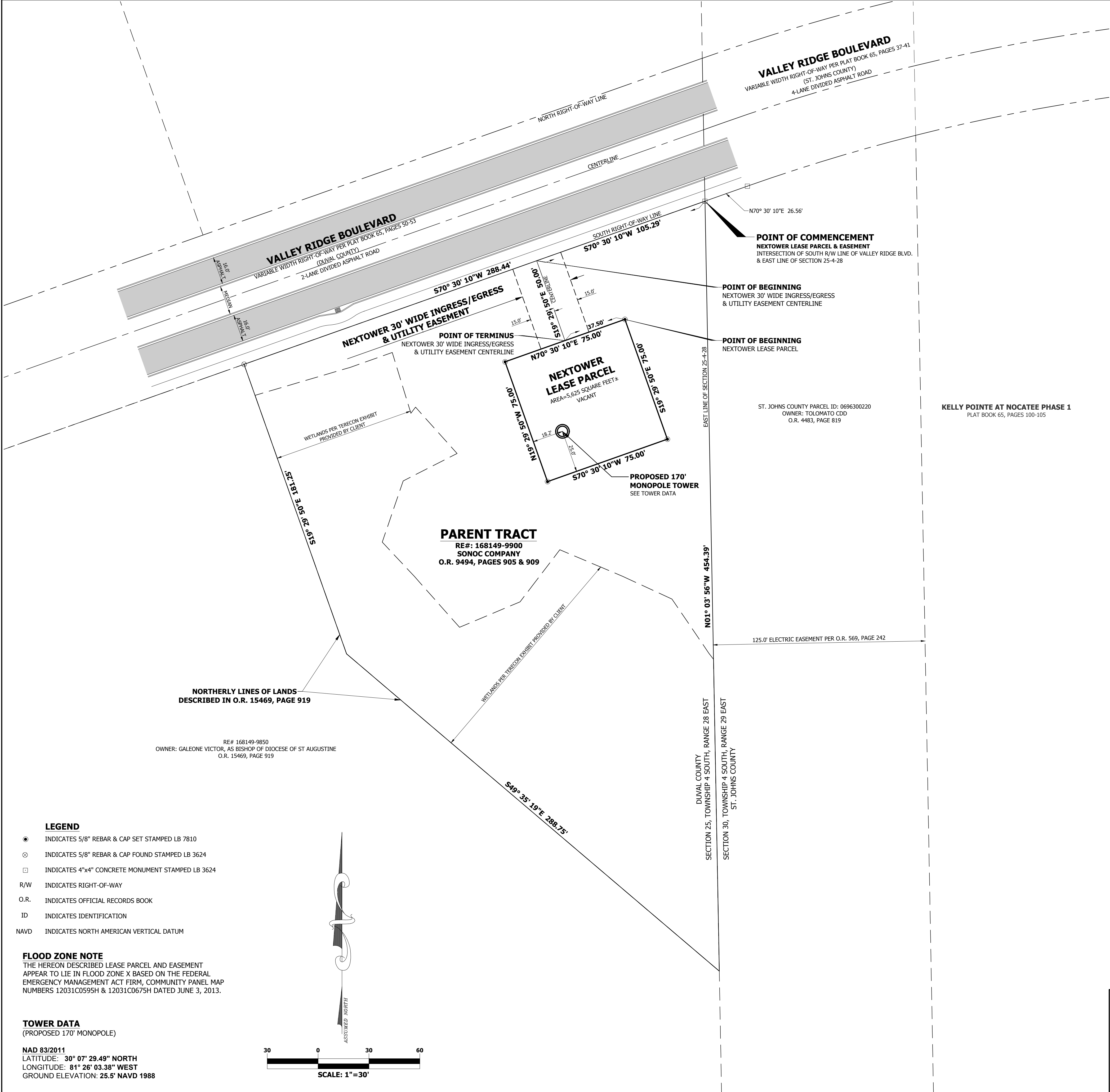
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S19° 29' 50"E FOR 50.00 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING S70° 30' 10"W.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED APRIL 17, 2023.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CENTER OF PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK. THE VALUES FOR THE PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
- THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR SAID FACILITY AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
- MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- THIS SURVEY CONSISTS OF 2 SHEETS.



STONECYPHER SURVEYING INC. 1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601 Tel.: (352) 379-0948 Email: dws@stone-survey.com WWW.STONE-SURVEY.COM Professional Surveying & Mapping Certificate of Authorization No.: LB 7810	BOOK/PAGE 49/45	<div>This map prepared by:  4-18-2023 DAVID W. STONECYPHER PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391</div>	SCALE 1"=30'	
	DRAWN DWS		DATE APRIL 17, 2023	
	CHECKED DWS		PROJECT # 22-0132	
	<div>COMMUNICATION TOWER SITE COASTAL RIDGE NXFL-352</div>			
	DRAWING # nextower-coastal-ridge.survey.dwg	NEXTOWER DEVELOPMENT GROUP II, LLC	SHEET # 1 OF 2	

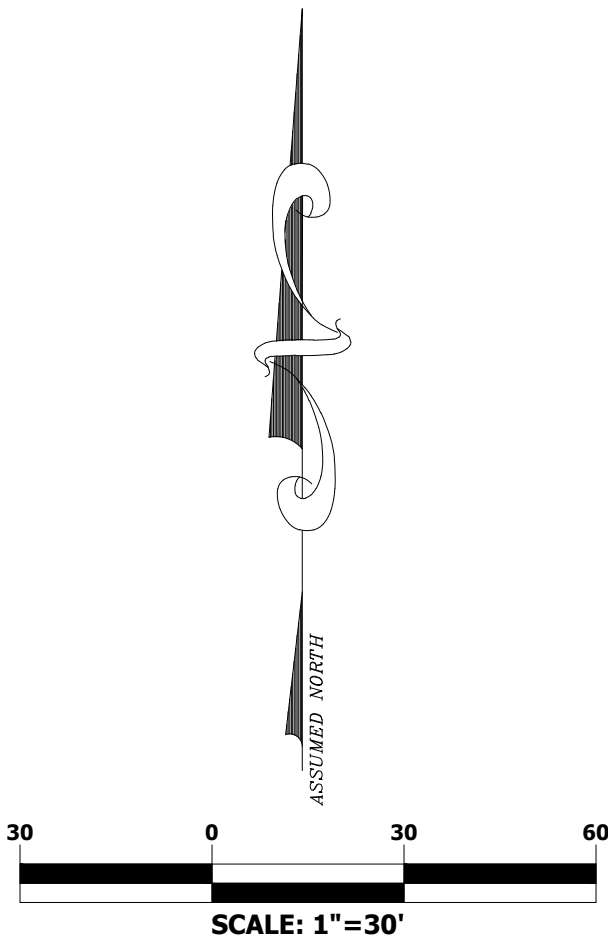


- LEGEND**
- INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
 - ⊗ INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
 - INDICATES 4"x4" CONCRETE MONUMENT STAMPED LB 3624
 - R/W INDICATES RIGHT-OF-WAY
 - O.R. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - NAVD INDICATES NORTH AMERICAN VERTICAL DATUM

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBERS 12031C0595H & 12031C0675H DATED JUNE 3, 2013.

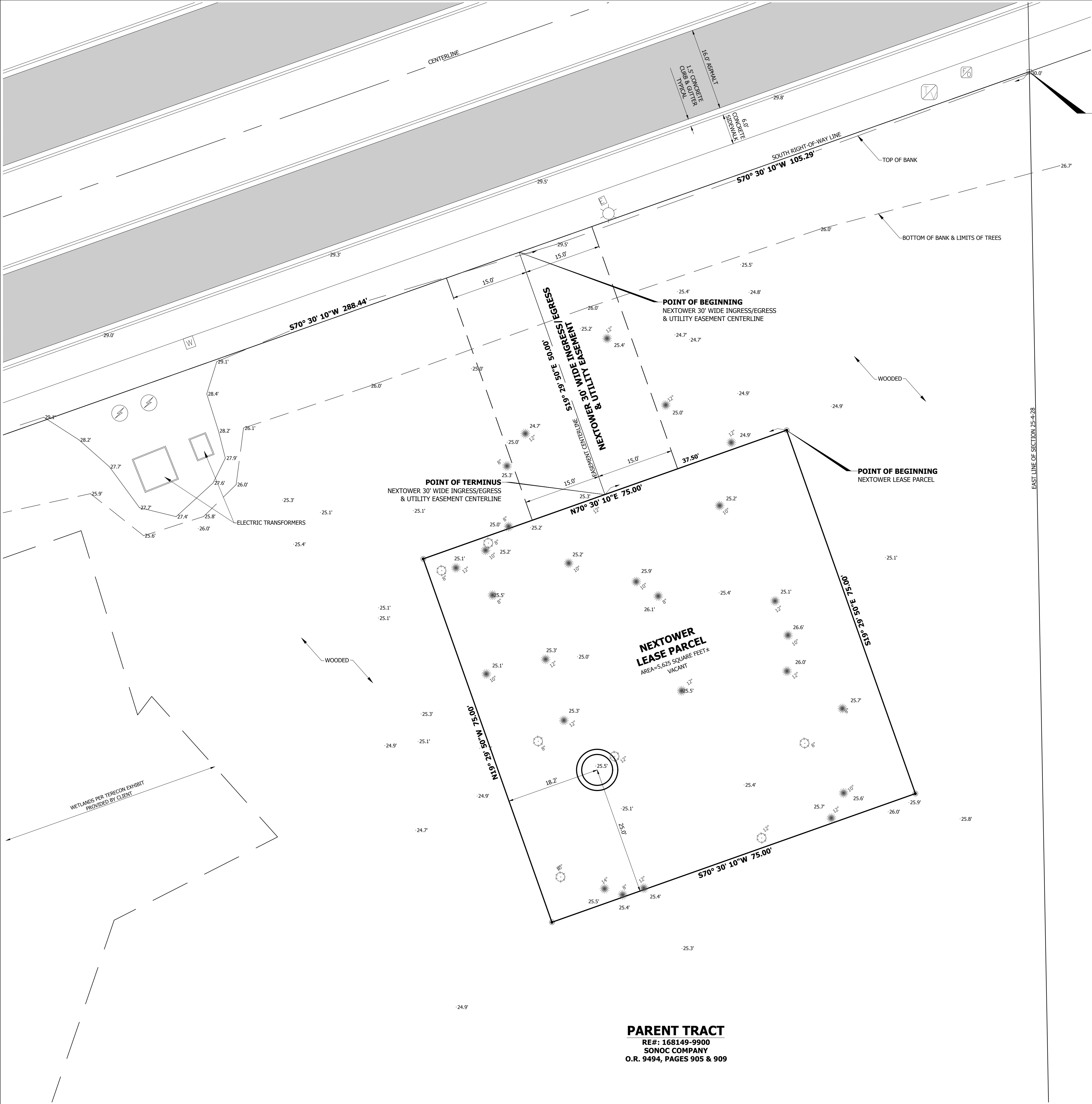
TOWER DATA
(PROPOSED 170' MONOPOLE)

NAD 83/2011
LATITUDE: 30° 07' 29.49" NORTH
LONGITUDE: 81° 26' 03.38" WEST
GROUND ELEVATION: 25.5' NAVD 1988



BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA



POINT OF COMMENCEMENT
NEXTOWER LEASE PARCEL & EASEMENT
INTERSECTION OF SOUTH R/W LINE OF VALLEY RIDGE BLVD.
& EAST LINE OF SECTION 25-4-28

POINT OF BEGINNING
NEXTOWER 30' WIDE INGRESS/EGRESS
& UTILITY EASEMENT CENTERLINE

POINT OF TERMINUS
NEXTOWER 30' WIDE INGRESS/EGRESS
& UTILITY EASEMENT CENTERLINE

POINT OF BEGINNING
NEXTOWER LEASE PARCEL

**NEXTOWER
LEASE PARCEL**
AREA=5,645 SQUARE FEET±
VACANT

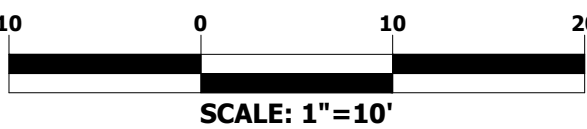
PARENT TRACT
RE#: 168149-9900
SONOC COMPANY
O.R. 9494, PAGES 905 & 909

LEGEND

- INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
- INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
- INDICATES 4"x4" CONCRETE MONUMENT STAMPED LB 3624
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS BOOK
- ID INDICATES IDENTIFICATION
- NAVD INDICATES NORTH AMERICAN VERTICAL DATUM
- INDICATES LIGHT POLE
- INDICATES ELECTRIC JUNCTION BOX
- INDICATES FIBEROPTIC MARKER
- INDICATES COMMUNICATIONS PEDESTAL
- INDICATES ELECTRIC MANHOLE
- INDICATES WATER METER
- +15.2' INDICATES SPOT ELEVATION

TREE LEGEND

- PINE TREE
- BAY TREE
- INDICATES DIAMETER OF TREE TRUNK AS
MEASURED AT 4± ABOVE GROUND
- INDICATES TREE CLUSTER SIZES



SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AS BEARING S70° 30' 10"W.
- ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
- PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
- THIS SURVEY CONSISTS OF 2 SHEETS.

**STONECYPHER
SURVEYING INC.**

1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization
No.: LB 7810

BOOK/PAGE	49/45
DRAWN	DWS
CHECKED	DWS

**COMMUNICATION TOWER SITE
COASTAL RIDGE NXFL-352**

DRAWING #
nexttower-coastal-ridge.survey.dwg

NEXTOWER DEVELOPMENT GROUP II, LLC

SCALE	1"=10'
DATE	APRIL 17, 2023
PROJECT #	22-0132

SHEET #
2 OF 2

Valade, Janie D

From: towernotifyinfo@fcc.gov
Sent: Friday, April 28, 2023 3:26 AM
To: Valade, Janie D
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8531357

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. THPO Kristian Poncho - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - kponcho@coushatta.org - 337-584-1401 - electronic mail

2. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribes.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail

Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

5. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

6. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail

Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.

Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:

- a. TCNS Number
- b. Company Name
- c. Project Name, City, County, State

- d. Project type
- e. Project coordinates
- f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

7. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail

Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

8. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

9. Historic Preservationist Kyra N Lucas - Florida Division of Historical Resources - 500 S. Bronough Street Tallahassee, FL - Kyra.Lucas@dos.myflorida.com - 850-245-6339 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 04/24/2023

Notification ID: 265838

Excluded from SHPO Review: No

Tower Owner Individual or Entity Name: NexTower Development Group II, LLC.

Consultant Name: Janie D Valade

Street Address: 8001 Baymeadows Way, STE 1

City: Jacksonville

State: FLORIDA

Zip Code: 32256

Phone: 904-504-5523

Email: janie.valade@terracon.com

Structure Type: MTOWER - Monopole

Latitude: 30 deg 7 min 29.4 sec N

Longitude: 81 deg 26 min 3.3 sec W

Location Description: Valley Ridge Boulevard

City: Jacksonville

State: FLORIDA

County: DUVAL

Detailed Description of Project:

Ground Elevation: 7.8 meters

Support Structure: 48.8 meters above ground level

Overall Structure: 51.8 meters above ground level

Overall Height AMSL: 59.6 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

[https://urldefense.com/v3/__https://www.fcc.gov/wireless/available-support-services__;!!JrcuqBw_IQ!hr058g_JJRpiGmqXcy9jhDJx_zo4iVo8dJSqamVJpMN1Es7biNUdbqXir3EB43bCH1tTM698IB6wICpe1V7fGWw1i6QFfJ0\\$](https://urldefense.com/v3/__https://www.fcc.gov/wireless/available-support-services__;!!JrcuqBw_IQ!hr058g_JJRpiGmqXcy9jhDJx_zo4iVo8dJSqamVJpMN1Es7biNUdbqXir3EB43bCH1tTM698IB6wICpe1V7fGWw1i6QFfJ0$)

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission



May 18, 2023

Ms. Susan Kelly - Planner III
Historic Preservation Commission
214 North Hogan Street, 3rd floor
Jacksonville, Florida 32202
904-255-7827
KSusan@coj.net

RE: Invitation to Comment as a Consulting Party on a Proposed Telecommunications Tower

Site Name:	Coastal Ridge NXFL-342
Terracon Project Number:	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville, Duval County, Florida 32081
Lat/Long:	30° 07' 29.4" N / 81° 26' 03.3" W
Proposed Lease Area:	±5,625 Sq. Ft.
Proposed Ingress/Egress Easement:	±30 Ft. Wide
Proposed Tower Height:	170 feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.

To Whom It May Concern:

On behalf of our client, Terracon is writing to invite your comment on the effect of the above-referenced project on **historic resources** within the project's Area of Potential Effects (APE). We are requesting your review pursuant to Section 106 of the National Historic Preservation Act, the Advisory Council on Historic Preservation's regulation for compliance with Section 106, and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), and the Nationwide Programmatic Agreement effective March 7, 2005. Field assessment for both historic properties and archaeological sites will be conducted and a determination will be made of the project's direct and indirect effects on eligible properties. Consulting parties are invited to provide information concerning historic or archaeological properties already listed in the National Register or that could be eligible for listing in the National Register. **We welcome your comments regarding the effect of the tower on historic resources that may be eligible for the National Register of Historic Places.** If you would like to comment, please respond to this letter within 30 days of its receipt. Thank you for your response on this matter. If you have any questions, please do not hesitate to call. If you wish to respond by email, I may be reached at janie.valade@terracon.com and 904-504-5523.

Sincerely,

Janie Valade
Staff Scientist

Attachment: Project Location Map with APE





May 18, 2023

Ms. Susan Kelly - Planner III
Historic Preservation Commission
214 North Hogan Street, 3rd floor
Jacksonville, Florida 32202
904-255-7827
KSusan@coj.net

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Sincerely,

Janie Valade
Staff Scientist

Attachment: Project Location Map with APE



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of Coastal Ridge NCFL-352

in the Court, was published in said newspaper by print in the issues of 4/27/23.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 27th day of April, 2023 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/18/2024
Commission No. HH43586



Seal

Notary Public, State of Florida

PUBLIC NOTICE

NexTower Development Group II, LLC is proposing to build a 170-foot Monopole Telecommunications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The site is located off of Valley Ridge Boulevard, Jacksonville, Duval County, Florida 32081 (30° 07' 29.4" N / 81° 26' 03.3" W). The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1242992.

ENVIRONMENTAL EFFECTS

Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street NE, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Janie Valade, 8001 Baymeadows Way, STE 1, Jacksonville, Florida 32256, janie.valade@terracon.com or 904-504-5523.

Apr. 27 00 (23-02688D)

PHASE I ARCHAEOLOGICAL SURVEY FOR THE NXFL-342 COASTAL RIDGE TELECOMMUNICATIONS PROJECT

Duval County, Florida

 **Terracon** Project No. EQ227545

May 2023



Prepared by:

Terracon Consultants, Inc.
8001 Baymeadows Way
Jacksonville, Florida 32256

ABSTRACT

Report Title: Phase I Archaeological Survey for the NXFL-342 Coastal Ridge Telecommunications Project

Site Name:	NXFL-342 Coastal Ridge
Terracon Project No.	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville (Nocatee), Duval County, Florida
Lat/Long:	N 30° 7' 29.49" / W 81° 26' 3.38"
Proposed Lease Area:	Approximately 5,625 square feet (75x75 feet)
Access Road/Utility Easement:	Approximately 50 feet x 30 feet utility and ingress/egress easement
Proposed Tower Height:	170 feet
Tower Type:	Monopole
Topo Quad Name/Date:	Durbin, FL (2021) USGS 7.5-Minute Quadrangle
Direct Effects APE	Lease Area, Ingress/Egress and Utility Easement

On behalf of our client, Terracon Consultants, Inc. (Terracon) conducted a phase I archaeological survey for the proposed NXFL-342 Coastal Ridge Telecommunications Project located in Duval County, Florida. The fieldwork was performed on May 11, 2023. Prior to fieldwork, a review of the Florida Master Site File (FMSF) was conducted to identify previously recorded cultural resource surveys and cultural resources within or adjacent to the area of potential effects (APE). As a result, no previously recorded surveys or archaeological sites were identified within the APE for direct effects; furthermore, no historic properties are documented within the APE. No archaeological or aboveground historic resources were encountered within the project area. No further archaeological work is recommended at this time.

Dave Boschi

Dave Boschi, M.A., R.P.A.
Principal Investigator and Author



Blue Nelson, M.A., R.P.A.
Principal Investigator

Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



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Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



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Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



1.PROJECT INFORMATION

Terracon Consultants, Inc. (Terracon) understands that the client is proposing to develop a telecommunication site with associated equipment enclosures under the following specifications:

Site Name:	NXFL-342 Coastal Ridge
Terracon Project Number:	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville (Nocatee), Duval County, Florida
Lat/Long:	N 30° 7' 29.49" / W 81° 26' 3.38"
Proposed Lease Area:	Approximately 5,625 square feet (75x75 feet)
Proposed Tower Height:	170 feet
Tower Type:	Monopole
Access Road/Utility Easement:	Approximately 50 feet x 30 feet utility and ingress/egress easement
Tower Height	170 feet
Topo Quad Name/Date:	Durbin, FL (2021) USGS 7.5-Minute Quadrangle
Direct Effects APE:	Lease Area, Ingress/Egress and Utility Easements

Federal Communications Commission (FCC) regulations require that the client consider the effects of the proposed undertaking on historic properties in compliance with the *National Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* (Nationwide PA [FCC 04-222]) and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. A historic property as defined by the FCC as "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register maintained by the Secretary of the Interior" (FCC 2004).

In partial fulfillment of these requirements, Terracon conducted a Phase I archaeological survey for the proposed NXFL-342 Coastal Ridge telecommunications project. The goal of the survey was to determine if National Register of Historic Places (NRHP)-eligible or NRHP-listed historic properties were located within the area of potential effects (APE). The APE for direct effects for this project is summarized in the above table. All work complied with the cultural resources provisions of Chapter 267, Florida Statutes, as well as the Florida Division of Historical Resources (DHR) recommendations for such projects as stipulated in the Division's Historic Preservation Compliance Review Program manual and Rule Chapter 1A-46, Florida Administrative Code.

2.PROJECT DESCRIPTION

The client is proposing to construct a telecommunications tower off of Valley Ridge Boulevard, just west of the Duval/St. Johns county line, in the Nocatee development within the City of Jacksonville, Duval County, Florida (**Figure 1**). The site is located south of Valley Ridge Boulevard at geographic coordinates: Latitude 30.124858, Longitude -81.434272 (UTM Zone 17R E458167.80, N3332700.33). The proposed tower consists of a 170-foot monopole tower situated within a 5,625-square foot lease area. An approximate 50-foot by 30-foot utility easement and an approximate 400-foot by 25-foot ingress/egress easement will also be constructed.

Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



Figure 1. NXFL-342 Coastal Ridge Telecommunications Tower Project location, Duval County Florida (Durbin, FL and Palm Valley, FL [2021] quadrangle maps, scale 1:24,000).

Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



3. ENVIRONMENTAL CONTEXT

The project area is located within the St. Augustine Ridge Sets subdistrict, which is part of the Eastern Flatwoods District. The St. Augustine Ridge Sets are a complex relic of a barrier island with beach ridge sets containing swales with cypress stands and ridges covered by flatwoods (Brooks 1981). Durbin Swamp lies approximately 0.8 miles (1.2 kilometers) to the northwest; furthermore, unnamed wetlands are abundant in the area, as are retention ponds (see **Figure 1**). The immediate vicinity of the project area is occupied by maturing pine with mixed hardwoods and a moderate to dense understory of palmetto and thorny vines (**Figure 2**). At the time of the archaeological survey, surface visibility was low due to the leaf litter. The project area is comprised entirely of poorly drained Lynn Haven fine sand as mapped by the United States Department of Agriculture (USDA 1978).



Figure 2. Typical environment within the APE, view north.

4. CULTURAL CONTEXT

Paleoindian Period

The Paleoindian Period is the earliest occupation for which there is archaeological evidence of in the Western Hemisphere. It began during the late Pleistocene epoch and ended around 10,000 years ago. The earliest evidence for human occupation in the southeastern United States (US) dates to approximately 15,000 years ago. Early peoples likely migrated from Northeastern Asia towards the end stages of the last glacial period, which was marked by drier climates, cooler annual temperatures, and significantly lower sea levels. Alternative theories suggest migratory routes may have voyaged along the Pacific and Atlantic coasts by boats or utilizing exposed coastlines (Anderson and Gillam 2000, Bradley and Stanford 2004, Faught 2008). Because sea levels were significantly lower during this period, many early Paleoindian sites have since been submerged along the continental shelf in the Gulf of Mexico (Faught 2004, Faught and Gusick 2011). Most known terrestrial sites dating to this period are found around karstic regions in the center of the state. Permanent freshwater sources such as sinkholes and springs in proximity to exposed Tertiary-age limestone attracted these nomadic groups. The Clovis culture has long been the earliest widely acknowledged culture in North America; however, some submerged archaeological investigations are generating compelling new evidence, suggesting a human presence that predates the Clovis culture, which is identified by the presence of a distinct lanceolate-shaped projectile point/knife (PP/K) tool type. Investigations at the Page-Ladson site in the Aucilla River has yielded stone tools in association with butchered megafaunal remains dating to around 15,000 years ago. This evidence has pushed back the previously established timeline for human presence in Florida and the Southeast (Halligan et al. 2016). Conventional archaeology divides the Paleoindian Period into three stages. The Early Paleoindian Period (ca. 13,000 – 10,500 B.C.E.) is associated with the exploration and colonization of the Southeast; the Middle Paleoindian Period (ca. 10,500 – 8,600 B.C.E.) is associated with the establishment of cultural variations and the settling of areas; and the Late Paleoindian Period (ca. 8,600 – 7,500 B.C.E.) is marked by wetter climates, rising sea levels, and the transition to Holocene conditions (Anderson 1990, Bense 1994, Milanich 1994). Evidence suggests Paleoindian settlement patterns focused on specific river drainage basins and maintained interactive networks with other groups.

Subsistence studies indicate that Paleoindians likely hunted and gathered a variety of animal and plant species. Paleoindians hunted fauna and megafauna. Studies have indicated that mammoth seasonally migrated north - south, suggesting Paleoindians may have migrated along these routes in conjunction with the migratory herds (Milanich 1994). The Florida Paleoindian diet also included, various turtle, gopher tortoise, freshwater shellfish, fish, deer, diamondback rattlesnake, racoon, opossum, rabbit, muskrat, wood ibis, panther, and frogs (Milanich 1994).

Due to the great age of these sites, lithic material is often the only cultural material recovered at Paleoindian sites. Early and Middle Paleoindian periods are characterized by the presence of lanceolate-shaped, chipped stone projectile points exhibiting convex or straight bases (Bense 1994, 41-42). These artifacts are often made of fine-grained chert worked to long, thin, bifacially-worked blades, often exhibiting a flute, or long shallow flake scar, on each face. The most prevalent Early and Middle Paleoindian projectile points found in Florida include the Clovis, Suwannee, and Simpson types, with the Suwannee and Simpson. Late Paleoindian lithic tool types include smaller, serrated, and basally thinned

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projectile points (Anderson 1990, Bense 1994, Faught 2004, Faught and Gusick 2011, Milanich 1994). Additionally, microliths, or small lithic flakes or flake fragments, which were utilized as small lithic tools may have been used during the Late Paleoindian Period.

Archaic Period (7500 – 500 BC)

The environment of the Archaic period (7500-500 B.C.E.) was characterized by warmer climatic conditions and higher sea levels, resulting in the emergence of a mesic oak-hickory forest (Milanich and Fairbanks 1980). Modern sea levels were reached around 5,072 years ago. during the middle Holocene changing the climate of the area. The Pleistocene megafauna were unable to adapt to the more arid Holocene environment. This period happens in this Holocene environmental time of change between 10,072 to 3,072 years ago. As a result, Archaic period Indians focused their subsistence strategies on the procurement of smaller game, fish, wild plant foods, and in some cases, shellfish. Thus, the period seems to have been characterized by changes in human subsistence patterns, tool manufacturing techniques, and the surrounding environment itself. As the population became more sedentary, a variety of site types evolved, including base camps, short-term camps, procurement camps, and cemeteries. These site sizes increased during the transition of sub-stages (Early, Middle, Late Archaic) that were necessary for the changing systems of increased social complexity. By about 6500 B.C.E., the Florida populace had developed a sedentary, or semi-sedentary, settlement system wherein groups seem to have established permanent habitation sites of larger size than had been utilized previously. However, small groups continued to roam the interior, periodically aggregating at large centralized settlements within the central highlands of North Florida (Hemmings and Kohler 1974).

Recent excavation at the Wedgeworth site in in south Florida reveals patterns that shed light on how Archaic people adapted, perhaps thrived in an environment long believed by archaeologist to have been unsuitable for the establishment of communities (Locascio 2019:4). While many small lithic scatter sites potentially dating to the Archaic period in Florida have been recorded, only a few large Archaic sites have been investigated archaeologically. Milanich and Fairbanks (1980:50-51) suggest that the increased variety of projectile points and tools may reflect ethnicity and perhaps, cultural relationships with similar groups located outside of Florida.

Past researchers have postulated that Middle Archaic (5000 - 3000 B.C.E.) peoples of Florida lived almost exclusively in the interior of the state and made only occasional ventures to the Atlantic coast. As an outcome of recent surveys and test excavations along the northern Atlantic coast of Florida, however, it has become clear that preceramic groups were occupying the Atlantic coast on a regular basis during the Middle Archaic period (Russo 1988, 1992; Bond 1992). These coastal peoples were exploiting the abundant aquatic estuarine resources of the Atlantic seaboard.

Archaic groups produced a tool assemblage that was not as well executed as those of the Paleoindian period. Qualitatively, Archaic period stone tools are quite different from those of the earlier Paleo era in that, with some prominent exceptions, they appear to have been much more expediently produced. Observable wear patterns indicate varied uses of individual tools, and the degree of attrition is comparatively minimal in many cases, suggesting that tools were used sparingly before being discarded. Paleoindian tools, on the other hand, were manufactured for specific tasks, and were repeatedly used until they were lost, broken or worn out. The most well-known artifacts of the Archaic Period in Florida belong to a family of large, stemmed spear point types that are variations of a basic design, and include Hillsborough, Newnan, Alachua, Putnam and Marion types (Bullen 1975). Tools in other parts of the state where chert material for Archaic points were not available include bone and shell tools, bone awls,

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bone points, and manufactured antler tools. It can also be noted that different pottery manufacturing techniques emerged in the late archaic during the Orange period. Orange period Archaic sites have little difference from earlier Archaic sites in size, location, or artifact assemblages, except for the presence of this fiber-tempered pottery (Smith 2012).

A shift in subsistence patterns apparently occurred among the later Archaic people of northeast Florida as they became more dependent upon riverine resources. While they continued to migrate seasonally between the coast and the uplands, increasingly large freshwater shell middens began to occur along the banks of the St. Johns. In northeast Florida, the Late Archaic Period is known as the Mount Taylor period (4,000 - 2,000 B.C.E.) and is represented in shell deposits along the St. Johns River and its tributaries as well in the use of charnel houses and secondary burial practices (Milanich 1994).

Along the coast, shell middens were also common during the period, and artifacts traded in from distant regions have been found in Late Archaic sites. During the Orange Period (2,000 - 1,000 B.C.E.), trade became more prevalent, and cultivation began to occur, although the basic hunting and foraging subsistence pattern of the Archaic continued relatively unchanged. It was during this period that the Atlantic coastal strand was inhabited for the first time (Milanich and Fairbanks 1980:152).

Orange Period

The Late Archaic peoples of northeast Florida possessed essentially the same material culture as their predecessors, with the addition of fired-clay pottery occurring around 2000 B.C.E (Milanich 1994). This distinct ceramic type, known as Orange pottery, was tempered with plant fibers and molded by hand into bowls of various sizes and shapes (Griffin 1945; Bullen 1972). Orange ceramics are widespread in Florida and are represented by two dominant styles: Orange Plain and Orange Incised.

At the end of the Orange Phase, referred to by Bullen (1972) as the Florida Transitional period (about 1200 - 500 B.C.E.), changes in technology and lifestyle occurred in Florida that mark the beginning of the Formative Period. Sand-tempered and limestone-tempered pottery began to take the place of pottery that was tempered with vegetal fiber. Three different projectile point styles (basically notched, corner-notched, and stemmed) began to occur in relatively contemporaneous deposits, which differentiate this period from earlier culture stages and suggest population movement and social interaction between culture areas. Cultural change during this period may have accompanied an increase in the utilization of plant foods. Increased sedentism became possible as prehistoric peoples refined their subsistence strategies in order to more efficiently exploit estuarine resources. By the end of this period of transition, pottery traditions reflect an increase in regional differentiation.

Woodland Period (500 BC – AD 750)

According to Milanich (1994) Florida can be described regionally based upon distinctive cultures until after 500 BC. Though, regional culture existed in the Archaic, distinctive pottery styles were more regional, correlating with different geographical regions (**Figure 3**).

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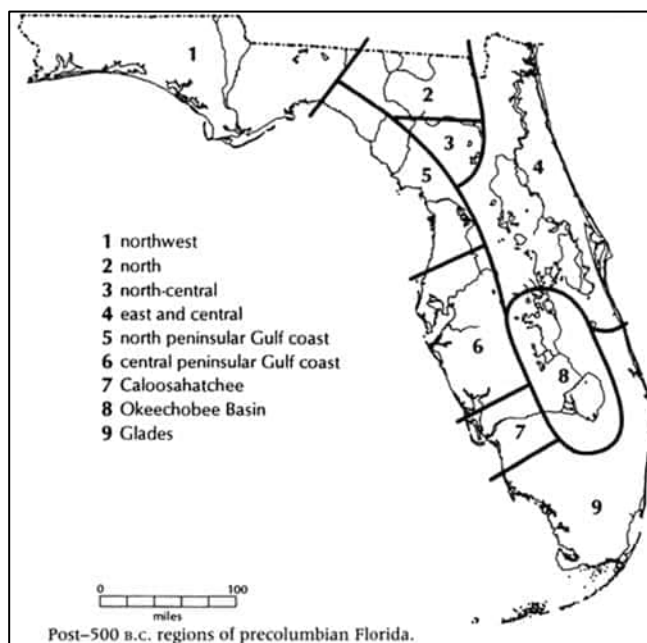


Figure 3. Regions of Pre-Columbian Florida (Milanich 1994, xix).

Region 4: East and Central Florida

The post-Archaic peoples of the lower St. Johns traditionally have been linked to the St. Johns culture by archaeologists (Goggin 1952; Milanich and Fairbanks 1980). However, pottery assemblages from sites near the river's mouth frequently exhibit ceramic types indicative of distinct local cultures as well as those types related to St. Johns and coastal Georgia regions. In an attempt to critically assess cultural affiliations and adaptations along the Northeast Florida/Southeast Georgia coast, a new culture area has been created, the St. Marys region (Russo 1992). This construct is designed "to promote research among areas of Florida and Georgia that share a common culture heritage" (Russo 1992:107). The following is a discussion on the post-Archaic prehistory of the lower St. Johns River.

St. Johns I

The St. Johns tradition is most noticeably manifest in archaeological assemblages by a chalky, temperless pottery made of clays containing fossil sponge spicules (cf. Borremans and Shaak 1986). The St. Johns way of life seems to have developed out of the previous Orange culture, as evidenced by St. Johns chalky wares with designs similar to those on Orange incised pottery (Bullen 1972; Milanich and Fairbanks 1980; Russo 1992). The post-Archaic period witnessed an increase in population and settlement numbers compared to earlier times. Cultural traits of the St. Johns period included the construction of burial mounds; a continued reliance on coastal resources; the appearance of new ceramics styles; and the reputed rise in plant cultivation (Milanich and Fairbanks 1980:157). Contact with other Indian groups, both within and beyond Florida helped to shape the St. Johns culture.

The St. Johns tradition is divided into two major periods, St. Johns I and II, which are further subdivided on the basis of observable changes in material culture (Goggin 1952:40; Milanich and Fairbanks 1980:148). Pottery of the St. Johns I period, 500 B.C.E to Common Era (C.E.) 100, is mostly St. Johns Plain, but also includes some St. Johns Incised and Deptford series ceramics. The St. Johns Ia period,

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AD 100 - 500, is distinguished by the common occurrence of Dunns Creek Red pottery along with St. Johns Plain. Trade wares indicative of this period include Deptford and Swift Creek types. The St. Johns Ib period, AD 500 - 800, is characterized by the predominance of St. Johns Plain in village areas or middens and Dunns Creek Red and Weeden Island types in burial mounds (Milanich and Fairbanks 1980). However, pure St. Johns I sites as defined in the St. Johns heartland are lacking near the mouth of the St. Johns River. In fact, no St. Johns I villages locally have been excavated to date (Goggin 1952:47; Russo 1992:115).

Deptford (500 BC to AD 600)

Originating around 500 BC and lasting to AD 600 on the Atlantic coast (Milanich 1971, 1973, 1978:138), the Deptford culture represents a continuation of the coastal way of life that was well established by Late Archaic times. Communities were situated in maritime hammocks near tidal marshes, with subsistence centered essentially on the exploitation of estuarine and maritime forest resources. Deptford groups (or possibly subgroups) may have moved inland seasonally to the river valleys to gather plant foods, hunt game, and trade with non-coastal peoples (Milanich 1973; 1978). Limited horticulture was originally suspected to have taken place during Deptford times by some researchers (Milanich and Fairbanks 1980:175), but archaeological data indicative of deliberate plant domestication is lacking for this period to date.

Deptford social organization, based on excavations at Cumberland Island, Georgia, is inferred to have been composed of bands of 30-50 kin-related individuals (Milanich 1971:199). Furthermore, it is speculated that bands occupied small settlements of 15-25 houses, each comprised of a single nuclear family. The dead were interred in both shell middens and sand mounds. The burial of individuals in corporately constructed earthworks suggests some form of ceremonialism for the Deptford people. On the Gulf coast, Sears (1962) has examined Deptford ceremonial life and defined its associated material assemblage as the Yent complex. Continuous use type burial mounds and the presence of elaborate sacred pottery and exotic Hopewell related mortuary items characterize this religious complex. However, few mortuary items were recovered from Deptford burial mounds on St. Catherines Island, Georgia, suggesting egalitarian societal organization (Thomas and Larsen 1979:150).

Deptford ceramics defined regionally as sand and/or grit-tempered plain, check stamped, and simple stamped wares, are a common occurrence at archaeological sites along the lower St. Johns River (Sears 1957, 1959; Jordan et al. 1963; Dickinson and Wayne 1987). The most common mode of decoration on Deptford vessels is check stamping, which includes a bold and linear variety. Incising and/or punctating as a decorative mode is rare, whereas cord marking is fairly common in northern parts of the Deptford region (Caldwell and Waring 1968; Milanich 1971). Plain wares are usually not formally classified as Deptford due to the generic physical appearance of undecorated ceramics, although it was presumably the most common Deptford ware (Milanich 1971:164-165; Russo 1992:115).

Stone implements have been found at coastal Deptford sites, but generally are rare due to the lack of lithic outcrops along the Atlantic coast. Bone and shell tools, however, are more frequently recovered at coastal Deptford shell middens. Basketry, cordage, and netting are indicated by impressions found on pottery, although direct evidence is lacking (Milanich 1971:160). Wood was probably used for a variety of tools, including paddles for shaping and decorating ceramic vessels; unfortunately, these organic remains rarely preserve in the archaeological record.

Swift Creek (AD 200 - 600)

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The occurrence of Swift Creek ceramics near the mouth of the St. Johns River was first recognized by Goggin (1952:106), who based his interpretations on mound and artifact information provided by C. B. Moore (1894). According to Goggin (1952), complicated stamped vessels were generally found in mounds in association with Hopewellian inspired mortuary items of copper, mica, steatite and other non-local stones. In Northwest Florida, Early Swift Creek pottery and exotic Hopewell-like artifacts and/or raw materials are part of a ceremonial complex known as Green Point (Sears 1962, 1973). Interaction networks probably allowed Early Swift Creek wares and design concepts to spread from the Northwest Gulf coast to the Northeast Florida Atlantic coast. Based on radiocarbon dates from the Dent Mound, burial contexts containing Swift Creek wares are thought to date to around AD 200-600.

In addition to mortuary contexts, Swift Creek series ceramics also have been found scattered throughout various middens near the river's mouth. Based on the non-local paste (i.e., non-chalky texture) of many Swift Creek wares found locally, researchers have generally viewed them as trade wares brought in from adjacent regions. Wilson (1965), however, has suggested that some of the Swift Creek Complicated Stamped ceramics from the Mayport Mound (8DU96) were manufactured locally. This assumption, however, has yet to be tested through ceramic technological analysis, so the manufacture origin of the various paste Swift Creek wares in the region is currently unclear.

According to Sears (1957, 1959), a "limestone" tempered variant of the Swift Creek style was identified along the lower St. Johns River and dated to the "Santa Rosa-Swift Creek or Hopewellian time horizon," ca. AD 1 - 400. This unique ware is actually tempered with charcoal (in addition to sand) rather than limestone, leaving a distinct pitted vessel surface (Ashley 1992:131). Charcoal-tempered plain and complicated stamped pottery have been recovered at several mound and shell midden sites along the lower St. Johns, and its limited distribution strongly suggests local production. Furthermore, the recovery of various notched rims and the absence of folded rims on the charcoal-tempered wares suggest that they represent a local Early Swift Creek variant (Ashley 1992:143).

Archaeological investigations recently conducted at sites across the river from the Pelotes Island have turned up Late Swift Creek ceramics suggesting the movement of coastal Swift Creek groups from South Georgia into the mouth of the St. Johns River (Ashley and Johnson 1990). Ashley (1992) has utilized these data to tentatively suggest that over an approximately 600-year period Swift Creek wares along the lower St. Johns River were brought in from Northwest Florida during ca. AD 100 - 500, manufactured locally (e.g., charcoal-tempered wares) by indigenous groups during ca. AD 100 - 300, and produced locally by migrant Swift Creek peoples during ca. AD 300 - 700. Additional data, however, are needed to test these hypotheses.

Weeden Island (AD 200 - 800)

Based on the excavation of the McKeithen site combined with the results of Sigler-Lavelle's survey of portions of Columbia and Suwannee Counties, Milanich et al. (1984) have generated a model to explain the rise and fall of Weeden Island socio-political processes in North Florida. According to this model, Weeden Island societies were comprised of essentially egalitarian lineages (or segments of lineages), each of which was manifested archaeologically as a village or cluster of small villages linked to a mound center. There was no centralized political authority, although each lineage presumably possessed a religious leader endowed with special privileges or status. Mound centers like McKeithen were the focus of intralineage interaction and interlineage exchange. The lineage based Weeden Island societies of

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North Florida never developed into chiefdoms, as did their contemporaries in Northwest Florida who evolved into the Mississippian Fort Walton culture (Scarry 1980).

The rise in Weeden Island social and political complexity may have been associated with more extensive forms of horticulture, although evidence in support of domesticated plants is currently limited. Kohler (1978:230) has postulated that the post-AD 500 demise of McKeithen Weeden Island was due to increased local autonomy that focused on a shifting swidden economy. He suggests that populations abandoned the villages and dispersed into small hamlets, each dependent on their own agricultural production. Because of the region's sandy soils, residential site mobility was heightened as group frequently moved in search of productive soils. Kohler (1991:102) argues that as local groups became more egalitarian and economically self-sufficient, the need for "religiously sanctioned brokers of interarea trade" waned.

Contact and Mission Period (1539 – 1704)

Accounts by Spanish explorers and missionaries, combined with archaeological data, have helped to specifically identify a number of the indigenous populations on the Florida peninsula. The major native groups of northern Florida were Timucuans, who were descendants of the St. Johns, Alachua, and other known prehistoric archaeological societies. Following the movement of the de Soto entrada through North Florida in 1539, the Florida natives were forced to adapt to a rapidly changing physical and cultural environment. During the Spanish Mission period, the native population was decimated by introduced European diseases, and groups were frequently relocated and consolidated to facilitate missionization and exploitation of their labor by the Spaniards.

The historic period Indians of North Florida were a Western Timucua tribe known as the Utina, who are believed to have had the largest population of any Timucuan group (Milanich 1978:70; Milanich and Fairbanks 1980:217). The first documented contact with the Utina (Outina) was in 1528 by the Spaniard Panfilo de Narvaez (Milanich 1978:70). In 1539, the de Soto expedition traveled through the Utina territory, and visited three Utina towns including Aguacaleyquen, Uriutina, and Napituca (Milanich and Hudson 1993). It was in the Utina province that the entrada abandoned their northerly route and turned west toward Apalachee. After leaving the village of Aguacaleyquen, the entrada camped at a small, unnamed village that Milanich and Hudson (1993:177) place near Alligator Lake in Columbia County. At Napituca, located near the Suwannee River, de Soto and his men engaged in a battle with the Utina, whose warriors numbered over 300 (Milanich 1978:70).

Recent research indicates that there were two distinct groups referred to as Utina by the Europeans (Hann 1990). The confusion presumably stems from the fact that Utina is the common Timucuan word for chief (Milanich and Hudson 1993:150). Following the lead of Johnson (1991), Milanich and Hudson (1993) distinguish between the two Utina groups and designate the St. Johns group as Eastern Utina and the North Florida group as Northern Utina.

Spanish Missions were established in the North Florida or Utina region during the early seventeenth century and continued until around 1689 or 1690 (Milanich 1978:73). Weisman (1991:191) argues that the Spaniards never used the term Utina but referred to the area as the "land or province of the Timucua." Prior to the founding of missions in North Florida, European contact with the Utina-Timucua was intermittent. The mid-17th century Utina population was more consolidated, and groups were concentrated in sedentary horticultural villages in the southern and western sections of the Utina territory along the St. Augustine to Apalachee trail (Milanich 1978:74). The appearance of Leon-

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Jefferson ceramics at mission-related sites dating to the seventeenth century marks the movement of Apalachee Indians into North Florida. Johnson (1991) has recorded several mission period sites in the vicinity of Alligator Lake, and one such mission (San Juan de Guacara) is located at Charles Springs (Loucks 1993:212; Worth 1992:59).

British Florida (1763 – 1784)

In 1764 Great Britain gained control of the Florida peninsula when Spain relinquished the province as part of treaty negotiations ending the Seven Years War, known better in the U.S. as the French and Indian War (1756 - 1763). Spanish colonists and their Native American allies evacuated en masse. Most of the former Floridians moved to Cuba, while a few went to Mexico (Gannon, ed. 1996, 136).

Great Britain emerged from the war as the world's most powerful empire. In Florida, unlike during the recently terminated centuries of Spanish rule, the British did not have to concern themselves with hostilities and attacks from nearby enemy colonies; the entire Atlantic coast of North America was in British possession after 1763. With Florida, Great Britain acquired a colony, which had been emptied of rival inhabitants of European origin. The remaining Native Americans and escaped Africans did not qualify as settler material in the eyes of the British. With the Proclamation of 1763, British administrators split the former Spanish colony into East and West Florida at the Apalachicola River (**Figure 4**).



Figure 4. Detail of a Map of the Southern British Colonies by Capt. William DeBrahm, depicting East and West Florida.

The Proclamation of 1763 assigned Native Americans to lands west of the Appalachians in the colonies north of Florida. A 1765 agreement between the Native Americans in Florida and the new British government in East Florida relegated Native activity to the west side of the St. Johns River, in a manner similar to the Proclamation of 1763. Migrating Creek groups of Native Americans had begun moving into Spanish Florida about 1715 and by the time of the arrival of the British, these groups were known as Seminoles. They were the Native American participants in the 1765 agreement (Gannon, ed. 1996:187-89).

The new British owners hoped to turn the Florida peninsula into a land of profitable plantations. Entrepreneurs in the British Isles devised exotic schemes toward that end. Indigo and rice were crops that were particularly favored at the time. Surveyors and publicists visited Florida to encourage land sales on the Home Island and subsequent development. A proclamation provided for township grants of up to 20,000 acres or for family grants that were apportioned according to family size. James Grant, the new Governor of East Florida was anxious to colonize the province. He realized that good roads

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would increase trade, speed communications, permit rapid movement of military forces and supplies, and encourage settlers to locate along the way (Coomes 1976: 36).

Based on surveys by James Moncrief, Military Engineer, and by William Gerard De Brahm, Surveyor General for the Southern District of North America, Grant recommended the location for a future settlement, and proposed to build "... a road from this place to the Mosquitoes. It will be a continuation of the Subscription Road and will be a continuation of the Subscription Road...". The location favored by Grant was selected some few years later by Dr. Andrew Turnbull for his New Smyrna colony (Coomes 1976: 37).

The King's Road had hardly been completed when the American Colonies declared their independence from British rule. When Georgia and South Carolina required their citizens to take a strict oath of allegiance to the Revolutionary cause, the province of East Florida became a haven for the Loyalists. A stream of some 7,000 refugees came in 1778 alone. Many arrived in St. Augustine over the King's Road, and Governor Patrick Tonyn was hard pressed to take care of them (Coomes 1976, 43-44). Historian Leitch Wright thought that half of the 12,000 refugees were slaves brought by their fleeing owners. A community of Loyalist refugees sprang up at St. Johns Bluff, and at least 200 substantial houses appeared at the community, called St. Johns Town (Wright 1975:126).

Second Spanish Period (1784 – 1821)

Spain's support of the American revolutionaries was re-paid at the peace talks in 1782 with the restoration of Florida to the Spanish empire. This time it was the British who would evacuate, although quite a few British subjects chose to remain in now-Spanish East Florida. The majority chose to relocate to other parts of the British Empire. Many of the migrants had only resided in Florida for a short time. In July 1784, a Spanish governor once again took command of the Florida peninsula. Spain, however, lacked the resources to develop the area, and the presence of hostile Indian groups played into the decision not to expand. During the Second Spanish period, Florida provided a place for runaway slaves, contraband trade, and slave smuggling. The combination of disenfranchised, displaced Indians, escaped slaves, British arms merchants and slave traders, and frontiersmen created a land of lawlessness and unrest. To further add to the confusion, new settlers coming from Georgia, Alabama, and South Carolina were interested in adding Florida to the United States. When Andrew Jackson invaded Florida during the First Seminole War in 1818, it became clear that Spain could no longer control the region and it was transferred to the United States in 1821 as a territory (Adams 1990:4).

Seminole Period (1750 – 1840)

Following Moore's destructive raids (1702 - 1704) on the Spanish Mission system, which stretched from St. Augustine westward to present day Tallahassee, the North Florida region was abandoned. It was later occupied by Creek Indian refugees, known today as Seminoles, who began to infiltrate into northern Florida from Georgia and Alabama during the mid-eighteenth century (Weisman 1989). The most notable Seminole settlement in the vicinity was Alligator Town, which existed somewhere near Alligator Lake as late as 1817.

Between 1821 and 1845, central Florida was the scene of numerous hostilities between transplanted Creek Indians (Seminoles) and white settlers. To the south, the rich pasturelands around East Lake Tohopekaliga were used by Spanish ranchers and Seminole Indians during the 19th century.

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The 1823 Treaty of Moultrie Creek confined the Seminoles to an approximately 4-million-acre tract in the center of the state (Weisman 1999). Over the next decade, two more treaties were forced upon the Seminoles in an attempt to remove the Seminole population to Oklahoma. The terms of the treaties were considered unfair by the Seminoles, and their signing led to the Second Seminole War in 1835 (Weisman 1999). A military outpost, Fort Mason, was established on the eastern bank of Lake Eustis around 1830.

With the end of the Second Seminole War, the Armed Occupation Act was approved in 1842 to encourage settlement of central Florida. As a result, any family head or male over the age of 18 was eligible to receive 160 acres provided they agreed to cultivate at least five acres, build a dwelling, and reside there for at least five years (Tebeau 1980:149). Soon settlers, mostly southern Anglo-American farmers, began to infiltrate.

American Territorial (1821 – 1845)

In 1821, the United States government created the Territory of Florida and named Andrew Jackson military governor. Jackson initiated the Americanization of Florida, naming Tallahassee the seat of the territorial government. St. Augustine lost its political influence as capital of the province of East Florida, and instead became the seat of government for St. Johns County.

In 1822, Congress appointed a board of land commissioners with the task of confirming or rejecting private claims in Florida. A process that often-included translating Spanish documents, obtaining old surveys from archives, and deposing witnesses, the reviewing of claims slowed the public survey and land sales by the state and federal governments. Still, by the end of 1825, the East Florida commissioners had confirmed 325 claims and rejected sixty-one others. Congress furnished final adjudication for eighty-eight other claims that consisted of 3,000 or more acres, while several large grants were adjudicated in the courts during the 1830s (Tebeau 1980).

The NXFL-342 Coastal Ridge telecommunications project is located within the unincorporated community of Nocatee, within the City of Jacksonville/Duval County, just west of the Duval and St. Johns county line (see **Figure 1**). As such, the development of both Jacksonville and St. Johns County are presented below.

Jacksonville

One of the earliest Spanish maps of the Jacksonville area depicts a Timuqua village, named Ossachita, adjacent to a “bold spring” near Liberty Street in downtown (Davis 1925: 24). The village was situated on the north shore of the St. Johns River at a location that provided a natural ford, or a place shallow enough for people and domesticated animals to cross the river. Once cattle were introduced to the region, the name “Wacca Pilatka”, which means “place of cow’s crossing” was used to indicate this natural ford (Davis 1925: 24). Following the arrival of European settlers, the area that would become Jacksonville was initially called Cow Ford.

During the Age of Empires, Spain was expanding and had a foothold in Florida, and the French followed suit. The French’s first attempt at claiming a stake in North America occurred at the mouth of the St. Johns River in Jacksonville in February 1562. French explorer Jean Ribault landed at the mouth of the

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St. Johns River, naming it the May River, and encountering Timucuan Indians that were led by Chief Saturiwa (Ward 1982: 36). Ribault reportedly erected a monument at the mouth of the river and sailed north.

In 1565, Rene de Laudonniere, second-in-command on Ribault's 1562 expedition, led a group of 200 new settlers back to the May River, and established a settlement and fortification on a bluff along the south bank of the St. Johns River, near present-day Fort Caroline (Ward 1982: 36). Doomed from the start, the French colony experienced starvation, attacks by local Indians, and mutiny by the settlers (Ward 1982:40). On September 20, 1565, Pedro Menendez de Aviles launched an overland assault on Ft. Caroline during a violent storm (Ward 1982: 36). Taking the garrison by surprise, the Spanish massacred everyone except about 50 women and children, and Laudonniere who managed to escape. The Spanish destroyed the fort and established a new one at the same location called Fort San Mateo.

The Spanish garrison at Fort San Mateo was short lived. Within a year the storehouse at the fort burned down and the soldiers mutinied (Ward 1982:44). Receiving word of these troubles, the French dispatched Dominique de Gourgues to avenge the massacres at Ft. Caroline and Matanzas. De Gourgues reached the St. Johns in April 1568 to find Spanish forts on either side of the river (Ward 1982: 45). The French forces, joined by Timucuan Indians unhappy with brutal treatment under the Spanish, attacked the Spanish forts massacring the entire Spanish occupation, and destroying both forts (Ward 1982: 45).

Following the departure of the French, Spain established a series of missions from South Carolina to Florida. The Spaniards quickly made peace with Chief Saturiwa and established a mission in Jacksonville, on modern day Ft. George Island, around 1587 (Ward 1982: 47). This mission, named San Juan del Puerto, became one of three principal missions within the Mocama Province, which encompassed much of present-day Jacksonville and extended north into Georgia to the Altamaha River (Deagan and Thomas 2009). The mission operated until it was captured by British and Creek forces in November 1702 (Ward 1982: 52). Other than a mission presence it doesn't appear the Spanish did much else in present-day Jacksonville.

In 1763, the English acquired Florida from the Spanish in exchange for Havana, which the English captured a year prior. Possession was taken of the state in 1764 with the withdraw of most of the Spanish population (Davis 1925: 25). Following the acquisition of Florida, the British began work constructing a highway on the route of an old Native American trail leading to the St. Marys River. The road begins in New Smyrna, heading north to St. Augustine, through Jacksonville en route to the St. Marys River and beyond into Georgia (Davis 1925: 26). All travel between the colonies in the north and East Florida navigated this route. Northeast Florida was advertised in England as a prime location for the cultivation of highly profitable Indigo plant, used to make blue dyes.

In 1765, the Marquis of Hastings obtained a land grant for 20,000 acres along the St. Johns River, comprising the area from Trout Creek to the mouth of McGirts Creek, which encompassed much of present-day downtown Jacksonville (Davis 1925: 26). Around the same time, the Marquis of Waterford obtained a land grant for 20,000 acres on the south side of the river, between Pottsburg Creek and Julington Creek (Davis 1925: 26). The British period in Florida ended in 1783, when the Spanish retook control of the peninsula following the signing of the Peace of Paris Treaty of 1783, which ended the American Revolutionary War (Ward 1982). As a result, all British land grants became property of the Spanish crown, and English plantations along the St. Johns were abandoned.

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The Second Spanish period was more tenuous than the first due in large part to the Spanish crown granting land to scores of Anglo-Americans that had no loyalty to Spain. Again, it does not seem that the Spanish had plans for Jacksonville during this period, as no land grants were issued in or near present-day Jacksonville.

Isaiah D. Hart, who arrived in Cow Ford in January 1821, is the person credited with being known as the “founder” of Jacksonville. Mr. Hart initially constructed a log cabin for his family at the base of Liberty Street near the St. Johns River (Davis 1925: 57). Hart originated the idea of the town on the St. Johns and at one time or another he owned most of Springfield and all the land where the “old city” was located (Davis 1925: 57).

In 1822, following the U.S. acquisition of Florida, the local community unanimously agreed to name the town Jacksonville, in honor of General Andrew Jackson (Davis 1925: 56). Two months later, on August 12, 1822, Duval County was created from a portion of St. Johns County.

Jacksonville’s population slowly climbed. In 1832, the little town had a population of around 100; however, in 1835, northeast Florida’s population began to increase due to the Third Seminole War, which drove settlers from the interior of the state to Jacksonville. During the war, the Florida Governor issued a proclamation for every community to construct a block house to protect from Native American attacks (Davis 1925: 77). In response to a proclamation from the governor urging communities to construct blockhouses to protect against Indian attacks, Jacksonville constructed a blockhouse on the northeast corner of Ocean and Monroe Streets in 1836. This blockhouse served as the supply depot to the primary outpost in Middleburg (Davis 1925: 77).

In the 1840s, Jacksonville was already being considered the most important town in East Florida due to its location. During this period Jacksonville began to become an important trade port, shipping cotton and lumber. As the town grew, so did the industries. In 1850, the first circular sawmill in East Florida was constructed at the mouth of Pottsburg Creek, and within four years there were five or six sawmills in Jacksonville and an equal number in the surrounding area (Davis 1925: 95). By the end of the 1850s, Jacksonville added new wharves, businesses, and bigger homes. New roads were opened, and old ones were improved or extended to accommodate the growth. By 1860, the population of Jacksonville reached 2000 (Davis 1925: 112). On the eve of war, Jacksonville was prosperous.

Following Florida’s withdraw from the Union, Confederate forces in Jacksonville prepared for war by constructing defensive fighting positions along the St. Johns River. Lacking munitions necessary to defend the town, the Confederates used palmetto logs to give the appearance of barrel loaded cannons (Ward 1982: 140). Once Union gunboats arrived, the Confederates quickly abandoned the high ground at St. Johns Bluff, on the St. Johns River, and retreated to Jacksonville. During their retreat from Jacksonville, Confederate troops burned 7 sawmills, 4 million linear feet of lumber, 2 iron foundries, a train depot, and a nearly completed warship (Ward 1982: 141). Throughout much of the war Jacksonville was under Union control and was burned down on separate occasions by both occupying forces (Ward 1982: 141).

In the 1870s and 1880s, tourism began to boom, particularly during the winter when northerners would come to town to escape the snow and the cold up north. In fact, during this period Jacksonville experienced four times more visitors during the winter than in the summer (Davis 1925: 161). In 1883, J.R. Campbell constructed a power plant to light the St. James Hotel, which introduced Jacksonville to

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electricity (Davis 1925: 323). By the mid-1880s, hotels and boarding houses were constantly full of visitors coming to experience Florida's temperate weather.

At the outset of the Spanish-American War Jacksonville was selected as a staging area for the army prior to mobilizing to Tampa and then deploying to Cuba for combat. Due to Florida's proximity to Cuba, measures were taken locally to prevent a surprise attack by the Spanish. Atop St. Johns Bluff, a gun battery with 8-inch breech loading rifles was constructed, and the river east of the bluff was mined with explosives (Ward 1982: 172). After five months of hostilities the war was over.

On May 3, 1901, a fire started during lunchtime at the Cleveland Fibre [sic] Factory, which was located at the corner of Beaver and Davis Streets. Spanish moss that had been laid out to dry, caught a fiery ember which started the blaze. Soon, aided by a breeze from the northwest, the flames quickly spread across the city killing seven and destroying 146 city blocks, leaving an estimated 10,000 residents without homes (**Figure 5**). The Great Fire of 1901, as it is called, is the worst disaster in Jacksonville history and one of the worst disasters in Florida history. In fact, it is the third largest urban fire in the United States behind only the Great Chicago Fire and the 1906 San Francisco Fire (Davis 2009).



Figure 5. The Great Fire of 1901, Jacksonville (Florida Memory 1901).

During the reconstruction of the devastated city, architects and carpenters came from far and wide to aid in the rebirth of Jacksonville. One such architect, Henry Klutho, from New York, moved to Jacksonville following news of the great fire. Between 1901 and 1907, Klutho was contracted to design buildings. Between 1907 and the start of World War I, Klutho designed many Jacksonville buildings that have become icons of the local community themselves, such as, the Dyal-Upchurch building, Florida Baptist building, Carnegie Library (Old Jacksonville Free Public Library), the St. James building, and the Morocco Temple, to name a few.

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In 1907, at Black Point, on the western shore of the St. Johns River, 1300 acres of A.M. Reed's Mulberry Grove Plantation were purchased and designated as a National Guard training area (Figure XX; Ward 1982: 199). In 1916, it was the site of a short-lived aviation school, prior to being converted to a Florida National Guard Camp, named Camp Johnston, the following year (JNH 2019). For a time, Camp Johnston was home to the largest rifle range in the world (CNIC 2013). The National Guard camp was briefly converted to a U.S. Army Quartermaster training facility during World War I but was turned back over to the state on June 25, 1921 (Ward 1982: 199). In the early 1930s, the camp was renamed Camp Foster and remained under the control of the Florida National Guard until the federal government acquired the property for the Navy in 1940 (JNH 2019).

Once the U.S. entered World War I, Camp Johnston was expanded with the intention of constructing accommodations for 50,000 men, although the war ended before the expansion was completed and the largest number of troops on base at any one time was around 27,000 (Davis 1925: 265). Jacksonville was selected as a location for a U.S. shipyard, and laborers flocked to the city for work (Davis 1925: 269). The war ended on November 11, 1918, was celebrated in the city with a large parade. In total, 157 Jacksonville residents were killed overseas (Davis 1925: 258-259).

Following the war and during much of the 1920s Jacksonville experienced prosperity. Between 1919-1926, millions of dollars in new construction were built across the city. It is during this time that Jacksonville suburbs, such as, Avondale, San Marco, Lake Shore, San Jose Estates, Lake Forest, and Venetia were developed (Ward 1982: 208). In 1924, Ford opened an automobile assembly plant on Wambolt Street, employing 800 people to assemble 200 Model T automobiles a day (Boetsch 2017). By Spring 1928, prosperity began to slow, and Jacksonville began to feel the effects of an economic depression even before the stock market crash of 1929. By 1932, automobile assembly ceased at the Jacksonville Ford plant, as the Great Depression continued to affect the economy. That same year it was estimated that 24,000 people, representing 6,000 families, were facing starvation (Ward 1982: 210).

As unemployment rose, the local government was unable to sustain work programs. In December 1932, jobless men and transients looking for work were rounded up and given the option to accept transportation home or enter Camp Foster, which had been converted to an "unemployment, relief and concentration camp" (Ward 1982: 213). In September of 1935, Works Progress Administration (WPA) projects began to provide some relief to Jacksonville, and by summertime of the following year Jacksonville was experiencing a housing boom that would last throughout the end of the 1930s (Ward 1982: 213).

World War II proved to be a catalyst for economic development in Northeast Florida. The Navy selected Jacksonville as the site of a Naval Air Station (NAS) (Figure XX). In July 1939, Black Point was purchased by the federal government and donated to the Navy (Ward 1982: 217). On September 4, 1940, the first planes arrived at NAS Jacksonville. During the war the Navy trained over 10,000 aviators for combat at NAS Jax, while the base hospital treated returning wounded sailors, including future president, Lt. John F. Kennedy (JNH 2019).

Although Jacksonville seemed far from the war raging in Europe and the Pacific, four months after the Japanese attack on Pearl Harbor, Hawaii, German U-boat, U-123, torpedoed the SS Gulf America off the shore of Jacksonville Beach (Gannon 1990). Two months later, another U-boat, U-584, landed south of Jacksonville Beach and deposited four Nazi saboteurs at Ponte Vedra with \$70,000 in U.S. currency, American made clothing, forged documents, and two boxes of explosives (Gannon 1990). The landing party split into two groups; however, they were already under FBI surveillance resulting from intelligence

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gathered during the interrogation of another captured saboteur (Gannon 1990). The saboteurs were subsequently captured and killed by electrocution by the Army in Washington, D.C. on August 8, 1942 (Gannon 1990).

Following World War II, the City of Jacksonville increased spending on construction projects to keep pace with the post-war population boom that occurred. During this period, the development of suburbs and the ensuing “white flight”, often promoted through unscrupulous sales tactics, left the city’s tax base anemic, leading to issues with funding municipal obligations, such as, education, sanitation, and traffic control (JHS 2018). With a declining population, stagnant economic growth, and high property taxes, a movement for consolidation of the Jacksonville city government and the Duval County government gained momentum. On August 8, 1967, Duval County voters overwhelmingly voted for “Consolidation”, and on October 1, 1968, the consolidation of the city and county governments was celebrated. Comprising of an area of 875 square miles, Jacksonville became the largest city, regarding land area, in the world for some time.

St. Johns County

Post-Colonial Development of St. Johns County

The Spanish colony of East Florida and a portion of what had been Spanish West Florida became a single United States territory in 1821. With the arrival of U.S. law and control in Florida, white citizens were eager to acquire lands that became available under American hegemony. Like the rest of the nation, residents of the new Florida territory wanted transportation systems to abet the delivery to market of products grown on their newly acquired lands. Because of several Presidential vetoes of legislation to create a federally funded transportation system, responsibility to create and finance internal improvements devolved to the states rather than being assumed by the federal government. The Florida Territory, however, benefited from its status as a territory because it could rely on Congress for government monies, which often funded improvements in Florida.

Among the first actions taken by the United States Government in the new territory of Florida was the establishment of internal and external lines of communication. Even before the formal exchange of flags with Spain, the Post Office department had appointed a deputy postmaster for St. Augustine on June 19, 1821, and on June 29, 1821, a post route began operating to St. Mary’s Georgia. Mail was transported in every direction, mostly by water. The citizens of St. Augustine, in a memorial dated to congress Feb 20th, 1822, asked for the mail to be carried over the Old King’s Road. The Post Office began using the road in 1824. (Coomes, 1976: 46)

Florida joined the Union in 1845. Statehood brought significant changes to the administration of roads, resulting from the transfer of authority from Washington to Tallahassee. The state legislature delegated responsibility for declaration and maintenance of roads to the various counties. There was, in the early decades of the state’s history, no state department of transportation. An 1874 law, titled “An Act to Establish and Keep in Good Repair the Public Roads and Highways in the State.” Declared that all roads and highways “laid out according to law” shall be declared public roads. County commissions were given authority to order the creation or discontinuation of public roads (Weaver, 2009:67).

State legislature created St. Johns County and assigned St. Augustine as the seat of government. Small riverside settlements appeared along the St. Johns River, and at Tocoli the St. Johns Railway was completed into St. Augustine in 1859. During the Civil War, Union troops occupied St. Augustine, and

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gunboats patrolled the St. Johns River. Following the war, new settlements with churches and schools appeared in rural areas.

In the 1880s, as St. Augustine experienced significant growth upon the arrival of Henry Flagler, some population gains were made in coastal, river, and interior regions of the county. The introduction of railroad lines helped spur growth in the rural villages of Elkton, Hastings, and Spuds. River settlements at Fruit Cove, Orangedale, Picolata, Racy Point, Remington Park, Riverdale, and Switzerland also experienced slow, steady growth. A few wealthy seasonal visitors developed river estates, and others fashioned seaside resorts at Crescent Beach and Summer Haven. Many settlers planted citrus until hard freezes in the mid-1890s pushed Florida's citrus belt farther south.

African American settlers formed communities at Armstrong, Elkton, and Hastings. Designated as New Augustine, a large ethnic community emerged west of St. Augustine, and soon became known as West Augustine. By 1910, over thirteen thousand people resided in the county, with nearly five thousand of those spread throughout the villages and settlements of the unincorporated county. Landowners and developers platted numerous subdivisions during the 1920s land boom, but the county retained much of its rural character.

In 1930s, turpentine and naval stores, long a significant part of Florida's economy, contributed to the county's economy. Ponte Vedra Beach emerged as an exclusive seaside village in the Great Depression, when most other communities continued to depend on agriculture. The opening of the Intracoastal Waterway opened new home sites in Palm Valley. During World War II several grass runways, referred to in military parlance as outlying fields, supported Navy pilots training at naval air stations at Green Cove Springs and Jacksonville. In cooperation with rural landowners and timber companies, the Florida Forest Service began installing fire watchtowers in heavily forested St. Johns County in the late-1940s.

Development since World War II has increased with each passing decade. Suburban development from neighboring Orange Park and Jacksonville has begun to impact largely rural northern St. Johns County. Scenic undeveloped vistas along the St. Johns River have yielded to housing developments. Demolition and dramatic expansion of older residences has significantly altered the historic ambiance and character of Ponte Vedra Beach. Developments such as Nocatee and World Golf Village represent new trends and challenges to the preservation of St. Johns County's rural heritage and historic character.

5. BACKGROUND RESEARCH

Background research was conducted on May 3, 2023, by Dave Boschi, RPA. Background research consisted of reviewing historic maps, aerial imagery, and data compiled on the Florida Master Site File (FMSF). The review of the FMSF archaeological site file records maintained indicated that there has been one survey which has previously conducted which included the current project area (**Table 1**); however, examination of the survey indicated no subsurface testing took place within the current project area. The FMSF review also indicated no archaeological sites, historic-period structures, cemeteries, bridges, National Register properties or resource groups which overlap the current project area.

Table 1. Previously Conducted Surveys Overlapping the Current Project Area.

FMSF Survey	Survey Title	Year	Report Author
6760	An Intensive Cultural Resource Assessment Survey of the Nocatee Tract, Duval and St. Johns Counties, Florida	2000	Handley, Brent, Susan Parker and Greg Smith

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Aerial imagery indicates that development in the project area begins in earnest around 2006 with the construction of Nocatee Parkway (**Figure 6**). By 2014, Valley Ridge Boulevard is constructed with further developments continuing to present day (**Figure 7**). A review of historic maps including the USGS Palm Valley, FL (1918) 1:62,500 scale, Durbin, FL (1952) 1:24,000 scale, Jacksonville, FL (1977) 1:100,000 scale, and Durbin, FL (2012) 1:24,000 scale quadrangle maps confirm the lack of development in the project location until the Nocatee planned community development begins.

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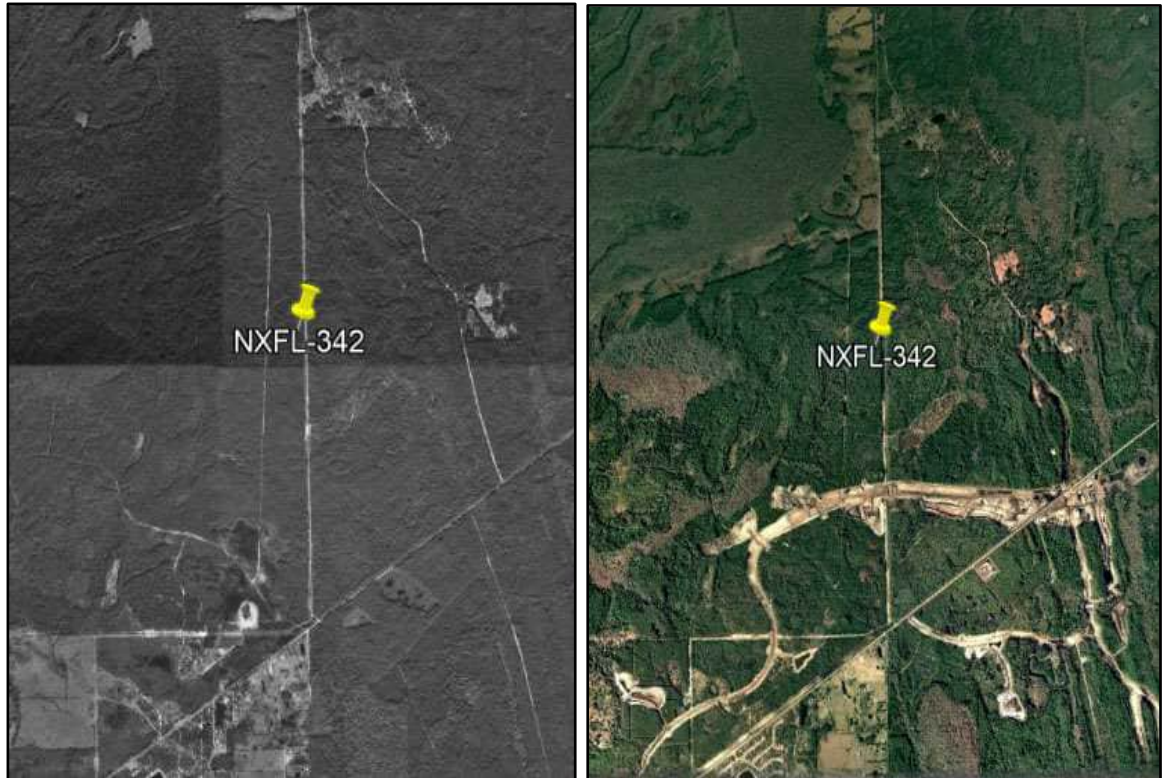


Figure 6. Aerial imagery depicting Nocatee development: Left, 1994; Right, 2006 (Google Earth Timeslide).

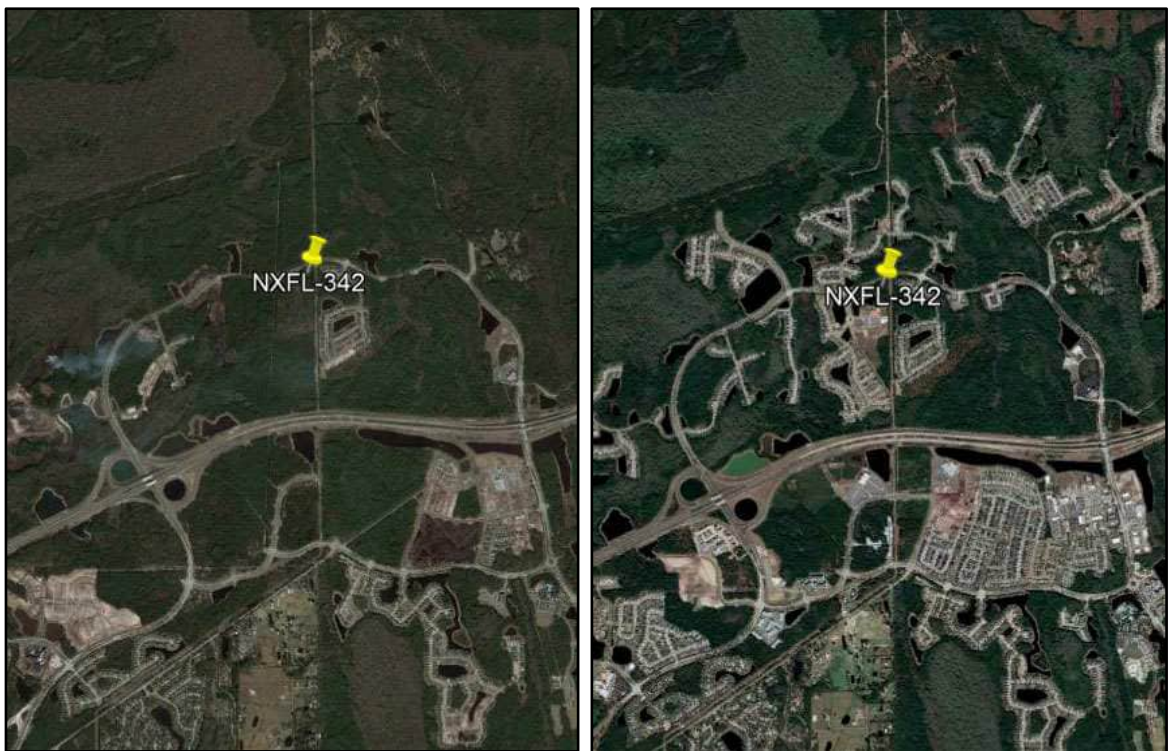


Figure 7. Aerial imagery depicting Nocatee development: Left, 2014; Right, 2022 (Google Earth Timeslide).

6. SURVEY METHODS AND RESULTS

An archaeological survey of the direct APE was performed on May 11, 2023, by Dave Boschi, M.A., R.P.A. Testing consisted of five shovel tests and pedestrian survey (**Figure 8**). At the time of the survey, surface visibility was less than 10 percent due to vegetation.

The pedestrian survey consisted of surface inspection within the direct effects APE to locate artifacts which had been brought to the surface during ground disturbance activities. Shovel tests measured 50 cm in diameter minimum and were excavated to a meter in depth or until hydric soils were encountered. Soil from the shovel tests was screened through 1/4-inch wire mesh for the standardized collection of artifacts. Information for each shovel test regarding artifact content, shovel test depth, soil texture and color (using the Munsell soil color chart), and other relevant environmental factors were kept in a field journal. Representative soil profiles and environments were digitally photographed. Locations of each shovel test were recorded using handheld GPS systems and marked on paper field maps.

A total of five shovel tests were excavated within the direct effects APE. The access corridor is along a graded side of Valley Ridge Boulevard and not tested; all testing was conducted within the lease area (see **Figure 8**). All shovel tests were negative for cultural material. Shovel test profiles exhibited a dense, humic root mat approximately 5 to 10 cm thick, and three strata. All tests terminated in spodic soils (**Figure 9**), with the exception of STP 5 which terminated due to impenetrable root at 30 cmbs. Three of the five shovel tests terminated between 90 and 100 cmbs, while the shovel test closest to Valley Ridge Boulevard (STP1) encountered spodic soils at approximately 50 cmbs. Descriptions for each shovel test including shovel test depth, soil texture and color (using the Munsell soil color chart), and other relevant environmental factors were kept in a field journal. **Table 2** summarizes the shovel test results data and **Figure 8** summarizes the shovel testing locations.

As a result of this survey, no archaeological sites, subsurface cultural features, or archaeological occurrences were identified within the APE. Furthermore, no extant architectural resources were identified within the APE.

Table 2. Shovel Test Data.

Shovel Test	Total Depth (cmbs)	Reason for Termination	Soil Profile
STP 1 (Northeast corner)	50	Spodic soil	0-7 cmbs: humic root mat 7-17 cmbs: very dark brown (10YR 2/2) loamy sand 17-30 cmbs: dark gray (10YR 4/1) mixed with black (10YR 2/1) sand 30-50+ cmbs: black (10YR 2/1) compact spodic sand
STP 2 (Tower)	100	100 cmbs and spodic	0-5 cmbs: humic root mat 5-25 cmbs: very dark gray (10YR 3/1) loamy sand 25-85 cmbs: white (10YR 8/1) sand 85-100+ cmbs: black (10YR 2/1) compact spodic sand
STP 3 Southwest corner)	100	100 cmbs and spodic	0-10 cmbs: humic root mat 10-30 cmbs: very dark gray (10YR 3/1) loamy sand 30-85 cmbs: white (10YR 8/1) sand 85-100 cmbs: black (10YR 2/1) compact spodic sand

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STP 4 (Northwest corner)	90	Spodic soil	0-5 cmbs: humic root mat 5-25 cmbs: very dark brown (10YR 2/2) loamy sand 25-80 cmbs: light gray (10YR 7/1) sand, wet with depth 80-90+ cmbs: black (10YR 2/1) compact spodic sand
STP 5 (Southeast corner)	30	Impenetrable root	0-5 cmbs: humic root mat 5-30 cmbs: gray (10YR 5/1) sand with dense roots

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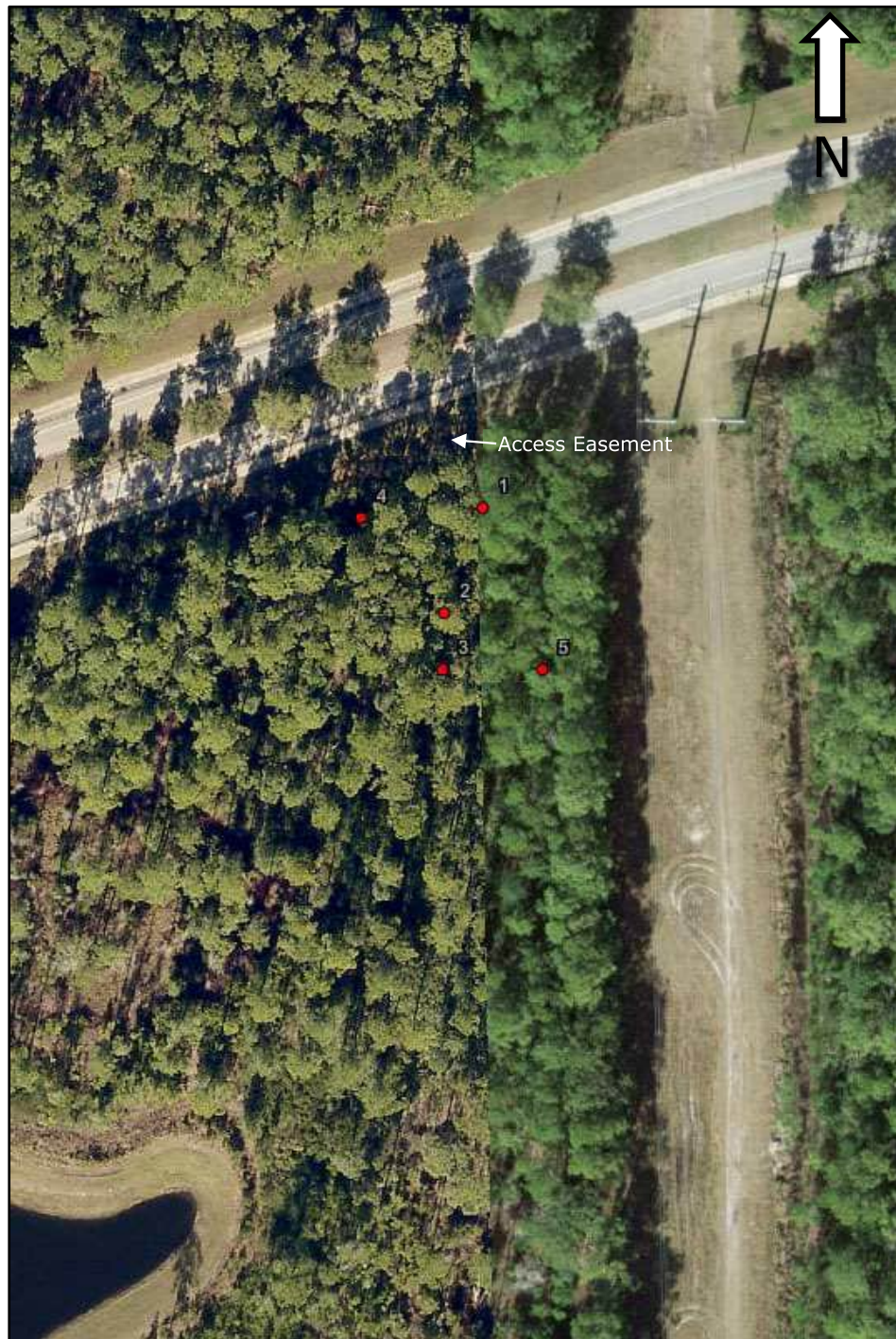


Figure 8. Survey Results.

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Figure 9. Representative soil profiles. Left: STP 2. Right: STP 1.

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7. SUMMARY AND RECOMMENDATIONS

The client is proposing to construct a telecommunications tower near Valley Ridge Boulevard in the unincorporated community of Nocatee, within the City of Jacksonville, Duval County, Florida. The proposed tower consists of a 170-foot monopole tower situated within a 5,625-square foot lease area. An approximate 50-foot by 30-foot utility and ingress/egress easement will also be constructed. Background research indicates that there has been one previous survey overlapping the project area; however, there are no previously recorded cultural resources within the project area. Field survey included pedestrian survey and the excavation of five shovel test pits. As a result of fieldwork, no archaeological or aboveground historic resources were identified within the project area. Therefore, Terracon recommends a finding of no historic properties affected within the APE.

In the event archaeological material is encountered prior to or during construction, coordination should occur with a professional archaeologist to ensure that proper documentation and updates can be submitted to DHR. Archaeological materials consist of any items 50 years or older which were produced or used by humans. These items include stone tools (e.g., arrowheads, spearpoints, scrapers, etc.), ceramic fragments, worked wood or faunal remains, shell, brick fragments, metal and glass objects. These materials may be present on the ground surface and/or beneath the ground surface.

If human skeletal remains are encountered, **stop work immediately!** Chapter 872.05 of the Florida Statutes (Offenses Concerning Dead Bodies and Graves) states if skeletal human remains are discovered during any project, all work must stop immediately in the immediate area and all reasonable efforts must be made to minimize or avoid impacts to the remains. A 25-meter buffer should be established around the remains, and the medical examiner must be notified to determine if the age of the remains. If the remains are less than 75 years old, the medical examiner and local law enforcement will assume jurisdiction. If the remains are older than 75 years, the State Archaeologist assumes jurisdiction. Willfully and knowingly disturbing, removing, damaging, vandalizing, or destroying an unmarked human burial is guilty of a felony of the third degree (s. 775.082, s. 775.083, or s. 775.084).

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Florida Memory

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Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



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Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



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Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



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Phase I Archaeological Survey

NXFL-342 Coastal Ridge Telecommunications Project ■

Duval County, Florida

May 2023 ■ Terracon Project No. EQ227545



APPENDIX A – FMSF SURVEY LOG

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)

NXFL-342 Coastal Ridge

Report Title (exactly as on title page)

PHASE I ARCHAEOLOGICAL SURVEY FOR THE NXFL-342 COASTAL RIDGE TELECOMMUNICATIONS PROJECT
Duval County, Florida

Report Authors (as on title page)

1. Dave Boschi, MA, RPA

3. _____

2. Blue Nelson, MA, RPA

4. _____

Publication Year 2023Number of Pages in Report (do not include site forms) 37

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

Supervisors of Fieldwork (even if same as author) Names Dave Boschi, RPAAffiliation of Fieldworkers: Organization TerraconCity Jacksonville

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

1. telecommunications3. Nocatee

5. _____

7. _____

2. cell tower

4. _____

6. _____

8. _____

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

Name _____

Organization NexTower, LLC.

Address/Phone/E-mail _____

Recorder of Log Sheet Dave BoschiDate Log Sheet Completed 5-12-2023

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. Duval

3. _____

5. _____

2. _____

4. _____

6. _____

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

1. Name DURBINYear 2021

4. Name _____

Year _____

2. Name _____

Year _____

5. Name _____

Year _____

3. Name _____

Year _____

6. Name _____

Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 5-11-2023 End 5-11-2023 Total Area Surveyed (fill in one) _____ hectares 0.10 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): ☒ archaeological ☐ architectural ☐ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

pedestrian survey and 5 STPs

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

☐ Florida Archives (Gray Building) ☐ library research- *local public* ☒ local property or tax records ☒ other historic maps ☐ LIDAR
☐ Florida Photo Archives (Gray Building) ☐ library-special collection ☐ newspaper files ☒ soils maps or data ☐ other remote sensing
☒ Site File property search ☐ Public Lands Survey (maps at DEP) ☐ literature search ☒ windshield survey
☒ Site File survey search ☐ local informant(s) ☐ Sanborn Insurance maps ☒ 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.
☐ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☐ metal detector
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☒ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer ☒ pedestrian survey
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☐ coring ☐ ground penetrating radar (GPR)
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): _____

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 ☐ local property records ☐ occupation permits ☐ unknown
☐ other (describe): _____

Survey Results

Resource Significance Evaluated? ☐ Yes ☒ 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)

N/A

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

N/A

Site Forms Used: ☐ Site File Paper Forms ☐ 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: _____

Site Name:	Coastal Ridge NXFL-342
Terracon Project Number:	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville, Duval County, Florida 32081
Lat/Long:	30° 07' 29.4" N / 81° 26' 03.3" W
Proposed Lease Area:	±5,625 Sq. Ft.
Proposed Ingress/Egress Easement:	±30 Ft. Wide
Proposed Tower Height:	170 feet
Tower Type:	Monopole
APE for Visual Effects:	0.50 Mi.

Federal Communications Commission (FCC) regulations require that the client consider the effects of the proposed undertaking on historic properties in compliance of the *National Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* (Nationwide PA [FCC 04-222]) and the National Historic Preservation Act (NHPA), as amended. In fulfillment of these requirements, Terracon conducted a historic resource records review for the proposed project.

The goal of the review was to determine if National Register of Historic Places (NRHP) eligible or NRHP-listed historic resources are located within the visual area of potential effect (APE) for the project. The visual APE established for this project is based on the overall height, as outlined in the NPA (see above table for the project's established APE).

Records Review

The proposed monopole tower will be 170 feet tall. Per FL HPD request, the APE was determined at a 0.50-mile buffer.

File review at the State Historic Preservation Office was conducted by an SOI-qualified Principal Investigator for the project's visual APE. Based on the result of the file review, no NRHP listed or NRHP eligible resources were identified in the APE; therefore, no further work was conducted regarding visual impacts.



August 7, 2023

SHPO Process Consultation Certification Letter

Prepared for: NexTower Development Group II, LLC.

Project Description: 170-Ft. Monopole Tower Site

Site Name: Coastal Ridge NXFL-342

Site Address: Valley Ridge Boulevard, Jacksonville, Duval County, Florida 32081

E106 Filing Number: 0010550939

Terracon Project No. EQ227545

Terracon submitted FCC Form 620 with attachments to the SHPO on May 18, 2023. The FCC Nationwide Programmatic Agreement (NPA) Act 47 CFR Part 1 pg. 586 states "if the SHPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant's determination of No Historic Properties affected within 30 days following receipt of a complete Submission Packet, it is deemed that the SHPO concurs with the applicant's determination that the proposed project will have no effect on Historic Properties. The Section 106 process is then complete, and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required." As the requirements of the NPA regarding review by the SHPO have been satisfied, no further evaluation is required for this item.

Sincerely,

A handwritten signature in black ink that reads 'Jamie Valade'.

Jamie Valade
Staff Scientist

NEPA REVIEW

Coastal Ridge NXFL-342 ■ Duval County, Florida 32081
August 7, 2023 ■ Terracon Project No. EQ227545



APPENDIX E
TRIBAL COORDINATION/NOTIFICATION

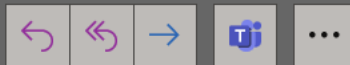
Cultural Resources Review/Section 106 Review; Coastal Ridge NXFL-...



Valade, Janie D

To

Bcc ● 'kponcho@coushatta.org'; ● THPOcompliance@semtribe.com;
● 'thpo@tttown.org'



5/18/2023



Tribal E106_EQ227545.pdf

12 MB



RE: Cultural Resources Review/Section 106 Review

Site Name:	Coastal Ridge NXFL-342
Terracon Project Number:	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville, Duval County, Florida 32081
Lat/Long:	30° 07' 29.4" N / 81° 26' 03.3" W
Proposed Lease Area:	±5,625 Sq. Ft.
Proposed Ingress/Egress Easement:	±50 feet x ±30 feet
Proposed Tower Height:	170 feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.
TCNS Number:	265838

To Whom It May Concern:

Our client is proposing to construct a telecommunication project at the above-referenced location and specifications. In accordance with the Nationwide Programmatic Agreement, this letter is a respectful request to determine whether your Tribe would like to comment on the planned communications site for its impact on

Tribal Summary Table						
Site Name: Coastal Ridge NXFL-342				TCNS Notification Date: 4/28/23		
TCNS #: 265838						
Tribe	TCNS Auto Reply	Request from Tribes	Follow Up(s)	Final Reply	FCC Referral	Standing Agreements and Comments
Coushatta Indian Tribe	Requests additional site information	Requests 620 in TCNS	5/18/2023	Referral Timeout: 7/14/23	6/29/2023	N/A
Miccosukee Tribe of Indians of Florida	30-day Timeout	N/A	N/A	30-day Timeout: 5/28/2023	N/A	N/A
Seminole Tribe of Florida	Requests additional site information	Requests 620 in TCNS	5/18/2023	Referral Timeout: 7/14/23	6/29/2023	N/A
Seminole Nation of Oklahoma	30-day Timeout	N/A	N/A	30-day Timeout: 5/28/2023	N/A	N/A
Muscogee (Creek) Nation	Requests additional site information	Requests 620 in TCNS	5/18/2023	Referral Timeout: 8/7/23	7/20/23	N/A
Eastern Shawnee Tribe of Oklahoma	Requests additional site information	Requests 620 in TCNS	N/A	5/2/2023	N/A	N/A
Thlopthlocco Tribal Town	Requests additional site information	Requests 620 in TCNS	5/18/2023	Referral Timeout: 7/14/23	6/29/2023	N/A

Valade, Janie D

From: towernotifyinfo@fcc.gov
Sent: Thursday, July 6, 2023 9:03 AM
To: Valade, Janie D
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #34298

NexTower Development Group II, LLC.
Janie D Valade
8001 Baymeadows Way, STE 1
Jacksonville, FL 32256

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 06/29/2023 and 07/06/2023. Our contact with these Tribal Nations or NHOs was sent on 07/06/2023.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 07/06/2023, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).

2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 265838 Referred Date: 07/05/2023 Location: Valley Ridge Boulevard, Jacksonville, FL

Detailed Description of Project:

Tribe Name: Coushatta Indian Tribe

Tribe Name: Seminole Tribe of Florida

Tribe Name: Thlopthlocco Tribal Town

LEGEND:

* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

Valade, Janie D

From: towernotifyinfo@fcc.gov
Sent: Thursday, July 20, 2023 9:01 AM
To: Valade, Janie D
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #34371

SBA Towers X, LLC.
Janie D Valade
8001 Baymeadows Way, STE 1
Jacksonville, FL 32256

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 07/13/2023 and 07/20/2023. Our contact with these Tribal Nations or NHOs was sent on 07/20/2023.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 07/20/2023, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).

2) See *id.* at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 266035 Referred Date: 07/19/2023 Location: 3451 Tamiami Trail E, Naples, FL

Detailed Description of Project:

Tribe Name: Seminole Tribe of Florida

Tribe Name: Thlopthlocco Tribal Town

TCNS# 265838 Referred Date: 07/13/2023 Location: Valley Ridge Boulevard, Jacksonville, FL

Detailed Description of Project:

Tribe Name: Muscogee (Creek) Nation

LEGEND:

* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

Valade, Janie D

From: towernotifyinfo@fcc.gov
Sent: Friday, April 28, 2023 3:26 AM
To: Valade, Janie D
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER
CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8531357

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. THPO Kristian Poncho - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - kponcho@coushatta.org - 337-584-1401 - electronic mail

2. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribes.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail

Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

5. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

6. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail

Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.

Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:

- a. TCNS Number
- b. Company Name
- c. Project Name, City, County, State



May 18, 2023

TCNS Manager Ms. Corain Lowe-Zepeda
Muscogee (Creek) Nation
Highway 75& Loop 56 (PO Box:580)
Okmulgee, OK 74447

RE: Cultural Resources Review/Section 106 Review

Site Name:	Coastal Ridge NXFL-342
Terracon Project Number:	EQ227545
Address:	Valley Ridge Boulevard
City, County, State:	Jacksonville, Duval County, Florida 32081
Lat/Long:	30° 07' 29.4" N / 81° 26' 03.3" W
Proposed Lease Area:	±5,625 Sq. Ft.
Proposed Ingress/Egress Easement:	±50 feet x ±30 feet
Proposed Tower Height:	170 feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.
TCNS Number:	265838

To Whom It May Concern:

NexTower Development Group II, LLC. is proposing to construct a telecommunication project at the above-referenced location and specifications. In accordance with the Nationwide Programmatic Agreement, this letter is a respectful request to determine whether your Tribe would like to comment on the planned communications site for its impact on properties of religious or cultural significance to the Tribe and ensure review of both direct and indirect effects on historic properties. For your convenience, please find attached the Form 620 for your review. Reference the above TCNS # in your response if you choose to comment on this undertaking. Please note that per the 2018 FCC Rule changes, applicants are no longer required to pay up-front tribal fees.

Thank you for your response on this matter, as your reply is highly valued and appreciated. If you have any questions, please do not hesitate to call the undersigned at 904-504-5523. If you wish to respond by email, please send your e-mail responses to Janie.valade@terracon.com.

Sincerely,

A handwritten signature in black ink that reads 'Janie Valade' in a cursive script.

Janie Valade
Staff Scientist

Attachment: E106 Submittal

Valade, Janie D

From: towernotifyinfo@fcc.gov
Sent: Tuesday, May 2, 2023 2:44 PM
To: Valade, Janie D
Cc: tcns.fccarchive@fcc.gov
Subject: Reply to Proposed Tower Structure (Notification ID: 265838) - Email ID #8536073

Follow Up Flag: Follow up
Flag Status: Completed

Dear Janie D Valade,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Cell Tower Coordinator Kelly Nelson of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #265838:

The Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma (ESTO) has received the documentation for the referenced TCNS project. ESTO has reviewed the project in accordance with Section 106 of the National Historic Preservation Act (NHPA). Based on the information provided and a review of our records, we find that this project will have No Adverse Effect on properties of sacred and/or cultural significance to the Tribe. The project site is within the known regional area of the Shawnee prehistorically and historically, be aware of inadvertent discoveries. However, ESTO has no objection to the project proceeding as described. Please note that any future changes to this project will require additional consultation.

In accordance with the NHPA of 1966 (16 U.S.C. § 470-470w-6), federally funded, licensed, or permitted undertakings that are subject to the Section 106 review process must determine effects to significant historic properties. As clarified in Section 101(d)(6)(A-B), historic properties may have religious and/or cultural significance to Indian Tribes. Section 106 of NHPA requires Federal agencies to consider the effects of their actions on all significant historic properties (36 CFR Part 800) as does the National Environmental Policy Act of 1969 (43 U.S.C. § 4321-4347 and 40 CFR § 1501.7(a).

However, if during construction cultural objects or human remains are inadvertently discovered, please stop work immediately and contact the Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma. (918)238-5151 x1861

Niyaawe,

Kelly Nelson
Cell Tower Coordinator
Eastern Shawnee Tribe of Oklahoma

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 04/24/2023

Notification ID: 265838

Tower Owner Individual or Entity Name: NexTower Development Group II, LLC.

Consultant Name: Janie D Valade

Street Address: 8001 Baymeadows Way, STE 1

City: Jacksonville

State: FLORIDA

Zip Code: 32256

Phone: 904-504-5523

Email: janie.valade@terracon.com

Structure Type: MTOWER - Monopole

Latitude: 30 deg 7 min 29.4 sec N

Longitude: 81 deg 26 min 3.3 sec W

Location Description: Valley Ridge Boulevard

City: Jacksonville

State: FLORIDA

County: DUVAL

Detailed Description of Project:

Ground Elevation: 7.8 meters

Support Structure: 48.8 meters above ground level

Overall Structure: 51.8 meters above ground level

Overall Height AMSL: 59.6 meters above mean sea level



August 7, 2023

Tribal Consultation Certification Letter

Site Name:	Coastal Ridge NXFL-342
Terracon Project Number:	EQ227545
Address, City, County, State:	Valley Ridge Boulevard, Jacksonville, Duval County, Florida 32081
Proposed Lease Area:	±5,625 Sq. Ft.
Project Type:	Raw-Land New-Build
Tower Type:	Monopole Telecommunications Tower
TCNS Number:	265838

Dear NexTower Development Group II, LLC.:

All tribes that were consulted on this project have replied with no objection to the proposed location modification or were unresponsive and the appropriate waiting period has expired. NexTower Development Group II, LLC. can proceed with the site, in compliance with Section 106 of the NHPA and the FCC's NPA. If any tribe replies in the future with an interest in the project, you will be notified immediately by Terracon Consultants.

Sincerely,

Janie Valade
Staff Scientist



8001 Baymeadows Way, Suite 1, Jacksonville, Florida 32256
P [904] 470-2200 F [904] 470-2112

Geotechnical



Environmental



Construction Materials



Facilities

NEPA REVIEW

Coastal Ridge NXFL-342 ■ Duval County, Florida 32081
August 7, 2023 ■ Terracon Project No. EQ227545



APPENDIX F
RESUMES OF PROJECT PERSONNEL

Janie D. Valade

Staff Scientist

PROFESSIONAL EXPERIENCE

Mrs. Valade is a staff scientist in our Jacksonville, Florida office with approximately 6 years of relative experience in the environmental consulting field. Mrs. Valade has experience in a variety of ecological services including wetland delineation, Gopher Tortoise surveys and relocations, four years' experience with migratory bird surveys, water quality services, mitigation monitoring, forestry services, phase I site assessments, and FCC NEPA due diligence reports.

Prior to joining Terracon Consultants, Inc., Mrs. Valade gained valuable experience in related fields. While working as a field scientist with Applied Science & Engineering, LLC., a company specializing in petroleum remediation, she performed groundwater monitoring, data reporting and report writing.

PROJECT EXPERIENCE

NEPA/SHPO Services – Telecommunications Sector – Throughout Florida

NEPA responsibilities include coordinating field work, contact with federal, state, and local government agencies, coordination of Cultural Resource Assessment for historical property evaluation, evaluating the presence/absence of potential effects to wetlands, floodplains, federal land, Indian religious sites, threatened and endangered species and critical habitat, and report writing.

Bald Eagle Monitoring, Duval County, FL

Monitored nest as required for construction permit to document nest productivity pursuant to Fish and Wildlife Service (FWS) methodology

Gopher Tortoise Survey & Vegetation Monitoring, 3 Creeks LLC.,

Gopher Tortoise Recipient Site, Clay County, FL

Surveyed potential Gopher Tortoise habitat pursuant to Florida Fish and Wildlife Conservation Commission (FWC) methodology and monitored vegetation in accordance with recipient site permit obligations

Preliminary Wildlife Report, Atwater Solar Farm, Gadsden County, FL

Performed a desktop review to identify habitats on site and presence of any threatened or endangered species

Wetland Delineation and Minimum Flow Study, Black Creek, Clay County, FL

Field Delineated the limits of jurisdictional wetlands pursuant to the current methodologies of the U.S. Army Corps of Engineers [(ACOE) 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)], 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.].



EDUCATION

Bachelor of Science,
Geography-Environmental
Studies, Florida State
University, 2015

REGISTRATIONS/ CERTIFICATIONS

FWC Authorized Gopher
Tortoise Agent

40 hours of Crested caracara
survey experience

Boat U.S. Foundation Boating
Safety Course

AFFILIATIONS

Florida Wireless Association

Brett Anderson

Group Manager

PROFESSIONAL EXPERIENCE

Brett has experience in a variety of ecological services wetland delineation, wetland permitting, endangered species surveys and relocations, water quality services, mitigation monitoring, Uniform Mitigation Assessment Methodology assessments, forestry services, Phase I site assessments, and NEPA Categorical Exclusions and Environmental Assessments for several federal agencies.

Prior to joining Terracon Consultants, Inc., Brett gained valuable experience in related fields. While working as an Environmental Specialist with the State of Florida Department of Health, he performed various duties involving the collection of GPS data, GIS analysis using ArcGIS, and groundwater sampling. Additionally, while working as a City Planner with the City of Jacksonville, Brett became well versed in various land use and zoning issues and the procedures involved for applying for land use and zoning changes.

Brett serves as a Group Manager with Terracon. As a Group Manager, he is responsible for the office's telecom related projects (FCC NEPA Screens, Environmental Assessments, and related services), along with a variety of ecological projects including due diligence assessments, wetland delineation as defined by state and federal agencies, wetland permitting, water quality assessments, endangered species surveys, wildlife surveying, and water quality projects.

PROJECT EXPERIENCE

FCC NEPA Due Diligence – Throughout Florida

Managed dozens of FCC NEPA screens for various tower types (small cell 5G, monopole, self-support, guyed) throughout Florida. These projects involved compliance with Title 47 CFR, Part 1, Subpart I, rule sections 1.1301 to 1.1319. Additional services include wetland delineation, wetland permitting, endangered species surveying, endangered species permitting, and the filing of Environmental Assessments to the FCC.

Cape Canaveral National Cemetery Environmental Assessment – Mims, Florida

Managed the preparation, coordination, and submission of an Environmental Assessment for the Cape Canaveral National Cemetery Phase 2 for Veteran's Affairs. This project involved multiple services, including wetland delineation, threatened species surveys, Section 106 coordination, and NEPA services.

Robert F. Munroe High School Environmental Assessment – Quincy, Florida

Prepared the required Environmental Assessment (EA) necessary for the construction of a new high school campus. The EA was necessary as the project relied on federal funding through the USDA's Loan and Grant Program. The EA involved the summarization of several ecological and cultural factors, including, but not limited to land use, floodplains, wetlands, protected species, and potential cultural and historic properties. The effort subsequently involved coordination with various state and federal agencies, tribes, and interested parties.

Twin Creek Ranch Gopher Tortoise Recipient Site – Hawthorne, Florida

Managed the establishment of the Twin Creek Ranch Gopher Tortoise Recipient Site in Putnam County, Florida. This effort involved baseline surveying for the existing gopher tortoise population, extensive coordination with



EDUCATION

Bachelor of Science,
Environmental Studies;
Geography, Florida State
University, 2004

REGISTRATIONS/ CERTIFICATIONS

Authorized Gopher Tortoise
Relocation Agent (Permit #
GTA-14- 00044)

Stream Condition Index
Certification

YEARS EXPERIENCE: 18

David Boschi, RPA

Principal Investigator

PROFESSIONAL EXPERIENCE

Dave Boschi, MA, RPA, joined Terracon Consultants, Inc. (Jacksonville, FL office), in 2022 as a Principal Investigator with over 20 years of experience in archaeology, cultural resource management and conservation. He is responsible for monitoring, Phase I, II and III surveys, and as author for report writing. Mr. Boschi received his Bachelor's degree in Art History and Archaeology from the University of Missouri (Columbia) in 1995; his Master's degree in Archaeology and Heritage was awarded in 2017 from the University of Leicester (England) and he was included in the Register of Professional Archaeologists shortly afterwards.

Dave's professional career began with fieldwork and laboratory supervision in England, Italy and Albania for several years, and transitioned to New World cultural resource management. Dave has worked as an archaeologist in the Upper Great Plains, the Midwest and the Southeast regions of the United States. Responsibilities in the US have included monitoring and all phases of fieldwork, laboratory work including analysis, and authoring reports.

Mr. Boschi was included on the Register of Professional Archaeologists in 2017. Additionally, he has completed OSHA 10- and 30-hour Construction Safety and Health programs.

EDUCATION

B.A. in Art History and Archaeology with a Minor in Classics-University of Missouri; Columbia, Missouri (Completed May 1995).

M.A. in Archaeology and Heritage, *Cum Laude*-University of Leicester, Leicester, England (Completed December 2016).

SELECTED PROJECT EXPERIENCE

Cape Canaveral South Substation Upgrades – Cape Canaveral Space Force Station, Florida

Archaeological Monitor. Monitored ground-disturbing activities potentially impacting previously identified archaeological sites during electrical grid upgrades for Florida Power and Light (FPL). (LG2ES 2022)

Ariel Canal Upgrades – Edgewater, Florida

Archaeological Monitor. Monitored ground-disturbing activities potentially impacting previously identified mound and midden archaeological sites during water management improvements, for private client. (LG2ES 2022)

REGISTRATIONS/ CERTIFICATIONS

Registered Professional Archaeologist (2017)

PROFESSIONAL TRAINING

OSHA 10-hour Construction Safety and Health
OSHA 30-hour Construction Safety and Health

YEARS EXPERIENCE 23

AFFILIATIONS

Archaeological Institute of America

CRAIG S. PRUETT

PRINCIPAL – TELECOMMUNICATIONS SECTOR LEAD



PROFESSIONAL EXPERIENCE

Mr. Pruett has 31 years of professional environmental consulting experience and is a Principal and the Corporate Telecommunications Sector Lead working out of the Denver, Colorado office. As the Telecommunications Sector Lead, Mr. Pruett's provides QA/QC and problem solving support for National Environmental Policy Act (NEPA) telecommunications work throughout Terracon's nation-wide footprint and is directly responsible for all aspects of Terracon's NEPA service line for telecommunications clients. Mr. Pruett has additional management responsibility

for telecommunications geotechnical engineering and other environmental services lines. Mr. Pruett's career experience also includes environmental management systems consulting, litigation expert testimony support, compliance program development and implementation, property transaction and environmental due diligence consulting, brownfields redevelopment, hazardous and mixed waste management, site remediation, facility decontamination, , toxic materials release reporting, emergency spill cleanup, and health and safety oversight.

MANAGEMENT AND PROJECT EXPERIENCE

Wireless Telecommunications Sector Lead

National Telecommunications Sector Lead responsible for directly supervising completion of more than 10,000 Phase I ESAs, NEPA and geotechnical engineering telecommunication cell site projects located across the country. Annual revenue in the telecommunications sector averages approximately \$10M. Approximately 100 offices and 400 employees directly participate in telecommunications work each year. Mr. Pruett has direct responsibility to support the Terracon telecommunications NEPA quality team, providing Terracon resources, processes, systems, procedures, training, tools and outputs to meet client expectations. Clients included Verizon, AT&T, T-Mobile, Sprint, Cricket, American Tower, Crown Castle, General Dynamics Wireless, Insite Towers, Municipal Communications, LLC, Goodman Networks, and Black and Veatch.

Denver Environmental Department Manager

As the Environmental Department Manager for Terracon's Denver office, Mr. Pruett was responsible for overall administration and operations, including business development, proposal preparation, and technical report preparation and review for environmental project in the local market. Mr. Pruett supervised a staff of approximately 14 with annual revenues of approximately \$4M.

Education

Master of Environmental Policy and Management, University of Denver

Bachelor of Science, Chemistry, Illinois State University

Certifications

ISO 14000 Lead Auditor Training Course, Completion Cert No. E1260

RF Safety Certification

40-Hour OSHA Hazardous Worker

8-Hour OSHA Supervisor Training

40-Hour OSHA Instructor

Radiological Survey and Documentation Training

Work History

Terracon Consultants, Inc.,

Telecom Sector Lead, 2005-Present; Environmental Department Manager, 2010-2012; National Account Manager, 2003-2005; Phase I ESA Group Manager, 1999-2004

Maxxim Environmental, Inc., Principal Owner/Senior Project Manager, 1995-1999

WASTREN Remediation, Inc., Senior Project Manager, 1993-1995

Industrial Compliance/SPEVS, Corporate Accounts Manager/Senior Program Manager, 1987-1993

Hazen Research, Inc., Analytical Chemist, Process Development Technician, 1983-1987

Achievements

Founding Board Member and President of the Colorado Wireless Association, 2009 - 2011

Speaker

President's Welcome and Opening Remarks, Colorado Wireless Association Inaugural Launch Luncheon, October 22nd, 2009

The Changing Face of Tower Regulation (Panelist), AGL Regional Conference (Denver), June 9, 2011