11	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

10/20/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 22, 2026**

FROM: **Kelly Schley, Senior Development Review Supervisor** **PHONE:** **904 209-0720**

SUBJECT OR TITLE: **NZVAR 2026-22 150 Seagate Lane**

AGENDA TYPE: **Business Item, Ex Parte Communications, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Non-zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards. The Land Development Code requires replat approval for the re-division of one or more lots within a subdivision. The subject property is located in the plat of Ponte Vedra Shores West (Map Book 14, Pages 34-35) and was divided in 1988 without replat approval. This request is to bring the property into compliance to construct a single-family residence.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to APPROVE NZVAR 2026-22 request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards based upon six (6) findings of fact and four (4) conditions as provided in the Staff Report.

DENY: Motion to DENY NZVAR 2026-22 request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards based upon six (6) findings of fact as provided in the Staff Report.

For Administration Use Only:
Legal: Kealey West 10/5/2026 **OMB: ARM 10/6/2026** **Admin: Brad Bradley 10/9/2026**

Growth Management Department
Development Review Division Report
Application for Non-Zoning Variance
NZVAR 2026-22 150 Seagate Lane

To:	Board of County Commissioners
From:	Kelly Schley, Development Review
Date:	September 22, 2026
Subject:	NZVAR 2026-22 150 Seagate Lane Request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards
Applicant:	Nick Koster
Owner(s):	Koster Holding LLC
Hearing Dates:	Board of County Commissioners – October 20, 2026
Commissioner District:	District 5

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **NZVAR 2026-22 150 Seagate Lane** request for a Non-Zoning Variance seeking relief from Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards based upon six (6) findings of fact and four (4) conditions as provided in the Staff Report.

DENY: Motion to deny **NZVAR 2026-22 150 Seagate Lane** request for a Non-Zoning Variance seeking relief from Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards based upon six (6) findings of fact as provided in the Staff Report.

MAP SERIES

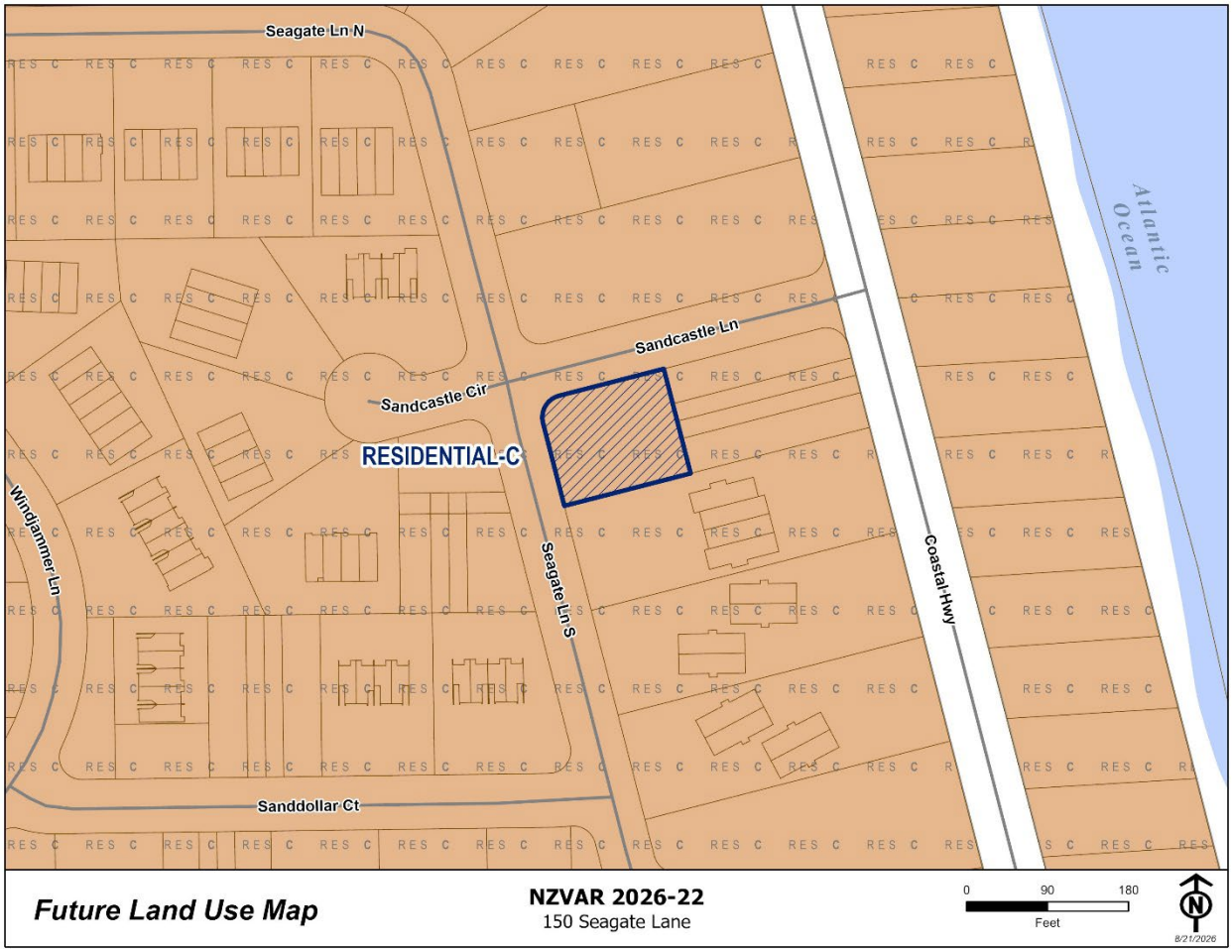
Location: The subject parcel is located west of Coastal Highway in the plat of Ponte Vedra Shores West.



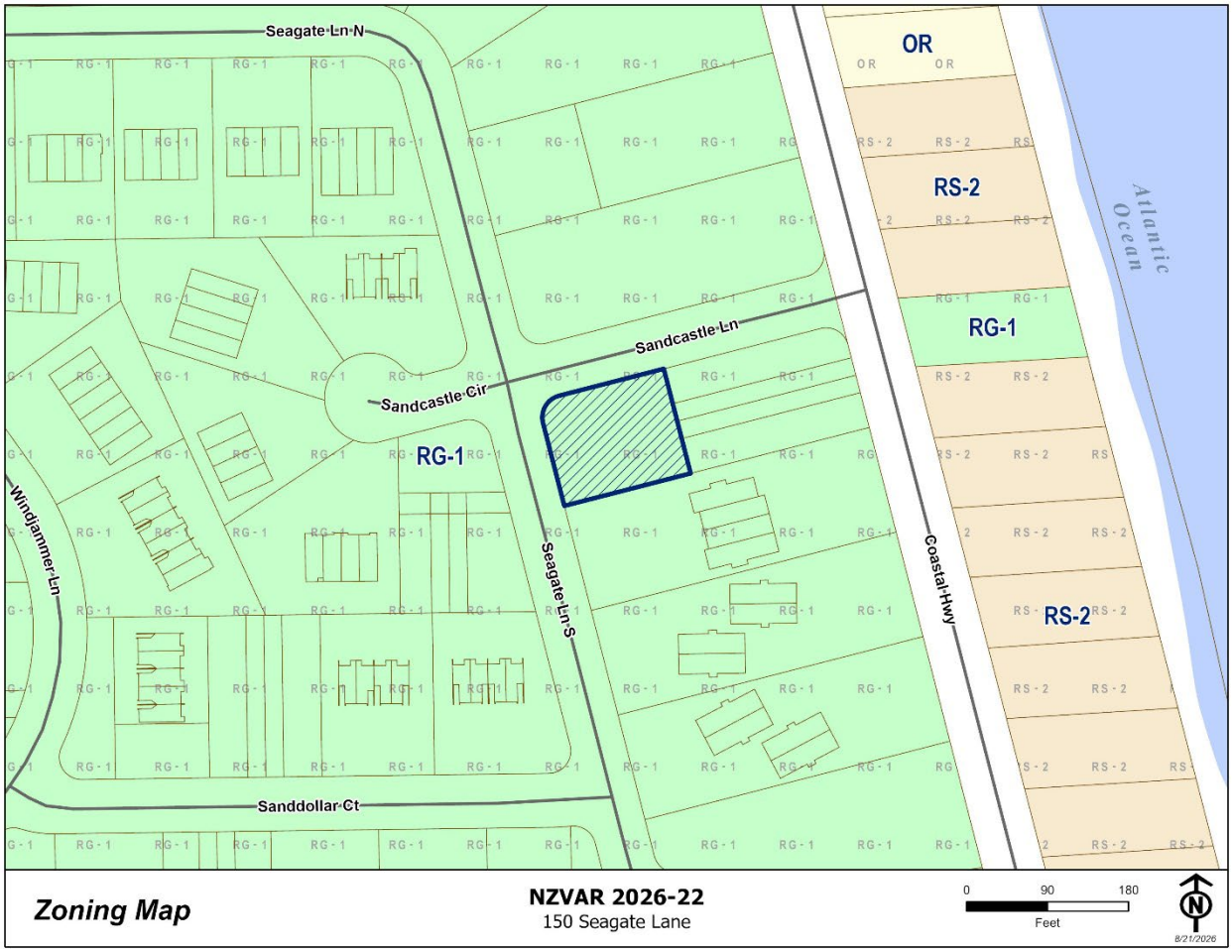
Aerial Imagery: The subject property consists of 17,424 square feet.



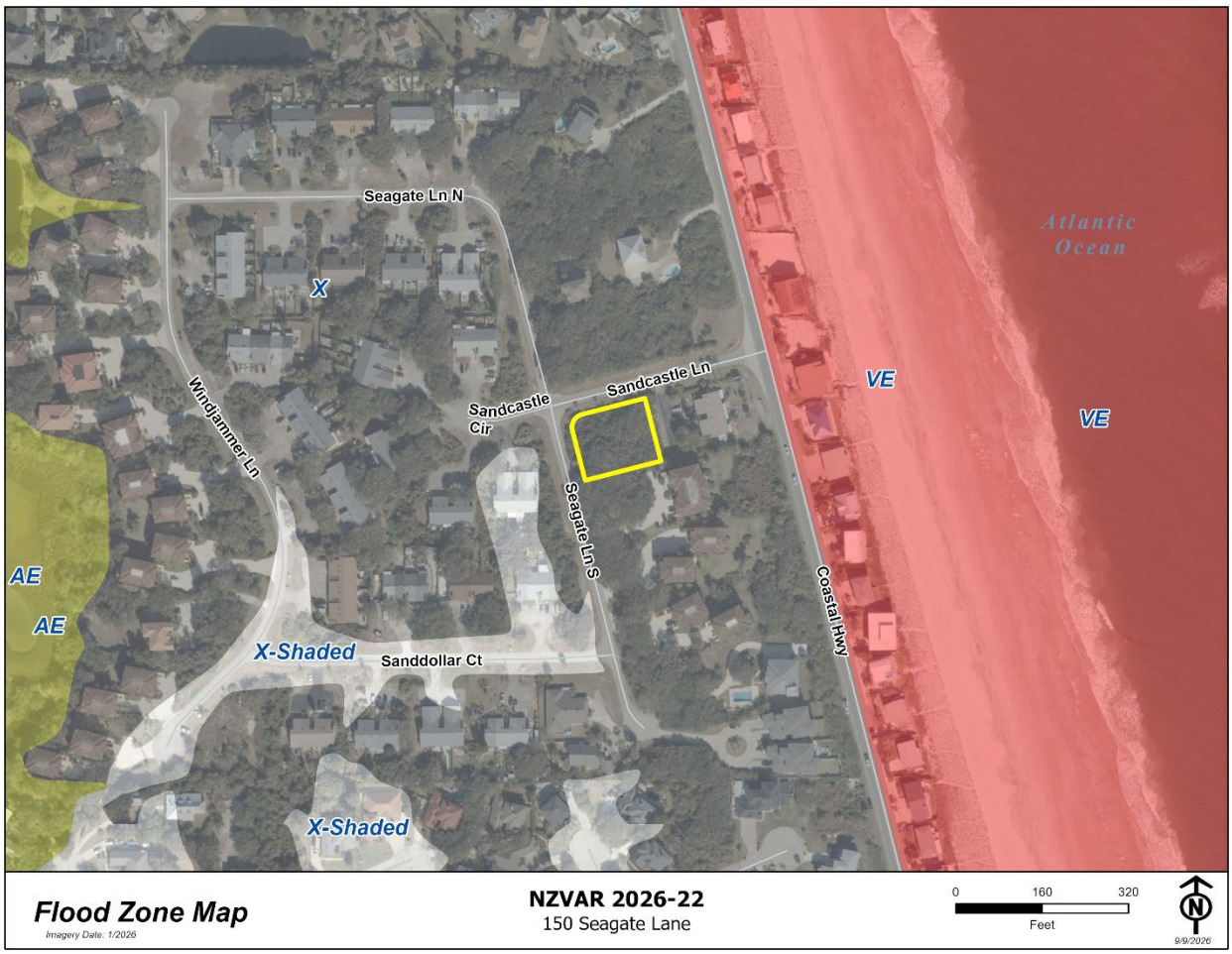
Future Land Use: The subject property is designated on the Future Land Use Map as Residential-C (RES-C). Surrounding properties are designated as Residential-C (RES-C).



Zoning District: The subject property is zoned Residential, General (RG-1). Surrounding properties are zoned Residential, General (RG-1), Residential, Single Family (RS-2), and Open Rural (OR).



Flood Zone: The subject property is within Flood Zone X.



APPLICATION SUMMARY

The subject property is within the plat of Ponte Vedra Shores West, Map Book 14 Pages 34-35, recorded on 11/25/1980. The applicant is seeking relief from the subdivision platting requirements outlined in Land Development Code Section 5.01.01.C.3 to construct a single-family residence on the west 125 feet of Lot 1. The Land Development Code requires replat approval for the re-division of one or more lots within a subdivision. This property is the residual portion of Lot 1 that remained after the final division of the easterly portion of Lot 1 in 1988, officially recorded in 1994 (OR 1057, PG 1201). At the time of the division, Ordinance 1982-11 (Attachment 6) was in place and allowed any further subdivision of lots in a plat approved prior to March 1, 1982 to be exempt from subdivision criteria if the divisions were compliant with the following guidelines:

1. No parcel, lot or portion will be created whose lot area is less than one acre; and
2. The lots as divided meet the standards set by the St. Johns County Zoning Ordinance
3. No previously existing lot line is moved, altered or changed; and
4. No street lines or public or private easements are created, added, changed or deleted. This shall not apply to the addition of private driveway.

The division failed to comply with #1, as it is less than 1 acre in size. This request is to bring the lot into compliance as it was not exempt from replatting criteria at the time it was created. The lot meets all the minimum lot requirements specified within the RG-1 zoning standards and the minimum Comprehensive Plan requirements outlined within the Residential-C land use designation.

LAND DEVELOPMENT CODE REFERENCES

5.01.01.C.3 Subdivision

The replatting of a previously platted Subdivision shall be required for any re-division or change in the configuration of one or more Lots within the Subdivision, except for the combination or recombination of portions of previously platted Lots which does not increase the total number of Lots in the previously platted Subdivision and the resultant Lots comply with all applicable provisions of this Code.

DEPARTMENTAL REVIEW

The Development Review Division has routed this request to all appropriate reviewing departments. All comments have been addressed.

TECHNICAL REVIEW

Should the Non-Zoning Variance be approved, the applicant is aware that they will be required to submit a residential site plan according to the procedures outlined in the St. Johns County Development Review Manual. The application will be reviewed individually by staff for compliance with all applicable zoning, technical, environmental, and fire protection requirements. It is not anticipated that the applicant will need to perform any improvement work to this roadway corridor aside from individual residential driveway connections. The applicant has been made aware it is their responsibility to secure any additional permitting needed through other agencies (i.e. SJRWMD, FDEP).

LAND DEVELOPMENT CODE REFERENCE AND CRITERIA FOR ACTION

Variance, Non-Zoning: A case-by-case deviation to the rules of this Code, when it is demonstrated that compliance with the Code would be a practical impossibility, and/or upon showing of good cause, an alternative to the Code is provided that conforms to the general intent and spirit of the Code. The Board of County Commissioners may require such conditions that will, in its judgement, substantially secure the same objectives of the standards or requirements so varied or modified.

NON-ZONING VARIANCE FINDINGS

Section 10.04.03.B, governing non-zoning variances, states the BCC shall not vary the requirements of any provision of this Code unless it makes the following five positive findings, based on substantial evidence.

The Applicant's response to the Required Findings as prescribed by the LDC is included below, and as an attachment to this report.

1) There are practical difficulties in carrying out the strict letter of the regulation.
The subject property has existed as a separate and identifiable parcel since June 8, 1994, and has been continuously recognized by St. Johns County and the County Property Appraiser as an individual property. The requested development therefore does not involve the creation of a new lot from an existing parent tract or the establishment of additional residential lots. The Applicant is seeking only to construct one single-family residence on the existing parcel. Strict application of the current subdivision platting requirement would require an established parcel, which has existed independently for more than thirty years, to undergo a subdivision process generally intended to regulate the creation and development of newly divided parcels. In this particular circumstance, the practical purpose served by requiring a new subdivision plat is substantially reduced because the property already exists as a separately identified parcel with an established property history. The requested variance would not authorize the creation of additional lots, increase the number of residential parcels, or facilitate a larger subdivision development. Furthermore, the proposed residence will remain subject to all other applicable County development regulations and permitting requirements, including applicable requirements concerning building placement, access, drainage, utilities, environmental protection, fire and life safety, and other development standards. Accordingly, the requested relief is narrowly tailored to the subdivision platting requirement and does not seek relief from the County's other applicable development regulations..

2) The Variance request is not based exclusively upon the desire to reduce the cost of developing the site.
Although avoiding the additional expense and administrative burden associated with subdivision platting is a consideration, the requested variance is not based exclusively upon a desire to reduce development costs. The principal basis for the request is the unique historical status of the property as an existing parcel created on June 8, 1994, and continuously recognized as a separate property by the County and Property Appraiser since that time. The Applicant is not seeking to avoid applicable development standards or obtain additional development rights.

3) The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.
The requested variance will not substantially increase congestion on surrounding public streets, create a danger of fire, or create any other substantial hazard to the public. The proposed development consists of one single-family residence on an existing parcel. The variance does not authorize additional lots or an increase in residential density beyond the development of the subject parcel with a single dwelling. The proposed residence will be required to comply with applicable access, building, fire and life-safety, drainage, and other development requirements through the

County's development review and permitting processes. The nearest fire hydrant is located on the property (marked on attached site map). The Applicant anticipates no adverse impact to surrounding public streets, drainage, emergency access, fire safety, or public health and safety as a result of granting the requested variance.

4) The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

The requested variance will not substantially diminish surrounding property values or alter the essential character of the surrounding area. Conversely, construction of a properly permitted and code-compliant single-family residence on the existing parcel is expected to improve the appearance and condition of the property and contribute positively to surrounding property values. The proposed use is a single-family residence and is consistent with the residential character of the surrounding area. The proposed development will not create an incompatible use, introduce substantial additional traffic, or otherwise create an adverse impact on neighboring properties.

5) The effect of the proposed Variance is in harmony with the general intent of this code and the specific intent of the relevant subject areas of the Code.

The requested variance is consistent with the general intent of the Land Development Code because it is narrowly tailored to the specific circumstances of an existing parcel and does not seek to circumvent the County's development regulations. The subdivision regulations are intended, among other purposes, to provide effective review procedures, ensure proper legal identification and recording of property boundaries, provide adequate access, prevent haphazard subdivision, and ensure appropriate infrastructure, drainage, traffic control, and other public improvements. The circumstances of this property are distinguishable from the creation of a new subdivision. The subject parcel has existed since June 8, 1994, has been separately recognized by the County and Property Appraiser for more than thirty years, and is proposed to contain only one single-family residence. Granting the requested variance would not result in the creation of additional lots or permit haphazard subdivision.

SUGGESTED MOTION/ FINDINGS/ CONDITIONS TO APPROVE THE REQUEST

Suggested Motion to APPROVE Non-Zoning Variance 2026-22 150 Seagate Lane, through the Land Development Code Sections 10.04.03.B subject to the six (6) findings and four (4) conditions as follows:

1. The request for this Non-Zoning Variance has been fully considered after public hearing pursuant to legal notice as required by Florida law and the St. Johns County Land Development Code.
2. There are practical difficulties in carrying out the strict letter of the regulation.
3. The Variance request is not based exclusively upon desire to reduce the cost of developing the site.
4. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or another hazard to the public.
5. The proposed variance will not substantially diminish property values in, nor alter the essential character of area surrounding the site.

6. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

The board may consider the following four (4) conditions if the non-zoning variance is approved:

1. The Non-Zoning Variance shall be transferable and shall run with the title to the property.
2. Approval of the Non-Zoning Variance does not release the property from compliance with all other relevant requirements of the St. Johns County Land Development Code or Comprehensive Plan.
3. The approval of this Non-Zoning Variance is limited to the specific provisions of the Land Development Code. Approval shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan.
4. The applicant will be required to submit a residential site plan to be reviewed for compliance with all applicable land development regulations.

SUGGESTED MOTION/ FINDINGS/ CONDITIONS TO DENY THE REQUEST

Suggested Motion to DENY Non-Zoning Variance 2026-22 150 Seagate Lane, through the Land Development Code Sections 10.04.03.B subject to the six (6) findings:

1. The request for this Non-Zoning Variance has been fully considered after public hearing pursuant to legal notice as required by Florida law and the St. Johns County Land Development Code.
2. There are no practical difficulties in carrying out the strict letter of the regulation.
3. The Variance request is based exclusively upon a desire to reduce the cost of developing.
4. The proposed Variance will substantially increase congestion on surrounding public streets, the danger of fire, or another hazard to the public.
5. The proposed Variance will substantially diminish property values and alter the essential character or area surrounding the site.
6. The effect of the proposed Variance is not in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

CORRESPONDENCE/PHONE CALLS

The County has received no inquiries about this variance request as of the date of this Staff Report.

ACTION

Staff offers six (6) findings of fact and four (4) conditions to support a motion to approve or six (6) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Application
2. Summary and Statement of Facts
3. Advertisement and Notice to Adjacent Property Owners
4. Property Deeds
5. Site Plan
6. Ordinance
7. Draft Orders

ATTACHMENT 1

Application

St. Johns County Growth Management Department

Application for: Non-Zoning Variance

Date 8/7/2026 Property Tax ID No 142330-0014

Project Name 150 Seagate Lane

Property Owner(s) Koster Holding LLC Phone Number 904-742-6948

Address 13618 Picarsa Dr Fax Number

City Jacksonville State FL Zip Code 32225 e-mail Nkoster@KosterSignatureHomes.com

Are there any owners not listed? [x] No [ ] Yes If yes please provide information on separate sheet.

Applicant/Representative Nick Koster Phone Number 904-742-6948

Address 13618 Picarsa Dr Fax Number

City Jacksonville State FL Zip Code 32225 e-mail Nkoster@KosterSignatureHomes.com

Property Location 150 Seagate Lane S, St Augustine FL 32084

Major Access Seagate Lane Size of Property .397 ac Cleared Acres (if applicable)

Zoning Class RG-1 No. of lots (if applicable) 1 Overlay District (if applicable)

Water & Sewer Provider Water - Well, Sewer - SJC Utility Future Land Use Designation C-RES

Present Use of Property Residential Proposed Bldg. S.F. 2904

Project Description (use separate sheet if necessary)

Request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 seeking relief from subdivision platting requirements to allow for construction of a Single Family Residence

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Nick Koster

Revised August 24, 2015

ATTACHMENT 2

Summary and Statement of Facts

Request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 seeking relief from subdivision platting requirements to allow for construction of a Single Family Residence

Property: 150 Seagate Lane, St Augustine FL 32084

Parcel ID 142330-0014

Legal Description - The West 125 feet of Lot 1, Ponte Vedra Shores West, a subdivision according to the plat thereof recorded in Map Book 14, Pages 34 and 35, of the Public Records of St Johns County, Florida.

STATEMENT OF FACTS FOR REQUESTED CHANGES

The Applicant respectfully requests a Non-Zoning Variance from the subdivision platting requirements of Land Development Code Section 5.01.01.C to allow construction of one (1) single-family residence on the existing property located at 150 Seagate Lane.

The subject property was created on June 8, 1994 per deed recorded in official records Book 1057 Page 1201 (attached), and has been recognized as a separate and identifiable property by St. Johns County Tax Collector and the St. Johns County Property Appraiser since that time. The property is not being newly divided or created for the purpose of establishing additional residential density. Rather, the Applicant seeks to construct a single-family residence on an existing parcel that has been separately recognized for property and tax purposes for more than thirty years.

The requested variance is intended to allow the existing parcel to be developed with one single-family residence without requiring the property to undergo the subdivision platting process per LDC 5.01.01.C..

1. There are practical difficulties in carrying out the strict letter of the regulation.

The subject property has existed as a separate and identifiable parcel since June 8, 1994, and has been continuously recognized by St. Johns County and the County Property Appraiser as an individual property. The requested development therefore does not involve the creation of a new lot from an existing parent tract or the establishment of additional residential lots. The Applicant is seeking only to construct one single-family residence on the existing parcel.

Strict application of the current subdivision platting requirement would require an established parcel, which has existed independently for more than thirty years, to undergo a subdivision process generally intended to regulate the creation and development of newly divided parcels. In this particular circumstance, the practical purpose served by requiring a new subdivision plat is substantially reduced because the property already exists as a separately identified parcel with an established property history.

The requested variance would not authorize the creation of additional lots, increase the number of residential parcels, or facilitate a larger subdivision development.

Furthermore, the proposed residence will remain subject to all other applicable County development regulations and permitting requirements, including applicable requirements concerning building placement, access, drainage, utilities, environmental protection, fire and life safety, and other development standards. Accordingly, the requested relief is narrowly tailored to the subdivision platting requirement and does not seek relief from the County's other applicable development regulations.

2. The Variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Although avoiding the additional expense and administrative burden associated with subdivision platting is a consideration, the requested variance is not based exclusively upon a desire to reduce development costs.

The principal basis for the request is the unique historical status of the property as an existing parcel created on June 8, 1994, and continuously recognized as a separate property by the County and Property Appraiser since that time.

The Applicant is not seeking to avoid applicable development standards or obtain additional development rights.

3. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.

The requested variance will not substantially increase congestion on surrounding public streets, create a danger of fire, or create any other substantial hazard to the public.

The proposed development consists of one single-family residence on an existing parcel. The variance does not authorize additional lots or an increase in residential density beyond the development of the subject parcel with a single dwelling.

The proposed residence will be required to comply with applicable access, building, fire and life-safety, drainage, and other development requirements through the County's development review and permitting processes. The nearest fire hydrant is located on the property (marked on attached site map)

The Applicant anticipates no adverse impact to surrounding public streets, drainage, emergency access, fire safety, or public health and safety as a result of granting the requested variance.

4. The proposed Variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

The requested variance will not substantially diminish surrounding property values or alter the essential character of the surrounding area. Conversely, construction of a properly permitted and code-compliant single-family residence on the existing parcel is expected to improve the appearance and condition of the property and contribute positively to surrounding property values.

The proposed use is a single-family residence and is consistent with the residential character of the surrounding area.

The proposed development will not create an incompatible use, introduce substantial additional traffic, or otherwise create an adverse impact on neighboring properties.

5. The effect of the proposed Variance is in harmony with the general intent of the Code and the specific intent of the relevant subject area(s) of the Code.

The requested variance is consistent with the general intent of the Land Development Code because it is narrowly tailored to the specific circumstances of an existing parcel and does not seek to circumvent the County's development regulations.

The subdivision regulations are intended, among other purposes, to provide effective review procedures, ensure proper legal identification and recording of property

boundaries, provide adequate access, prevent haphazard subdivision, and ensure appropriate infrastructure, drainage, traffic control, and other public improvements.

The circumstances of this property are distinguishable from the creation of a new subdivision. The subject parcel has existed since June 8, 1994, has been separately recognized by the County and Property Appraiser for more than thirty years, and is proposed to contain only one single-family residence.

Granting the requested variance would not result in the creation of additional lots or permit haphazard subdivision.

ATTACHMENT 3

Advertisement and Notice to Adjacent Property Owners

AFFIDAVIT
ADJACENT PROPERTY OWNERS NOTICE

DATE: September 25th, 2026

I hereby certify property owners on the ADJACENT PROPERTY OWNER LIST, as provided by the applicant and filed with application number **NZVAR-2026000022** have been properly notified as required by Section 9.06 for the St. Johns County Land Development Code regarding a pending public hearing to consider an application for **150 Seagate Lane** by mailing notice of such hearing to those listed on the attached list. Said application is scheduled to be considered on this day on **20th October, 2026** by the **St. Johns Board of County Commissioners.**

Date Notices mailed on: 09/25/2026 By: Susan Hargrave
(Signature)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25th day of September, 2026

By Susan Hargrave (name of person acknowledging)

NOTARY PUBLIC STATE OF FLORIDA
ANDREW MOREE
Commission # HH 817879
Expires June 25, 2030

Signature of Notary Public-State of Florida

(NOTARY SEAL)

Andrew Moree
Name of Notary Typed, Printed or Stamped

Personally Known ✓ OR Produced Indentification _____ OR Physically Present _____

Type of Identification Produced:_____

St. Johns County Growth Management Department, Planning & Zoning Division
4040 Lewis Speedway, St. Augustine, Florida 32084
Phone: (904) 209-0675
E-mail: plandept@sjcfl.us

ADJACENT PROPERTY OWNER NOTICE

You have received this notice because you own property within a 300-foot radius of the subject property below. This is notice of a public hearing scheduled for the request as described below. For additional information please email plandept@sjcfl.us or call (904) 209-0675.

NOTICE OF PUBLIC HEARING: Notice is hereby given that a Public Hearing will be held on **10/20/2026 at 9:00 am** before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider the described application.

REQUESTED CHANGE: Request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision and platting requirements.

LOCATION OF PROPERTY: St Augustine

SUBJECT: File number: NZVAR-2026000022
150 Seagate Lane

APPLICATION FILED BY: Nick Koster
13618 Picarsa Drive
Jacksonville, FL 32225

The application is on file with the Planning & Zoning Division and is open to public review and inspection during regular business hours Monday through Friday 7:30 AM to 4:30 PM.

Not less than 15 days in advance of this hearing date, sign(s) will be posted on the subject property on each street side of the property. If no street frontage is available, sign(s) will be posted on the nearest street frontage with a note providing the location of the subject property. In the event that no signs are observed, citizens are asked to notify the Planning & Zoning Division.

Please be advised you may attend the meeting indicated in the notice and state your opinions, or you may reply by e-mail to: plandept@sjcfl.us. If you choose to reply by mail and use this form, please send it to St. Johns County Planning & Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida 32084. If needed, additional pages may be included. Please note: any correspondence will be included in the public record, staff packet and provided to the applicant.

This matter is subject to court imposed quasi-judicial rules of procedures. Decisions must be made on Competent Substantial Evidence, which are fact-based testimony and evidence presented as a part of the hearing. Acceptable citizen testimony includes, but is not limited to: first-hand knowledge of the area; observed changes in condition or quality of life of a neighborhood over time; location and density of nearby development; or personally observed noise, vibrations and other nuisance.

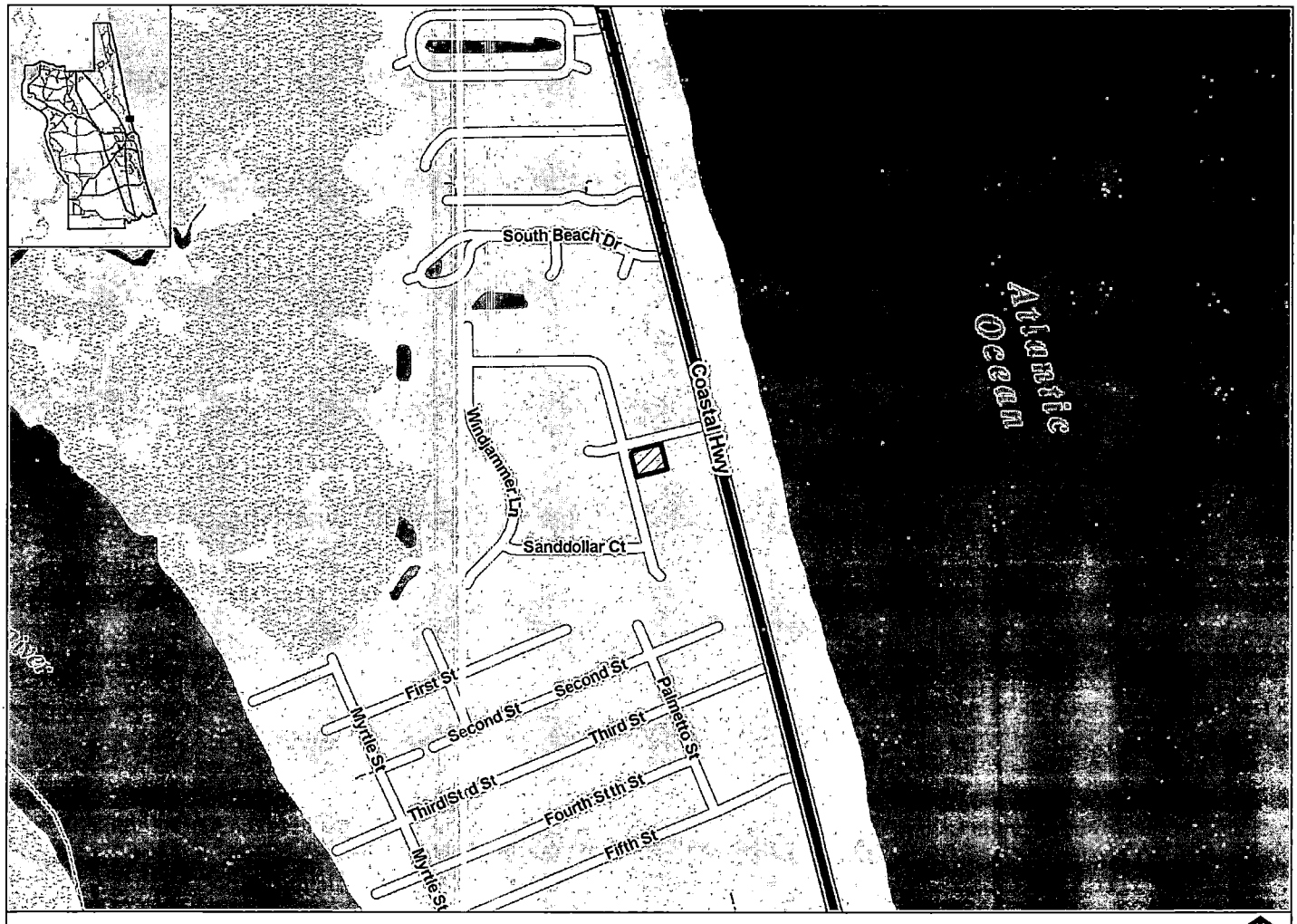
In accordance with the Americans Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086, no later than 5 days prior to the date of this meeting. Hearing impaired persons, call Florida Relay Services (1-800-955-8770).

Visual aids are allowed with any presentations to the Board or Agency; we ask that no photographs with a glossy finish be presented as part of the presentation. For quality purpose, photographs and PowerPoint presentations can be sent digitally. Staff will then project any visuals on the overhead screens. Such arrangements must be made at least twenty-four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Division at (904) 209-0675.

FILE NUMBER: NZVAR-2026000022 150 Seagate Lane

Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary)	
Signature:	Address:



Location Map

NZVAR 2026-22
150 Seagate Lane

0 420 840
Feet

8/21/2026

4400 COASTAL HIGHWAY LLC
11288 MANATEE TERR
LAKE WORTH FL 33449

ANASTACIO MARK N,JENNIFER
3402 SANDDOLLAR CT
SAINT AUGUSTINE FL 32084-1388

ANDERSON THOMAS C,SHELLEY
204 SEAGATE LN S
SAINT AUGUSTINE FL 32084

AZAR ERIK JOSEPH REVOCABLE TRUST
401 SEAGATE LN S
SAINT AUGUSTINE FL 32084

CAPLEY WILLIAM E ETAL
4904 SANDCASTLE CIR
SAINT AUGUSTINE FL 32084

CHEVRETTE MICHAEL R,CAROL ANNE
3304 SANDDOLLAR CT
SAINT AUGUSTINE FL 32084-1349

CLARK THOMAS SCOTT ETAL
4401 SEAGATE LN N
SAINT AUGUSTINE FL 32084

DIXON ALIX,CHARLES
4502 SANDCASTLE CIR
SAINT AUGUSTINE FL 32084

DODDRIDGE CHRISTOPHER
MOORE,ASHLEY MARIE
11260 CYPRESS TREE CIR
FORT MYERS FL 33913-7821

DU DIEM-CHAU ET AL
PO BOX 44502
FORT WASHINGTON MD 20749

ESTATES 43 LLC
12955 BISCAYNE BLVD
SUITE 100
NORTH MIAMI FL 33181

FAIST DOUGLAS, SANDRA
3504 SANDDOLLAR CT
SAINT AUGUSTINE FL 32084

FEEZOR GERALD L,MELISSA ANN
301 SEAGATE LN S
SAINT AUGUSTINE FL 32084

GEIRINGER LESLIE K
4402 SEAGATE LN N
SAINT AUGUSTINE FL 32084

GRINDSTAFF JOHNSTON BELL,NATALIE
BELINDA
6654 COLDSTREAM DR
NEW MARKET MD 21774

HAYNES JOHN BRADY,CHRISTINA
402 SEAGATE LN S
SAINT AUGUSTINE FL 32084

HAYNES JOHN ET AL
403 SEAGATE LN S
SAINT AUGUSTINE FL 32084

HIGGINBOTHAM LAURIE E
5470 HIGH SHOALS RD
BISHOP GA 30621

JUDY DEBORAH BREWER,TED RAHN
411 WALNUT ST
GREEN COVE SPRINGS FL 32043

KABUS PATRICIA L
3404 SANDDOLLAR CT
SAINT AUGUSTINE FL 32084-1388

LAGORCE JOHN ELLIOTT TRUST D:02-15-1987
4370 COASTAL HWY
SAINT AUGUSTINE FL 32084

LEUTHEUSER FRANK R II,PEGGY A
2118 LAKE SUE DR
ORLANDO FL 32803

LEUTHEUSER FRANK R,PEGGY A
2118 LAKE SUE DR
ORLANDO FL 32803

MACAM ESTER S LIVING TRUST
4220 TIDEVIEW DR
JACKSONVILLE BEACH FL 32250-1804

MARSH VIEW AT PV SHORES W ASSOCIATION
C/O SOVEREIGN & JACOBS PROPERTY MGMT CO, LL
120 SEA GROVE MAIN ST
SAINT AUGUSTINE FL 32080

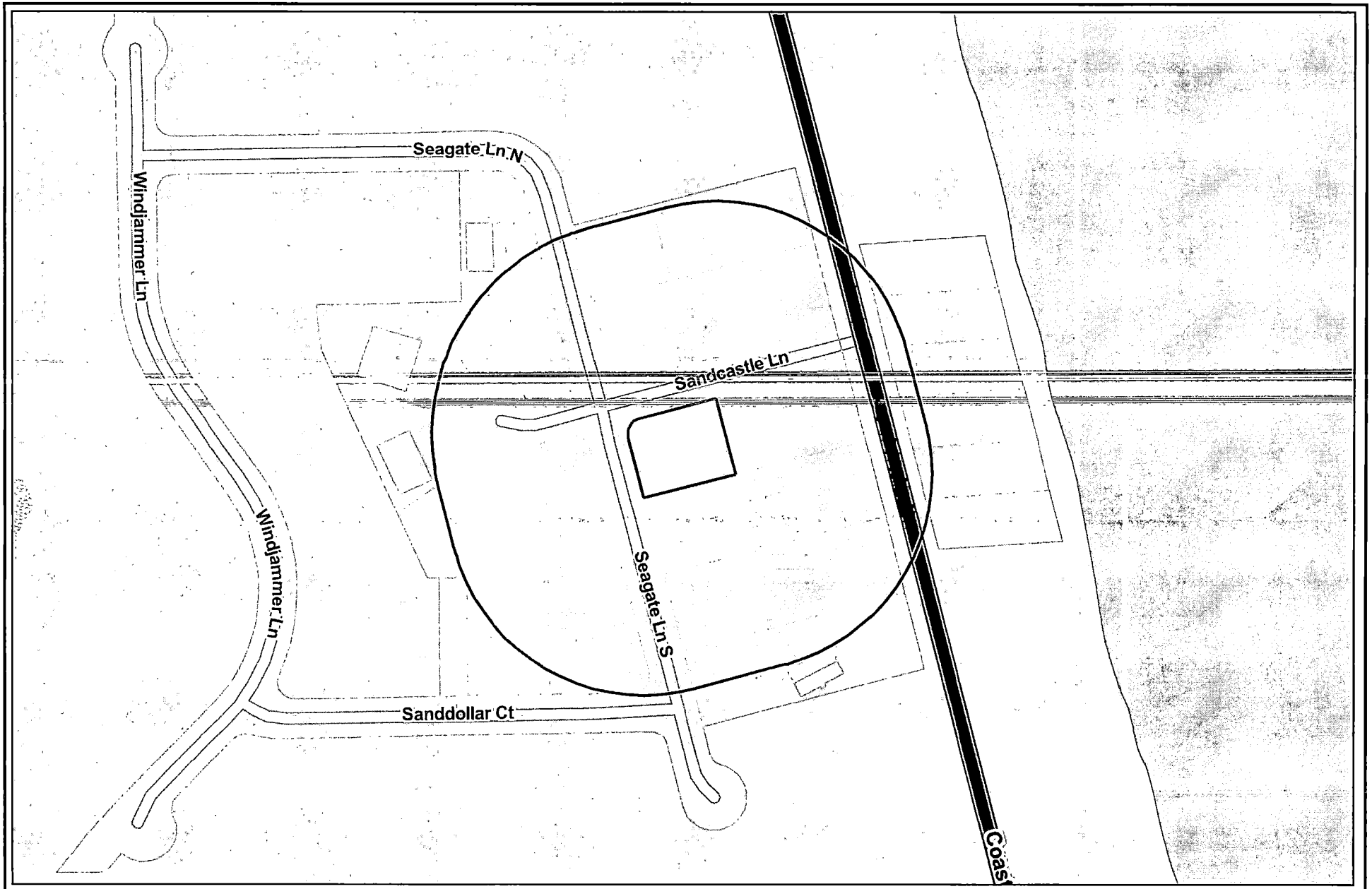
MARSH VIEW AT PV SHORES W ASSOCIATION
C/O SOVEREIGN & JACOBS PROPERTY MGMT CO, LLS
120 SEA GROVE MAIN ST
SAINT AUGUSTINE FL 32080

MARTIN CLYDE A,BARBARA J
3669 NW 21ST PLACE
GAINESVILLE FL 32605

MILLER DIANTHA M
213 W TAFT AVE
ANGOLA NY 14006

MOWELL CARL J,FAYE G
161 GINGER CAKE TRL
FAYETTEVILLE GA 30214-1016

MURRAY ANDREW J II,ROSE MARIE
202 SEAGATE LN S
SAINT AUGUSTINE FL 32084



Parcels within 300 ft of
NZVAR2026000022

Map Printed: 8/13/2026

BCC: 10/20 NLT 9/29

ODELL SONIA
3403 SANDDOLLAR CT
SAINT AUGUSTINE FL 32084-1394

PENZIEN WHITNEY,DIRK
1772 KESWICK RD
SAINT AUGUSTINE FL 32084-1861

PERRY PATRICK,KRISTY K
4415 COASTAL HWY
SAINT AUGUSTINE FL 32084

PIERLE RONALD J
301 5TH ST
SAINT AUGUSTINE FL 32084-1427

RAFFETTI DIEGO NESTOR
640 N MASHTA DR
KEY BISCAYNE FL 33149

REIFENSNYDER ROGER R,LETITIA
302 SEAGATE LN S
SAINT AUGUSTINE FL 32084

REMAN-BEACHES LLC
PO BOX 55115
JACKSONVILLE FL 32216-5115

RITTER WILLIAM LEE ET AL
2335 NE 55TH BLVD
GAINESVILLE FL 32641

ROSS THOMAS J
3303 SANDDOLLAR CT
SAINT AUGUSTINE FL 32084

SAND CASTLE VENTURES LLC
604 MARKET ST
STUDIO
SAINT AUGUSTINE FL 32084

SCHLESS JAMES M,JUDITH A
353 SUMMERSET DR
SAINT JOHNS FL 32259

SEATON BARBARA B LIVING TRUST
4406 COASTAL HWY
SAINT AUGUSTINE FL 32084

SINGLETON SEAN M
3301 SANDDOLLAR CT
SAINT AUGUSTINE FL 32084

SMAILES REBECCA ANN
104 SANDCASTLE LN
SAINT AUGUSTINE FL 32084

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 32084

TAYLOR TRUST
11528 KINGSLEY MANOR WAY
JACKSONVILLE FL 32225

VAIHINGER ARMIN,CHRISTINE
906 RAINTREE LN
MALVERN PA 19355-2661

VERDEGEM GEORGE H
4804 SANDCASTLE CIR
SAINT AUGUSTINE FL 32084

VESTEY SYDNEY S,SONYA K
PO BOX 298
SAINT AUGUSTINE FL 32085-0298

WEAVER VALERIE ANN
102 SANDCASTLE LN
SAINT AUGUSTINE FL 32084

49
09/21/2026

ATTACHMENT 4

Property Deeds

Prepared By and Return To:
Attorneys' Title Services, LLC
12428 San Jose Blvd, Suite 1
Jacksonville, FL 32223

File No.: FL-250580

GENERAL WARRANTY DEED

MADE THIS 10th day of September, 2025, A.D. by **Christine H. Barry, Individually and as Trustee of The Suzette Y. Barry Revocable Trust dated March 29, 2016** and **Jeff Meyers**, **a married man**, whose post office address is 659 Summer Pl. Ponte Vedra Beach, FL 32082, hereinafter called the grantor, to **Koster Holding LLC, a Florida Limited Liability Company**, whose post office address is 13618 Picarsa Drive, Jacksonville, FL 32225, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St Johns County, Florida, viz:

The West 125 feet of Lot 1, Ponte Vedra Shores West, a subdivision according to the plat thereof recorded in Map Book 14, Pages 34 and 35, of the Public Records of St Johns County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification No.: 142330-0014

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Thomas Hunter Reed

Printed Name of First Witness

12428 San Jose Blvd, Suite 1,
Jacksonville, FL 32223

Address of First Witness

Haley Harris

Witness Signature

Haley Harris

Printed Name of Second Witness

12428 San Jose Blvd, Suite 1,
Jacksonville, FL 32223

Address of Second Witness

The Suzette Y. Barry Revocable Trust
dated March 29, 2016

BY: Christine H. Barry

Christine H. Barry
Individually and as Trustee

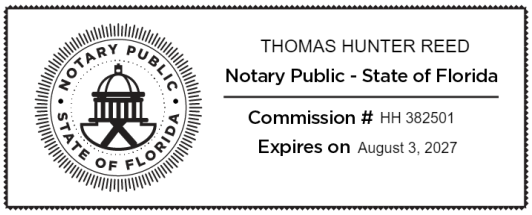
Jeff Meyers

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of online notarization, this 10th day of September, 2025 by Christine H. Barry, Individually and as Trustee of The Suzette Y. Barry Revocable Trust dated March 29, 2016 and Jeff Meyers, who have produced a valid drivers license as identification.

[NOTARY SEAL]

Notary Public, State of _____
My Commission Expires:



Notarized remotely online using communication technology via Proof.

1 Rec. 541
Doc 35=

THIS INSTRUMENT PREPARED BY:
GREGORY K. CREWS
ATTORNEY AT LAW
205 MARINE BANK BLDG.
JACKSONVILLE, FLORIDA 32202

Recorded in Public Records St. Johns County, FL
Clerk # 94019850 O.R. 1057 PG 1201 03:38PM 06-08-94
Recording 5.00 Surcharge 1.00 Doc Stamp 35.00

TRUSTEE'S DEED

THIS INDENTURE, made this 26th day of May, 1994, between GREGORY K. CREWS, as Trustee of the bankruptcy estate of David C. Skinner, Sr., which is pending in the United States Bankruptcy Court for the Middle District of Florida, in Case No. 89-01524-BKC-3P7, party of the first part, and WILLIAM F. BARRY and SUZETTE Y. BARRY, his wife, whose mailing address is 1640 Willow Branch Avenue, Jacksonville, Florida 32205, parties of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00), to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, to have and to hold in fee simple forever, the following described land located in the County of St. Johns, State of Florida, to-wit:

> The West 125 feet of Lot 1, Ponte Vedra Shores West, according to Map or Plat thereof recorded in Map Book 14, pages 34 and 35 of the public records of St. Johns County, Florida.

This deed is executed pursuant to 11 U.S.C. §363(b), a Notice of Intent to Sell having been mailed to the creditors of the Estate of David C. Skinner, Sr. on April 29, 1994.

IN WITNESS WHEREOF, I, GREGORY K. CREWS, as Trustee of the Estate of David C. Skinner, Sr., here set my hand and seal this 26th day of May, 1994.

Signed, Sealed and delivered
in the presence of:

Elizabeth D. Gibson
ELIZABETH D. GIBSON

Bonnie Feaster
BONNIE FEASTER

GREGORY K. CREWS, Trustee of
Estate of David C. Skinner, Sr.

ACKNOWLEDGMENT

Sun 1 Lot
Cochise
Title

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 26th day of May, 1994 by GREGORY K. CREWS, who is personally known to me and who did take an oath.

OFFICIAL NOTARY SEAL
JEAN H CLINTON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC230035
MY COMMISSION EXP. SEPT 22,'96

JEAN H. CLINTON
Notary Public, State of Florida

ATTACHMENT 5

Site Plan

- A minimum 1% slope shall be provided per section 6.04.06 H of the Land Development Code

- The applicant/owner/contractor shall immediately contact St Johns County lot grading staff should modifications to the drainage plan be required during sit development, based on actual field conditions

- Building Pad elevations around entire structure - 11.4 ft

- No fill dirt expected to be added above existing grade

Foundation: Stemwall Foundation, 4 courses

Height of SFR: 25' 3" from lowest point of established grade

Elevations attached for approval

Erosion Control Measures (Silt Fence) shall be used around the property boundary to prevent impact to adjacent properties

Blue Numbers Indicate Topological Information (Elevation in Feet)

SANDCASTLE LANE (60' R/W)

FND. NAIL NO ID @ P.I.

N 75°35'00" E 55.00' (P)
N 75°43'58" E 55.07' (M)

1/2" FIP NO ID @ P.T.

B.R. (PER PLAT)
N 75°35'00" E 120.05' (M)
N 75°35'00" E 120.00' (P)

1/2" FIPC ILL.

R/W 180.00' (D)

COASTAL HIGHWAY STATE ROAD A-1-A

95.00' (P)

S 14°18'30" E 120.29' (M)
S 14°25'00" E 120.00' (P)

REMAINDER OF LOT 1
(NOT INCLUDED)

C-1

C-2

L1

SV

WV

WV & FH

1/2" FIP NO ID @ P.C.

From POC

17'-1 1/2"

39'-8 1/2"

29'-1 1/2"

20'-0"

25'-0"

22'-0"

20' BRL

32'-11"

6" Existing Palm

LOT 1
EXCEPT E'LY 205' OF
VACANT
0.397± Ac.

Grinder Pump

Proposed Well

AC Unit

Garage FFE 11.4 Ft
First Floor FFE 14.4 Ft
Second Floor FFE 21.0 Ft
Roof Height 22' 3"
Flood Zone X

Future Pool

Paver Patio

Paver Driveway

18'-0"

60'-1/4"

5' Flares

Driveway culvert/swale per LDC 6.04.07.L.3 in coordination with Road and Bridge Dept

SEAGATE LANE SOUTH (60' R/W)

N 14°25'00" W 95.00' (P)
N 14°22'30" W 95.20' (M)

25' S.B.L.

8' S.B.L.

30'-10"

205.00' (D)

1/2" FIPC LB#1704

Silt Fence

8" oak Existing

SIRC

S 75°35'00" W 145.00' (P)
S 75°41'40" W 145.02' (M)

LOT 2

39'-8 1/2"

8'-0"

R/W

&M)
39.19'(M)
4"(P) 89°49'42"(M)
35.36'(P)
35.30'(M)

)
." (P)
5'00" E 35.36' (P)

LINE TABLE	
BEARING	DISTANCE

Impervious Surface Ratio
8670 sqft / 17293 sqft = .501

Floor Area Ratio
4182 sqft / 17293 sqft = .242

Tree Requirements
.397 Acre x 40 inches per acre = 16 required inches

Minimum Total Existing Tree Inches = 32 inches

SITE PLAN

SCALE: 1:10

KOSTER, NICHOLAS
709 MOD
904-742-6948

ENERGY SMART HOME PLANS, LLC
12734 Kenwood Lane
Suite 21 & 22
Fort Myers, FL 33907
239-498-1088
239-390-9849 Fax
EnergySmartHomeplans.com

ENERGY SMART HOME PLANS, LLC RETAINS THE COPYRIGHT (AND OTHER PROPERTY RIGHTS) IN THESE AND ALL IT'S IMAGES, PLANS AND DESIGNS. THESE IMAGES, PLANS AND IDEAS SHALL NOT BE COPIED, REPRODUCED, OR USED BY A THIRD PARTY UNLESS A WRITTEN PERMISSION AGREEMENT HAS BEEN SIGNED BY THE OWNER AND ENERGY SMART HOME PLANS, LLC. CONTRACTORS AND BUILDERS MUST VERIFY ALL DIMENSIONS (WHICH TAKE PRECEDENCE OVER SCALE DIMENSION DRAWINGS) AND ARE RESPONSIBLE FOR CONSTRUCTION IN ACCORDANCE WITH ALL LOCAL BUILDING CODES, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND BUILDING CODES. DRAWINGS ARE FOR DESIGN INTENT ONLY. FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. ENERGY SMART HOME PLANS, LLC MUST BE NOTIFIED, AND IN RECEIPT OF, ANY CHANGES, ADDITIONS, OR MODIFICATIONS MADE TO THESE PLANS BY A THIRD PARTY.

DESIGNED BY: DJ
DRAWN BY: CJ
DATE: 7-16-26
REVISION DATE: 7-22-26

SHEET #
SITE

ATTACHMENT 6

Ordinance

ORDINANCE NUMBER: 82 - 11

INTRODUCED BY: COMMISSIONER BENET

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE #78-38, WHICH IS THE ORDINANCE KNOWN AS THE "RESIDENTIAL SUBDIVISION REGULATIONS OF ST. JOHNS COUNTY, FLORIDA." THIS AMENDMENT CLARIFIES THE INTENT OF THE ORDINANCE TO REGULATE THE DIVISION OF REAL PROPERTY CONTAINED IN EXISTING PLATTED LOTS; IT PROVIDES LIMITED EXEMPTIONS FOR REAL PROPERTY LOCATED WITHIN LOTS THAT ARE PART OF SUBDIVISION PLATS THAT WERE RECORDED PRIOR TO March 1, 1982; AND IT PROVIDES AN EFFECTIVE DATE.

WHEREAS, many developers, lending institutions, realtors and county employees believed that St. Johns County Ordinance #78-38 did not regulate or prohibit the division of land located within an existing recorded platted lot so long as no more than four new lots were created; and,

WHEREAS, these persons and entities acted in good faith upon such belief;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

Section 1. In order to clarify the existing intent of St. Johns County Ordinance No. 78-38, which is the ordinance known as the Residential Subdivision Regulations of St. Johns County, Florida, said Ordinance is hereby amended as follows:

A. The definition of the word "Subdivision" in Article V of the Ordinance is deleted and the following is added and substituted in its stead:

Subdivision - The division of real property in the unincorporated areas of St. Johns County, Florida, into five (5) or more contiguous lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, designated by reference to the number or symbol of the lot, parcel or such units contained in the plat or drawing of such subdivision for the purpose whether immediate or future, of transfer of ownership, or if the establishment of a new street is involved, any division of such parcel. The work includes establishment of new right-of-ways and alleys and additions when they result in the division of real property. When appropriate to the context, the word also includes resubdivision and relates to the process of subdividing or to lands or area subdivided. This shall not apply to gifts or devise within a family unit nor to any approved PUD subdivision as defined in St. Johns County Zoning Ordinances. The following subparagraphs (i), (ii) and (iii) shall be exempt and not subject to the regulations prescribed by this Ordinance:

i.) The combination or recombination of portions of previously platted lots where the total number of lots in the previously recorded plat is not increased and the resultant lots comply with the standards of this Ordinance and the Zoning Code.

ii.) The division of land into parcels where each and every parcel therein is more than five (5) acres and where such division does not involve the creation, addition, or deletion of, or change in, public or private street lines or public or private easements for ingress and egress, of whatsoever kind.

iii.) The public acquisition by purchase, acceptance of deed of dedication, or exercise of the right of eminent domain of strips of land for the widening or opening of streets.

The word subdivision shall and does include the division of real property contained in existing platted lots, regardless of whether or not such division creates less than 5 additional lots, when the effect of such division is to increase the total number of lots or parcels in the previously recorded plat, or, when the effect is to add, delete, establish, create, change or alter street lines or public or private easements of whatsoever kind within the boundaries of the previously recorded plat. The word subdivision shall not include the vacation of roads pursuant to Florida Statutes 336.10.

There is hereby created and established the following limited exemption for lots that are part of subdivision plats that were recorded prior to March 1, 1982:

The word subdivision shall not apply to the division of real property contained in an existing platted lot that is part of a subdivision that was recorded prior to March 1, 1982, provided that:

i). No parcel, lot or portion will be created whose lot area is less than one acre; and

ii). The lots as divided meet the standards set by the St. Johns County Zoning Ordinance; and

iii). No previously existing lot line is moved, altered or changed; and

iv). No street lines or public or private easements are created, added changed or deleted. This shall not apply to the addition of a private driveway.

This limited exemption shall not effect or alter the zoning ordinances that pertain to the subject property.

Section 2. This Ordinance shall take effect immediately upon receipt of official acknowledgement by the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA this 23rd day of March, 1982.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N Brubaker
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Marie Hudson
Deputy Clerk

Adopted regular meeting 3/23/82
Effective 3-29-82

81-11

The St. Augustine Record

PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
Robert E. James who on oath says that he is
Advertising Manager of the St. Augustine Record, a
daily newspaper published at St. Augustine in St. Johns County, Florida;
that the attached copy of advertisement, being a _____
Notice of Board of County Commissioners Meeting
_____ in the matter of _____
Ordinance Amending Ordinance #78-38
_____ in the _____ Court,
was published in said newspaper in the issues of _____
March 2, 1982.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day, except Sundays, and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me
this 3rd day of March
A.D. 19 82

Ruth M. Walker
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires May 13, 1985
Bonded Thru Troy Fain - Insurance, Inc.

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON MARCH 23, 1982, AT 10:05 O'CLOCK A.M., IN THE COUNTY COMMISSIONERS ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE No. 78-38, WHICH IS THE ORDINANCE KNOWN AS THE "RESIDENTIAL SUBDIVISION REGULATIONS OF ST. JOHNS COUNTY, FLORIDA." THIS AMENDMENT CLARIFIES THE INTENT OF THE ORDINANCE TO REGULATE THE DIVISION OF REAL PROPERTY CONTAINED IN EXISTING PLATTED LOTS; IT PROVIDES LIMITED EXEMPTIONS FOR REAL PROPERTY LOCATED WITHIN LOTS THAT ARE PART OF SUBDIVISION PLATS THAT WERE RECORDED PRIOR TO March 1, 1982; AND IT PROVIDES AN EFFECTIVE DATE.

The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Courthouse, and may be examined by parties interested prior to said public hearing.

All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
Carl "Bud" Markel, Its Clerk
By: Marie Hudson
Deputy Clerk
L306 March 2, 1982 SAR

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

March 25, 1982

Honorable Carl "Bud" Markel, Clerk
Board of County Commissioners
Post Office Drawer 300
St. Augustine, Florida 32084

Attention: Marie Hudson, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

✓ 1. Receipt of your letter/s of March 24
and certified copy/ies of St. Johns
County Ordinance/s No./s 82-11 through 82-14

2. Receipt of _____ County Ordinance/s relative to:
(a) _____
which we have numbered _____
(b) _____
which we have numbered _____

✓ 3. We have filed this/these Ordinance/s in this office on March 25, 1982.

4. The original/duplicate copy/ies showing the filing date is/are being returned for your records.

Cordially,

Nancy Kavanaugh

(Mrs.) Nancy Kavanaugh
Chief, Bureau of Laws

FILED
'82 MAR 29 AM11 46
Carl "Bud" Markel
CLERK OF CIRCUIT COURT

NK/

FLORIDA-State of the Arts

ATTACHMENT 7

Draft Orders

ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Nick Koster 13618 Picarsa Drive Jacksonville, FL 32225
FILE NUMBER:	NZVAR 2026-22 – 150 Seagate Lane
PARCEL:	142330-0014
LEGAL:	See Exhibit "A"
DATE OF HEARING:	October 20, 2026

ORDER APPROVING NON-ZONING VARIANCE

The above referenced application for a Non-Zoning Variance to the following Land Development Code Sections that came before the Board of County Commissioners for public hearing on October 20, 2026.

5.01.01.C.3 Subdivision The replatting of a previously platted Subdivision shall be required for any re-division or change in the configuration of one or more Lots within the Subdivision, except for the combination or recombination of portions of previously platted Lots which does not increase the total number of Lots in the previously platted Subdivision and the resultant Lots comply with all applicable provisions of this Code.

FINDINGS OF FACT

Having considered said application for Non-Zoning Variances, supporting documents, and the evidence presented at the public hearing, the Board of County Commissioners makes the following Findings of Fact:

1. The request for this Non-Zoning Variance has been fully considered after public hearing pursuant to legal notice as required by Florida law and the St. Johns County Land Development Code.

2. There are practical difficulties in carrying out the strict letter of the regulation.

3. The Variance request is not based exclusively upon a desire to reduce the cost of developing.

4. The proposed Variance will not substantially increase congestion on surrounding public streets, the danger of fire, or another hazard to the public.

5. The proposed Variance will not substantially diminish property values and alter the essential character or area surrounding the site.

6. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

ACCORDINGLY, based on the said Findings of Fact, the Board of County Commissioners hereby grants the Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards based upon six (6) findings of fact and four (4) conditions as provided in the Staff Report.

1. The Non-Zoning Variance shall be transferable and shall run with the title to the property.

2. Approval of the Non-Zoning Variance does not release the property from compliance with all other relevant requirements of the St. Johns County Land Development Code or Comprehensive Plan.

3. The approval of this Non-Zoning Variance is limited to the specific provisions of the Land Development Code. Approval shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan.

4. The applicant will be required to submit a residential site plan to be reviewed for compliance with all applicable land development regulations.

Any appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County within thirty (30) days.

Date of Commission Action: October 20, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By:_____
Clay Murphy, Chair

Date:_____

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

By: _____
Deputy Clerk

LEGAL DESCRIPTION

The West 125 feet of Lot 1, Ponte Vedra Shores West, a subdivision according to the plat thereof recorded in Map Book 14, Pages 34 and 35, of the Public Records of St Johns County, Florida.

ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Nick Koster 13618 Picarsa Drive Jacksonville, FL 32225
FILE NUMBER:	NZVAR 2026-22 – 150 Seagate Lane
PARCEL:	142330-0014
LEGAL:	See Exhibit "A"
DATE OF HEARING:	October 20, 2026

ORDER DENYING NON-ZONING VARIANCE

The above referenced application for a Non-Zoning Variance to the following Land Development Code Sections that came before the Board of County Commissioners for public hearing on October 20, 2026.

5.01.01.C.3 Subdivision The replatting of a previously platted Subdivision shall be required for any re-division or change in the configuration of one or more Lots within the Subdivision, except for the combination or recombination of portions of previously platted Lots which does not increase the total number of Lots in the previously platted Subdivision and the resultant Lots comply with all applicable provisions of this Code.

FINDINGS OF FACT

Having considered said application for Non-Zoning Variances, supporting documents, and the evidence presented at the public hearing, the Board of County Commissioners makes the following Findings of Fact:

1. The request for this Non-Zoning Variance has been fully considered after public hearing pursuant to legal notice as required by Florida law and the St. Johns County Land Development Code.

2. There are no practical difficulties in carrying out the strict letter of the regulation.

3. The Variance request is based exclusively upon a desire to reduce the cost of developing.

4. The proposed Variance will substantially increase congestion on surrounding public streets, the danger of fire, or another hazard to the public.

5. The proposed Variance will substantially diminish property values and alter the essential character or area surrounding the site.

6. The effect of the proposed Variance is not in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code.

ACCORDINGLY, based on the said Findings of Fact, the Board of County Commissioners hereby denies the Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision platting standards.

Any appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County within thirty (30) days.

Date of Commission Action: October 20, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By:_____
Clay Murphy, Chair

Date:_____

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

By: _____
Deputy Clerk

LEGAL DESCRIPTION

The West 125 feet of Lot 1, Ponte Vedra Shores West, a subdivision according to the plat thereof recorded in Map Book 14, Pages 34 and 35, of the Public Records of St Johns County, Florida.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Nick Koster
Nick Koster
Nick Koster
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STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 09/29/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/29/2026

Legal Clerk

Notary, State of WI, County of Brown

9.25.30

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED NON ZONING VARIANCE

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/20/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C.3 regarding subdivision and platting requirements.

The subject property is located at 150 Seagate Lane. See attached map (Exhibit A). This file is maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR
FILE NUMBER: NZVAR-2026000022
Project Name: 150 Seagate Lane



SAG44744892

Order 12659025, 9/26/2026