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

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 2, 2026**

FROM: **Trevor Steven, Planner** **PHONE:** **904 209-0587**

SUBJECT OR TITLE: **REZ 2026-08 St. Johns Commons Commercial**

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

BACKGROUND INFORMATION:

Request to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG), located on the north side of County Road 210 West with direct access from Saint Johns Commons Road. This request was heard before the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, October 1, and was recommended for approval by a vote of 6-0.

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 enact Ordinance 2026-_____, approving REZ 2026-08 St. Johns Commons Commercial based on four (4) findings of fact, as provided in the Staff Report.
DENY: Motion to deny REZ 2026-08 St. Johns Commons Commercial based on five (5) findings of fact, as provided in the Staff Report

For Administration Use Only:
Legal: Kealey West 10/18/2026 **OMB: ARM 10/19/2026** **Admin: Brad Bradley 10/19/2026**

Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2026-08 St. Johns Commons Commercial

To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Trevor Steven, Planner
Date:	October 22, 2026
Subject:	**REZ 2026-08 St. Johns Commons Commercial,** a request to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG). This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, October 1, 2026, and was recommended for approval by a vote of 6-0.
Applicant:	Beth Breeding, Beth Breeding LLC
Owners:	A&S Land Development Co.
Hearing Dates:	Planning and Zoning Agency – October 1, 2026 Board of County Commissioners – November 3, 2026
Commissioner District:	District 5

MAP SERIES

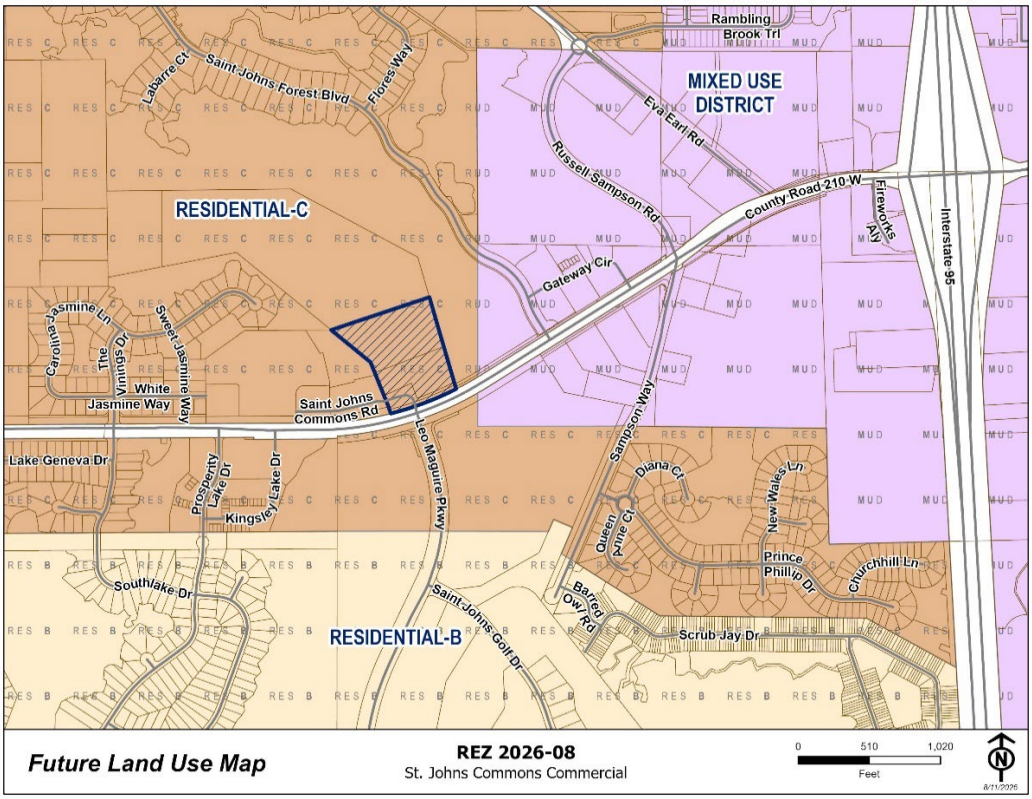
Location: The subject property is located on the north side of County Road 210 West with direct access from Saint Johns Commons Road. The property is approximately 0.75 miles west of the Interstate 95 interchange.



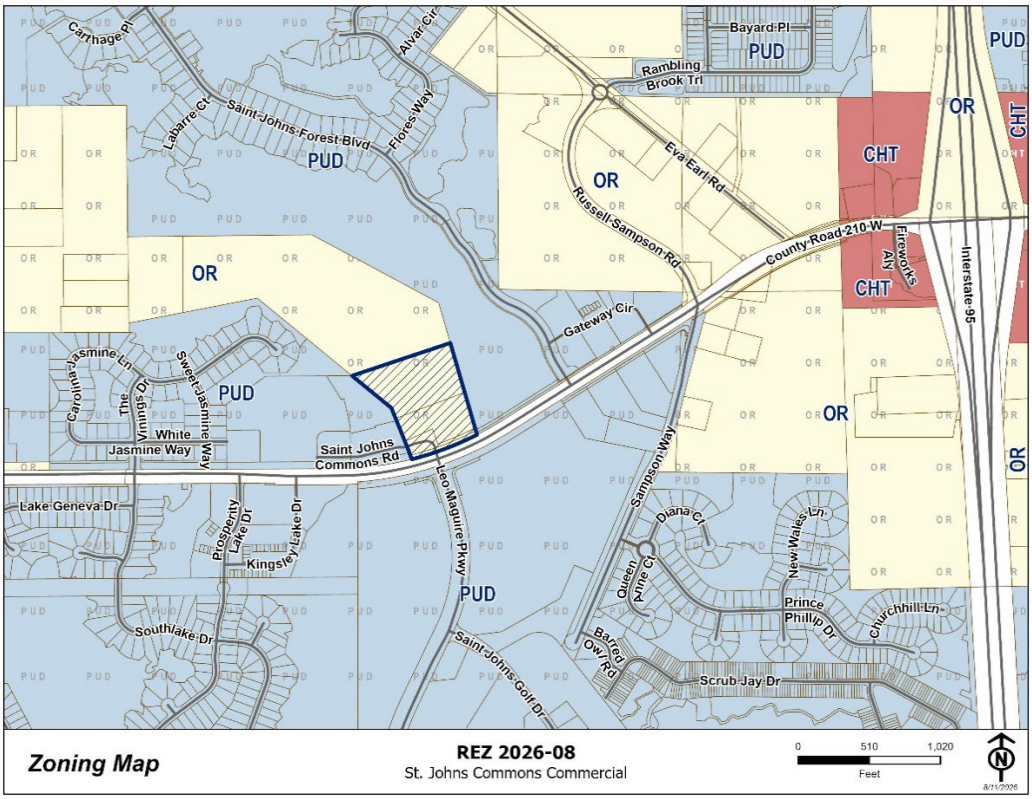
Aerial Imagery: The subject property is currently undeveloped. Properties directly adjacent to the east and north are also undeveloped. A shopping center and various commercial uses are adjacent to the west and the entrance to a residential subdivision is directly to the south.



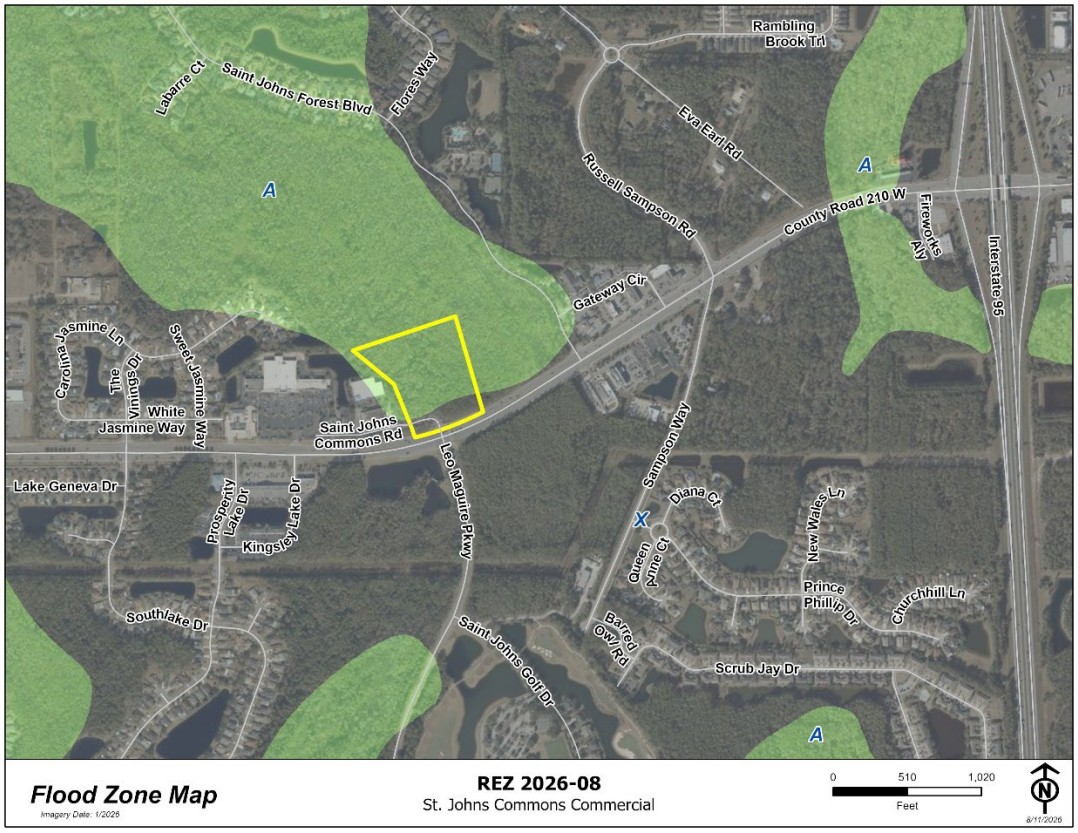
Future Land Use: The subject property and the surrounding areas to the north, west, and south are designated as Residential-C on the Future Land Use Map. Properties designated as Residential-B are located further to the south, and properties to the east are designated as Mixed Use District located near the I-95 interchange to the east.



Zoning District: The subject property is zoned Open Rural (OR) with a requested change to Commercial General (CG). Surrounding properties are a mixture of Planned Unit Development with various residential and non-residential uses allowed.



Flood Zone Map: The subject property is located within Flood Zones A and X.



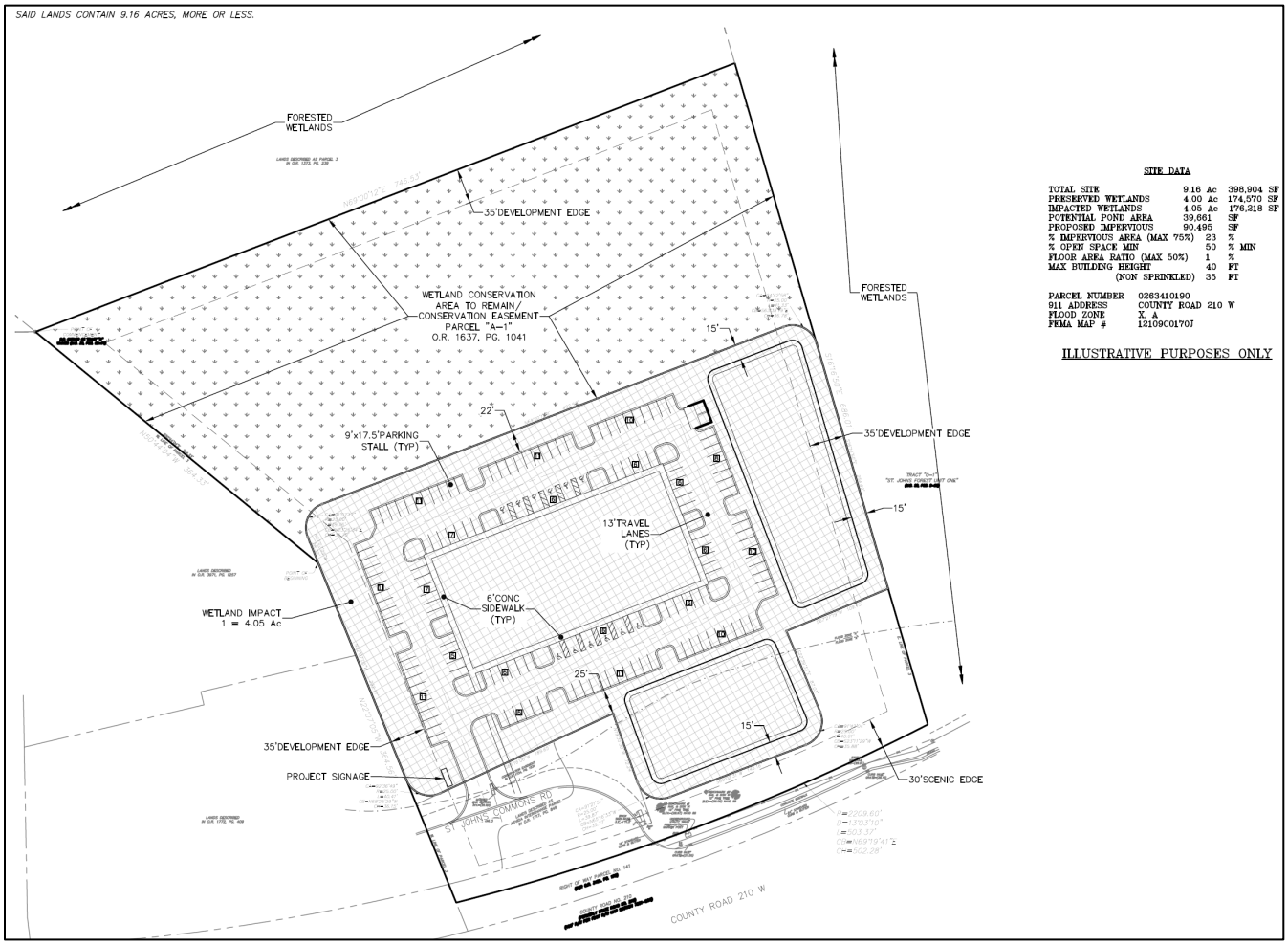
APPLICATION SUMMARY

The applicant is requesting to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG). According to the submitted application materials, the applicant states the following:

> *"This project does not result in urban sprawl as it is located on major collector contiguous to approximately 200k sf of commercial, with similar commercial located throughout the nearby proximity. All uses allowed in CG are not nuisance uses for the surrounding neighborhoods for lands in Res-C land use as this parcel is designated.*
>
> *Utilities: This site has utility services as evidenced by the JEA Utility Availability Letter that is included.*
>
> *Location: The projects fronts partially on CR 210 West with the access to be located off St. Johns Commons Road. This is a corner parcel located at a traffic light with existing turn lane.*
>
> *Letters of Support: This project has signed letters in support from the John's Glen Homeowner's Association and the Southern Grove Homeowner's Association. To gain that support A&S Land Development Co. donated two tracts totaling 31.35 acres located between these two neighborhoods to John's Glen HOA on August 7, 2019. This has been uploaded to this application."*

The applicant has submitted a Site Plan (provided on the following page) that will be used as part of the site plan approval process outlined in Comprehensive Plan Policies A.1.13.1(m) and A.2.1.1(c) (See Page 6). This process was recently adopted within the 2050 Comprehensive Plan. The site plan shows all appropriate setbacks being met along with the required Northwest Sector Development and Scenic Edges.

Site Plan (in-part):



All applicable provisions of the Land Development Code and Comprehensive Plan will be reviewed for compliance at the time of development permit submittal.

APPLICABLE REGULATIONS

Comprehensive Plan, Policy A.1.4.11

When a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses include, but are not limited to, permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean "the same as." Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer, and other necessary public services and nuisances.

In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD, Special Use request, or other application showing development of the property. Amendments that result in unreasonable negative impacts and do not provide sufficient compatibility measures should not be approved.

A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties.

The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.

1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.

2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.

4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.

5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.

6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:

a. permitted uses, structures, and activities allowed within the Future Land Use designation;
b. building location, dimension, height, and floor area ratio;
c. location and extent of parking, access drives, loading areas, and service areas;
d. hours of operation, noise levels, and lighting;
e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

<u>Comprehensive Plan, Policy A.1.13.1(m)</u>

In Density Zone “C” and “D” designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Unit Development process/standards as provided in the LDC or site plan approval by the PZA, may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.4.7, A.1.4.8, A.1.4.9, A.1.4.10, A.1.4.11, and A.1.13.2

Comprehensive Plan, Policy A.2.1.1(c)
New development or rezoning, which increases the potential density and/or intensity of the sites within the Northwest Sector, shall be submitted and reviewed pursuant to the planned unit development process/standards as provided in the LDC or site plan approval by the PZA, the Northwest Sector Overlay Map and the goals, objectives, and policies contained herein.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:
This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintains the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Fire Services Division Review:
ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

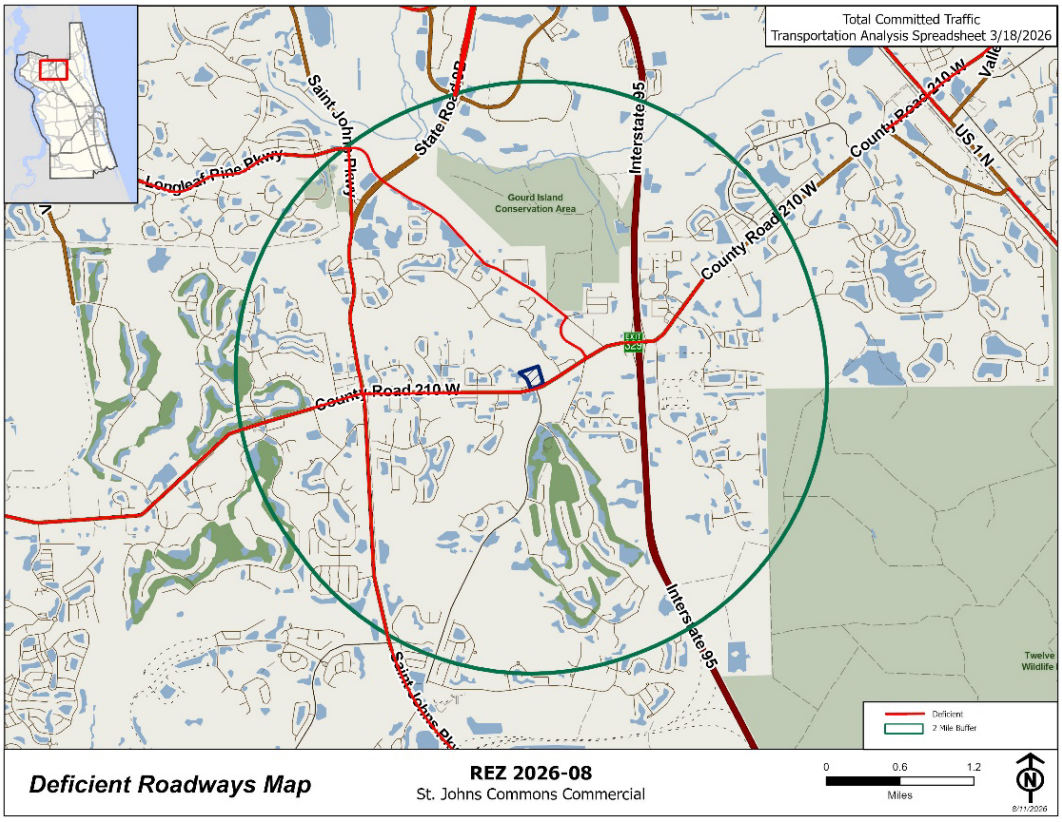
ISO applies the following classification to properties in St Johns County:
*Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
*Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
*Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel #026341-0190, as well as the current primary fire station location at 10001 Cartwheel Bay Ave. and creditable water supply, ISO would assign a rating of Class 3.

Traffic Impact Analysis for St. Johns Commons Commercial (REZ 2026-08) (9/11/2026):
The applicant is proposing to rezone 9.16 acres located at the intersection of St. Johns Commons Road and County Road 210 from Open Rural (OR) to Commercial General (CG). A detailed site access analysis and operational analysis is required prior to Construction Plan approval for all non-residential development generating 300 or more P.M. peak hour trips to determine if improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed development. Final site access design will be determined at the time of construction plan review.

The first directly accessed roadway segment, Link 34.3 (CR 210 from CR2209 to Leo Maguire Parkway), is currently operating at 65.8% of capacity based on existing 2025 P.M. peak hour traffic, and 120.0% of capacity based on total committed peak hour traffic. The second directly accessed roadway segment, Link 35 (CR 210 from Leo Maguire Parkway to I-95) is currently operating at 61.3% of capacity based on existing 2025 P.M. peak hour traffic, and 100.9% of capacity based on total committed peak hour traffic.

Deficient Roadways Map: The map shown below displays deficient roadway segments within a 4-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



Technical Division Review:

The near entirety of the subject property is within a FEMA-designated Flood Zone A with an undetermined Base Flood Elevation (BFE). The site is also shown to be nearly completely inundated with flood waters during the design storm events when examined under the St. Johns County Regional Stormwater Model. The applicant will be required to design the site in compliance with Sections 3.03.00 and 6.04.06 of the LDC in regards to meeting FEMA/NFIP requirements as well as stormwater mitigation. It is likely that the applicant will be asked to compensate/mitigate for lost storage capacity in the floodplain as part of the engineering review. This could possibly involve the alteration of the project layout or loss of developable site.

As part of meeting FEMA/NFIP requirements under Section 3.03.00, the applicant will generally be required to establish (via flood study) a base flood elevation (BFE). In addition, it is anticipated that the county may receive a preliminary updated Flood Insurance Rate Map (FIRM) from FEMA later this calendar year that may establish the BFE for this area.

Planning and Zoning Division Review:

The applicant is requesting to rezone approximately 8 acres of land from Open Rural (OR) to Commercial General (CG). Within the submitted Narrative by the applicant, they state, *"The uses being requested by this rezoning are allowed by the existing Res-C comprehensive plan. This project is not urban sprawl and is it is located in the Res-C future land use and is located on a major collector at a traffic signal and is contiguous to other commercial."* The full Narrative provided by the applicant can be found in the **Application and Supporting Documents** section.

The requested rezoning from Open Rural (OR) to Commercial General (CG) is consistent with the Future Land Use Map designation of Residential-C with relation to Comprehensive Plan Policy A.1.13.1(m), which allows for Neighborhood Commercial and Community Commercial Uses when there is site plan approval through the Planning and Zoning Agency (PZA). The applicant has provided a site plan for consideration within this Rezoning submittal. Staff notes that prior to the adoption of the 2050 Comprehensive Plan, all proposed rezonings in the Northwest Sector were required to be for a Planned Unit Development (PUD) and required a MDP Text and Map in accordance with LDC Sections 5.03.02.G.1 and 5.03.02.G.2, respectively. The newly implemented Comprehensive Plan Policy A.2.1.1(c) now allows for rezoning submittal in the Northwest Sector to a standard zoning category in conjunction with site plan approval through the Planning and Zoning Agency (PZA).

The applicant did not elaborate on any intended usage of the property with their submittal materials. All applicable provisions of the Land Development Code (LDC) and Comprehensive Plan will be reviewed for compliance at the time of development permit submittal. Should this Rezoning request be approved, uses that fall within the Neighborhood Commercial and Community Commercial Use categories that are allowed by right within CG zoning in LDC Article II would be allowed to be developed on the property. This would include the Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional subcategories located in LDC Section 2.02.01 and Table 2.03.01.

Figure 1 below provides a comparison of the use categories allowed within the current zoning district Open Rural (OR) and proposed zoning district of Commercial General (CG).

Figure 1: Table of Allowed Uses

Use Category	Zoning District	
	OR (current)	CG (proposed)
Residential	X	X*
Agricultural	X	
Cultural/Institutional	X	X
Neighborhood Business and Commercial		X
General Business and Commercial		X
High Intensity Commercial		
Highway Commercial		
Light Industrial		
Heavy Industrial		
Mining & Extraction	X	
Office and Professional		X
Outdoor Passive	X	
Neighborhood Public Service	X	X
General Public Service		X

**Single family dwelling or two (2) family dwelling permitted as an accessory to the commercial use; only for occupancy by the owners or employees thereof (LDC, Section 2.02.04.C.2). Property would also have the right to be developed under the Live Local Act (SB 102, i.e. Section 125.01055(7) FS)*

Figure 2 provides the development standards for Commercial General (CG) Zoning, per LDC Table 6.01

Figure 2: Commercial General (CG) Zoning Placement Standards

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. ⊗ Front/ Side/Rear	Maximum Height of Structures ⊕
CG	N/A	N/A	N/A	50%	70%	15/5/10 feet	40 feet ◊ # +

Figure 3 below provides a compatibility map of the subject property in relation to nearby properties, while Figure 4 provides a table comparing various aspects of each property.

Figure 3: Compatibility Map



Figure 4: Compatibility Analysis

Criteria	Subject Property	Property 1	Property 2	Property 3	Property 4	Property 5
FLUM	Residential-C	Residential-C	Residential-C and Mixed Use District	Residential-C and Mixed Use District	Residential-C	Residential-C
Zoning	Open Rural (OR) (proposed to be CG)	Open Rural (OR)	Planned Unit Development (PUD) (Ord. 2004-56)	Planned Unit Development (PUD) (Ord. 2004-111)	Planned Unit Development (PUD) (Ord. 1997-14, as amended)	Planned Unit Development (PUD) (Ord. 1997-14, as amended)
Present Use	Undeveloped	Recreational, Parkland, Classified Use, Conservation & Mitigation	Preserved Wetlands	Preserved Wetlands	Store	Self-Storage
Proposed Use	Non-residential uses	N/A	N/A	N/A	N/A	N/A

Street view of property frontage at the CR 210 W and Saint Johns Commons Road intersection taken on 9/14/2026 showing the NW Sector community meeting signs and the public noticing signs:



The applicant provided correspondence from the Southern Grove HOA and the Johns Glen HOA stating their support in A&S developing the subject property. This correspondence is dated 9/10/2019. The applicant has also provided a letter of water and sewer availability from JEA which expires on 6/24/2028. These documents can be found in the **Supporting Documents** section.

Overall, Planning Staff finds that the proposed rezoning of the subject property to Commercial General (CG) appears to be consistent with the surrounding area and the existing non-residential developments along this section of County Road 210. The commercial uses that could be developed on this site would align with permitted uses within the Residential-C Future Land Use category, which extends further west along this corridor past the CR 210 – CR 2209 intersection and transitions into areas designated Residential-B.

NORTHWEST SECTOR COMMUNITY MEETING (9/14/2026)

The applicant conducted the required Northwest Sector Community Meeting at Faith Community Church on Tuesday, September 14, 2026, at 6:30 p.m. County staff was in attendance, and the meeting was properly noticed. The project was presented to approximately nine (9) attendees. Discussion focused on the proposed uses of the project, property access and traffic impacts at the intersection, environmental impacts, and signage. The Community Meeting packet, provided by the applicant, is included in **Attachment 3 Northwest Sector Community Meeting Documents**.

PLANNING AND ZONING AGENCY (10/1/2026)

This request was heard by the PZA at their regularly scheduled public hearing on Thursday, August 1, 2026. There were no comments from the Agency members or members of the public. A motion to recommend approval was made by Agency Member, Ms. Perkins, and seconded by Mr. Matovina. That motion passed, 6-0. Agency Member Greg Olson was absent.

CORRESPONDENCE/PHONE CALLS

Staff has received three (3) emails in opposition to this request after the PZA meeting on 10/1/2026. These can be found in the **Correspondence** section.

ACTION

Staff has provided the Agency with four (4) Findings of Fact to approve this rezoning request, and five (5) Findings of Fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents
3. Northwest Sector Community Meeting Documents
4. Correspondence

PROPOSED FINDINGS OF FACT REZ 2026-08 St. Johns Commons Commercial	
APPROVE	**DENY**
1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Commercial General (CG)** is consistent with the Comprehensive Plan, in that: a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13) c) The proposed project is consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.	2. The rezoning to **Commercial General (CG)** is not consistent with the Comprehensive Plan, in that: a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.13) c) The proposed project is not consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.
3. The rezoning to **Commercial General (CG)** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Commercial General (CG)** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Commercial General (CG)** is consistent with the land uses allowed in the land use designation of **Residential-C** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Commercial General (CG)** is not consistent with the land uses allowed in the land use designation of **Residential-C** as depicted on the 2050 Future Land Use Map.
	5. Consistent with *Board of County Commissioners of Brevard County v. Snyder*, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NUMBER: 2026 -_____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated May 5, 2026, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2026-08 St. Johns Commons Commercial**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.

2. The rezoning to **Commercial General (CG)** is consistent with the Comprehensive Plan, in that:

    (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11)

    (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13)

    (c) The proposed project is consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan.

3. The rezoning to **Commercial General (CG)** is consistent with the St. Johns County Land Development Code.

4. The zoning district of **Commercial General (CG)** is consistent with the land uses allowed in the land use designation of Residential-C as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2026-08 St. Johns Commons Commercial**, the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Commercial General (CG)

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 4. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 5. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY, CLERK
OF THE CIRCUIT COURT &
COMPTROLLER

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT A

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF LANDS DESCRIBED AS PARCEL 3 IN OFFICIAL RECORDS BOOK 1373, PAGE 239 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LANDS CONTAIN 9.16 ACRES, MORE OR LESS.

SHEET 1 OF 2

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0 50 100
GRAPHIC SCALE
1" = 100'

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- X—X DENOTES FENCE
- ○ DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- ● DENOTES IRON PIPE FOUND (NOTED)

DATE	4-14-26
SCALE	1"=100'
JOB No.	2021-106
Comp. File	21-106.dwg
Drawn by	WJM

NOTES

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MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107 L.B. No. 8295
JACKSONVILLE, FLORIDA 32224 Tel. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

WILLIAM J. MELROSE LICENSED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

Narrative in Support of Rezoning on CR 210 West

This project is located in the Northwest Sector along CR 210 West in land use category **Residential C** that allows for these Use Categories: Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service and Residential (accessory only)

Compliance with the Comprehensive Plan:

This project complies with the below as contained in the NW Sector portion of the Comprehensive Plan.

Comp Plan A.2.1.2 (d,e,g,h,i,j) NW Sector Circulation requires

Objective A.2.1. Northwest Sector Overlay St. Johns County shall utilize the Northwest Sector Overlay in the Northwest Sector, as shown in the Future Land Use Map, to realize the planning vision and promote a legacy of sustainable communities based on neighborhoods for all residents while assuring compatibility between the environment, new development, and existing residential areas. Policies A.2.1.1. Northwest Sector General Administrative

(a) The Northwest Sector shall be developed with neighborhoods and communities that are served by **commercial support uses**, schools, parks and open spaces, and civic spaces.

(b) The Northwest Sector shall be developed with an orderly compact planned interconnected transportation network with an interconnected network of scenic edges and development edges and recreational trail system. **Commercial support uses may be developed in nodes along intersections of Major Collector or arterial roadways**. Neighborhood Commercial uses may be located Minor Collector intersections within a nodal pattern. Strip commercial development is prohibited.

(d) Priority for mitigation of environmental impact within the Northwest Sector shall be to enhance connectivity among connected wetlands, recreational areas and parks, scenic edges, development edges, and recreational trails within the Northwest Sector. All wetland impacts and subsequent mitigation are subject to compliance with all applicable County, regional, State, and Federal permitting requirements.

(e) New development within the Northwest Sector shall use a community planning approach that requires public participation from residents and landowners within the proposed new development's defined community impact area. *This is being accomplished by the community meeting.*

Utilities: This site has utility services as evidenced by the JEA Utility Availability Letter that is included.

Location: The projects fronts partially on CR 210 West with the access to be located off St. Johns Commons Road. This is a corner parcel located at a traffic light with existing turn lane.

Letters of Support: This project has signed letters in support from the John's Glen Homeowner's Association and the Southern Grove Homeowner's Association. To gain that support A&S Land Development Co. donated two tracts totaling 31.35 acres located between these two neighborhoods to John's Glen HOA on August 7, 2019. This has been uploaded to this application.

Comprehensive Plan A.1.4.11

A.1.4.11. When a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses include, but are not limited to, permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean "the same as." Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer, and other necessary public services and nuisances. In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD, Special Use request, or other application showing development of the property. Amendments that result in unreasonable negative impacts and do not provide sufficient compatibility measures should not be approved. A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties. The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests

(a) A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.

(b) A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists. **This project complies with this as only uses compatible within RES C will be allowed by this rezoning.**

(c) A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance. **The uses being requested by this rezoning are allowed by the existing Res C comprehensive plan.**

(d) A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes. **This project is not urban sprawl and is it is located in the ResC future land use and is located on a major collector at a traffic signal and is contiguous to other commercial.**

(e) A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment. **This project complies with this as per the SJRWMD governing board stated "it is providing 4 times the functional gain unit" in it's donation of 20.87 acres surrounded by the Cummer Trust Land.**

(f) With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:

1. permitted uses, structures, and activities allowed within the Future Land Use designation;

2. building location, dimension, height, and floor area ratio;

3. location and extent of parking, access drives, loading areas, and service areas;

4. hours of operation, noise levels, and lighting;

5. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

This project does not result in urban sprawl as it is located on major collector contiguous to approximately 200k sf of commercial with similar commercial located throughout the nearby proximity.

All uses allowed in CG are not nuisance uses for the surrounding neighborhoods for lands in Res-C land use as this parcel is designated.

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- ● DENOTES IRON PIPE FOUND (NOTED)

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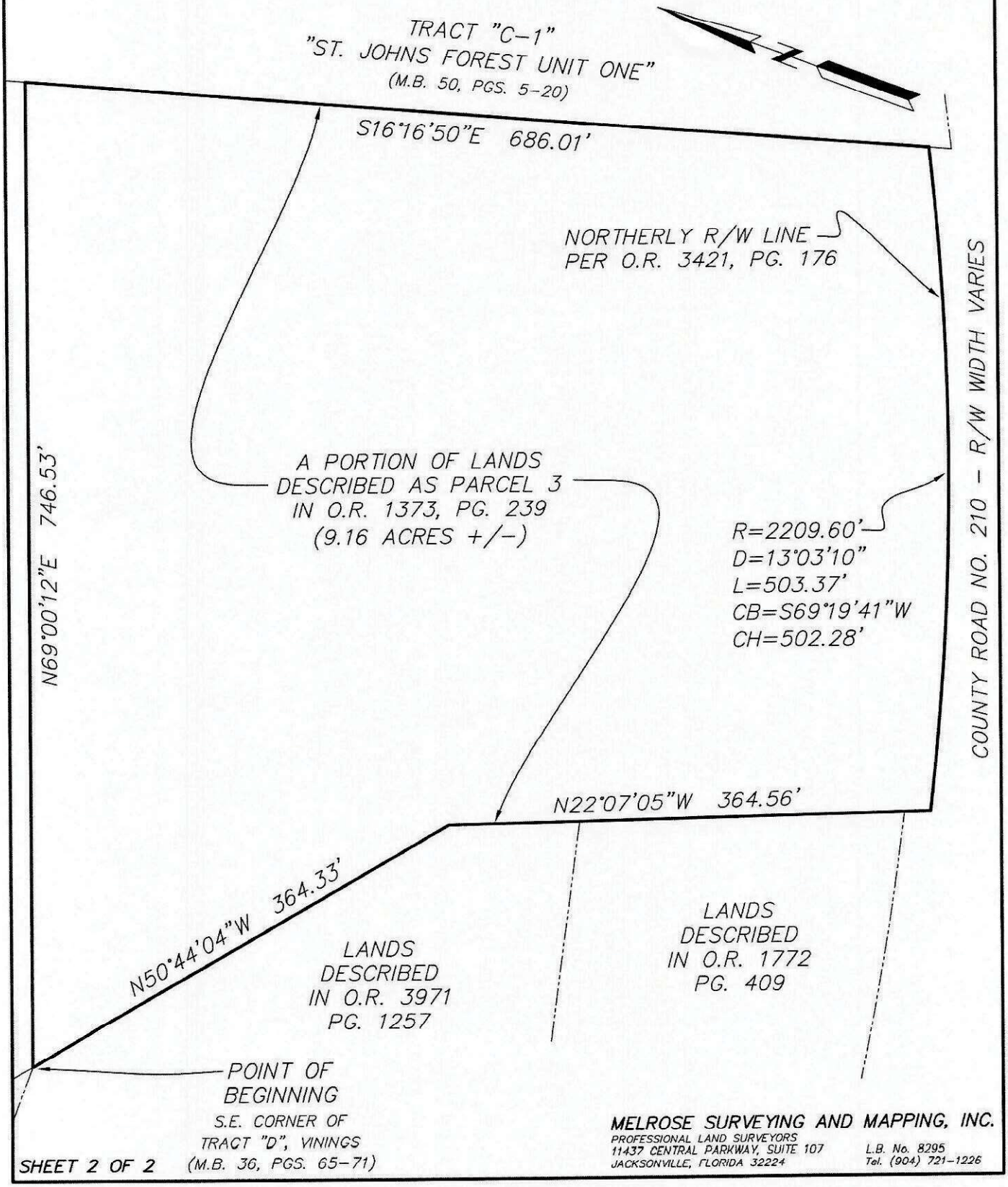
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BY: _____
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STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER — WILLIAM J. MELROSE — No. 5843 — REGISTERED LAND SURVEYOR

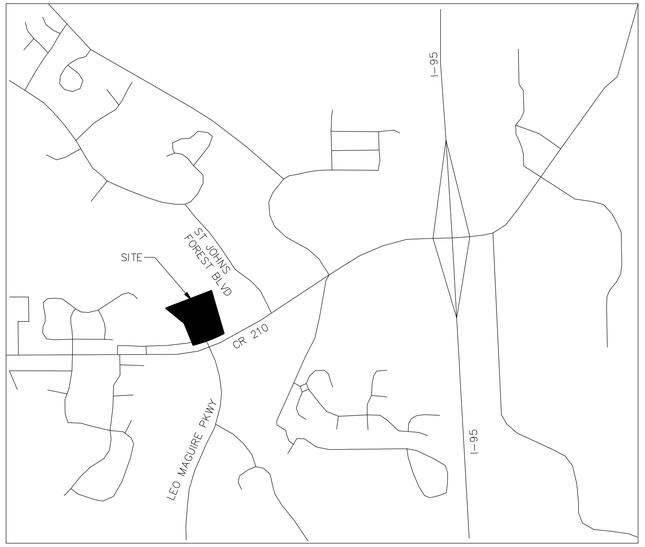
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SHEET 2 OF 2

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11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226



LOCATION MAP

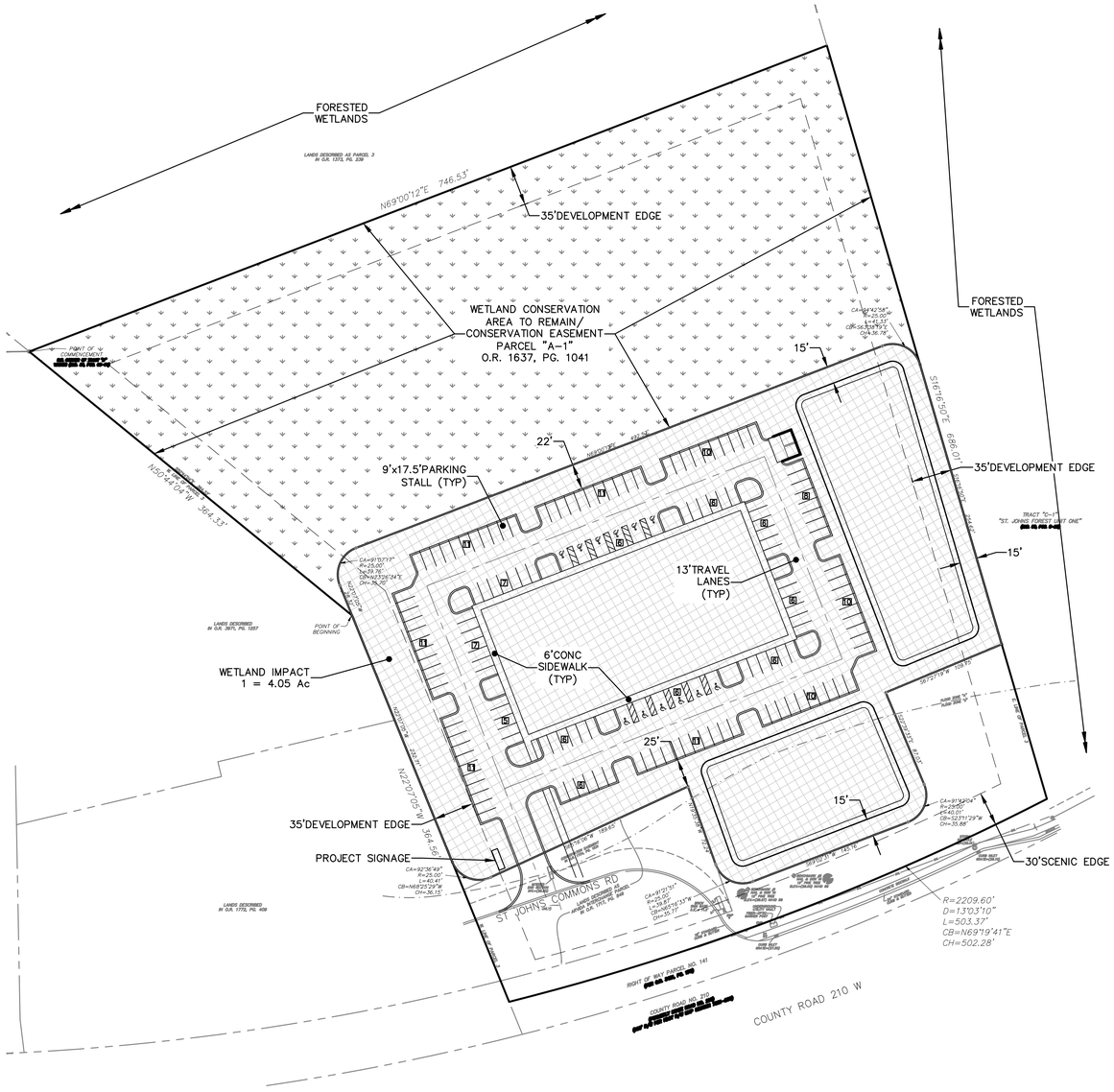
N.T.S.

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

= WETLANDS

= WETLAND IMPACT

SITE DATA

TOTAL SITE	9.16 Ac	398,904 SF
PRESERVED WETLANDS	4.00 Ac	174,570 SF
IMPACTED WETLANDS	4.05 Ac	176,218 SF
POTENTIAL POND AREA	39,661	SF
PROPOSED IMPERVIOUS	90,495	SF
% IMPERVIOUS AREA (MAX 75%)	23	%
% OPEN SPACE MIN	50	% MIN
FLOOR AREA RATIO (MAX 50%)	1	%
MAX BUILDING HEIGHT	40	FT
(NON SPRINKLED)	35	FT

PARCEL NUMBER	0263410190
911 ADDRESS	COUNTY ROAD 210 W
FLOOD ZONE	X, A
FEMA MAP #	12109C0170J

ILLUSTRATIVE PURPOSES ONLY

CR210 COMM SP.DWG 7/21/2026 10:59 AM Steve Murrin

REVISIONS			
NO.	DATE	DESCRIPTION	BY:

DESIGNED BY:	MR
DRAWN BY:	MR
CHECKED BY:	GRW
SCALE:	1" = 60'
DATE:	7/21/2026
PROJ. NO.:	2056-2

LIVE OAK ENGINEERING
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256
JAX: (904)363-8916 BHAM: (205)637-3115
www.liveoakengineering.com

CR 210 OUTPARCEL
FOR:
A&S Land Development Co.

ST JOHNS COUNTY, FLORIDA

Site Plan

Sheet No. 1 of 1

SP-1

DWG. NO.

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

Raleigh
4338 Bland Road
Raleigh, NC 27609

Charlotte
5105 Monroe Road
Suite A
Charlotte, NC 28205

East Syracuse
6700 Old Collamer Road
Suite 112
East Syracuse, NY 13057

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land Management Operations]
3825 Rouse Road
Orlando, FL 32817

Bio-Tech Consulting

Environmental and Permitting

29 May 2026

Beth Breeding
A&S Land Development Co.
1305 Cedar Street
Jacksonville, Florida 32207

Proj: CR 210 Parcel – St. Johns County, Florida
Parcel ID #: 0263410190
Section 17, Township 5S, Range 28E
(BTC File #926-10)
Re: Environmental Assessment Report

Ms. Breeding:

Bio-Tech Consulting, Inc. (BTC) conducted an Environmental Assessment (EA) of the approximately 4.74 acres± CR 210 Parcel Site in the Fall of 2021 and is providing this updated EA to reiterate the findings and address any applicable site changes since the initial report. This site is located north of CR 210 and west of I-95, within Section 17, Township 5 South, Range 28 East, in St. Johns County, Florida (Figures 1 and 2). This environmental assessment included the following elements:

- review and analysis of general site topography;
- review of soil types which occur within the site boundaries;
- evaluation of land use types/vegetative communities present;
- field review for occurrence of protected flora and fauna; and,
- permitting summary including review of past regulatory history.

TOPOGRAPHY

Based upon a review of the USGS Topographic Map presented in Figure 3, elevations on the site are at +25-30 feet above the North American Vertical Datum of 1988 (NAVD).

SOILS

According to the Soil Survey of St. Johns County, Florida, prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), one (1) soil type occurs within the parcel boundaries (Figure 4). The following presents a brief description of the soil types mapped for the parcel:

Holopaw fine sand, frequently flooded (#47) is a very poorly drained, nearly level sandy soil found in broad, shallow drainageways. This soil is flooded for more than 1 month during most years, and the water table is within 10 inches of the surface 2 to 6 months annually. Available water capacity is very low and permeability is rapid. Natural vegetation is slash and pond pines, cypress, loblolly bay, sweetgum, and cinnamon fern. The Florida Association of Environmental Soil Scientists considers the main components of the Holopaw fine sand, frequently flooded (#47) soil type to be hydric. This information can be found in the *Hydric Soils of Florida Handbook, Fourth Edition*, March 2007.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The CR 210 Parcel currently supports two (2) land use types/vegetative communities within its boundaries. These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999), (Figure 5). The on-site upland land use types/vegetative communities are classified as Roads and Highways (814). The on-site wetland/surface water land use types/vegetative community is classified as Wetland Forested Mixed (630). Upon recent inspection, these communities remain unchanged from the initial EA report. The following provides a brief description of each of these on-site land use types/vegetative communities:

Uplands:

814 Roads and Highways (0.33 ac.±)

This land use type represents the roadway within the subject parcel that is utilized for vehicular access to the adjacent parcel located on CR210. This roadway is best described as Roads and Highways (814), per the FLUCFCS classification system.

Wetlands/Surface Waters:

630 Wetland Forested Mixed (4.41 ac.±)

The wetland within the subject parcel is best classified at Wetland Forested Mixed (630), per the FLUCFCS classification. This wetland was dominated by a mix of hardwood and coniferous trees, such as red maple (*Acer rubrum*), swampbay (*Persia palustris*), sweetgum (*Liquidambar styraciflua*), slash pine (*Pinus elliottii*), and large wax myrtle (*Morella cerifera*). Subcanopy species, although sparse, were comprised of sapling specimens of the above-mentioned vegetation with inclusions of cabbage palm (*Sabal palmetto*). The groundcover comprised cinnamon fern (*Osmundastrum cinnamomeum*), Virginia chain fern (*Woodwardia virginica*), grapevine (*Vitis* sp.), greenbrier (*Smilax* sp.), sedge (*Carex* sp.), and saw palmetto (*Serenoa repens*).

WILDLIFE AND PROTECTED SPECIES

Using methodologies outlined in the *Florida's Fragile Wildlife* (Wood, 2001); *Measuring and Monitoring Biological Diversity Standard Methods for Mammals* (Wilson, et al., 1996); and Florida Fish

and Wildlife Conservation Commission's (FWC's) *Gopher Tortoise Permitting Guidelines* (April 2008 - revised May 2017), an assessment for "listed" floral and faunal species was conducted at the site on February 10, 2021, with a follow-up review on May 27, 2026 . This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations that indicated the presence of species observed. The assessment focused on species that are "listed" by the FWC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (May 2017) that have the potential to occur in St. Johns County (Table 1). No plant species "listed" by federal agencies were identified on the site during the assessments conducted by BTC. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
brown anole (*Norops sagrei*)
green anole (*Anolis carolinensis*)
green treefrog (*Hyla cinerea*)

Birds
American crow (*Corvus brachyrhynchos*)
northern cardinal (*Cardinalis cardinalis*)
turkey vulture (*Cathartes aura*)

Mammals
nine-banded armadillo (*Dasypus novemcinctus*)
white-tailed deer (*Odocoileus virginianus*)
raccoon (*Procyon lotor*)

None of the above wildlife species is identified in the FWC's Official Lists - *Florida's Endangered Species, Threatened Species and Species of Special Concern* (May 2017). Additionally, two (2) other species, which are regulated under State or Federal laws, were noted to have the potential to occupy the site. Those species include bald eagle and wood stork. The following provides a brief description of these species as they relate to the development of the site.

Bald Eagle (*Haliaeetus leucocephalus*)
State protected by Florida Administrative Code (F.A.C.) 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from Florida Fish and Wildlife Conservations Commission's (FWC) imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FWC's Bald Eagle rule [F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*)].

In May of 2007, USFWS issued the *National Bald Eagle Management Guidelines*. In April of 2008, the FWC adopted a new *Bald Eagle Management Plan* that was written to closely follow the Federal guidelines. Under FWC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FWC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone.

In addition to the on-site evaluation for "listed" species, BTC conducted a review for any Bald Eagle nests on or in the vicinity of the site as recorded by FWC. This review revealed one (1) Bald Eagle nests, through the 2016-2017 nesting season, located within six (6) miles of the site (Figure 6). Additionally, no additional eagle nests have been documented as of this updated review in the vicinity of the project. Since the site is not located within the 660-foot buffer zone for any nests, no further action should be required pertaining to Bald Eagle nests.

Wood Stork (*Mycteria americana*)
Federally Listed as "Threatened" by USFWS

The subject parcel is shown to be located within a Wood Stork Nesting Colony Core Foraging Area (Figure 8), and this remains the case for this update. Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as "Threatened" by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely unfeathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land-based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). The USFWS has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

Based on our review of available databases, there is no record of a Wood Stork rookery on the project site or within close proximity. The USFWS and the U.S. Army Corps of Engineers (USACE) require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated

elsewhere on-site so that there would be no net loss of Wood Stork foraging habitat. No Wood Storks were observed within the subject site during the site inspection conducted by BTC; however, mitigation for Wood Stork habitat may be required if ditches or wetlands are impacted.

USFWS CONSULTATION AREAS

The USFWS has established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the USACE. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by USFWS.

The subject site is not located within any USFWS Consultation Areas (Figure 10).

PERMITTING

The extents of all wetlands and surface waters on the site were reviewed by BTC in accordance with local, state and federal regulations, and were verified to have remained unchanged for this EA update. Wetland delineation and flagging is required prior to any permit application, and the flag locations will need to be located by a professional land surveyor and reviewed by the various regulatory agencies during the permitting process. Be advised that all speculative wetland impact and permitting scenarios presented in this report are subject to change based on regulatory agency wetland line review/changes, permitting policy implementation, and individual regulator interpretation.

St. Johns County Environmental Division (SJCED)

Land Development

The SJCED regulates natural and historic cultural resources within St. Johns County. Per Article IV. Natural Resources Part 4 of the St. Johns County Land Development Code (LDC) it is unlawful to cause land alteration, or to allow conditions resulting from unpermitted land alteration to remain unremedied, without a Development Permit or Development Order from the County Administrator. Any development activity proposed within the subject site not otherwise qualifying as an exempted

activity, as described in Sec. 4.01.02.C. LDC, will require a Development Permit or Development Order from the County Administrator.

Tree Protections

Sec. 4.01.05 Trees and Other Vegetation of the St. Johns County LDC madates that Protected Trees, as defined in Article XII, Part 12.01.00 LDC, shall not be impacted without a Permit from the County Administrator. The referenced section outlines the conditions under which a Permit may, or may not, be issued, as well as those activities exempt from Permit requirements, and the allowable forms of mitigation required to offset the loss of Protected Trees. Any proposed activity which includes the removal, or significant impacts to, Protected Trees will require a tree survey conducted by a competent professional and certified by a Certified Arborist or Landscape Architect, and a Permit issued by the County Administrator. All Protected Trees removed or impacted will need to be mitigated as described in Sec. 4.01.05 LDC.

Environmentally Sensitive Areas

Sections 4.01.06 through 4.01.11 of the St. Johns County LDC identify environmentally sensitive areas in accordance with the policies of the Coastal/Conservation Element of the St. Johns County Comprehensive Plan. In general, these Sections provide for specific regulations which apply to wetland and estuarine areas, Significant Natural Communities Habitat (SNC; as defined in Article XII, Part 12.01.00 LDC), coastal areas, and Threated/Endangered Species and Species of Special Concern, including marine turtles and Bald Eagles ("listed species"). With regards to wetlands and estuaries, coastal areas, and listed species, the LDC is generally complimentary to State and Federal regulations, such that conformance with those regulations is sufficient to ensure conformance with the LDC. Special exceptions include increased upland buffer requirements for specific waters, including the St. Johns River, Matanzas River, Guana River, and Tolomato River, and policies specific to SNC. SNC are specific habitat types identified in Article XII, Part 12.01.00 LDC, comprising Beach Dune, Coastal Grassland/Coastal Strand, Maritime Hammock, Sandhill, Scrub, and Xeric Hammock. All SNC must be identified on proposed development plans, and for projects larger than 10 acres, 10% of the on-site SNC must be preserved. In limited cases, off-site preservation of SNC may be authorized in exchange for preservation on-site.

With regards to the subject site, any proposed development activity not otherwise qualifying as an exempted activity, as described in Sec. 4.01.02.C. LDC, will require a Development Permit or Development Order from the County Administrator. Any application for such a Permit/Order is subject to the conditions described above, and all other relevant conditions in the LDC, and must include a certified tree survey, protected wildlife survey, depicition of wetland boundaries approved by a State or Federal regulatory agency, depiction of the limits of the on-site SNC, and a tree mitigation plan for all protected trees impacteed by the proposed activity. For the subject property, as confirmed in recent observations, SNC has not been identified on-site. As such, conformance with State and Federal regualations should be sufficient to satisfy County requirements regarding Environmentally Sensitive Areas and listed species.

St. Johns River Water Management District (SJRWMD)

A review of existing permit activity on the subject site was carried out using the SJRWMD e-permitting website. This review did not reveal any prior Environmental Resource Permits (ERP) associated with the subject property.

An ERP will be required through the SJRWMD for all wetland and/or other surface water impacts (both direct and secondary) in association with a proposed development, and any conservation easements associated with the site will require release prior to permitting. Impacts to the project's wetland/surface water communities would be permittable by SJRWMD if the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts.

Since the original EA, the conservation easement encumbering the site has been released by SJRWMD. As compensation for the easement release, the applicant purchased approximately 20.87 acres of highly valued land surrounded by the Twelve Mile Swamp Conservation Area. This land was desirable to SJRWMD to fill a "hole-in-doughnut" of this large conservation area, and more than quadruples the functional values formerly provided by the released CE area.

Clean Water Act Section 404 Permitting

Section 404 of the Clean Water Act (CWA) requires that federal authorization be obtained for all activities that propose the placement of dredged or fill material in "Waters of the United States" (WOTUS). The regulatory program established by CWA Section 404 is jointly implemented by the United States Environmental Protection Agency (EPA) and the United States Army Corps of Engineers (USACE) and applies to regulated activities associated with development, water resource projects (dams, levees, etc.), infrastructure, and mining. Guidelines that outline the conditions under which the implementing agency may, or may not, issue a permit are described in CWA Section 404(b)(1) Guidelines. Included in those guidelines is the mandate that discharges of dredged or fill material into WOTUS are not permissible if (a) a practicable alternative exists that is less damaging to the aquatic environment, or (2) the nation's waters would be significantly degraded. Under that mandate, in most cases, the applicant's burden to justify impacts to jurisdictional wetlands includes an alternative sites analysis, in which the applicant is required to justify that the subject site is the most viable in the vicinity for the project, and will result in lesser environmental impacts compared to alternative site locations. The applicant is then required to demonstrate on-site avoidance and minimization of impacts, to the maximum practicable extent, while allowing for the project purpose.

In 2023, the Supreme Court of the U.S. (SCOTUS) rendered its decision in *Sackett vs. EPA*, which included a much simpler determination of what USACE and EPA could consider WOTUS. In late 2025, EPA followed up with a new proposed rule that would redefine WOTUS in keeping with the *Sackett* decision. This new rule has undergone a public notice and comment period and is currently back under EPA review for final approval. Once this final rule is approved, assuming no major changes to the rule language, there is a possibility that wetlands on the subject site would not be WOTUS and, therefore, not be subject to Federal regulation or permitting.

Currently, with respect to the subject property, it is anticipated that the on-site wetlands and/or other surface waters are likely to be considered WOTUS and would fall under the jurisdiction of the Federal 404 Program. As such, if impacts are proposed to on-site wetlands or surface waters, a Section 404 permit application will need to be submitted to USACE. Such a request will require alternative sites analysis and demonstration of avoidance and minimization of impacts to on-site jurisdictional waters. If those issues are adequately addressed, and sufficient mitigation is provided to offset the functional losses incurred, the project's wetland/surface waters would be permittable by USACE. It should be noted that Section 404 permitting will require coordination with the USFWS and EPA on any issues related to regulated wildlife or their habitat. Potential wildlife issues are detailed in the Wildlife and Protected Species section above.

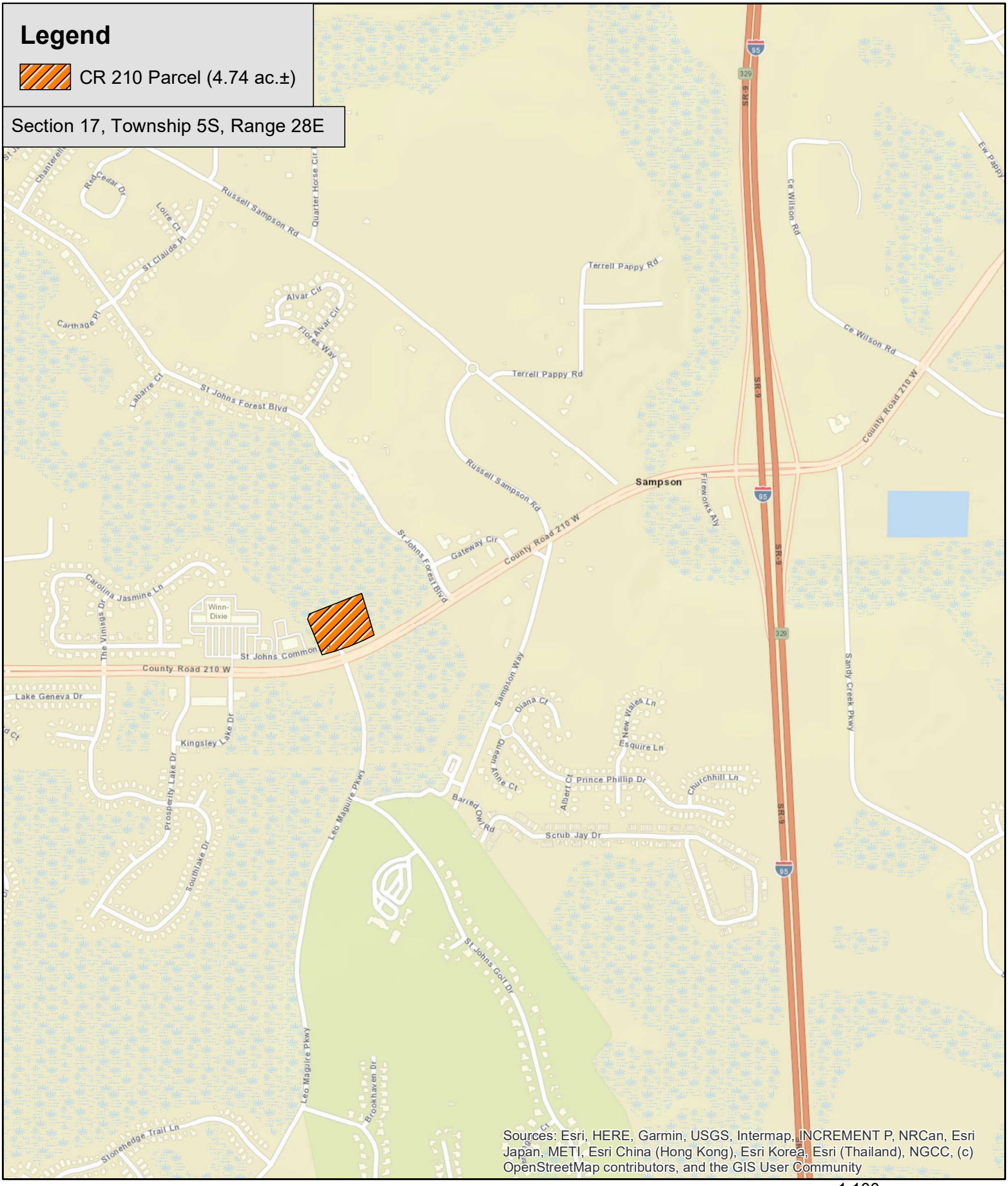
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any (as-yet not formalized) on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species currently or in the future.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969.

Sincerely,

Jason Milton
Director of Mitigation Banking

Attachments:
Figure 1 - Location Map
Figure 2 - Aerial Map
Figure 3 - USGS Topographic Map
Figure 4 - USDA NRCS Soils Map
Figure 5 - FLUCFCS Map
Figure 6 - Bald Eagle Map
Figure 7 - Wading Bird Rookery Map
Figure 8 - Wood Stork Map
Figure 9 - USFWS Consultation Areas Map
Figure 10 - Wetland Map
Table 1 - Potentially Occurring Listed Wildlife and Plant Species in St. Johns County, FL



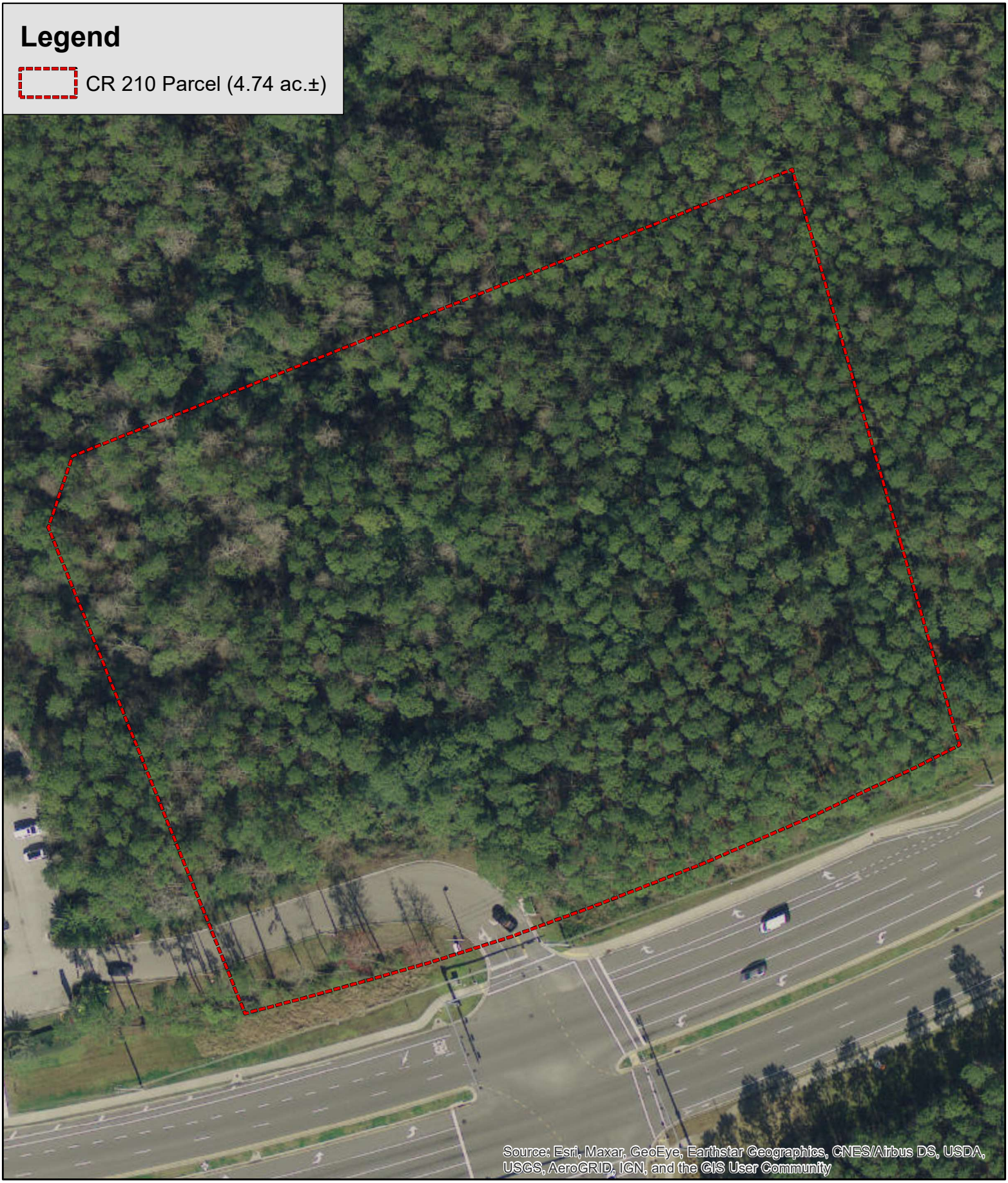
Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

CR 210 Parcel
St. Johns County, Florida
Figure 1
Location Map

N
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1,100
Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



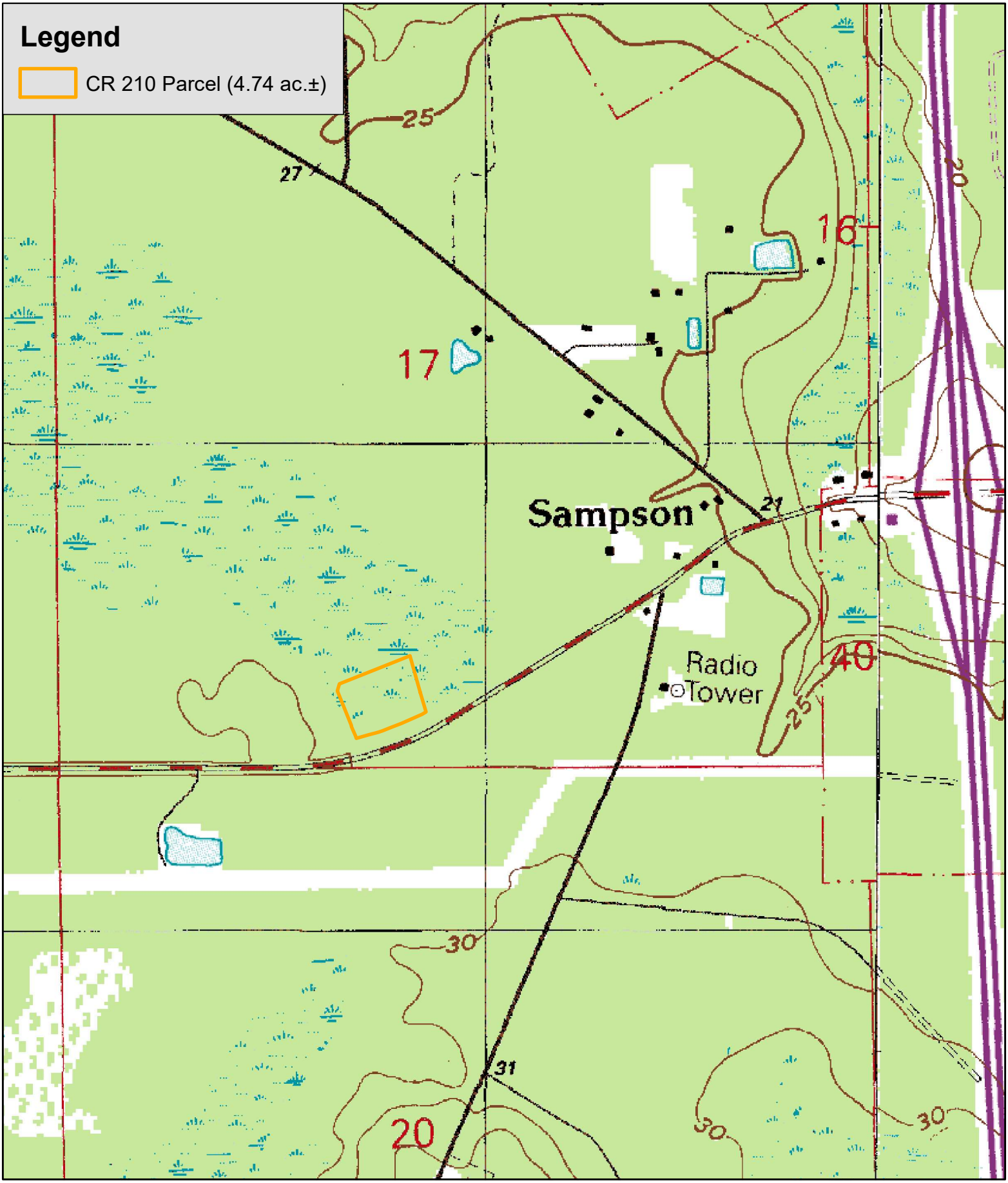
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CR 210 Parcel
St. Johns County, Florida
Figure 2
Aerial Map

N
W E
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80
Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



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St. Johns County, Florida
Figure 3
USGS Topographic Map

N
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840
Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



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St. Johns County, Florida
Figure 4
USDA NRCS Soils Map

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Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



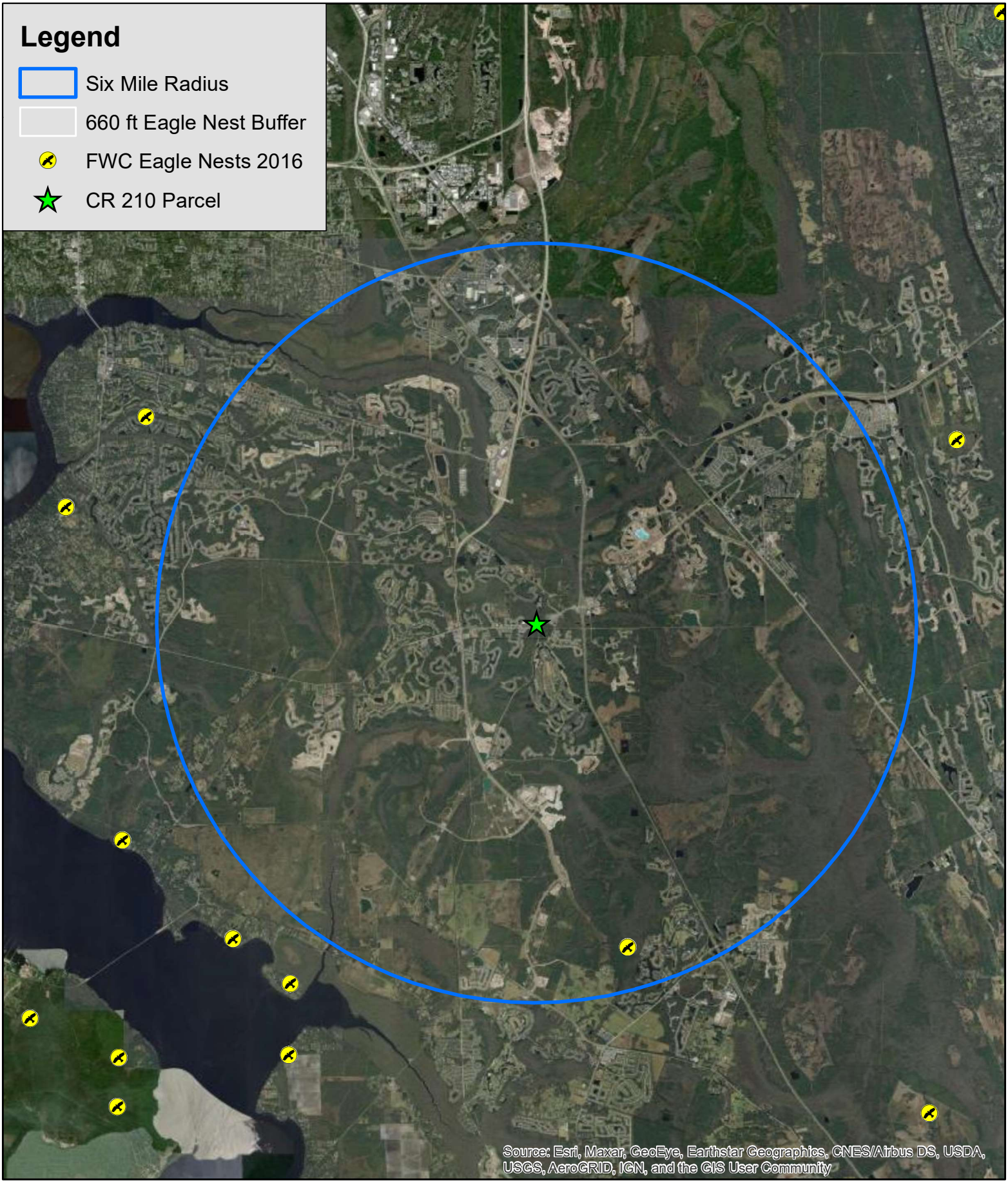
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Figure 5
FLUCFCS Map

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Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



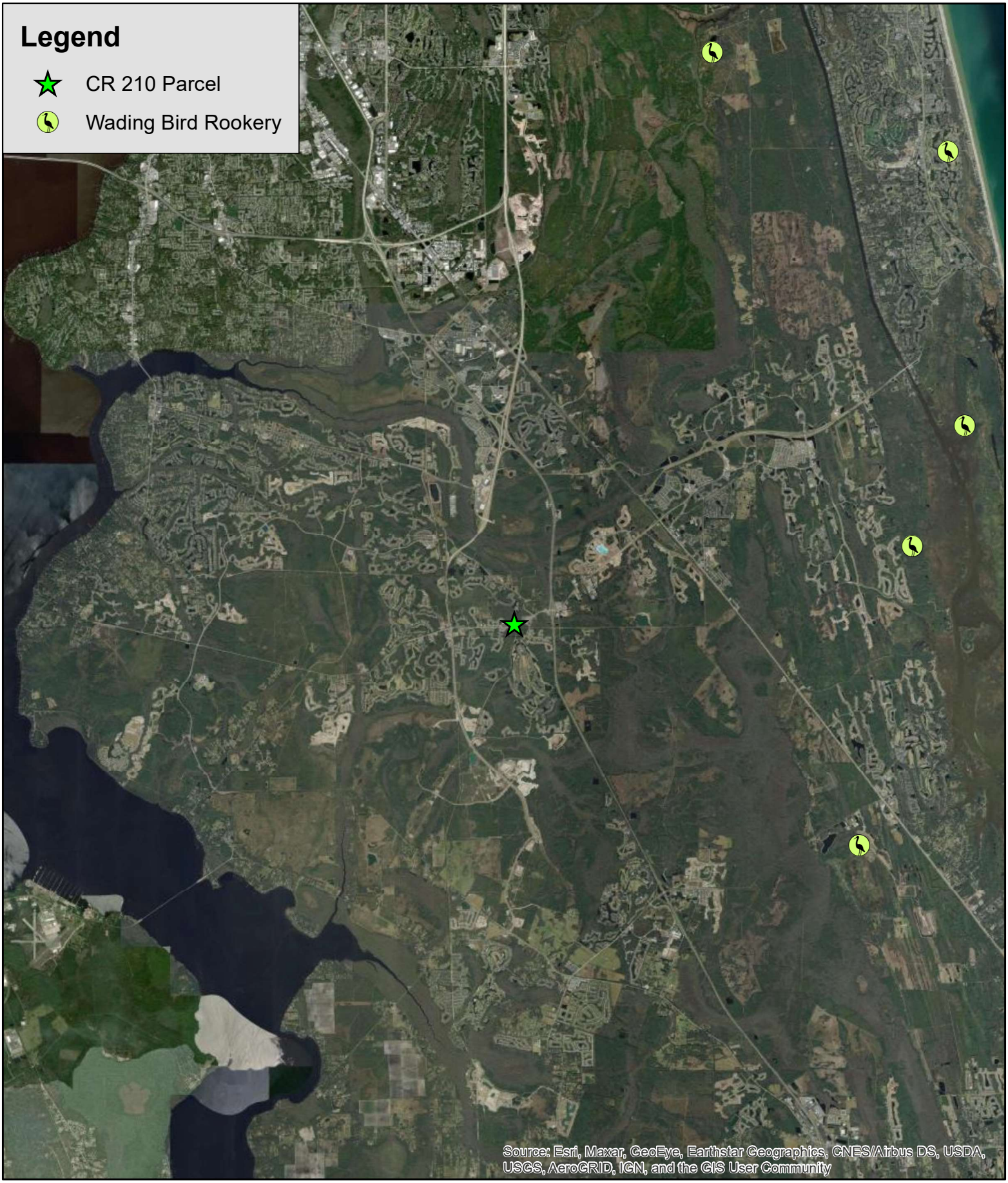
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CR 210 Parcel
St. Johns County, Florida
Figure 6
Bald Eagle Nest Map

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Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



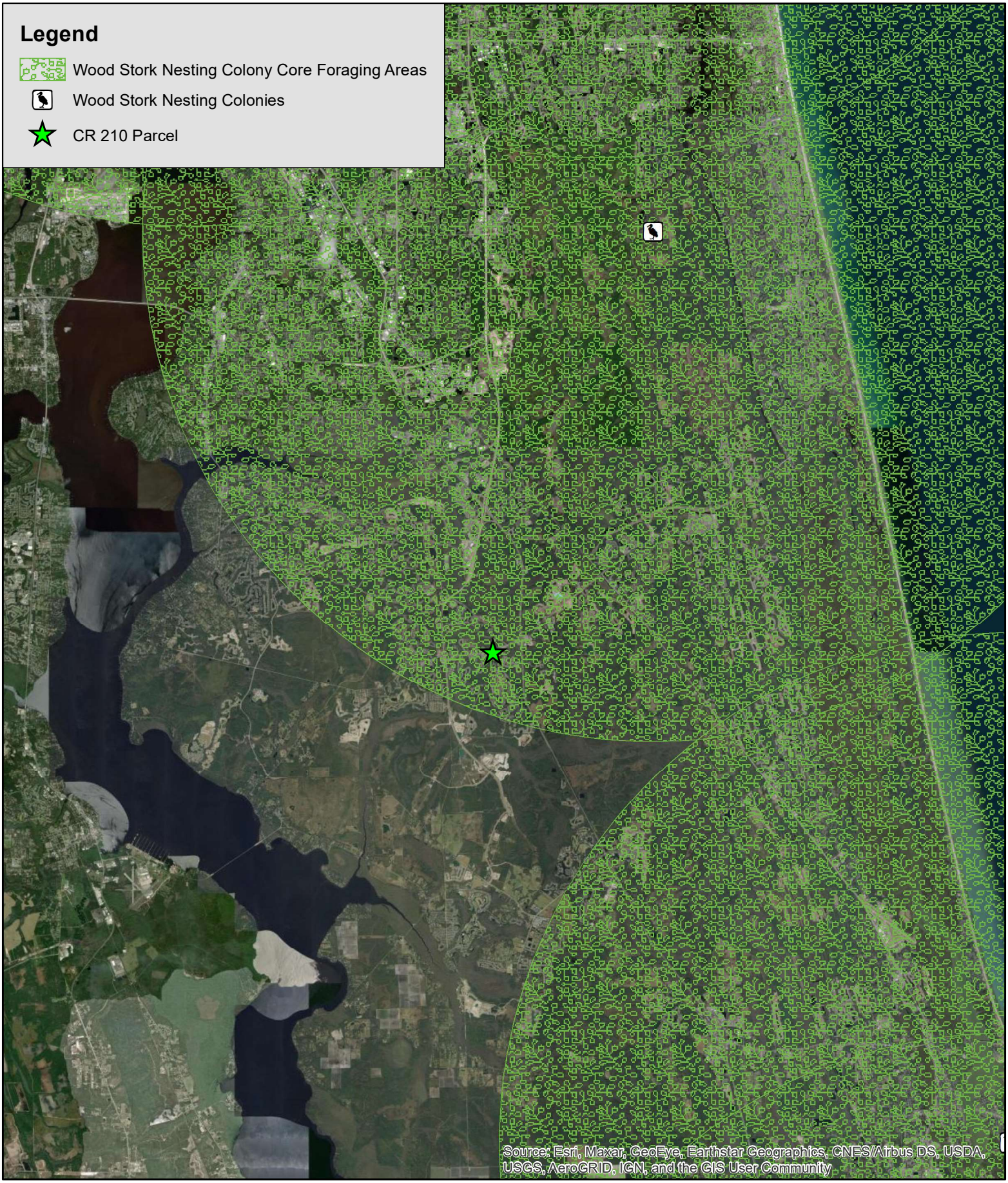
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CR 210 Parcel
St. Johns County, Florida
Figure 7
Wading Bird Rookery Map

N
W E
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12,500
Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



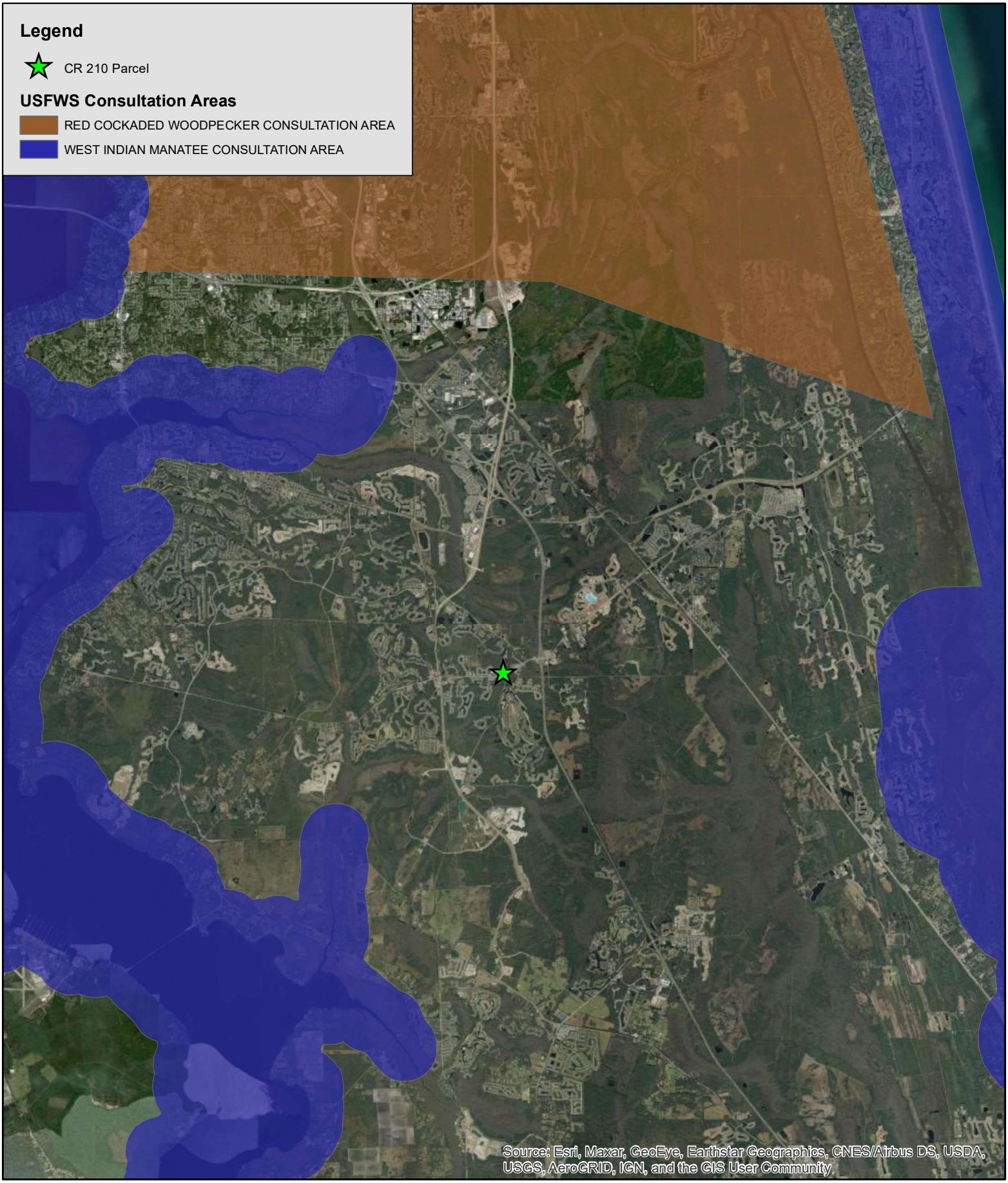
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CR 210 Parcel
St. Johns County, Florida
Figure 8
Wood Stork Map

N
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16,000
Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



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CR 210 Parcel
St. Johns County, Florida
Figure 9
USFWS Consultation Areas Map

N
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12,500
Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021



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CR 210 Parcel
St. Johns County, Florida
Figure 10
Wetland Map

N
W E
S

80
Feet

Project #: 926-10
Produced By: BKJ
Date: 2/22/2021

Table 1:

Potentially Occuring Listed Wildlife and Plant Species in St. John's County, Florida

Plants

Scientific Name	Common Name	State Rank	Federal Status	State Status
Asclepias viridula	Southern Milkweed	S2		T
Calydorea coelestina	Bartram's Ixia	S2S3		E
Carex chapmanii	Chapman's Sedge	S3		T
Chamaesyce cumulicola	Sand-dune Spurge	S2		E
Coreopsis integrifolia	Ciliate-leaf Tickseed	S1		E
Ctenium floridanum	Florida Toothache Grass	S2		E
Glandularia maritima	Coastal Vervain	S3		E
Helianthus carnosus	Lake-side Sunflower	S1S2		E
Litsea aestivalis	Pondspice	S2		E
Lythrum curtissii	Curtiss' Loosestrife	S1		E
Monotropsis reynoldsiae	Pygmy Pipes	S1		E
Nemastylis floridana	Celestial Lily	S2		E
Nolina atopocarpa	Florida Beargrass	S3		T
Pycnanthemum floridanum	Florida Mountain-mint	S3		T
Rudbeckia nitida	St. John's Blackeyed Susan	S2		E

Amphibians

Scientific Name	Common Name	State Rank	Federal Status	State Status
Lithobates capito	Gopher Frog	S3		SSC

Reptiles

Scientific Name	Common Name	State Rank	Federal Status	State Status
Alligator mississippiensis	American Alligator	S4	SAT	FT(S/A)
Caretta caretta	Loggerhead Sea Turtle	S3	T	FT
Chelonia mydas	Green Sea Turtle	S2S3	T	FT
Dermochelys coriacea	Leatherback Sea Turtle	S2	E	FE
Drymarchon couperi	Eastern Indigo Snake	S3	T	FT
Gopherus polyphemus	Gopher Tortoise	S3	C	ST
Lepidochelys kempii	Kemp's Ridley Sea Turtle	S1	E	FE
Pituophis melanoleucus mugitus	Florida Pine Snake	S3		SSC

Birds

Scientific Name	Common Name	State Rank	Federal Status	State Status
Aramus guarauna	Limpkin	S3		SSC
Charadrius melodus	Piping Plover	S2	T	FT
Egretta caerulea	Little Blue Heron	S4		SSC
Egretta thula	Snowy Egret	S3		SSC
Egretta tricolor	Tricolored Heron	S4		SSC
Eudocimus albus	White Ibis	S4		SSC
Falco sparverius paulus	Southeastern American Kestrel	S3		ST
Haematopus palliatus	American Oystercatcher	S2		SSC
Mycteria americana	Wood Stork	S2	T	FT
Pandion haliaetus	Osprey	S3S4		SSC*
Picoides borealis	Red-cockaded Woodpecker	S2	E	FE
Platalea ajaja	Roseate Spoonbill	S2		SSC
Rynchops niger	Black Skimmer	S3		SSC
Sternula antillarum	Least Tern	S3		ST

Mammals

Scientific Name	Common Name	State Rank	Federal Status	State Status
Eubalaena glacialis	North Atlantic Right Whale	S1	E	FE
Peromyscus polionotus phasma	Anastasia Island Beach Mouse	S1	E	FE
Podomys floridanus	Florida Mouse	S3		SSC
Sciurus niger shermani	Sherman's Fox Squirrel	S3		SSC
Trichechus manatus	West Indian Manatee	S2	E	FE

Fishes

Scientific Name	Common Name	State Rank	Federal Status	State Status
Acipenser brevirostrum	Shortnose Sturgeon	G3	E	FE
Acipenser oxyrinchus oxyrinchus	Atlantic Sturgeon	G3T3	E	FE

FEDERAL LEGAL STATUS

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.

LE = Endangered: species in danger of extinction throughout all or a significant portion of its range.

LE, LT = Species currently listed endangered in a portion of its range but only listed as threatened in other areas

LE, PDL = Species currently listed endangered but has been proposed for delisting.

LE, PT = Species currently listed endangered but has been proposed for listing as threatened.

LE, XN = Species currently listed endangered but tracked population is a non-essential experimental population.

LT = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

SC = Not currently listed, but considered a “species of concern” to USFWS.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service.

FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service.

F(XN) = Federal listed as an experimental population in Florida.

FT(S/A) = Federal Threatened due to similarity of appearance.

ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future. (ST* for Ursus americanus floridanus (Florida black bear) indicates that this status does not apply in Baker and Columbia counties and in the Apalachicola National Forest. ST* for Neovison vison pop.1 (Southern mink, South Florida population) indicates that this status applies to the Everglades population only.)

SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* indicates that a species has SSC status only in selected portions of its range in Florida. SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see:

LE = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.

LT = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

Availability Letter

Josh Benolken

Live Oak Engineering, Inc

8647 Baypine Rd, Suite 200

Jacksonville, Florida 32256

6/25/2026

Project Name: CR 210 Outparcel

Availability #: 2026-2688

Attn: Josh Benolken

Thank you for your inquiry regarding the availability of Reclaim,Sewer,Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided to JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida**. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2026-2688
Request Received On: 6/22/2026
Availability Response: 6/25/2026
Prepared by: Jill Wild
Expiration Date: 06/24/2028

Project Information

Name: CR 210 Outparcel
Address:
County: St. Johns County
Type: Reclaim,Sewer,Water
Requested Flow: 6000 GPD
Parcel Number: 026341 0190
Location:
Description: Approximately 40,000 square foot commercial parcel, going through re-zoning

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 16-inch water main along County Road 210.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. If fire protection is needed, private fire protection analysis is required.

Public right of way must abut parcel to be served or easement will be required.

Sewer Connection

Sewer Grid: Blacks Ford

Connection Point #1: Existing 10-inch force main along County Road 210.

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station and a JEA dedicated force main (min. 4" dia).

Public right of way must abut parcel to be served or easement will be required.

Reclaimed Water Connection

Reclaim Grid: South Grid

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not have a reclaimed water main available within 1/4 mile of this property at this time.

Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special

Conditions:

General Conditions:

Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov.com, step 2. Copies of reference drawings may also be requested using the SagesGov.com, step 1.

Subsequent steps you need to take to get service:

Request a Hydrant Flow Test by going to Step 1 in Sages.

Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.

Submit your plans for water/waste water review by Step 2 in Sages.

Instr #2026039426 BK: 6359 PG: 993, Filed & Recorded: 5/7/2026 10:46 AM #Pgs:7
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $61.00

Prepared by and return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177

Note to Recording Clerk:
Please cross-reference with
ORB 1637, PG. 1041
ORB 1734, PG 1519

PARTIAL RELEASE OF REGULATORY CONSERVATION EASEMENTS IN EXCHANGE FOR SUBSTITUTE MITIGATION

THIS PARTIAL RELEASE OF REGULATORY CONSERVATION EASEMENTS IN EXCHANGE FOR SUBSTITUTE MITIGATION is executed this 9th day of December, 2025, by ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, whose address is 4049 Reid Street, Palatka, Florida 32177 ("Grantee"), at the request of A&S LAND DEVELOPMENT COMPANY, a Florida corporation, whose address is 10175 Fortune Parkway, Suite 1005, Jacksonville, FL 32256 ("Grantor").

RECITALS:

WHEREAS, on August 9, 2001, Grantor executed and granted a Conservation Easement that was recorded in the Official Records of St. Johns County at Official Records Book 1637, Page 1041 ("Conservation Easement 1"), over certain property situated, lying and being in St. Johns County, Florida in favor of the Grantee in accordance with District Environmental Resource Permit No. 4-109-21604-2 (the "Permit"); and

WHEREAS, on March 22, 2002, Grantor executed and granted a Conservation Easement that was recorded in the Official Records of St. Johns County at Official Records Book 1734, Page 1519 ("Conservation Easement 2"), over certain real property

situated, lying and being in St. Johns County, Florida in favor of the Grantee in accordance with District Environment Resource Permit No. 40-109-72316-2

WHEREAS, the Grantor has requested that the Grantee release a portion of the Conservation Easement 1 and a full release of the Conservation Easement 2; and

WHEREAS, Grantee has agreed to a partial release of Conservation Easement 1 and full release of Conservation Easement 2 in exchange for mitigation of at least equivalent value; and

WHEREAS, subsection 704.06(4), Florida Statutes, provides that the holder of a conservation easement may release that conservation easement to the holder of the fee interest.

NOW THEREFORE, in consideration of the above and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Partial Release of the Conservation Easement 1. Grantee hereby releases, terminates, discharges, and quit claims any and all interests, rights, privileges, and licenses in and to the property described in attached Exhibit "1". This Partial Release of Regulatory Conservation Easements in Exchange for Substitute Mitigation is binding upon and shall inure to the benefit of Grantor and its successors and assigns. This Partial Release of Regulatory Conservation Easements applies only to the real property described in attached Exhibit 1.

2. Full Release of Conservation Easement 2. Grantee hereby releases, terminates, discharges, and quit claims any and all interests, rights, privileges, and licenses in and to the property described in attached Exhibit "2". This Partial Release of

Regulatory Conservation Easements in Exchange for Substitute Mitigation is binding upon and shall inure to the benefit of Grantor and its successors and assigns.

3. Recordation. Grantor shall record this Partial Release of Regulatory Conservation Easements in Exchange for Substitute Mitigation in a timely fashion in the Official Records of St. Johns County, Florida. Grantor shall pay all recording costs and taxes necessary to record this Partial Release of Regulatory Conservation Easements in Exchange for Substitute Mitigation in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Partial Release of Regulatory Conservation Easements in Exchange for Substitute Mitigation in the public records.

4. Reaffirmation. Except as specifically set forth herein, all provisions of the Conservation Easement 1 shall remain unchanged and in full force and effect. The remainder of the properly described in the Conservation Easement 1 is unaffected by this Partial Release of Regulatory Conservation Easements in Exchange for Substitute Mitigation and shall continue to be bound by the terms of said Conservation Easement 1.

(The remainder of this page is intentionally blank.)

IN WITNESS WHEREOF, the Grantee has executed this Partial Release of Regulatory Conservation Easements in Exchange for Substitute Mitigation on the day and year first above written.

Attest:

Name: Erin Preston
Title: General Counsel
St. Johns River Water
Management District
4049 Reid Street
Palatka, FL 32177-2529

DISTRICT: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Name: Michael A. Register, P.E.
Title: Executive Director
St. Johns River Water
Management District
4049 Reid Street
Palatka, FL 32177-2529

[SEAL]

STATE OF FLORIDA

COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 9th day of December, 2025, by Michael A. Register, P.E., Executive Director of the St. Johns River Water Management District, a public body existing under Chapter 373, Florida Statutes, who is personally known to me.

COURTNEY A. WALDRON
Commission # HH 614229
Expires December 3, 2028

Notary Public

Courtney A. Waldron

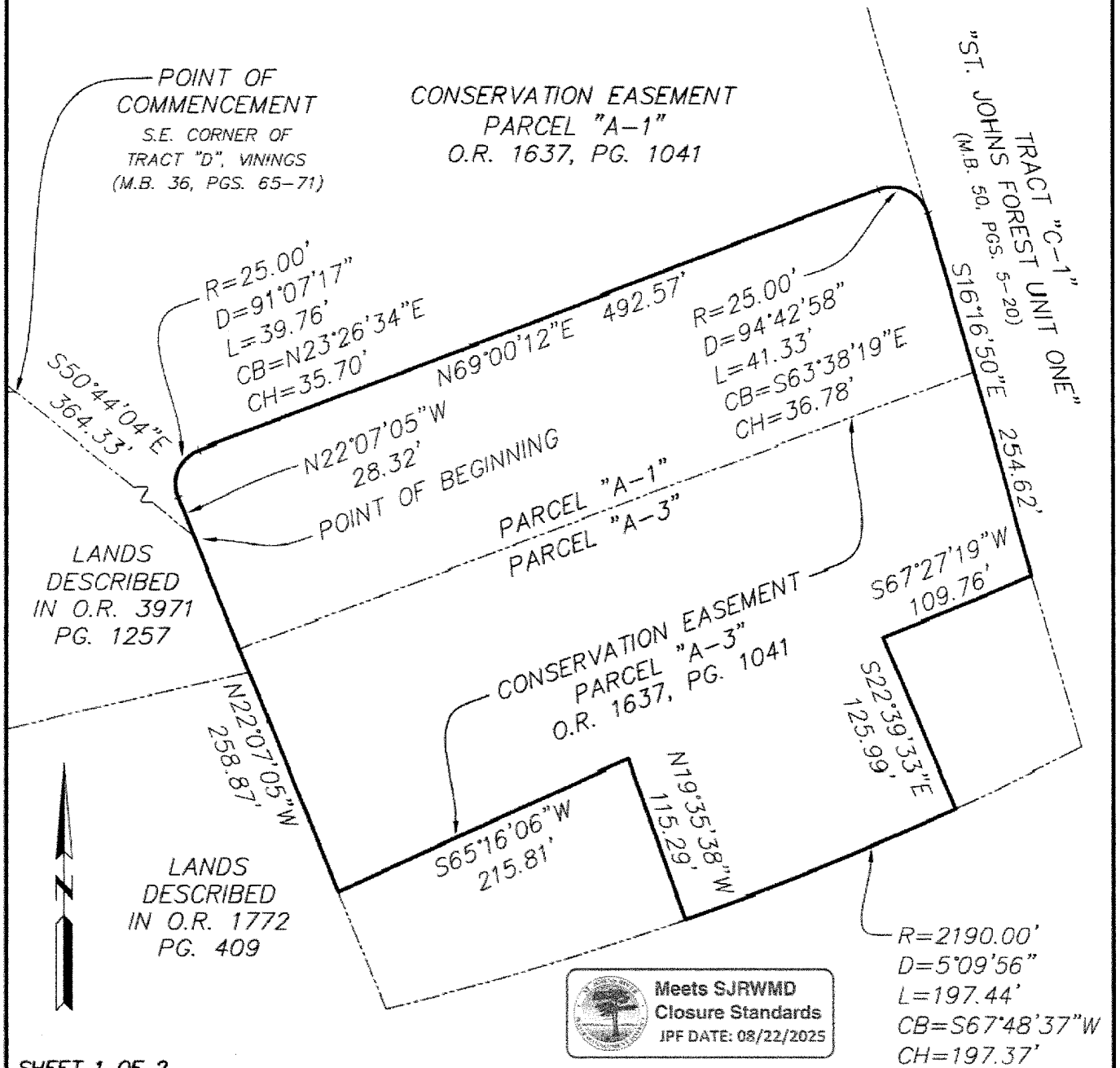
Name typed, printed, or stamped

My Commission Expires:

December 3, 2028

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF LANDS DESCRIBED AS PARCEL "A-1" AND PARCEL "A-3" IN OFFICIAL RECORDS BOOK 1637, PAGE 1041 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



Meets SJRWMD Closure Standards
IPF DATE: 08/22/2025

SHEET 1 OF 2

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

0 50 100
GRAPHIC SCALE
1" = 100'

LEGEND

- DENOTES CONCRETE MONUMENT
- x—x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE	8-14-25
SCALE	1"=100'
JOB No.	2021-106
Comp. File	21-106.dwg
Drawn by	WJM

NOTES

1. Bearings are based on the plat of VININGS (M.B. 36, PGS. 65-71)
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107, C.A. No. 8295
JACKSONVILLE, FLORIDA 32224 Tel: (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER — LICENSED

BY: _____
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF LANDS DESCRIBED AS PARCEL "A-1" AND PARCEL "A-3" IN OFFICIAL RECORDS BOOK 1637, PAGE 1041 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "D", VININGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 36, PAGES 65 THROUGH 71 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH 50°44'04" EAST ALONG THE SOUTHWESTERLY LINE OF AFOREMENTIONED PARCEL "A-1" AND THE NORHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3971, PAGE 1257 OF SAID PUBLIC RECORDS, 364.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°07'05" WEST, 28.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°07'17", 39.76 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°26'34" EAST, 35.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°00'12" EAST, 492.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°42'58", 41.33 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°38'19" EAST, 36.78 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED PARCEL "A-1" AND A POINT OF TANGENCY; THENCE SOUTH 16°16'50" EAST ALONG THE EASTERLY LINE OF SAID PARCELS "A-1" AND "A-3" AND ALONG THE WESTERLY LINE OF TRACT "C-1", ST. JOHNS FOREST UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 20 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, 254.62 FEET; THENCE SOUTH 67°27'19" WEST, 109.76 FEET; THENCE SOUTH 22°39'33" EAST, 125.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID POINT LYING ON THE SOUTHERLY LINE OF SAID PARCEL "A-3"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 2190.00 FEET AND A CENTRAL ANGLE OF 05°09'56", 197.44 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°48'37" WEST, 197.37 FEET; THENCE NORTH 19°35'38" WEST, 115.29 FEET; THENCE SOUTH 65°16'06" WEST, 215.81 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A-3"; THENCE NORTH 22°07'05" WEST ALONG SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1772, PAGE 409 AND AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3971, PAGE 1257, 258.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 4.13 ACRES, MORE OR LESS.

Meets SJRWMD Closure Standards
JPF DATE: 08/22/2025

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226

EXHIBIT "A"

(Property)

PRESERVATION PARCEL NO. 2:
A portion of Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the Southeast corner of Tract "D" as shown on the plat of Vinings, as recorded in Map Book 36, Pages 65 through 71, inclusive, of the Public Records of said County; thence South 50°44'04" East, a distance of 364.33 feet; thence South 22°07'05" East, a distance of 258.87 feet for a POINT OF BEGINNING; thence North 65°16'06" East, a distance of 215.82 feet; thence South 19°35'38" East, a distance of 114.06 feet; thence Northwesterly around and along the arc of a curve concave Southwesterly and having a radius of 88.64 feet, a distance of 141.30 feet, said arc being subtended by a chord bearing and distance of North 69°00'23" West, 126.80 feet to the point of tangency of said curve; thence South 69°51'21" West, a distance of 118.07 feet; thence North 22°07'05" West, a distance of 13.38 feet to the POINT OF BEGINNING.

Containing 0.15 acres, more or less.

Instr #2026036344 BK: 6352 PG: 1841, Filed & Recorded: 4/29/2026 11:03 AM #Pgs:4 Doc. D $438.90
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $35.50

Prepared by and return to:

Matthew G. Breuer, Esquire
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Parcel ID No.: 027440-0030

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of April 28, 2026, by **A&S LAND DEVELOPMENT COMPANY,** a Florida corporation ("Grantor"), whose post office address is 1305 Cedar Street, Jacksonville, Florida 32207, to **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373 of the Florida Statutes ("Grantee"), whose post office address is PO Box 1429, Palatka, Florida 32178-1429.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situated in St. Johns County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions"); provided, however, this reference shall not serve to reimpose the same.

The Property is being conveyed to satisfy the permitting requirements of the St. Johns River Water Management District for the following project: Twelve Mile Swamp Tract for St. Johns Golf & Country Club and St. Johns Commons ERP Permit Nos. 72316-2 and 21604-2, Item No. 1418504.

[*remainder of page intentionally left blank; signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Print Name: Michelle Marty
Postal Address: ~~1 Independent Drive, Suite 1200~~
~~Jacksonville, FL 32202~~

Print Name: Patricia H. Todd
Postal Address: ~~1 Independent Drive, Suite 1200~~
~~Jacksonville, FL 32202~~

GRANTOR:

A&S LAND DEVELOPMENT COMPANY, a Florida corporation

By: _____
Name: Leed Silverfield
Title: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of April, 2026, by Leed Silverfield, as Vice President of A&S Land Development Company, a Florida corporation, on behalf of the corporation, who is ☑ personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
PATRICIA H. TODD
Commission # HH 517507
Expires June 7, 2028

Signature

Print Name: _____
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

Legal Description of the Property

SURVEYOR'S DESCRIPTION:

A portion of Government Lots 1 and 6, Section 36, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Section 36; thence South 01°17'47" East along the East line of said Section 36, same being the West line of Section 31, Township 6 South, Range 29 East, 1494.22 feet to a point on the Northeasterly limited access right of way line of Interstate Highway No. 95, a 300 foot wide right of way per Florida Department of Transportation right of way map Section 78080-2405; thence North 38°29'55" West along said Northeasterly limited access right of way line, 2012.58 feet to a point on the North line of aforementioned Section 36, same being the South line of Section 42 of the G.W. Perpall Grant, Township 6 South, Range 28 East; thence South 86°11'10" East along said North line of Section 36, 1221.72 feet to the Point of Beginning.

Said lands contain 20.87 acres, more or less.

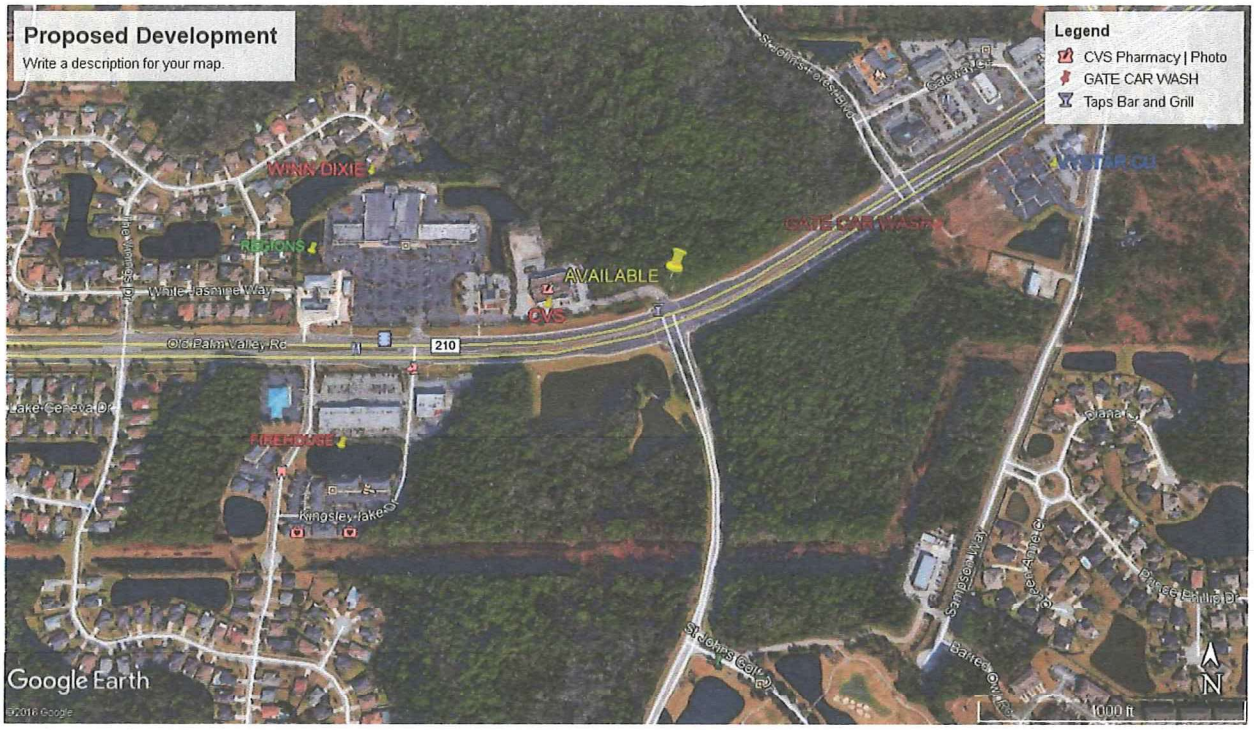
APPROVED
Digitally signed by Richard Guilfoyle
Date: 2025.12.09 15:44:13 -05'00'
Adobe Acrobat version: 2025.001.20982

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

We support A&S Land Development Co. in their request to develop a commercial tract of land on CR 210 West also known as Parcel #026341 0190 in St. Johns County as shown below. It is contiguous to existing commercial and a more appropriate place for development than the parcel between Southern Grove and Johns Glen.



Southern Grove Homeowner's Association, Inc.

Julie Bocchieri 9-9-2019

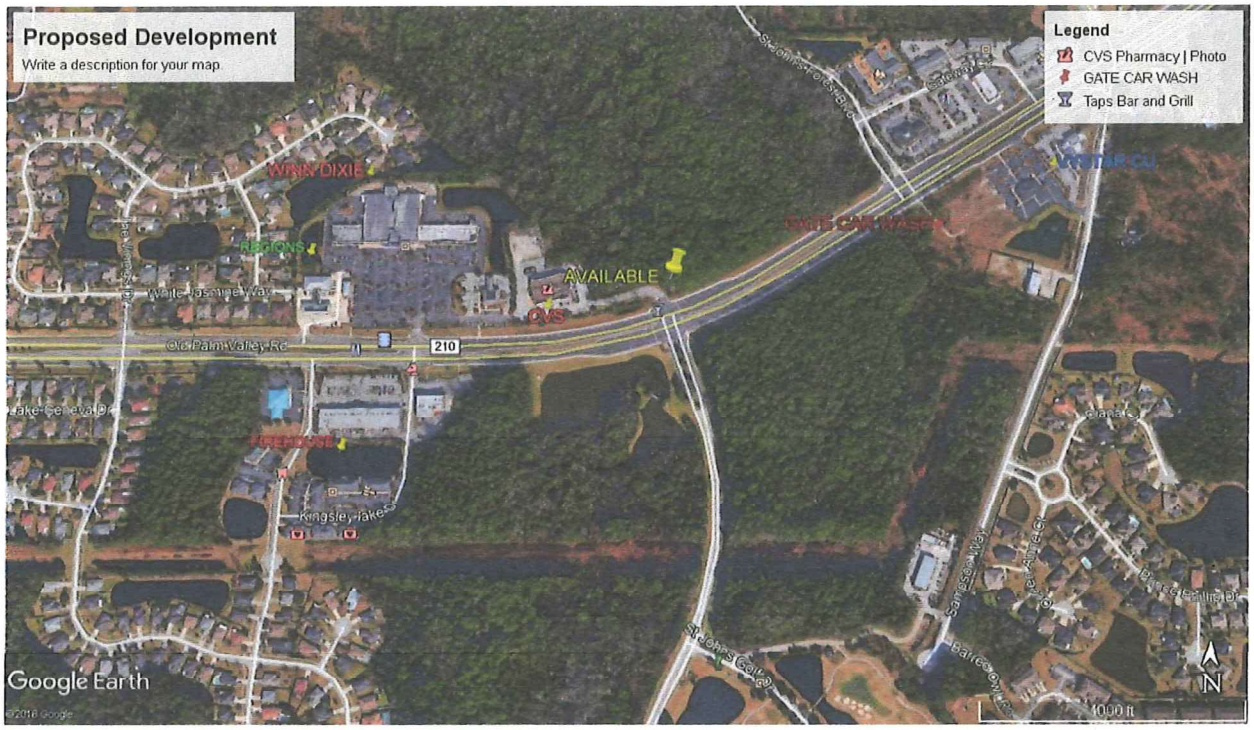
Date

Johns Glen Homeowner's Association, Inc.

Vicki Scattergood 9-10-19

Date

We support A&S Land Development Co. in their request to develop a commercial tract of land on CR 210 West also known as Parcel #026341 0190 in St. Johns County as shown below. It is contiguous to existing commercial and a more appropriate place for development than the parcel between Southern Grove and Johns Glen.



Southern Grove Homeowner's Association, Inc.

Kelly Markey V.P. 9-9-2019
Date

Johns Glen Homeowner's Association, Inc.

_____
Date

Owner's Authorization Form

Beth Breeding of Beth Breeding, LLC is hereby authorized TO ACT ON BEHALF OF A&S Land Development Co. the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Rezoning/Modification

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the Rezoning / Modification

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner

Print Name Leed Silverfield

Signature of Owner

Print Name

Telephone Number (904) 233-0817

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 2nd day of March, 20 26 by Leed Silverfield as Vice President for A&S Land Development Co.

ANGELA MARDINI
Notary Public, State of Florida
My Comm. Expires 3/17/2029
Commission No. HH 636502

amardini
Notary Public, State of Florida
Name: Angela Mardini
My Commission Expires: 3/17/29
My Commission Number is: HH 636502

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

ATTACHMENT 3
NORTHWEST SECTOR COMMUNITY MEETING DOCUMENTS

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Beth Breeding
Beth Breeding
1368 Birmingham Road S
Jacksonville FL 32207

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 08/28/2026

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 08/28/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12584021	# of Copies:
Customer No:	1470888	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF NW SECTOR COMMUNITY MEETING

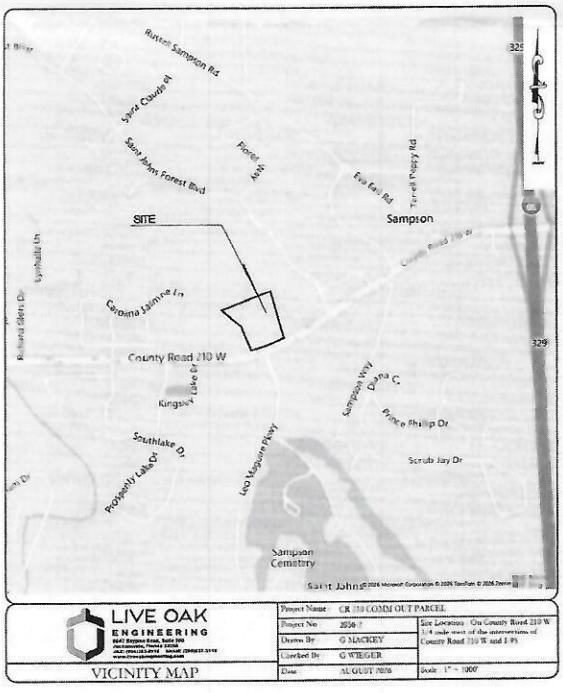
September 14, 2026 6:30pm-7:30pm
Faith Community Church
3450 CR 210 West, St. Johns, FL

NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING: REZ 2026-000008 St. Johns Commons Commercial. Proposal request for Rezoning from OR to Commercial General for 9.16 acres with approximately 50% open space.

NOTICE IS HEREBY GIVEN THAT a community meeting will be held to discuss the proposed application on September 14, 2026 6:30pm-7:30pm at the above-referenced address. The public is invited to attend and participate.

FOR MORE INFORMATION CONTACT: Beth Breeding, 904-993-6367, bethbrdng@gmail.com

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING- IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact **NAME, Phone Number, and Email** For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.



Order # 12584021 8/28/26



NOTICE OF NW SECTOR COMMUNITY MEETING

September 14, 2026 6:30pm-7:30pm
Faith Community Church
3450 CR 210 West, St. Johns, FL

NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

REGARDING: REZ 2026-000008 St. Johns Commons Commercial. Proposal request for R ezoning from OR to Commercial General for 9.16 acres with approximately 50% open space.

NOTICE IS HEREBY GIVEN THAT a community meeting will be held to discuss the proposed application on September 14, 2026 6:30pm-7:30pm at the above-referenced address. The public is invited to attend and participate.

FOR MORE INFORMATION CONTACT:
Beth Breeding, 904-993-6367,
bethbrdng@gmail.com

NOTICE OF NW SECTOR
COMMUNITY MEETING
September 14, 2026 6:30pm-7:30pm
Faith Community Church
3450 CR 210 West, St. Johns, FL
NOTICE OF COMMUNITY PLANNING
PUBLIC PARTICIPATION MEETING
REGARDING: REZ 2026-000008 St. Johns
Commons Commercial. Proposal request
for R ezoning from OR to Commercial
General for 9.16 acres with approximtely
50% open space.
NOTICE IS HEREBY GIVEN THAT a
community meeting will be held to discuss
the proposed application on September
14, 2026 6:30pm-7:30pm at the above
referenced address. The public is invited
to attend and participate.
FOR MORE INFORMATION CONTACT:
Beth Beesling, 904-993-6367,
bethbr0ng@gmail.com

CABLE ROUTE
WARNING
FIBER OPTIC

Community Meeting Sign In Sheet
St. Johns Commercial Commercial Rezoning to CG
REZ 2026-000008 September 14, 2026

Name	Address	Email
Chuck & Carol Lobanowski	1748 N Cappella	clmagg@bellsouth.com
Gabe Boerner	7850 Gate Parkway Suite L	gabe@kesh properties.com
Joe Singleton	1604 Loire Ct St. Johns, FL 32259	Joe.w.Singleton@gmail.com
Andre Groenhoff	209 S. Arabella Way	andreinfla@msn.com
Paul Orellana	1370 Mariago Circle	Knobby852000@yahoo.com
Trevor Steven	4040 Lewis Speedway	tsteven@sjcfl.us
Mandi & Chris Sanders	359 Alvar Cir	milktoastmoo@gmail.com

Community Meeting Notes For
St. Johns Commons Commercial REZ 2026-000008

The meeting was held from 6:30-7:30 pm on September 14, 2026 at the Faith Community Church on CR 210 West. Beth Breeding presented at the meeting and discussed the size of the project, open space, wetlands, environmental, and traffic. She gave out handouts that were a summation of the project including maps and what potential approved uses are being considered.

Upfront on the stage she had two different story boards; one was a colorized site plan of one potential outcome and the second was a different site plan, which is the one submitted in the application. After Beth's presentation she took questions from the audience.

Questions were about the traffic, remaining wetlands, and signage height.

Eight people signed the sign in sheet. The meeting concluded at approximately 7:10 pm but Beth hung around until 7:30 in case there were any late attendees.

St. Johns County Growth Management Department
Planning & Zoning Division
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: (904) 209-0675 Fax: (904) 209-0576
E-mail: plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: September 15, 2026

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33.0, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number REZ 2026000008 for a Community Meeting held on September 14, 2026. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement	Date and Initials
■ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	8/27/26
■ Sign(s) Posted 15 days prior to scheduled meeting	8/31/26
■ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	8/28/26
■ Signs posted at location meeting	9/14/26
☐ Flyers posted within Northwest sector (optional)	

Applicant Signature

9-15-26
Date

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 15th day of September, 20 26, by Helen Breedlove as representative for AJS Land Development.

amardini
Notary Public, State of Florida
Name: Angela Mardini
My Commission Expires: 3/17/29
My Commission Number is: HH636502

ANGELA MARDINI
Notary Public, State of Florida
My Comm. Expires 3/17/2029
Commission No. HH 636502

Personally Known ✓ OR Produced Identification ____
Type of Identification Produced _____

ATTACHMENT 4

CORRESPONDENCE

Trevor Steven

From: LLOYD WOOD <lloyd.a.wood@icloud.com>
Sent: Tuesday, October 20, 2026 5:54 PM
To: Trevor Steven
Cc: FAXPLANDEPT
Subject: Resident concerns regarding REZ 2026-08 — St. Johns Commons Commercial

Dear Commissioners,

As a Vinings resident and HOA President for our community, I'm concerned about the proposed commercial rezoning beside our neighborhood. I understand the need for thoughtful growth, but I hope you'll consider what this change could mean for the families already living here.

After reviewing the county's materials, a few concerns stand out:

- **Flooding:** County staff identifies nearly the entire site as flood-prone. Before approval, residents deserve a clear explanation of how filling wetlands would affect drainage around our homes
- **Traffic:** The county projects nearby sections of CR 210 at or above capacity with already-approved development. Safe access and additional congestion need careful consideration
- **Wetland protection:** Preserving land elsewhere may offer environmental benefits, but it does not necessarily replace the drainage and natural buffer this wetland provides our neighborhood
- **Future development:** The intended use remains unspecified. We need to understand what could be built and which limits would actually be enforceable

I respectfully ask that these questions be addressed before approval, even if additional review time is needed.

Thank you for your time and consideration. Please include this email in the official record for REZ 2026-08. I also request acknowledgment of this comment by email.

Thank you for your time and consideration.

Sincerely,
Lloyd "Woody" Wood lloyd.a.wood@icloud.com 904-402-1343
The Vinings HOA
400 Sweet Jasmine Way
Saint Johns, FL 32259

Trevor Steven

From: Laura E Shih <goslingwilliams11@gmail.com>
Sent: Thursday, October 22, 2026 12:28 PM
To: GM Development; Beverly Frazier; Lisa Brown; Trevor Steven
Subject: Objection to REZ 2026-08 St. Johns Commons Commercial, please add to the official record

Dear Mr. Steven and Growth Management Department staff,

I live in the Vinings at 337 Carolina Jasmine Lane, next to the property in REZ 2026-08 St. Johns Commons Commercial. I object to the request to rezone 9.16 acres on CR 210 West from Open Rural to Commercial General. I ask that the Board of County Commissioners deny it at the November 3, 2026 hearing.

My objection rests on the following facts from the staff report and application record.

1. **Conservation easement.** More than 4 acres of this site were placed under a conservation easement in 2001 (O.R. Book 1637, Page 1041) as a condition of SJRWMD permits for St. Johns Commons and St. Johns Golf & Country Club. At the applicant's request, SJRWMD released 4.13 acres of that easement and a 0.15-acre preservation parcel on December 9, 2025 (Instr. #2026039426). The site plan places buildings and parking against the remaining easement, which borders the Vinings.
2. **Flooding.** The Technical Division review states that nearly the entire site is in FEMA Flood Zone A with an undetermined base flood elevation. It also states that the County Regional Stormwater Model shows the site nearly completely inundated in design storm events. The site plan fills 4.05 acres of forested wetland.
3. **Traffic.** CR 210 from CR 2209 to Leo Maguire Parkway is at 120.0% of capacity based on total committed peak hour traffic. The project is exempt from concurrency and proportionate share.
4. **Compatibility.** The applicant has not identified an intended use, and the site plan is labeled "Illustrative Purposes Only." Commercial General would allow a broad range of uses by right beside an established neighborhood. This does not meet the compatibility standard of Policy A.1.4.11.

My own observations support these points. After common heavy rains, we already have standing water on our streets and in our backyards. My house backs up against the conservation easement. We see a wide variety of native wildlife sustained by this wetland, including pileated woodpeckers and wood storks. The applicant's environmental assessment reports that no wood storks were observed during its inspection, but I see them in the conservation area regularly. Traffic on CR 210 is already a nuisance at peak times, and I have noticed an increase in dangerous situations. Adding additional commercial traffic will make this worse.

Keeping the existing Open Rural zoning serves a legitimate public purpose under Brevard County v. Snyder. It protects environmentally sensitive land, avoids incompatibility with the adjacent neighborhoods, and preserves our quality of life. I also note that the proposed findings of fact refer to "Commercial Intensive" and to a "Mixed Use District" designation, although the site is designated Residential-C.

Please enter this email into the official record for REZ 2026-08 and provide it to the Board of County Commissioners before the hearing. I would appreciate a reply confirming that it was received and added to the record.

Sincerely,

Laura Shih
337 Carolina Jasmine Lane
St. Johns, FL 32259

Trevor Steven

From: Alysha Prignano <alyshaprignano@gmail.com>
Sent: Friday, October 23, 2026 10:58 PM
To: Trevor Steven; GM Development; Beverly Frazier; Lisa Brown
Subject: Opposition for REZ2026-08 - Concerned Neighbor

Categories: ViewMail

Dear Planning and Zoning Officials,

I am writing to formally express my opposition to the proposed development in wetlands REZ 2026-08. My property backs up directly to the land behind the St. John's Commons Road shopping center, within The Vinings community, which would place my home immediately adjacent to this project.

This conservation easement is home to an incredible amount of wildlife, and the natural environment directly behind our homes is something that makes this area special. We regularly see hawks, blue jays, cardinals, cranes, herons, deer, armadillos, native snakes, turtles, and other wildlife. We have even had otters in our pond who visit every year. This land is part of an active ecosystem that supports a remarkable variety of wildlife right in our backyards.

I am deeply concerned about the permanent loss of habitat, the disruption of wildlife corridors, and the effects that construction, increased noise, artificial lighting, and additional human activity will have on the animals that currently depend on this land. Once this natural habitat is cleared and developed, the wildlife that makes this area so unique will be displaced.

I am also increasingly concerned about traffic congestion in the area, particularly along CR 210. I have personally noticed a significant increase in traffic, and what was once an easy left turn from CR 210 into The Vinings to get home in the evening has become increasingly difficult. I now frequently have to wait for traffic to build up bumper-to-bumper before a driver allows me enough room to safely turn into my own neighborhood. I also regularly observe substantial traffic waiting to turn left from CR 210 onto Leo Maguire Parkway in the evenings. These are not hypothetical concerns about what might happen in the future; they are problems I am already experiencing and witnessing as a local resident. I urge the county to evaluate the actual existing traffic conditions and the cumulative impact of this proposed project.

As a homeowner whose property directly borders this land, I am also concerned about the impact this project will have on the surrounding residential community. Residents chose to make their homes here with an appreciation for the natural environment and the wildlife that coexist with us. A development of this nature would fundamentally change that environment for the people who live closest to it. This land is a FEMA Flood Zone A, and I've seen it flood many times. Each time we have a major storm or extended periods of rain, the pond bordering my property erodes my yard, and I'll likely need to invest in a retaining wall soon to help protect it.

I urge the county to carefully evaluate the environmental and infrastructure consequences of this proposal before allowing it to move forward. This should include a thorough wildlife and habitat

assessment, consideration of stormwater runoff and its effects on existing ponds and neighboring properties, and a comprehensive traffic impact study that accounts for current congestion and the cumulative effects of development in the surrounding area. I also ask that alternatives be considered to preserve the existing habitat and maintain meaningful natural buffers between any development and neighboring homes.

I appreciate that Saint Johns is a growing community, and it's one of the things I love about living here. However, I strongly believe that growth should not come at the expense of the natural environment, neighborhood safety, and residents' quality of life. We must have careful consideration of what will be lost, and wildlife, natural spaces, and livability of our community deserve to be taken seriously in this decision.

I respectfully request that this proposed project be denied unless and until its impacts on wildlife, neighboring properties, and existing transportation infrastructure can be adequately addressed.

Please attach my formal opposition into the record and provide information about upcoming public hearings and opportunities for residents to voice their concerns.

Thank you for your time and consideration.

Sincerely,

Alysha Prignano

353 Carolina Jasmine Lane

Saint John's FL

32259

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

Leed Silverfield
Leed Silverfield
Silverfield Leed
1305 Cedar ST
Jacksonville FL 32207-8553

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 09/10/2026

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 09/10/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expired

Publication Cost:	$328.40	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/1/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/3/2026 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 to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at Saint Johns Commons Road and CR 210 West. See attached map (Exhibit A). This file and the proposed ordinance are 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.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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.

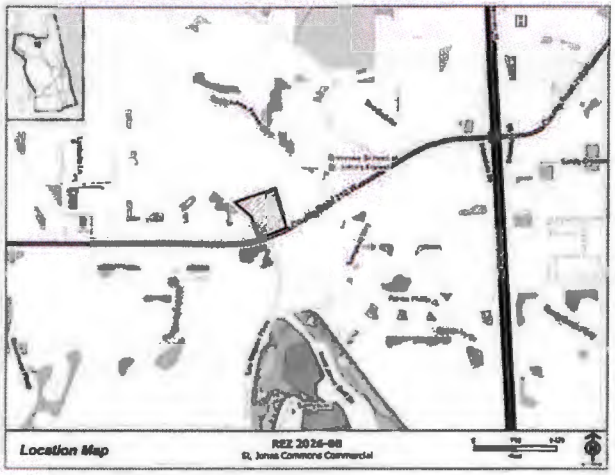
This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR

FILE NUMBER: REZ-2026000008
PROJECT NAME: St. Johns Commons Commercial



Order# 12612710, 9/10/2026

SAG4640241