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

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **November 6, 2026**

FROM: **Evan Walsnovich, Planner** **PHONE:** **904 209-0596**

SUBJECT OR TITLE: **REZ 2026-10 3240 Parker Drive**

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

BACKGROUND INFORMATION:

Request to rezone approximately ten (10) acres of land from Industrial, Warehousing (IW) with conditions to Commercial, Intensive (CI). This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 5, 2026, and was recommended for approval by a vote of 6-0. There was minor discussion between the applicant and members of the Planning and Zoning Agency regarding traffic impacts from the site.

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 2026-10 3240 Parker Drive based on four (4) findings of fact, as provided in the Staff Report.
DENY: Motion to deny REZ 2026-10 3240 Parker Drive based on five (5) findings of fact, as provided in the Staff Report.

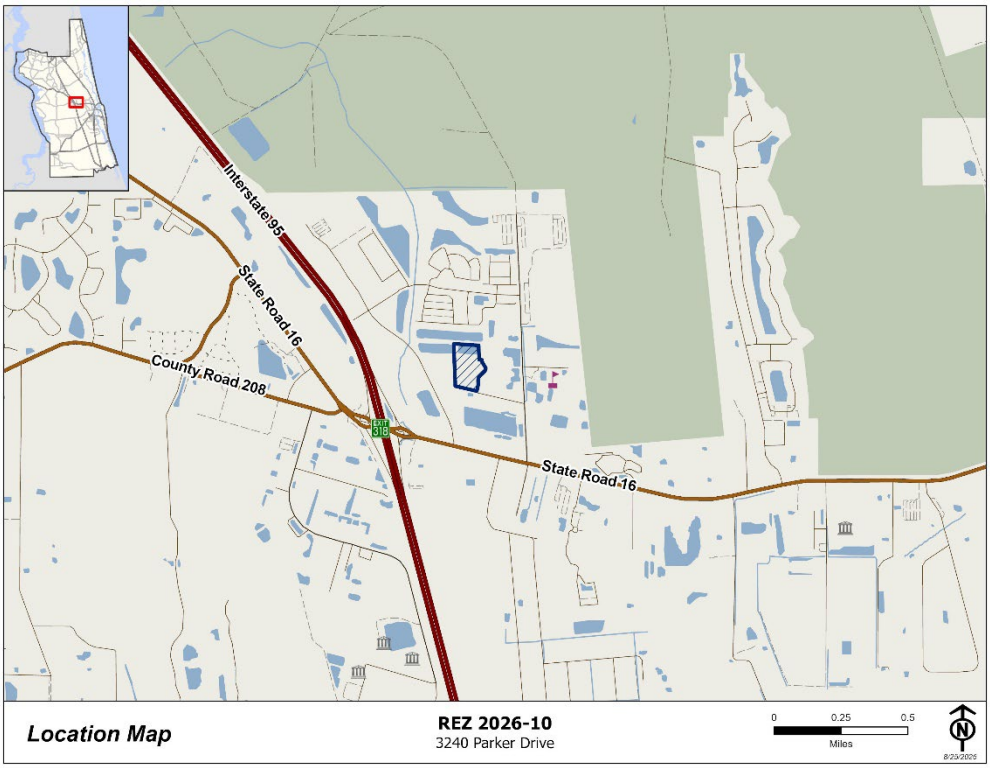
For Administration Use Only:
Legal: Kealey West 11/13/2026 **OMB: LF 11/13/2026** **Admin: JDD 11/17/2026**

Growth Management Department
Planning Division Report
Application for REZONING
File Number: REZ 2026-10 3240 Parker Drive

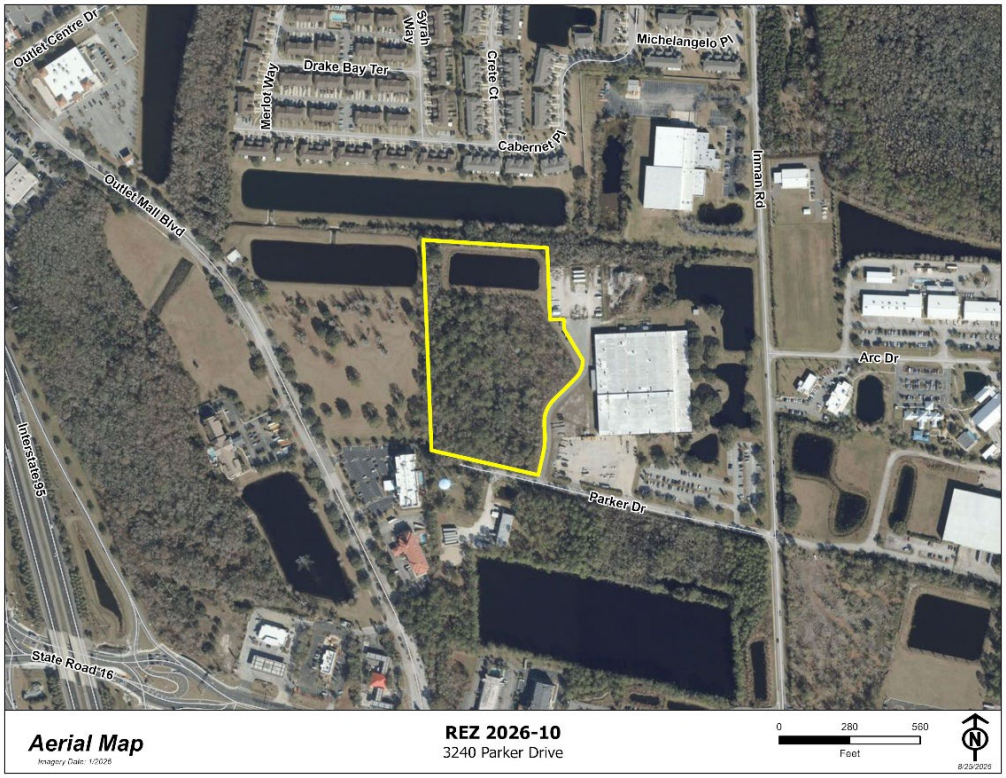
To:	Planning and Zoning Agency
From:	Evan Walsnovich, Planner
Date:	November 9, 2026
Subject:	**REZ 2026-10 3240 Parker Drive,** a request to rezone approximately ten (10) acres of land from Industrial, Warehousing (IW) with conditions to Commercial, Intensive (CI).
Applicant:	Jean Abi-Aoun | Thomas and Hutton
Owner:	Panther Ideal Holdings, LLC
Hearing date(s):	Planning and Zoning Agency – November 5, 2026 Board of County Commissioners – December 1, 2026
Commissioner District:	District 5

MAP SERIES

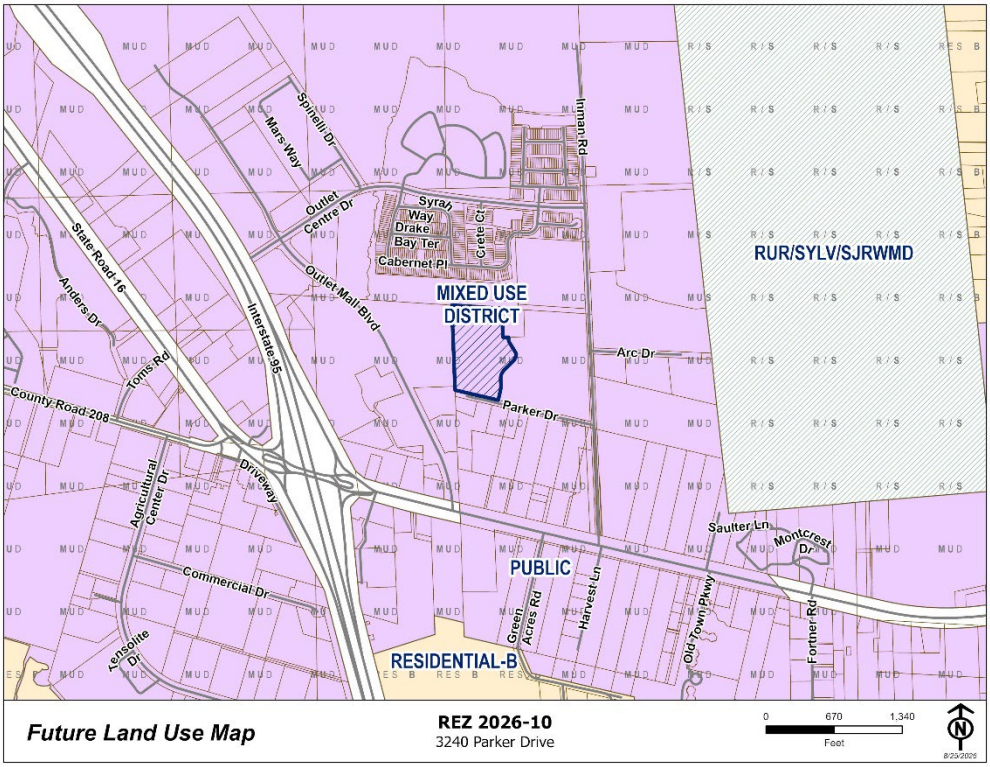
Location: The subject property is located at the western terminus of Parker Drive, east of Interstate 95 and north of State Road 16.



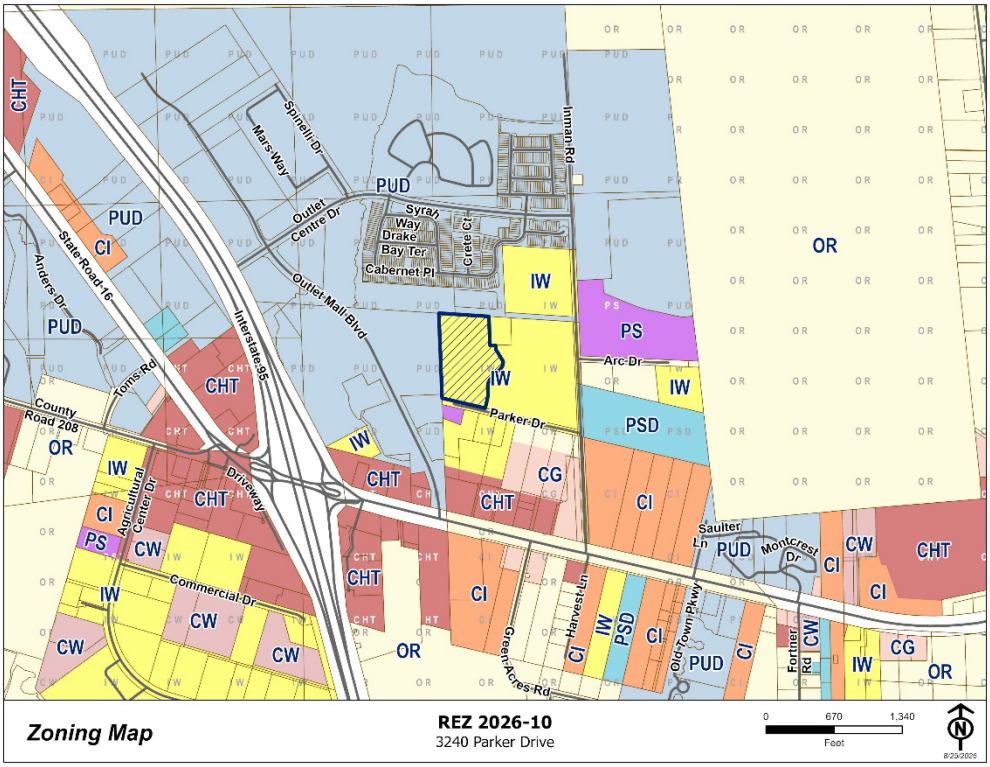
Aerial Imagery: The subject property is approximately 10 acres in size and is currently unimproved except for the stormwater pond located on the northern end. Adjacent to the east of the property are an industrial storage yard and a food processing plant.



Future Land Use: The subject property and a majority of surrounding lands have a designation of Mixed Use District. Additionally, lands outside of this area have a Future Land Use Map designation of Residential-B and Public to the south and Rural/Silviculture/St. Johns River Water Management District to the east.



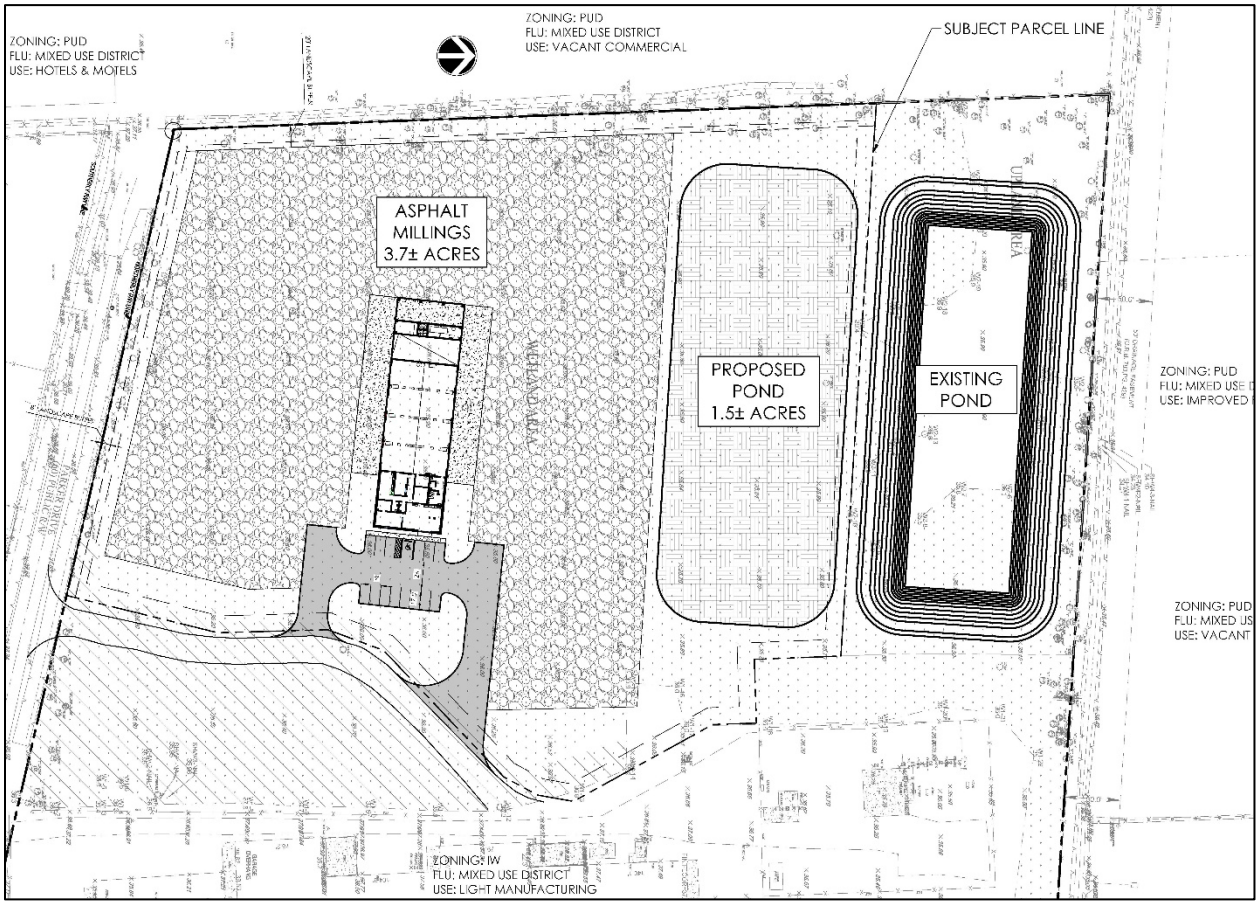
Zoning District: The subject parcel is zoned Industrial Warehousing (IW) with a requested change to Commercial Intensive (CI). Adjacent lands are also zoned IW, Commercial General (CG), Commercial Highway and Tourist (CHT), Commercial Intensive (CI), Public Service (PS), and PUD/PRD.



APPLICATION SUMMARY

The applicant is requesting to rezone approximately ten (10) acres of land from Industrial Warehousing (IW) with conditions to Commercial Intensive (CI). Per the application materials provided, the applicant states that the rezoning will allow for construction equipment rental office and storage area. The applicant has also submitted a conceptual site plan which has been provided in part below. The applicant's full site plan can be found in **Attachment 2 – Supporting Documents** of this report.

Conceptual Site Plan: The site plan below, provided in part, illustrates a potential layout for the site should a rezoning to Commercial Intensive (CI) be approved. The site plan illustrates a circular access road that stems off of an existing service road that accesses Parker Drive onto the subject property. The site itself shows one central structure that will house the office area and indoor storage area while surrounded by a large, stabilized storage area and a new Stormwater Pond on the northern end of the subject property, to the south of the existing Stormwater Pond.



APPLICABLE REGULATIONS

Comprehensive Plan, Policy A.1.4.11

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.

LDC, Table 6.01:
SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS

Zoning District	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
CI (Proposed)	NA	NA	NA	50%	75%	15'/5'/10'	40 feet*
IW (Current)	NA	NA	NA	70%	75%	15'/15'/15'	None

**Structure may exceed prescribed maximum height. Five (5) feet additional setback shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet and must meet Fire Codes.*

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no remaining 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 consistent with the Goals, Objectives, 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 maintaining 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).

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Transportation/Concurrency Division Review: Non-residential development is currently exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code and is not required to pay proportionate share; however, the proposed development will be required to pay road impact fees at the time of permitting. A detailed site access analysis is required at the time of construction plan review to determine appropriate access design and necessary access improvements to provide for safe and efficient access to the proposed development based on the actual use(s).

Planning & Zoning Division Review: This project began as pre-application for a construction equipment rental office and storage area. While the proposed use of construction equipment rental is not listed within Land Development Code (LDC) Table 2.03.01, LDC Section 2.02.01.H.(2) expands automobile rental to include all types of vehicle sales, rental, service, repair, and storage, including Truck Stops, body shops, road services, car wash facilities, and the sales, rental, repair and service of new or used automobiles, boats, buses, farm and garden equipment, motorcycles, trucks, Recreational Vehicles, and Manufactured/Mobile Homes. The use of "Automobile Rental" is not an allowable use in Industrial Warehousing (IW) zoning districts according to Land Development Code Table 2.03.01. and that is the reason for this request.

The subject property is currently designated as Industrial Warehousing (IW) pursuant to Ordinance 1985-23, which restricts certain heavy industrial activities such as aircraft manufacturing, rehabilitation and painting, manufacturing of sub-assemblies, chemical and fertilizer production, paper and pulp manufacturing, petroleum refining, and similar uses. These existing conditions do not prohibit the proposed use of the property; however, it is not explicitly permitted.

It is noted that the subject property could potentially be utilized for development under the Live Local Act pursuant to Section 125.01055(7) Florida Statutes, as created by Chapter 2023-17, Laws of Florida. This law stipulates that jurisdictions must authorize multifamily uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units are at or below 120% AMI for a period of at least 30 years, subject to compliance with all other non-preempted land development regulations. The applicant has not mentioned anything regarding developed the site under the Live Local Act or waived their right to develop the site under the Live Local Act.

Figure 1: Permitted Use Categories

Permitted Use Category	IW (Current)	CI (Proposed)
Residential	A*^	A*^
Light Industrial	A	
Neighborhood Business		A
General Business		A
High Intensity Commercial		A
Highway Commercial		A
Neighborhood Public Service	A	A
Office & Professional		A
General Public Service	A	A
Mining & Extraction	A	

A - Means the Use is allowable by right or by Special Use

^Residential as an accessory use only

**High density (13 units/acre) multi-family apartments developed pursuant to the Live Local Act, Ch. 2023-17, Laws of Florida, are an entitlement subject to administrative approval (Applicant will waive rights to this provision per provided conditional ordinance)*

Overall, the proposed rezoning appears to be consistent with similarly zoned properties in the surrounding area that permit comparable high-intensity commercial and light industrial uses. Moreover, the use proposed as a part of this request is and demonstrated on the conceptual site plan is permitted within the CI zoning district by right and is consistent with the subject property's Future Land Use Map designation of Mixed Use District. Figure 1 depicts the use categories allowed within the current zoning classification of Industrial Warehousing (IW) in comparison to the proposed Commercial Intensive (CI) zoning district. Figures 2 & 3 provide analysis of the proposed zoning district in context within the surrounding area.

Figure 2: Compatibility Analysis

Criteria	Subject Property (proposed)	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6
FLUM	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District	Mixed Use District
Zoning	CI	St. Augustine Centre PUD	IW with conditions	IW with conditions	IW with conditions	St. Augustine Centre PUD	St. Augustine Centre PUD
Use	Undeveloped	Stormwater Pond	Industrial Storage	Fence Supply Store	Food Processor	Hotels & Motels	Undeveloped

Figure 3: Compatibility Map



CORRESPONDENCE/PHONE CALLS

County staff have has received one email regarding this rezoning request as of the writing of this Staff Report. They raised concerns over the increase in traffic impacts this rezoning would cause if approved and the subject property was developed.

PLANNING AND ZONING AGENCY

This request was heard by the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, November 5, 2026. There was discussion between the Agency members and the applicant regarding traffic impacts and the intended use of the subject property. The applicant explained that these types of equipment rental sites do not have customer traffic to the site but do generate trips with trucks moving equipment on and off the site; the applicant argues that the site is already zoned to allow for the storage of equipment, but the rezoning is required to allow for the rental of said equipment. A motion to recommend approval was made by Agency Member Green, and seconded by Member Perkins; that motion passed with a vote of 6-0. Members of the Agency stated in closing that this application differs from a Major Modification application recently recommended for denial by the Planning and Zoning Agency (PZA) due to the variation in the scale of the developments.

FINDINGS OF FACT/ACTION

Staff have provided four (4) Findings of Fact to recommend approval and five (5) Findings of Fact to recommend denial of this rezoning request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. Correspondence

PROPOSED FINDINGS OF FACT
REZ 2026-10 3240 Parker Drive

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, Intensive (CI)** 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, Intensive (CI)** 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, Intensive (CI)** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Commercial, Intensive (CI)** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Commercial, Intensive (CI)** is consistent with the land uses allowed in the land use designation of **Mixed Use District** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Commercial, Intensive (CI)** is not consistent with the land uses allowed in the land use designation of **Mixed Use District** 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 INDUSTRIAL WAREHOUSING (IW) WITH CONDITIONS TO COMMERCIAL, INTENSIVE (CI); 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 April 23, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-10 3240 Parker Drive**, 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, Intensive (CI)** 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, Intensive (CI)** is consistent with the St. Johns County Land Development Code.

4. The zone district of **Commercial, Intensive (CI)** is consistent with the land uses allowed in the Future Land Use Map designation of Mixed Use District (MD), as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2026-10 3240 Parker Drive** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Commercial, Intensive (CI).

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: _____
Ann Taylor, Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE:

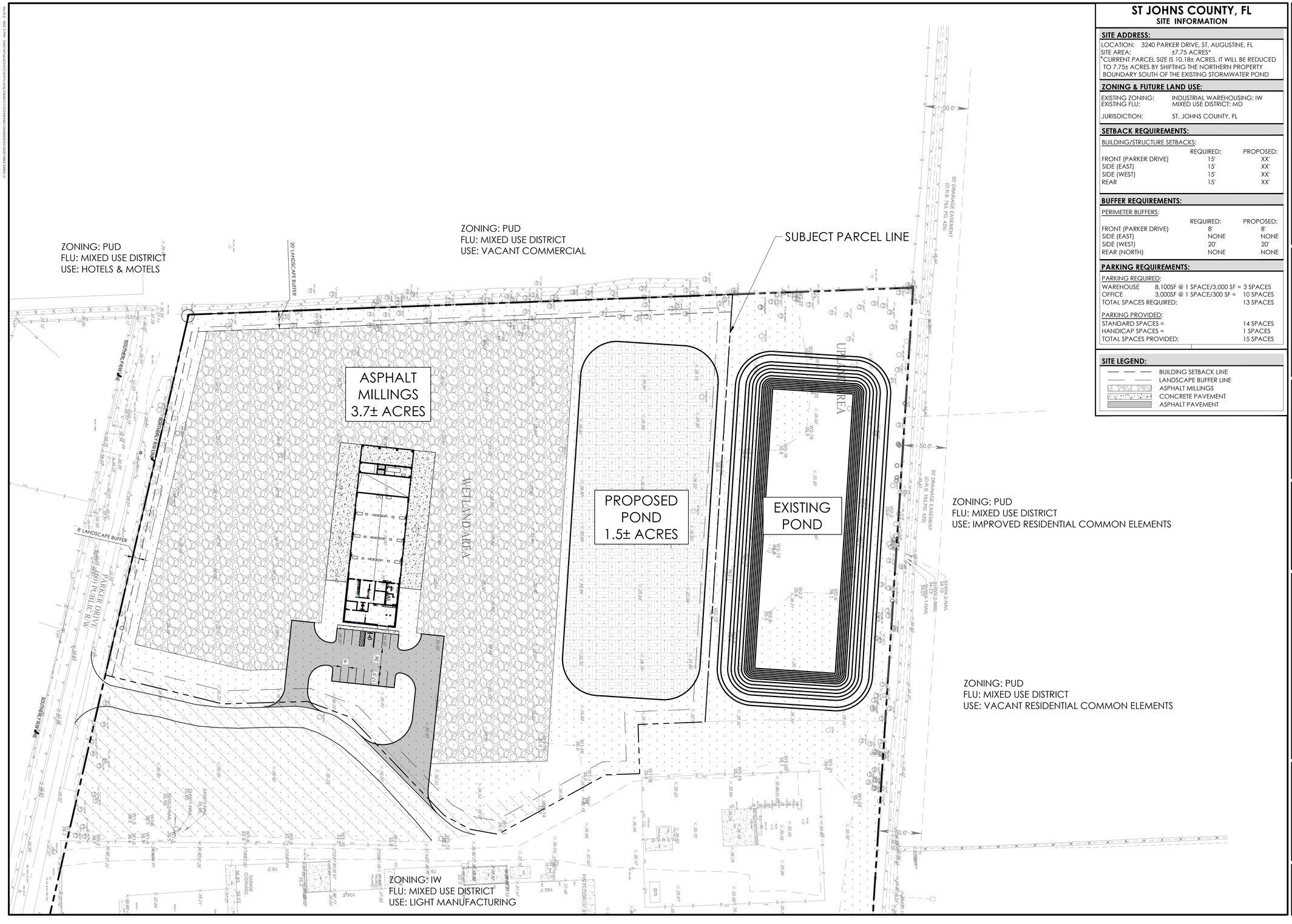
_____

DESCRIPTION: (prepared per this survey)

A parcel of land lying within Section 5, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Northwest corner of Lot 14, GREEN ACRES SECTION ONE, as per the map or plat thereof recorded in Plat Book 6, Page 5 of the Public Records of St. Johns County, Florida; thence N.01°12'23"W., a distance of 62.22 feet to the Northerly right-of-way of Parker Drive (a 60 foot right-of-way) for a POINT OF BEGINNING; thence N.02°14'31"W., a distance of 834.83 feet; thence S.86°19'19"E., a distance of 493.31 feet; thence S.02°13'03"E., a distance of 284.53 feet; thence N.89°09'10"E., a distance of 54.45 feet; thence S.02°53'02"E., a distance of 39.56 feet; thence S.31°17'58"E., a distance of 141.28 feet; thence S.00°18'54"E., a distance of 4.70 feet to a non-tangent point of curvature; thence Southwesterly 75.97 feet along the arc of a curve to the right, said curve having a radius of 95.00 feet, a central angle of 45°49'02", and a chord bearing and distance of S.22°35'40"W., 73.96 feet; thence along a line non-tangent to said curve, S.45°30'15"W., a distance of 122.11 feet to a non-tangent point of curvature; thence Southerly 107.93 feet along the arc of a curve to the left, said curve having a radius of 125.00 feet, a central angle of 49°28'20", and a chord bearing and distance of S.20°46'01"W., 104.61 feet; thence along a line non-tangent to said curve, S.03°58'13"E., a distance of 31.75 feet to a non-tangent point of curvature; thence Southerly 84.95 feet along the arc of a curve to the right, said curve having a radius of 285.00 feet, a central angle of 17°04'44", and a chord bearing and distance of S.04°34'10"W., 84.64 feet; thence along a line non-tangent to said curve, S.13°06'33"W., a distance of 86.67 feet; thence N.76°58'22"W., a distance of 434.88 feet to the POINT OF BEGINNING.
Containing 10.153 acres, more or less.

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS



ST JOHNS COUNTY, FL
SITE INFORMATION

SITE ADDRESS:

LOCATION: 3240 PARKER DRIVE, ST. AUGUSTINE, FL
SITE AREA: ±7.75 ACRES*
*CURRENT PARCEL SIZE IS 10.18± ACRES. IT WILL BE REDUCED TO 7.75± ACRES BY SHIFTING THE NORTHERN PROPERTY BOUNDARY SOUTH OF THE EXISTING STORMWATER POND

ZONING & FUTURE LAND USE:

EXISTING ZONING: INDUSTRIAL WAREHOUSING: IW
EXISTING FLU: MIXED USE DISTRICT: MD

JURISDICTION: ST. JOHNS COUNTY, FL

SETBACK REQUIREMENTS:

BUILDING/STRUCTURE SETBACKS:

	REQUIRED:	PROPOSED:
FRONT (PARKER DRIVE)	15'	XX'
SIDE (EAST)	15'	XX'
SIDE (WEST)	15'	XX'
REAR	15'	XX'

BUFFER REQUIREMENTS:

PERIMETER BUFFERS:

	REQUIRED:	PROPOSED:
FRONT (PARKER DRIVE)	8'	8'
SIDE (EAST)	NONE	NONE
SIDE (WEST)	20'	20'
REAR (NORTH)	NONE	NONE

PARKING REQUIREMENTS:

PARKING REQUIRED:

WAREHOUSE	8,100SF @ 1 SPACE/3,000 SF =	3 SPACES
OFFICE	3,000SF @ 1 SPACE/300 SF =	10 SPACES
TOTAL SPACES REQUIRED:		13 SPACES

PARKING PROVIDED:

STANDARD SPACES =	14 SPACES
HANDICAP SPACES =	1 SPACES
TOTAL SPACES PROVIDED:	15 SPACES

SITE LEGEND:

- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- ASPHALT MILLINGS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
5127 South Orange Avenue • Suite 200
Orlando, FL 32809 • 407.895.0324
www.thomasandhutton.com

CONCEPTUAL PLAN

ST. JOHNS COUNTY

PROJECT LOCATION:
3240 PARKER DRIVE
SAINT AUGUSTINE, FL

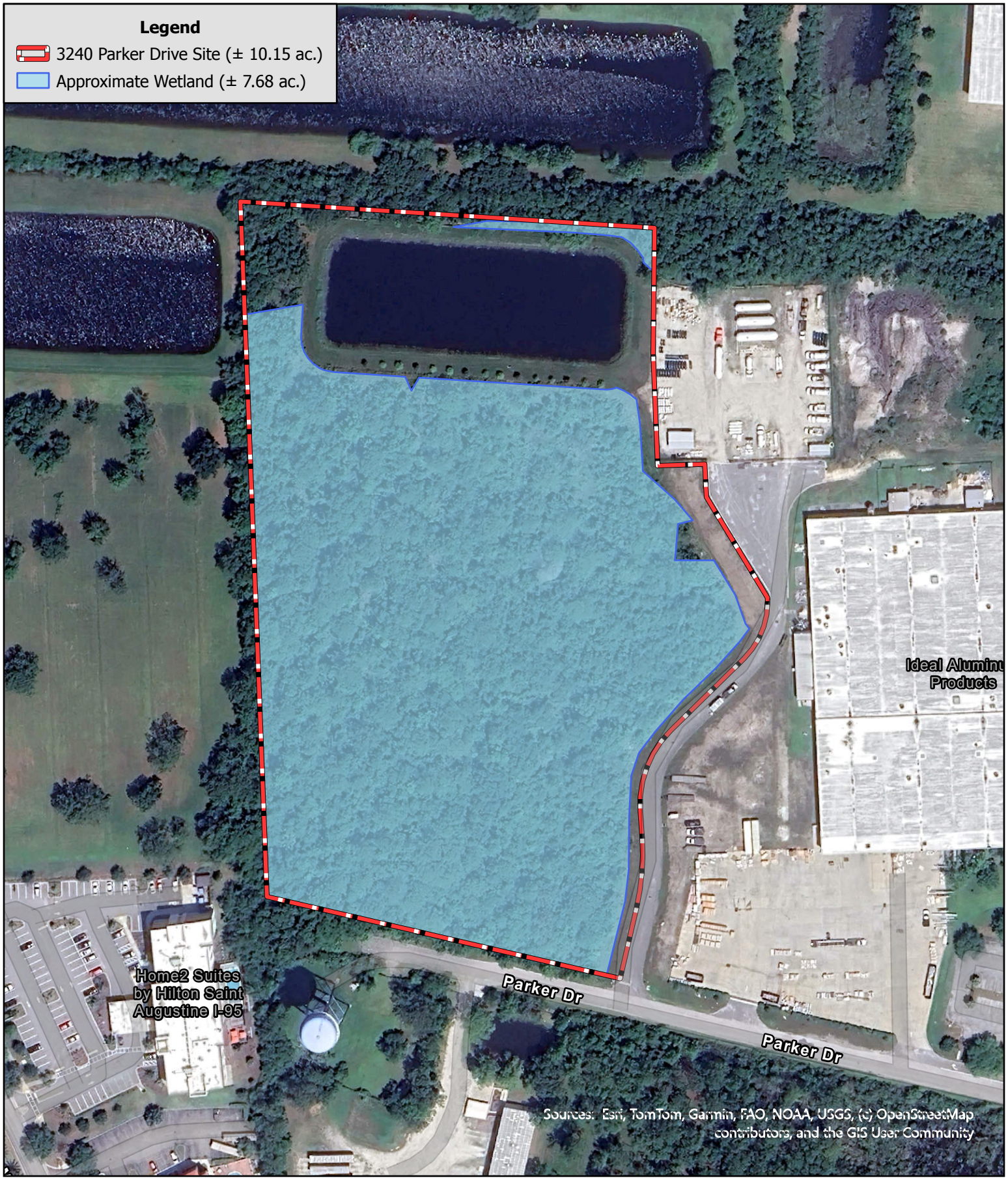
CLIENT/OWNER:
PANTHER IDEAL HOLDINGS, LLC
3200 PARKER DRIVE
SAINT AGUSTINE, FL 32084

50 0 25 50
GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	33843.0000
DATE:	FEBRUARY 16, 2026
DRAWN:	CRR
DESIGNED:	JAA
REVIEWED:	JAA
APPROVED:	JAA
SCALE:	1" = 50'

C1.0



Bio-Tech Consulting
An EnviroTrac Company
3025 East South Street Orlando, FL 32803
Phone 407.894.5969 Fax 407.894.5970
bio-techconsulting.com

3240 Parker Drive Site
St. Johns County, Florida
Figure 8
Approximate Wetlands Map

N
W E
S

150
Feet

Project #:
Produced By: JDH
Date: 2/23/2026

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

An EnviroTrac Company

April 22, 2026

Mike Stuart
Landmynd Services, LLC
c/o Mike Stuart
122 S. Bumby Avenue., Suite 9A
Orlando, Florida 32803

Proj: Parker Drive Site – St. Johns County, Florida
Section 005, Township 07 South, Range 29 East
(BTC File #1263-19)
Re: Environmental Assessment Report

Dear Mr. Stuart:

In April 2026, Bio-Tech Consulting (BTC) conducted an Environmental Assessment (EA) of the approximately ±7.81-acre Parker Drive site. This site is located in St. Johns County, Florida, within Section 005, Township 07 South, Range 29 East (**Figures 1 and 2**). This EA included the following elements:

- general review of site topography;
- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present;
- delineation of any on-site wetland/surface water communities;
- field review for occurrence of protected flora and fauna; and,
- an overview of potential development constraints.

TOPOGRAPHY

Based upon a review of the USGS Topographic Map present in **Figure 3** (Bakersville, Florida Quadrangle), elevations on the subject property range from highs between +40 and +42 feet above the National Geodetic Vertical Datum of 1929 (NGVD) in the southern portions of the property, to below +35 feet NGVD in the northern portions of the property. In general, the property slopes gently from South to North.

SOILS

According to the Soil Survey of Lake County, Florida, prepared by the U.S. Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS), three (3) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

- **Myakka-Myakka, wet, fine sand, 0 to 2 percent slopes (#3)**
- **Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes (#11)**
- **St. Johns fine sand (#13)**

The following presents a brief description of each of the soil types mapped for the subject site:

Myakka-Myakka, wet, fine sand, 0 to 2 percent slopes (#3) is a nearly level, poorly drained soil that occurs in the flatwoods and formed in marine deposits of sandy material. The surface layer is black and dark gray fine sand about 8 inches thick, and the subsurface layer is gray sand about 15 inches thick. The water table is at a depth of less than 10 inches for 1 to 4 months in most years, and at a depth of more than 40 inches during dry seasons. Available water capacity is low and permeability is rapid.

Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes (#11) is a poorly drained, nearly level soil on broad areas in the flatwoods. The surface layer is black fine sand about 7 inches thick, and the subsurface layer is gray fine sand to a depth of 14 inches. The seasonal high-water table is at a depth of less than 10 inches for 1 to 4 months, and it recedes to a depth of 10 to 40 inches for more than 6 months in most years. During rainy seasons, the water table rises above the surface briefly. Available water capacity is very low to moderate and permeability is rapid.

St. Johns fine sand (#13) is a poorly drained, nearly level soil in broad flatwoods and landscapes adjacent to drainageways. Slopes are convex. The surface layer is about 7 inches of black fine sand over 3 inches of very dark gray fine sand. The subsurface layer is gray fine sand that extends to a depth of 15 inches; the upper 4 inches is black loamy fine sand and the lower 9 inches is black fine sand. The seasonal high-water table is at a depth of 0 to 15 inches for 2 to 6 months and at a15 to 30 inches during periods of lower rainfall in most years under natural conditions. Available water capacity is moderate and permeability is rapid.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components in the Myakka-Myakka, wet, fine sand (#3), Smyrna-Smyrna, wet, fine sand (#11), and St. Johns fine sand (#13) soil types associated with the site to be hydric. The FAESS also considers inclusions in the Smyrna-Smyrna, wet, fine sand (#11) and St. Johns fine sand (#13) soil types associated with the site 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 subject site currently supports two (2) land use types/vegetative communities within its boundaries. These areas were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (**Figure 5**). The upland land use type/vegetative community on the site is classified as Open Land (190). The wetland/surface water land use types/vegetative community on the site is classified as Wetland Forested Mixed (630). The following provides a brief description of the land use types/vegetative communities identified on the site.

Uplands

190 Open Lands

Within the northeastern portion of the site consists of an herbaceous lot that borders the forested wetlands of the site to the west as well as the road and commercial properties off-site to the east. This area is most consistent with the Open Land (190) FLUCFCS classification. Vegetative species identified within this community type include march pennywort (*Hydrocotyle umbellata*), frogfruit (*Phyla nodiflora*), oakleaf fleabane (*Erigeron quercifolius*), and sedge (*Carex* sp.).

Wetland/Surface Water

630 Wetland Forested Mixed

The majority of the site is a forested wetland with the Wetland Forested Mixed (630) FLUCFCS classification. Canopy species within this habitat type include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), Florida maple (*Acer floridanum*), sweetgum (*Liquidambar styraciflua*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), camphor (*Camphora officinarum*), Chinese tallow (*Triadica sebifera*), Eastern red cedar (*Juniperus virginiana*), and sweet-bay magnolia (*Magnolia virginiana*). Subcanopy species within this community included all those found in the canopy, as well as swamp bay (*Persea palustris*), dahoon holly (*Ilex cassine*), yaupon holly (*Ilex vomitoria*), persimmon (*Diospyros virginiana*), saltbush (*Baccharis halimifolia*), southern bayberry (*Morella cerfiera*), Carolina willow (*Salix caroliniana*), American elm (*Ulmus americana*), and southern magnolia (*Magnolia grandiflora*). Groundcover species identified in this community include royal fern (*Osmunda regalis*), cinnamon fern (*Osunda cinnamomea*), netted chain fern (*Woodwardia areolata*), Virginia chain fern (*Woodwardia virginica*), rosette grasses (*Dichanthelium* spp.), sedges (*Carex* spp.), blackberry (*Rubus* spp.), switchgrass (*Panicum virgatum),* woodoats (*Chasmanthium* sp.), St. John's wort (*Hypericum* sp.), rush (*Juncus* sp.), skeleton fork fern (*Psilotum nudum*), broomsedge bluestem (*Andropogon virginicus*), bushy bluestem (*Andropogon glomeratus*), dog-fennel (*Eupatorium*

capillifollium), spadeleaf (*Centella asiatica*), marsh pennyworth (*Hydrocotyle umbellata*), and St. John's mint (*Clinopodium brownei*). Vine species found in this habitat include muscadine (Vitis rotundifolia), yellow jessamine (Gelsemium sempervirens), and greenbriar (Smilax spp.).

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 2023); an assessment for listed floral and faunal species was conducted at the site on April 21, 2026 (**Figure 6A**). This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (October 2025) and listed species that have the potential to occur in St. Johns County (see attached **Table 1**).

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture and Consumer Services (FDACS) or U.S. Fish and Wildlife Service (USFWS) were identified on the site during the assessments conducted. In addition, two (2) species identified on the site is listed as commercially exploited by the FDACS. The harvesting of these species, cinnamon fern (*Osmunda cinnamomea*) and royal fern (*Osmunda regalis*), for commercial gain is prohibited. There are no regulations that prohibit the removal of state-listed flora species as a result of proposed development activities.

The following is a list of those wildlife species identified on the site during the evaluation of the property:

Reptiles and Amphibians
black racer (*Coluber constrictor*)
brown anole (*Anolis sagrei*)
common cooter (*Pseudemys floridana*)
green anole (*Anolis carolinensis*)

Birds
American Crow (*Corvus brachyrhynchos*)
Anhinga (*Anhinga Anhinga*)
Barn Swallow (*Hirundo rustica*)
Carolina Wren (*Thryothorus ludovicianus*)
Eastern Bluebird (*Sialia sialis*)
Mourning Dove (*Zenaida macroura*)
Northern Mockingbird (*Mimus polyglottos*)
Turkey vulture (*Cathartes aura*)

Mammals
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
North American raccoon (*Procyon lotor*)
opossum (*Didelphis virginiana*)
southern fox squirrel (*Sciurus nigra*)

None of the above wildlife species are identified in the FWC's Official Lists - Florida's Endangered and Threatened Species (October 2025)

Potential Wildlife

The wildlife surveys conducted within the subject site boundaries do not preclude the potential for any listed species, currently or in the future. The following listed species were not observed on-site, but have the potential to occur.

Bald Eagle (*Haliaeetus leucocephalus*)
State protected by 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 FWC's 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 (16 U.S.C. 668-668d), and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002). In May of 2007, the 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. In November of 2017, the FWC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle

Management Plan. As provided within the above referenced Species Action Plan, the USFWS became the regulating body responsible for issuing permits for Bald Eagles.

In April of 2024, the USFWS adapted new permitting regulations for the issuance of permits for Bald Eagle Incidental Take, including Bald Eagle Disturbance Take, and Bald Eagle Nest Take under the Bald and Golden Eagle Protection Act (50 CFR Part 22). The revised regulations include a new system of General Permit Conditions for each of the above referenced permits, in addition to the Specific Permit situations, the Service has authorized in the past. A USFWS Bald Eagle "Eagle Disturbance Take" is needed for any activity occurring within the 660-foot buffer zone of the Bald Eagle nest where a project cannot fully comply with the General Permit Conditions for the Bald Eagle Disturbance Take. If the specific conditions outlined can be fully adhered to, then a General Permit can be submitted via the project's Agent's self-certification.

In addition to the on-site evaluation for listed species, BTC conducted a review of FWC's database (2024-2025 Nesting Season) and Audubon's Eagle Watch program database (2024-2025 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site (**Figure 6B**). This review revealed that there are no recorded Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

Gopher Tortoise (*Gopherus polyphemus*)
State Listed as "Threatened" by FWC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the USFWS, and as of September 2007 is now classified as "Threatened" by FWC, and as "Threatened" by Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The basis of the "Threatened" classification by the FWC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in St. Johns County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The entirety of the site is either wetland or otherwise unsuitable gopher tortoise habitat. Thus, no development constraints are expected with respect to this species.

Wood Stork (*Mycteria americana*)
State & Federally listed as "Threatened" by FWC & USFWS

The site is located within a Wood Stork Nesting Colony Core Foraging Area (see Figure 6B). 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 un-feathered 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 U.S. Fish and Wildlife Service (Service) has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success (Figure 6A). Projects that are located within this CFA will be reviewed to determine if the loss of foraging habit will require mitigation.

Based on our review of available databases, the site is located within the CFA, but there is no record of a Wood Stork rookery on the site or within close proximity. As there is no suitable habitat within the project site, no further permitting or loss of foraging habitat will likely need to be addressed with the permitting agencies.

USFWS CONSULTATION AREAS

The U.S. Fish and Wildlife Service (USFWS) has established Consultation Areas for certain listed species (**Figure 7**). Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers (USACE) or Florida Department of Environmental Protections (FDEP). The user of this report 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 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 the USFWS.

The site does not fall within any established USFWS consultation areas.

DEVELOPMENT CONSTRAINTS AND PERMITTING

All wetlands and surface waters on the site have been delineated in accordance with local, state and federal guidelines utilizing pink "Bio-Tech Consulting" flagging tape (**Figure 8**). All wetland/surface water flags will need to be approved by the appropriate regulatory agencies. The on-site wetlands/surface waters are located within the Sixmile & Julington Creeks Nested basin 4 (**Figure 9**).

St. Johns County

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 Land Development Code mandates 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 for as described in Sec. 4.01.05 LDC.

Environmentally Sensitive Areas

Sections 4.01.06 through 4.01.11 of the St. Johns County Land Devlopment Code 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 impacted by the proposed activity. For the subject property, 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)

An Environmental Resource Permit (ERP) will be required through the St. Johns River Water Management District (SJRWMD) to authorize construction and operation of a stormwater management system for the site in association with a proposed project. This includes new activities

in uplands that generate stormwater runoff from upland construction, as well as dredging and filling in wetlands and other surface waters. Impacts to the site's wetland and other surface water communities would be permittable by SJRWMD as long as 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. Coordination with the Division of Historical Resources (DHR) and the FFWCC will be necessary as part of the ERP process.

U.S. Army Corps of Engineers

On February 15, 2024, the U.S. District Court in Washington DC issued a "Memorandum Opinion" regarding the case of Center for Biological Diversity v. United States Environmental Protection Agency (EPA), State of Florida, et al. This ruling immediately returned the Federal Review of Section 404 of the Clean Water Act back to the USACE completely within the State of Florida and vacating the Florida State 404 program.

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 US Environmental Protection Agency (USEPA) and the USACE. Criteria for permit review and issuance are described in CWA Section 404(b)(1) Guidelines. Included in those guidelines, but not limited to, is the requirement to (a) justify jurisdictional wetland impacts with an alternative sites analysis that demonstrates the subject site is the most viable site in the vicinity for the project and will result in the least damaging environmental impacts compared to alternative site locations, and (b) demonstrate on-site avoidance and minimization of impacts have been limited to the maximum practicable extent while allowing for the project purpose. The USACE rarely accepts on-site preservation as mitigation for wetland impacts. All USACE impacts will be required to be off-set by purchase of credits from an approved mitigation bank. The USACE will coordinate with the Division of Historical Resources (DHR) regarding potential impacts to archaeological and cultural resources, as well as the USFWS regarding impacts to species listed under the Endangered Species Act. The permitting process with the USACE is a much longer process than the State ERP program with potential permitting timeframes of 12-18 months depending on the complexity of the wetland impacts and mitigation. The USACE permit cannot be issued without a copy of the State ERP.

It is the opinion of BTC that the on-site wetlands/surface waters would not likely be considered U.S. Army Corps of Engineers (USACE) jurisdictional.

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 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, as noted on Table 1 (attached), 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. Thank you.

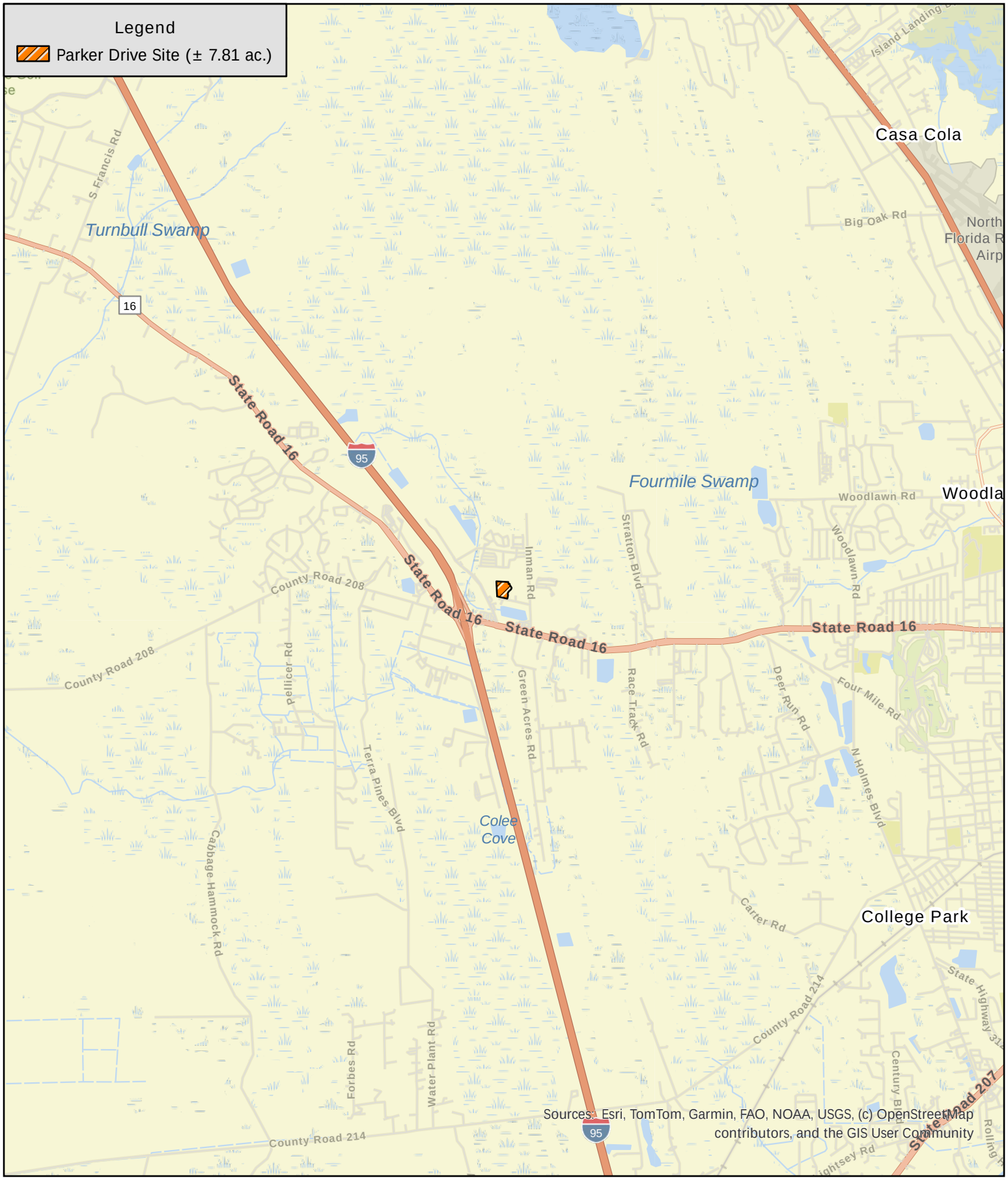
Regards,

Hunter Fishback

Hunter Fishback
Environmental Scientist I

Daniel Corkum
Environmental Scientist IV

Attachments:
Figure 1 – Location Map
Figure 2 – 2025 Aerial Photograph
Figure 3 – USGS Topographic Map
Figure 4 – USDA-NRCS Soils Map
Figure 5 – FLUCFCS Map
Figure 6A – Wildlife Survey Map
Figure 6B – Wildlife Proximity Map
Figure 7 – USFWS Consultation Areas Map
Figure 8 – Wetlands/Surface Waters Map
Figure 9 – SJRWMD Mitigation Basin Map
Audubon Florida EagleWatch Nest Map
Table 1 - Potentially Occurring Listed Wildlife and Plant Species in St. Johns County, Florida



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Parker Drive Site
St. Johns County, Florida
Figure 1
Location Map

1
Miles

Project #: 1263-19
Produced By: EM
Date: 4/10/2026



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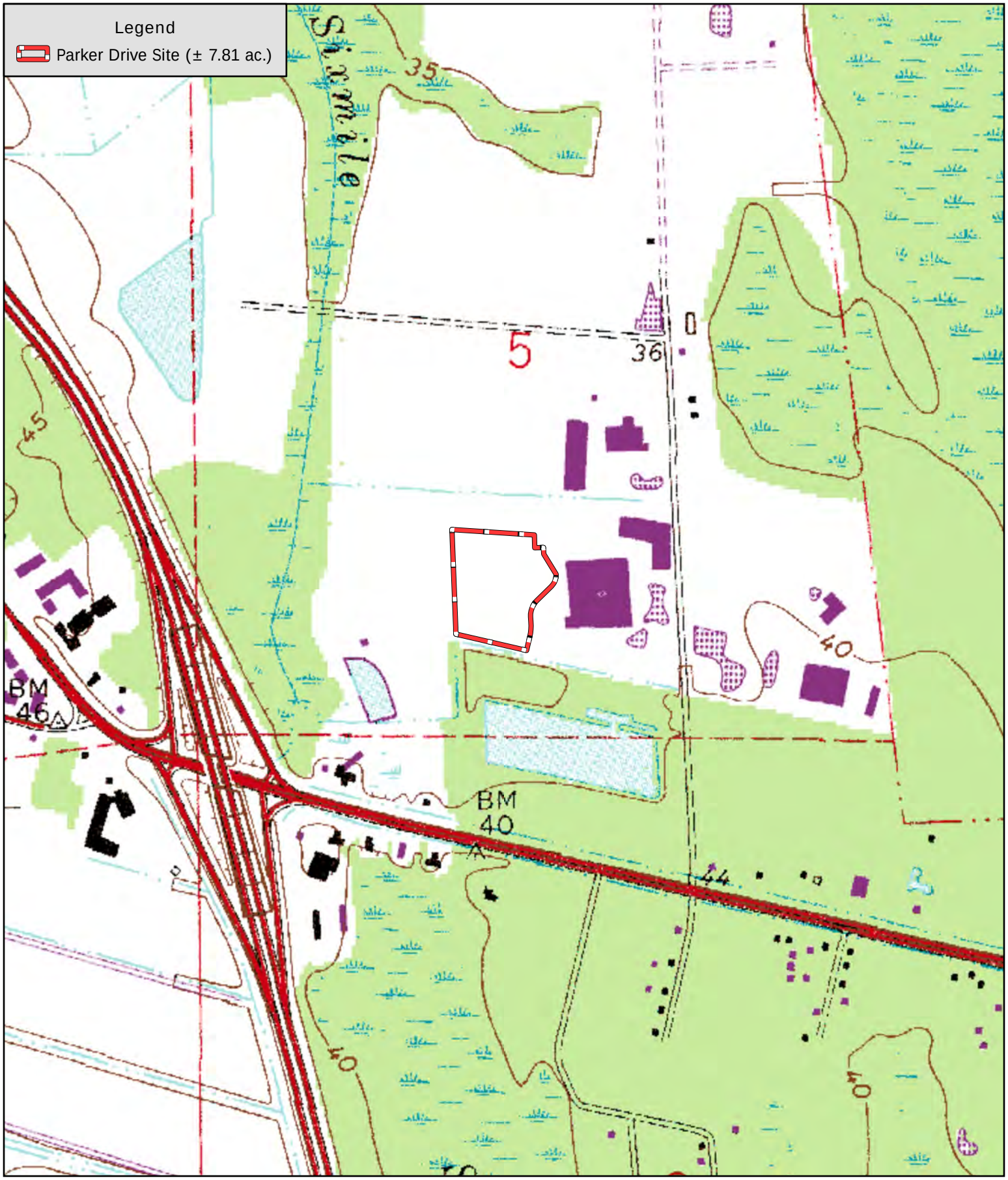
Parker Drive Site
St. Johns County, Florida
Figure 2
2025 Aerial Photograph

200
Feet

Project #: 1263-19
Produced By: EM
Date: 4/10/2026



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Parker Drive Site
St. Johns County, Florida
Figure 3
USGS Topographic Map

750
Feet

Project #: 1263-19
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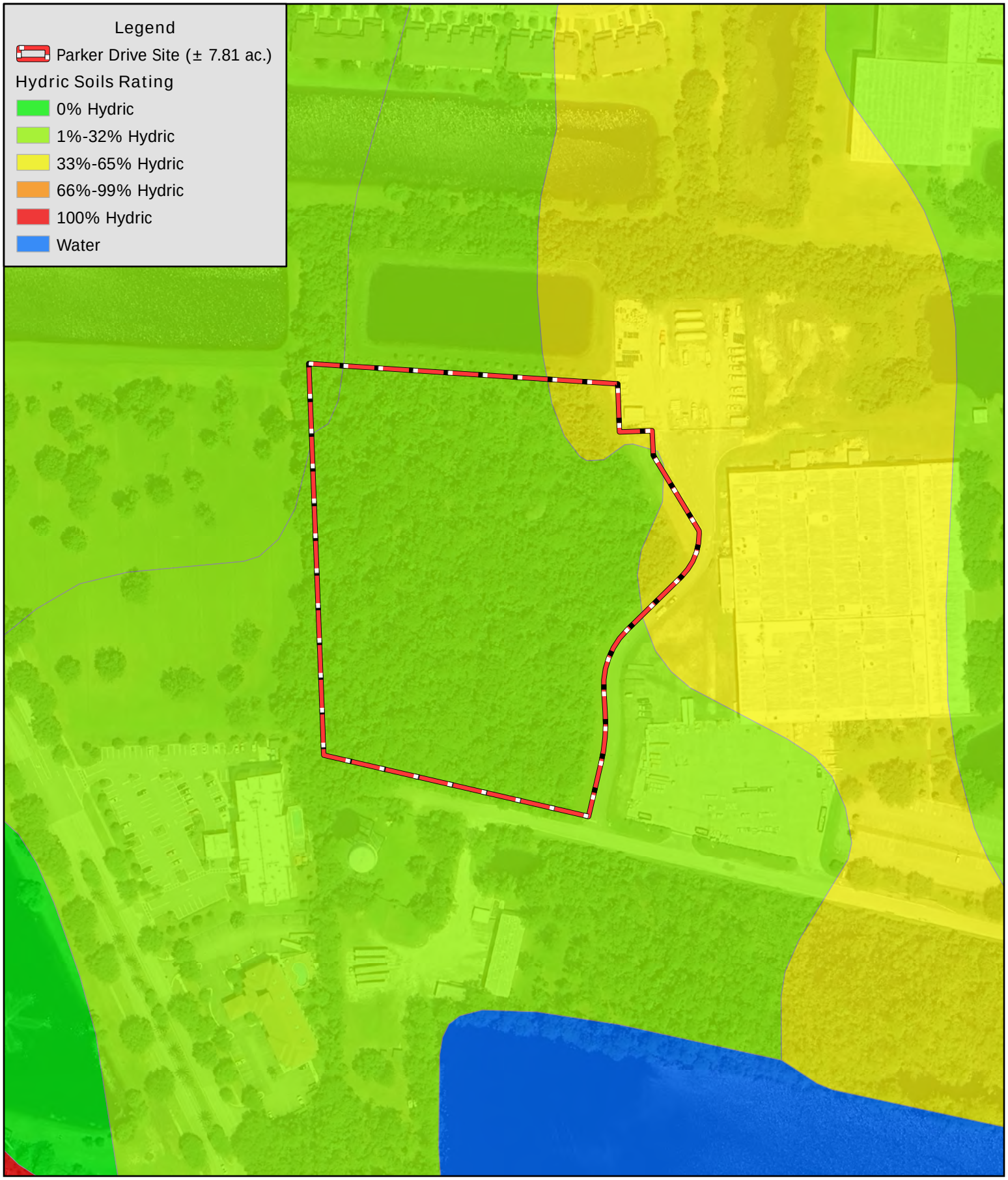
Parker Drive Site
St. Johns County, Florida
Figure 4
USDA-NRCS Soils Map

200
Feet

Project #: 1263-19
Produced By: EM
Date: 4/10/2026



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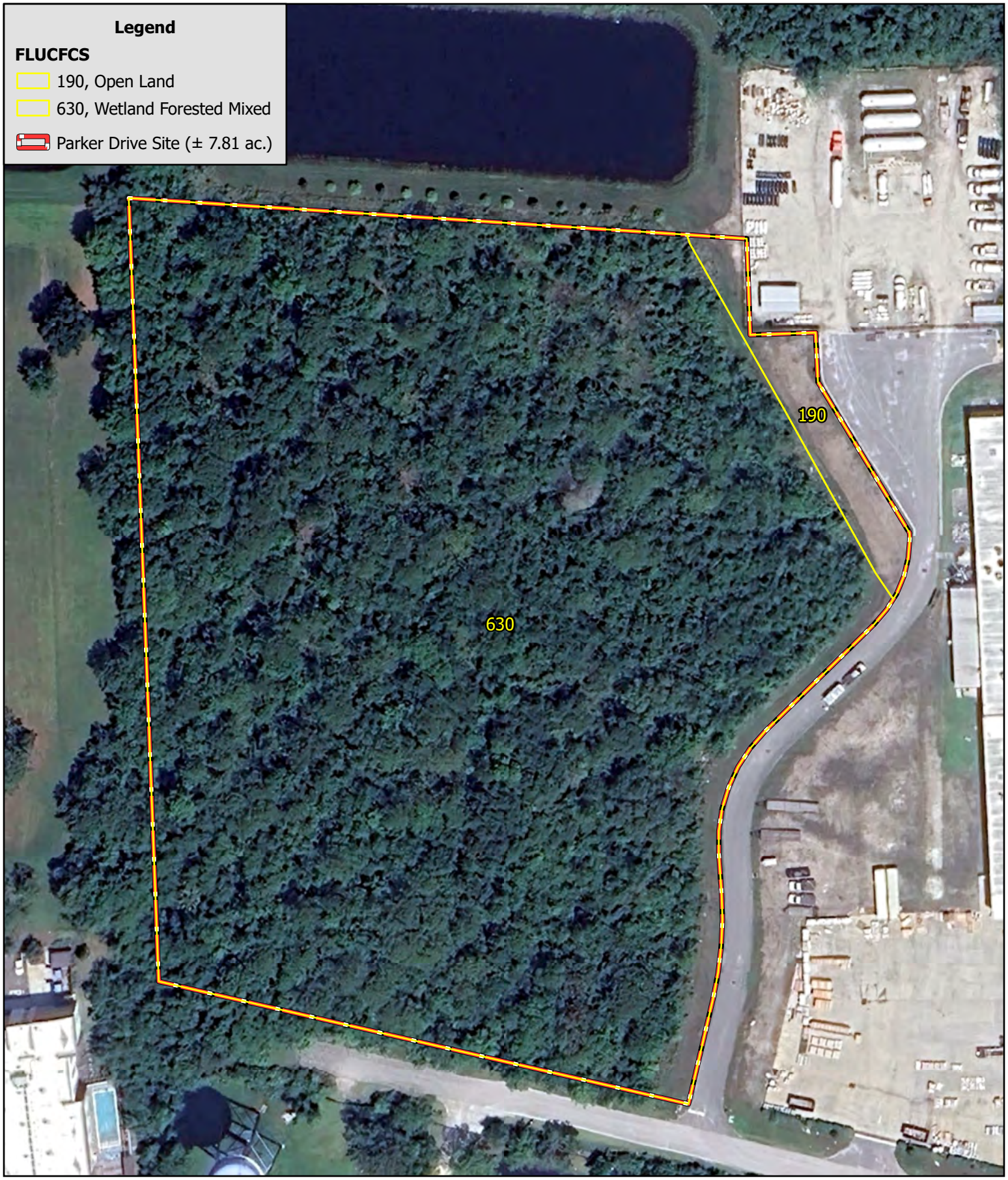
Parker Drive Site
St. Johns County, Florida
Figure 4A
Hydric Soils Rating Map

2

200
Feet

Project #: 1263-19
Produced By: EM
Date: 4/10/2026



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Parker Drive Site
St. Johns County, Florida
Figure 5
FLUCFCS Map

N
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100
Feet

Project #: 1263-19
Produced By: HHF
Date: 4/21/2026



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Parker Drive Site
St. Johns County, Florida
Figure 6A
Wildlife Survey Map

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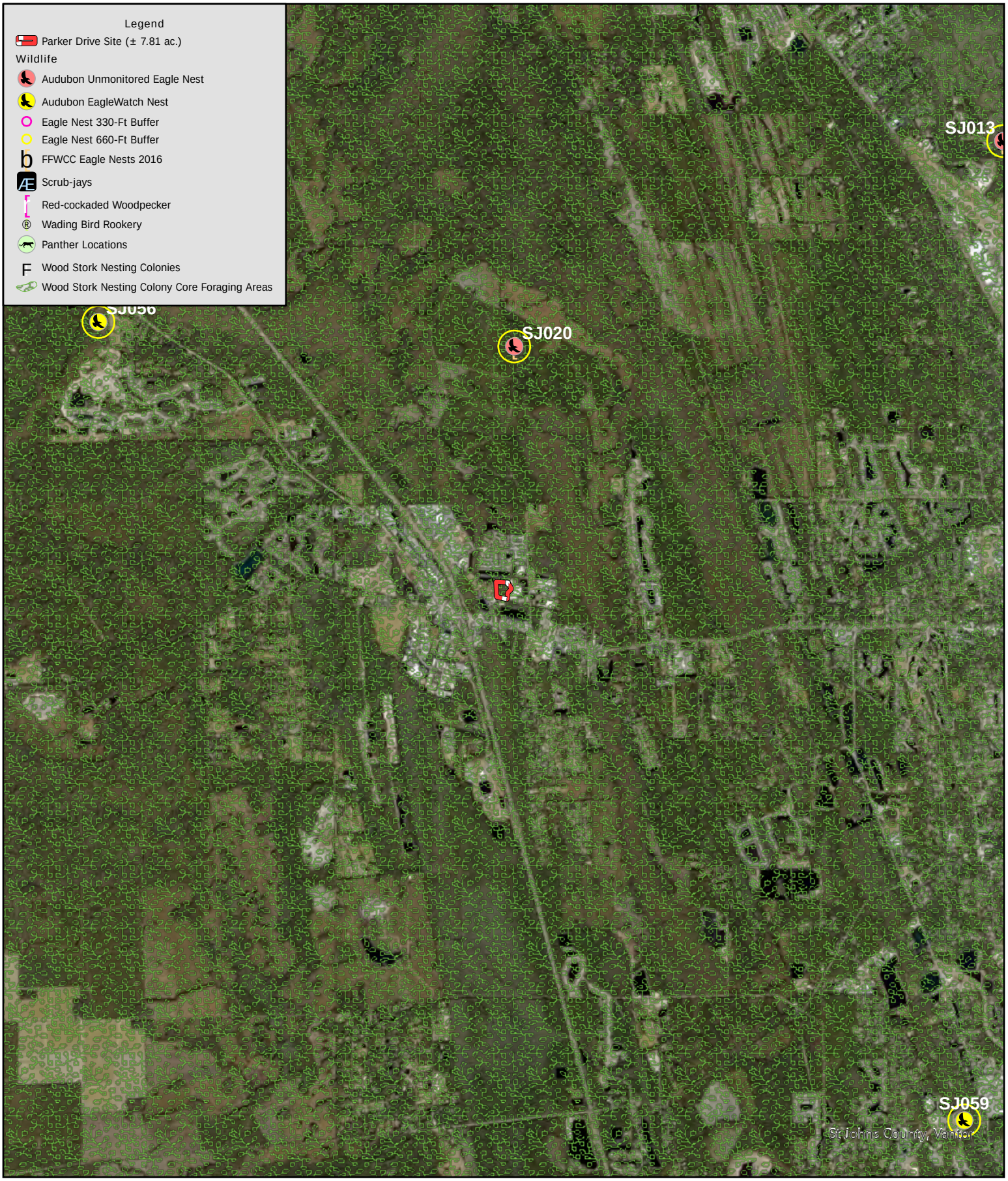
Feet

Project #: 1263-19
Produced By: HHF
Date: 4/21/2026



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Parker Drive Site
St. Johns County, Florida
Figure 6B
Wildlife Proximity Map

2

1
Miles

Project #: 1263-19
Produced By: EM
Date: 4/10/2026



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Parker Drive Site
St. Johns County, Florida
Figure 7
USFWS Consultation Areas Map

200
Feet

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Parker Drive Site
St. Johns County, Florida
Figure 8
Wetlands & Surface Waters Map

N
W E
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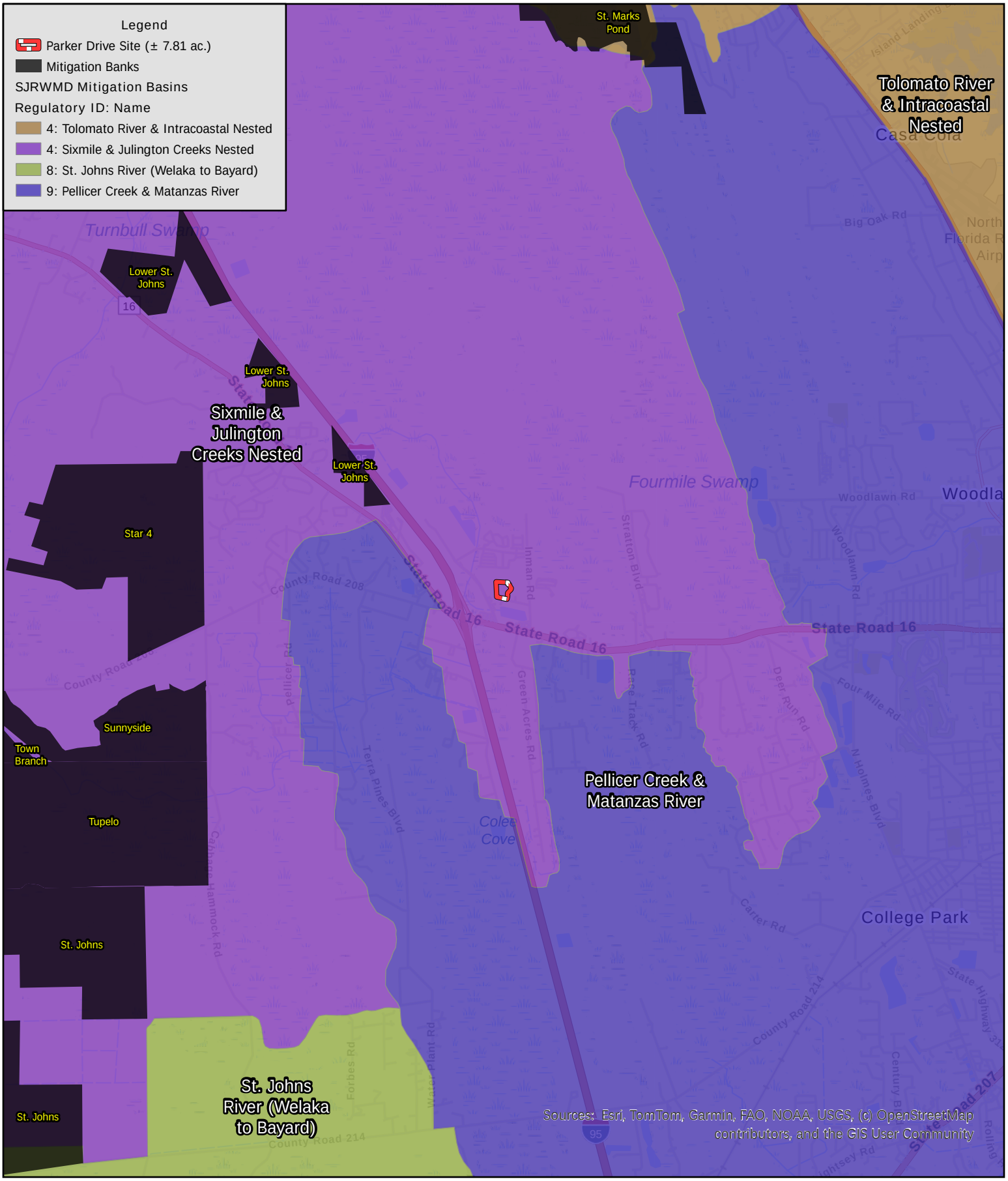
100
Feet

Project #: 1263-19
Produced By: HHF
Date: 4/23/2026



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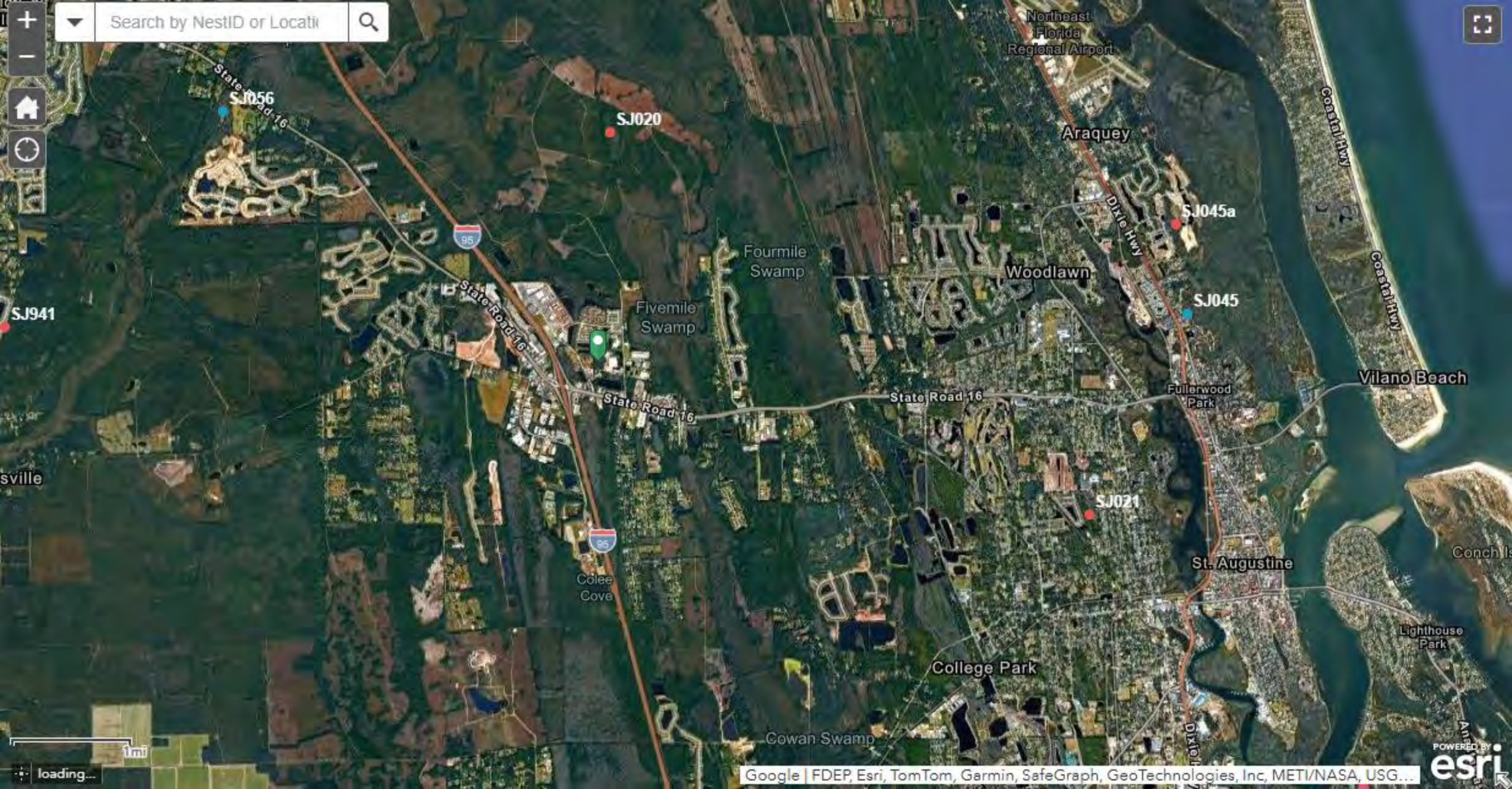
Parker Drive Site
St. Johns County, Florida
Figure 9
SJRWMD Mitigation Basins Map

1
Miles

Project #: 1263-19
Produced By: EM
Date: 4/10/2026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Northeast Florida Regional Airport
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Table 1:			
Potentially Occurring Listed Wildlife and Plant Species in St. Johns County (as of April 2024)			
Scientific Name	**Common Name**	**Federal Status**	**State Status**
FISHES			
Acipenser brevirostrum	Shortnose Sturgeon	E	FE
Acipenser oxyrinchus oxyrinchus	Atlantic Sturgeon	E	FE
Ameiurus brunneus	Snail Bullhead		N
Microphis brachyurus	Opossum Pipefish	SC	N
AMPHIBIANS			
Lithobates capito	Gopher Frog	UR	N
Notophthalmus perstriatus	Striped Newt		ST
REPTILES			
Alligator mississippiensis	American Alligator	SAT	FT(S/A)
Caretta caretta	Loggerhead Sea Turtle	T	FT
Chelonia mydas	Green Sea Turtle	T	FT
Clemmys guttata	Spotted Turtle	UR	N
Crotalus adamanteus	Eastern Diamondback Rattlesnake	UR	N
Dermochelys coriacea	Leatherback Sea Turtle	E	FE
Drymarchon couperi	Eastern Indigo Snake	T	FT
Gopherus polyphemus	Gopher Tortoise		ST
Lampropeltis floridana	Florida Kingsnake		N
Lampropeltis getula	Eastern Kingsnake		N
Pituophis melanoleucus	Pine Snake	PS	ST
BIRDS			
Ammospiza caudacuta	Saltmarsh Sparrow		N
Charadrius melodus	Piping Plover	T	FT
Egretta caerulea	Little Blue Heron		ST
Egretta thula	Snowy Egret		N
Egretta tricolor	Tricolored Heron		ST
Elanoides forficatus	Swallow-tailed Kite		N
Eudocimus albus	White Ibis		N
Haematopus palliatus	American Oystercatcher		ST
Haliaeetus leucocephalus	Bald Eagle		N
Hydroprogne caspia	Caspian Tern		N
Mycteria americana	Wood Stork	T, PDL	FT
Pandion haliaetus	Osprey		N
Platalea ajaja	Roseate Spoonbill		ST
Rynchops niger	Black Skimmer		ST
Sternula antillarum	Least Tern		ST
Thalasseus maximus	Royal Tern		N
Thalasseus sandvicensis	Sandwich Tern		N
MAMMALS			
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat		N
Eubalaena glacialis	North Atlantic Right Whale	E	FE
Neovison vison lutensis	Atlantic Salt Marsh Mink		N
Peromyscus polionotus phasma	Anastasia Island Beach Mouse	E	FE
Podomys floridanus	Florida Mouse		N
Sciurus niger niger	Southeastern Fox Squirrel		N
Trichechus manatus latirostris	Florida Manatee	T	N
Ursus americanus floridanus	Florida Black Bear		N

PLANTS AND LICHENS			
Asclepias viridula	Southern milkweed		T
Astragalus obcordatus	Florida milkvetch		N
Baptisia calycosa	Canby's wild indigo		E
Calopogon multiflorus	many-flowered grass-pink		T
Calydorea caelestina	Bartram's ixia		E
Carex chapmanii	Chapman's sedge		T
Coreopsis integrifolia	ciliate-leaf tickseed	UR	E
Ctenium floridanum	Florida toothache grass		E
Cuthbertia rosea	Piedmont roseling		N
Euphorbia cumulicola	sand-dune spurge		E
Glandularia maritima	coastal vervain		E
Glandularia tampensis	Tampa vervain		E
Gymnopogon chapmanianus	Chapman's skeletongrass		N
Helianthus carnosus	lake-side sunflower		E
Lantana depressa var. floridana	Atlantic Coast Florida lantana		E
Litsea aestivalis	pondspice		E
Lythrum curtissii	Curtiss' loosestrife	UR	E
Matelea floridana	Florida spiny-pod		E
Monotropsis reynoldsiae	pygmy pipes		E
Nemastylis floridana	celestial lily		E
Nolina atopocarpa	Florida beargrass		T
Orbexilum virgatum	pineland scurfpea		E
Pavonia spinifex	yellow hibiscus		N
Pecluma plumula	plume polypody		E
Pycnanthemum floridanum	Florida mountain-mint		T
Rhynchospora punctata	dotted beaksedge		N
Rhynchospora thornei	Thorne's beaksedge		N
Rudbeckia nitida	St. John's blackeyed susan		E
Ruellia noctiflora	nightflowering wild petunia		E
Verbesina heterophylla	variable-leaf crownbeard		E

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, federal agency. 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 proposing to list the species as Endangered or Threatened.

DL = Species has been delisted.

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

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

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

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

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

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

PE = Species proposed for listing as endangered

PS = Partial status: some but not all of the species' infraspecific taxa have federal

PT = Species proposed for listing as threatened

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

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

UR = Species is currently under review for listing.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" and published by Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service

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

FXN = 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 as a consequence is destined or very likely to become an endangered species within the foreseeable future.

N = Not currently listed, nor currently being considered for listing.

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

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

T = 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.

ATTACHMENT 3
CORRESPONDENCE

Evan Walsnovich

From: Tami Rich
Sent: Monday, November 2, 2026 3:25 PM
To: Evan Walsnovich; Jennifer Gutt
Subject: Fw: File #REZ-2026000010, 320 Parker Dr,

From: Christine Pursley <christinepursley39@gmail.com>
Sent: Monday, November 2, 2026 2:56 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: File #REZ-2026000010, 320 Parker Dr,

Gentlemen,
What does a conversion from Industrial Warehousing to Commercial Intensive mean. Does it entail more traffic on Inman and SR 16?? There are multiple apartment buildings already occupied or in the state of construction. How much traffic can SR 16 bear. The residents along 16 are going to encounter traffic jam after traffic jam, an intolerable situation. Don't the county commissioners know this????
If the conversion will entail more traffic, I am definitely against it.
Vote - NO

Sincerely,

Christine Pursley
487 Cabernet Place

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

James Lehman
James Lehman
EquipmentShare
5710 Bull Run DR
Columbia MO 65201-2860

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 10/14/2026

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 10/14/2026

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:	12700896	# of Copies:
Customer No:	1624924	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 A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/5/2026 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 12/1/2026 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 ten (10) acres of land from Industrial Warehousing (IW) with Conditions to Commercial Intensive (CI).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL WAREHOUSING (IW) WITH CONDITIONS TO COMMERCIAL, INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 3240 Parker Drive 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-2026000010
PROJECT NAME: 3240 Parker Drive



#12700896. Oct. 13, 2026.