6	**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 2, 2026**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **CPA(SS) 2026-02 Lee Family Property**

AGENDA TYPE: **Business Item, Ordinance, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 39.49 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) residential dwelling units; located at 7550 State Road 207. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on November 5, 2026. Agency discussion focused on the existing agricultural operations on neighboring properties and the location of the existing Development Area Boundary. No public comment was received. Following deliberations, the Agency recommended approval of the request by a 6-0 vote, with Members Perkins, Hilsenbeck, Green, Spiegel, Labanowski, and Olson voting in favor.

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 CPA(SS) 2026-02 Lee Family Property based upon four (4) findings of fact with a text amendment as provided in the Staff Report.
DENY: Motion to deny CPA(SS) 2026-02 Lee Family Property based upon four (4) findings of fact as provided in the Staff Report.

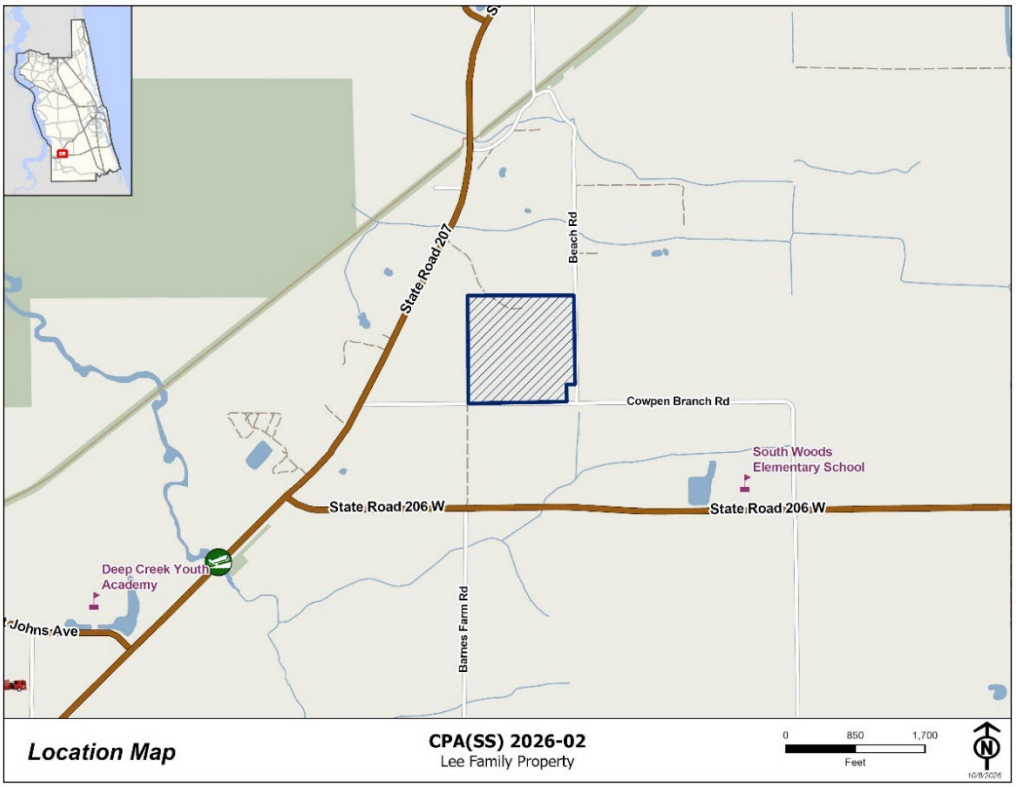
For Administration Use Only:
Legal: Kealey West 11/13/2026 **OMB: LF 11/13/2026** **Admin: Brad Bradley 11/18/2026**

Growth Management Department
Planning Division Report
Application for Small Scale Comprehensive Plan Amendment
CPA(SS) 2026-02 Lee Family Property

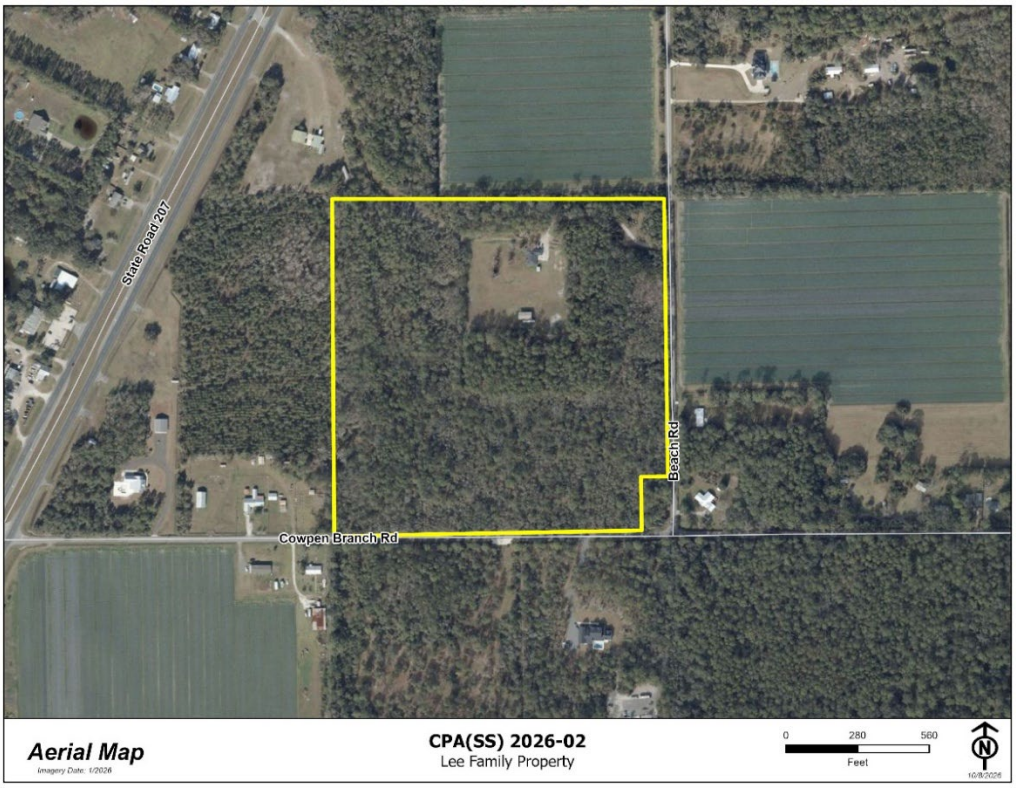
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	November 12, 2026
Subject:	**CPA(SS) 2026-02 Lee Family Property,** a request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 39.49 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) residential dwelling units; located at 7550 State Road 207.
Applicant:	Matthews | DCCM
Owner:	Tyler and Mary Lee, and Gary Joseph and Andrea Adams
Hearing Dates:	Planning and Zoning Agency – November 5, 2026 Board of County Commissioners – December 1, 2026
Commissioner District:	District 2

MAP SERIES

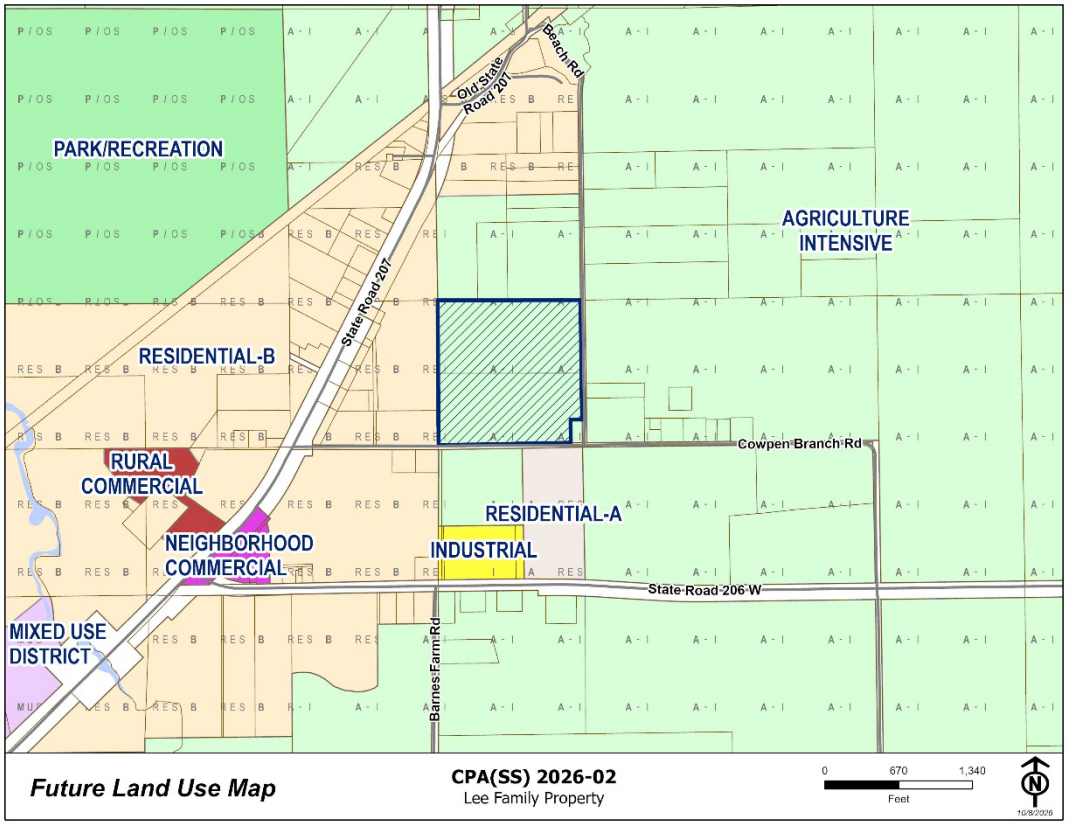
Location: The subject property is situated east of State Road 207, north of State Road 206 West, on the north side of Cowpen Branch Road, and on the west side of Beach Road. The site is specifically addressed as 7550 State Road 207.



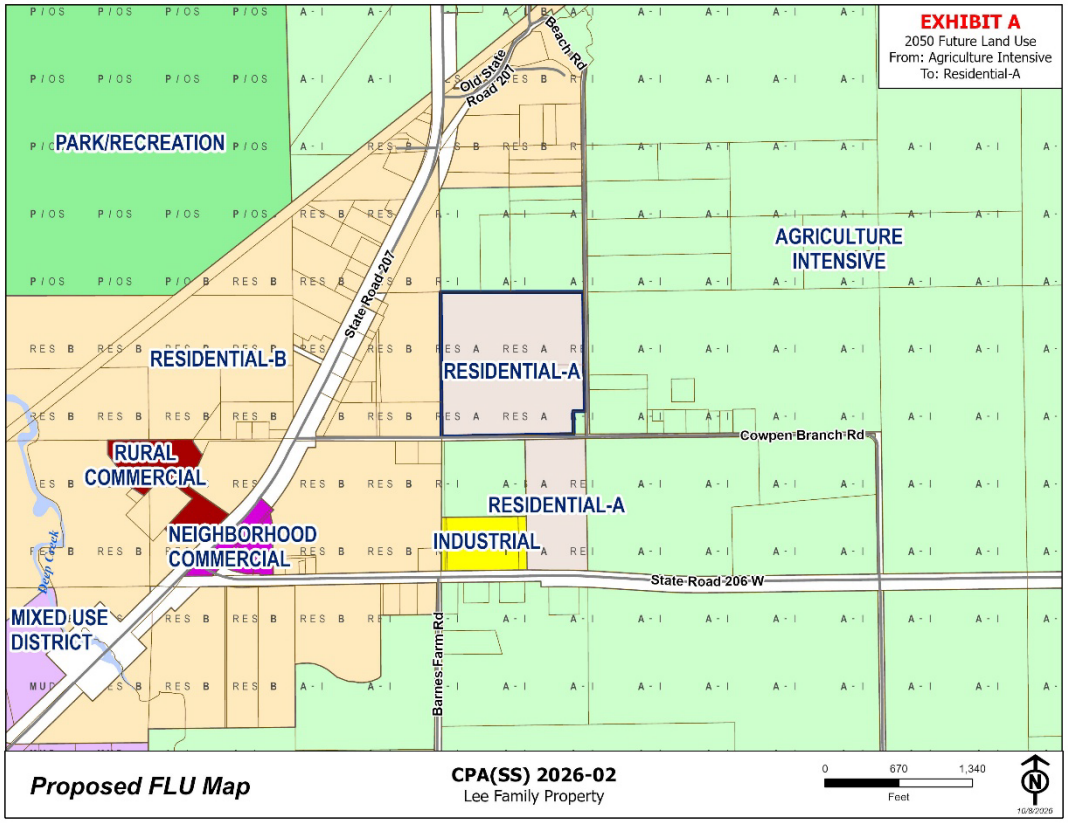
Aerial Imagery: The subject property is approximately 39.49 acres and is accessed directly from Cowpen Branch Road and Beach Road. The site currently has a single-family home and accessory structures.



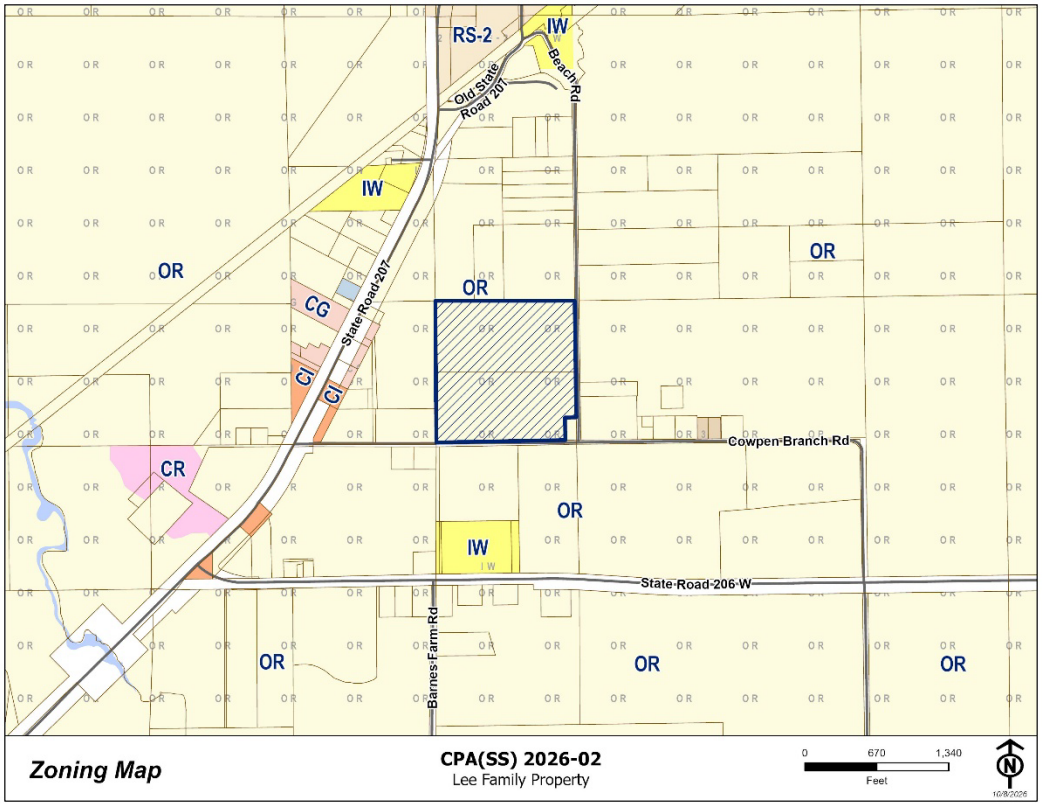
Existing Future Land Use: The subject property currently has a Future Land Use Map (FLUM) designation of Agricultural-Intensive (A-I).



Proposed Future Land Use: The applicant is proposing a Residential-A (RES-A) Future Land Use designation with a Text Amendment to limit the subject property to a maximum of five (5) single-family dwelling units for the entire 39.49 acres.



Zoning District: The subject property is zoned Open Rural (OR). All adjacent properties are also OR. The applicant is not requesting a zoning change.



APPLICATION SUMMARY

This is a request to amend the Future Land Use Map (FLUM) designation from Agricultural-Intensive (A-I) to Residential-A (RES-A) for the property located at 7550 State Road 207. The property is approximately 39.49 acres in size. The applicant is providing a text amendment to limit the site to a maximum of five (5) dwelling units.

The subject property includes an existing home built in 1999, accessory buildings, and the site is heavily treed. The applicant states that, although the subject property is not located within a designated Development Area under the Comprehensive Plan, it directly abuts a Development Area to the west and is situated within an area characterized by a contiguous pattern of rural residential development. The proposed amendment from Agriculture-Intensive (A-I) to Residential-A (RES-A), with a text amendment limiting development to five (5) residential units, is intended to accommodate infill development within a small, disjointed portion of the Development Area along State Road 207 without expanding existing development limits.

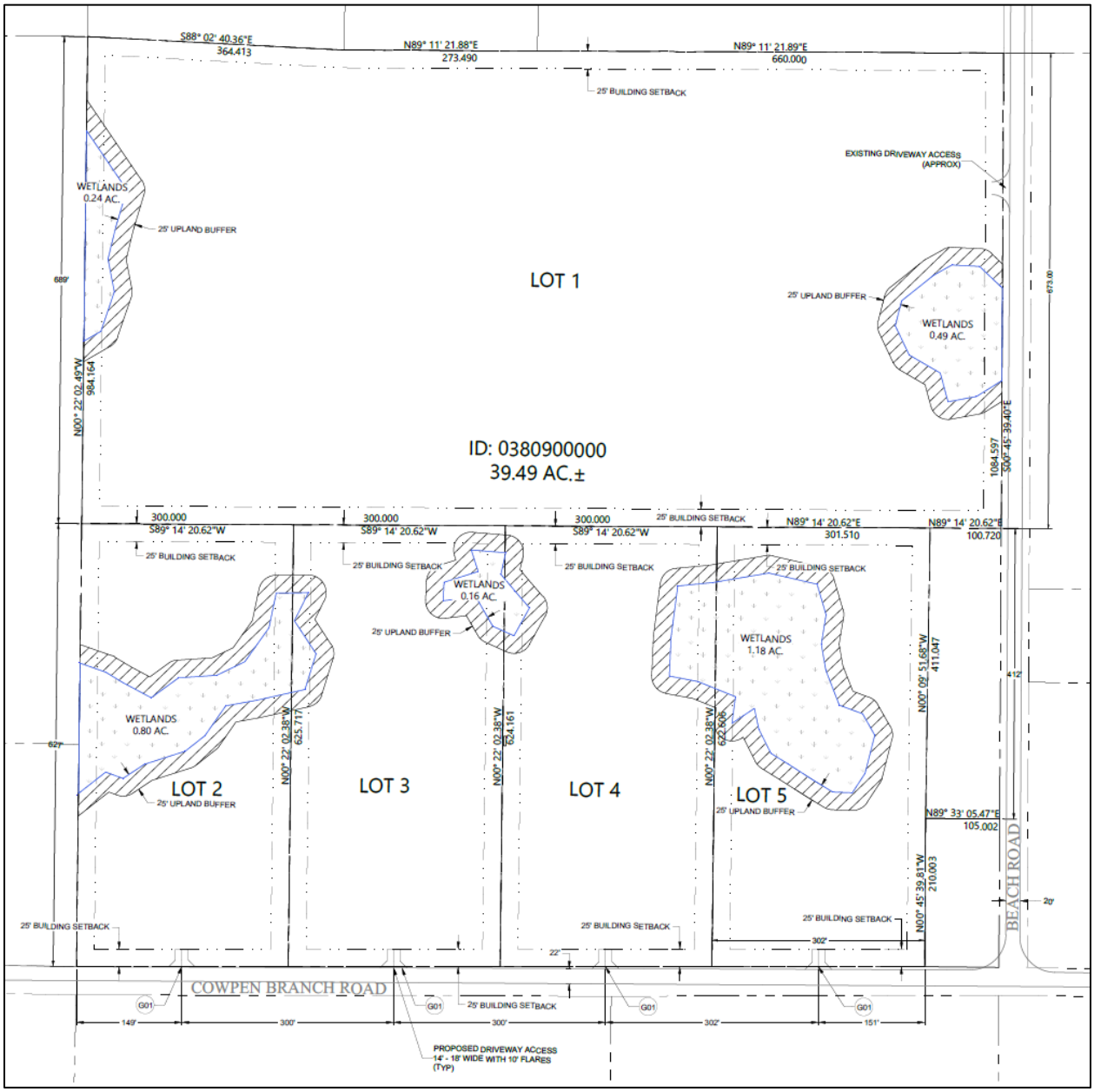
The proposed development would create five (5) parcels, with the northern parcel retaining approximately 20 acres and the southern four parcels ranging from approximately 4.75 to 5.26 acres. According to the applicant, the proposed lot sizes and residential density are consistent with surrounding development, including properties along Cowpen Branch Road and State Road 207, and provide an appropriate transition between existing residential uses and agricultural lands to the east. The applicant also notes that the property is not currently used for agricultural purposes and is relatively small in comparison to typical agricultural holdings.

The applicant indicates that the development would have minimal impacts on surrounding properties and would not require new roads or extensions of public infrastructure. Each residence would be served by a private well and septic system, as the nearest utility connections are located approximately one mile southwest

along East St. Johns Avenue. The applicant anticipates minimal additional traffic and no significant adverse impacts related to noise, odors, vibration, drainage, or roadway maintenance.

The applicant further states that the proposal would support environmental preservation through the retention of Open Rural (OR) zoning standards limiting building coverage to 35 percent and impervious surface area to 70 percent, as well as compliance with the required 25-foot wetland buffer on affected parcels. The amendment is intended to provide additional housing opportunities for St. Johns County residents while maintaining the area's rural residential character and minimizing impacts to surrounding properties and public services. The full Narrative provided by the applicant is included in **Attachment 2 – Supporting Documents**.

Submitted Site Plan (provided in part):



The Site Plan provided by the applicant is included in **Attachment 2 – Supporting Documents**.

APPLICABLE CODE REFERENCES

The Comprehensive Plan contains several policies regarding Comprehensive Plan Amendments, including Policies A.1.3.4 and A.1.4.11. These policies state the following (provided in part):

- Policy A.1.3.4: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:
  a) the extent to which the proposed amendment is contiguous to an existing Development Area that has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;
  b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
  c) the extent to which adequate infrastructure to accommodate the proposed amendment exists or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
  d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;
  e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and
  f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
  g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis, and fiscal impact analysis.

- 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 which 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.

The Comprehensive Plan contains policies directed towards Rural/Silviculture (R/S) and Agricultural-Intensive (A-I), including A.1.7.1, A.1.7.3, and A.1.7.6. These policies state the following (provided in part):

- Policy A.1.7.1: The County shall maintain the Rural/Silviculture (R/S) and Agricultural-Intensive (A-I) as depicted on the Future Land Use Map. Unless determined an Exempt Parcel or determined to be a parcel with a dwelling unit legally created by a terminated Family Farm, pursuant to Policy A.1.7.3, the minimum lot size for residential development within the R/S designation is 40 acres and the minimum lot size for residential development within the A-I designations is 20 acres. This Policy shall not be construed to prevent amendments of the Future Land Use Map to re-designate lands presently classified as R/S and A-I pursuant to the requirements of this Plan and applicable law.
- Policy A.1.7.3: Parcels of land designated as R/S or A-I on the Future Land Use Map recorded as of September 14, 1990 that do not meet the acreage requirement for R/S or A-I shall be considered Exempt Parcels. Each Exempt Parcel shall be permitted one dwelling unit.
- Policy A.1.7.6: The County shall continue its planning efforts for the Southwest Planning District. The Southwest portion of the County, from CR 208 south to the Flagler County line, east to I-95 and west to the St. Johns River/Putman County line contains large areas of active farm and crop land. The County shall continue to investigate programs to conserve and preserve this agricultural area from intense urban and suburban development.

The Comprehensive Plan contains policies as a mechanism for review and amendment of the Comprehensive Plan, including Policy A.1.16.2. The policy states the following (provided in part):

- Policy A.1.16.2: Applications requesting amendment to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to, the following:
  a) consistency with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan;
  b) consistency with the Northeast Florida Strategic Regional Policy Plan;
  c) impacts on public facilities and services;
  d) environmental impacts;
  e) compatibility with surrounding areas;
  f) the need to modify land uses and development patterns within antiquated subdivisions; and,
  g) provide a cost-benefit analysis addressing the new development's economic impact to the County.

IMPACT REVIEW

Transportation:
Project classified as a Small Project estimated to generate less than 10 average weekday peak hour trips pursuant to Section 11.02.01.E of the Land Development Code. A formal concurrency review is not required. The determination of concurrency is made simultaneously with the processing of the applicant's development review application (clearance sheet). Project is subject to compliance with all applicable land development regulations in effect at the time of permitting.

Water and Sewer:
The project will utilize private wells and septic tanks.

Drainage and Stormwater Management:
The project will comply with all applicable federal, state, regional and local permitting requirements.

Solid Waste:
The project will comply with all applicable federal, state, regional and local requirements.

Parks and Recreation, Open Space, and Mass Transit:
Not applicable.

Schools:
A school concurrency determination by the St. Johns County School District is required prior to issuance of a Final Certificate of Concurrency by the County.

Fire Services:
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 that 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 038090-0000, as well as the current primary fire station location at 7985 Morrison Road and lack of creditable water supply, ISO would assign a rating of Class 3X.

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:
All amendments to the St. Johns County comprehensive plan are legislative in nature. This is a policy-making decision to determine the future growth pattern of St. Johns County (i.e., is it appropriate to expand the development area boundary or to change the maximum theoretical growth in this area). A determination of consistency with the Comprehensive Plan and state law and approval or denial of the proposed amendment must not be arbitrary and capricious. Decisions on approval or denial of legislative land-use policy are determined on whether the decision is supported by evidence that is fairly debatable (i.e., whether reasonable minds may differ). This item is a legislative hearing, and therefore the Agency may take into account policy preferences expressed by persons with an interest in the amendment. The types of information, evidence, and documentation that the Agency may consider is broader than the competent substantial evidence of a quasi-judicial hearing.

Transportation Planning / Concurrency Review:
All residential projects that do not have Construction Plan approval by October 15, 2008 will be subject to school concurrency. A school concurrency determination by the St. Johns County School District is required prior to issuance of a Final Certificate of Concurrency by the County. The application for school concurrency is submitted directly to the St. Johns County School District for determination concurrent with application at the County. Application information can be obtained on the School District website at: http://www.stjohns.k12.fl.us/pgr/ Nicole Cubbedge at the SJC School District can be contacted for application information at 904-547-7674. Please note that any clearance sheet that is submitted will be held until a school concurrency determination letter is received.

Technical Division Review:

Staff has reviewed the application for Small Scale Comprehensive Plan Amendment 2026-02 Lee Family Property and has no objection to the request. It is noted that a Non-Zoning Variance is to run concurrently with this application wherein the applicant is requesting relief from Subdivision and Platting requirements as well as to allow four (4) new residential driveways on Cowpen Branch Road, a Minor Collector roadway (NZVAR 2026-05). Public Works staff made note that the requested driveways should meet the geometry standards for residential driveways on collector roads. It was also noted by Technical staff that any new residential construction on the resulting parcels shall meet all residential lot grading requirements for lots over one (1) acre in size. Regardless of any relief granted by Local authority, the applicant is not relieved of any requirements imposed by State or Federal agencies, including stormwater management.

Planning and Zoning Division Review:

Staff review indicates that the approximately 39.49-acre parcel has been in existence since at least 1985, based on the Warranty Deed recorded in St. Johns County Official Records Book 678, Page 1737. To accommodate the proposed development of five (5) single-family residences on a property with an Agricultural-Intensive (A-I) Future Land Use Map (FLUM) designation, a Comprehensive Plan Amendment to change the FLUM designation is required. The applicant is requesting a Residential-A (RES-A) FLUM designation, along with a text amendment to the Comprehensive Plan to limit development on the subject property to a maximum of five (5) residential units. The proposed text amendment would establish a site-specific limit on the number of residential units permitted on the property.

The proposed lot configuration consists of one larger lot of approximately 20 acres and four smaller lots of approximately 4.83 acres each. According to LDC Table 6.01, the Open Rural (OR) zoning district permits one (1) dwelling unit per acre. The proposed residential development would consist of five (5) single-family residences, subject to the requested Comprehensive Plan amendments and applicable development requirements. The proposed lot splits are intended to comply with the existing OR zoning requirements, and no zoning change is proposed as part of this application. Accordingly, the existing OR zoning designation would remain in place.

Figure 1 provides a comparison of permitted use categories within the current and proposed Future Land Use Map designations.

Figure 1: FLUM Designation Allowed Use Categories

Permitted Uses	**Residential-A (RES-A) (proposed)**	**Agricultural-Intensive (A-I) (current)**
Residential	X*	X
Agricultural	X**	X
Cultural/Institutional	X	X
Mining and Extraction		X
Outdoor/Passive	X	X
Neighborhood Public Service	X	X
Solid Waste and Correctional Facilities		X
*Text Amendment to limit the 39.49-acre site to five (5) single-family homes **When not incompatible with the surrounding residential uses		

Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing Single Family Residential homesites, timberlands, croplands, and undeveloped parcels.

Figure 2: Compatibility Analysis

Criteria	Subject Property	North, East and Southwest	Southeast	West
Current / Proposed FLUM	Currently: A-I Proposed: RES-A with limitations	A-I	RES-A	RES-B
Zoning	Open Rural (OR)	OR	OR	OR
Current / Proposed Use	Proposed Single Family Residential	Single Family Residential, Timberlands, Croplands, and undeveloped Residential	Single Family Residential	Single Family Residential, Timberlands, and Croplands
Density / Intensity	Proposed: maximum 5 units; wetland acres are approx. 2.87 acres; calculates to 0.14 units per net acre.	Parcels vary in size from 0.5 acres to 67.57 acres; those with residential homes calculate from 0.09 units per gross acre to 2 units per gross acre.	1 unit on 16.78 acres calculated to 0.06 units per gross acre.	Parcels vary in size from 1 acre to 35.6 acres; those with residential homes calculate from 0.2 units per gross acre to 1 unit per gross acre.

Figure 3: Compatibility Map



As shown in the figures above, parcels in the immediate area consist of a mixture of open fields, wooded areas, and residential development. Policy A.1.7.1 of the St. Johns County Comprehensive Plan establishes a minimum lot size of 20 acres for residential development within the Agricultural-Intensive (A-I) future land use designation, unless the property qualifies as an exempt parcel created prior to 1990. The subject property is located in the southwestern region of the County, where the preservation of large areas of active farmland and cropland is consistent with Comprehensive Plan Policy A.1.7.6. The area surrounding State Road 207 contains a mix of Future Land Use Map (FLUM) designations, including Residential and Agricultural-Intensive. Based on available information, the subject site does not appear to have been used for active farming or cropland.

Staff reviewed the surrounding properties and found that several single-family residential lots fronting Cowpen Branch Road and adjacent to the subject site range in size from approximately 0.5 to 16.78 acres. Properties east of the subject site and north of Cowpen Branch Road range from approximately 0.5 to 1 acre, are designated Agricultural-Intensive (A-I) on the FLUM, and have been in existence since the late 1970s. Properties west of the subject site and north of Cowpen Branch Road consist of two parcels measuring 4.08 acres and 5.25 acres. These properties are designated Residential-B (RES-B) on the FLUM and have been in existence since the late 1970s and early 1980s. Staff research indicates that the RES-B designation for the western adjacent property has been in place since at least the 2010 Comprehensive Plan.

The 16.78-acre parcel immediately south of the subject site was the subject of Comprehensive Plan Amendment [CPA(SS) 2022-03], which changed its FLUM designation from A-I to Residential-A (RES-A) and included a text amendment limiting development to a maximum of one residential unit. The amendment was approved through Ordinance No. 2022-46 on June 21, 2022.

Staff notes that the subject property is not currently located within an established Development Area Boundary. Approval of the requested amendment would extend the boundary into a rural area of the County. Policy A.1.2.5 of the St. Johns County Comprehensive Plan prioritizes infill development on vacant parcels within the Development Area Boundary that are surrounded by existing development. The policy also provides that infill development is not applicable to Rural/Silviculture (R/S) or Agricultural-Intensive (A-I) areas, except where such areas have become enclaves surrounded by the Development Area Boundary. The subject property is currently designated A-I and is located outside the established Development Area Boundary; however, it is directly adjacent to land designated Residential-B (RES-B) on the Future Land Use Map (FLUM). The property's location outside the Development Area Boundary and its proximity to RES-B-designated land provide context for consideration of the proposed amendment under this policy.

PLANNING AND ZONING AGENCY HEARING

The Planning and Zoning Agency (PZA) considered this request at its regularly scheduled public hearing on November 5, 2026. Discussion primarily focused on the existing agricultural operations on neighboring properties, specifically whether the applicant would have concerns regarding routine agricultural spraying conducted by neighboring farmers. The applicant stated that they already reside in the area, are familiar with the surrounding agricultural uses, and do not anticipate any issues or objections related to the farmers' ongoing operations. The Agency also discussed the Development Area Boundary, with staff clarifying that the A-I Future Land Use Map (FLUM) designation is located outside the Development Area Boundary; however, the subject property is directly adjacent to the RES-B designation to the west and the RES-A designation to the south, across Cowpen Branch Road. No public comment was received. Following deliberation, the Agency recommended approval of the request by a 6-0 vote, with Members Perkins, Hilsenbeck, Green, Spiegel, Labanowski, and Olson voting in favor.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, staff has received no correspondence or phone calls regarding this request.

ACTION

Staff offers four (4) findings of fact with a text amendment to support a motion to approve and four (4) findings of fact to deny. These findings are subject to change during the public hearing process.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents

PROPOSED FINDINGS OF FACT CPA(SS) 2026-02 Lee Family Property	
APPROVE	**DENY**
1. The Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.	1. The Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2026-8, as amended, the Northeast Florida Strategic Regional Policy Plan, the Community Planning Act and Land Development Regulation Act (Chapter 163, Florida Statutes).	2. The Comprehensive Plan Amendment is not consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2026-8, as amended, the Northeast Florida Strategic Regional Policy Plan, the Community Planning Act and Land Development Regulation Act (Chapter 163, Florida Statutes).
3. The Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of the Land Development Code.	3. The Comprehensive Plan Amendment is not procedurally consistent with Part 9.05.00 of the Land Development Code.
4. The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the hearing.	4. The amendment is not consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the hearing.

PROPOSED TEXT AMENDMENT CPA(SS) 2026-02 Lee Family Property
A.1.13.l(m)(1)(____) Site-Specific Limitations on Density/Intensity The subject property legally described in Ordinance No. 2026-_____ is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the subject property shall be limited to a maximum of five (5) single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN, ORDINANCE NO. 2026-8, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF FIVE (5) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, FOR APPROXIMATELY 39.49 ACRES OF LAND LOCATED AT 7550 STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 125 and 163, Florida Statutes provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

WHEREAS, Section 163.3184 and 163.3187 Florida Statutes provide the process for the adoption of Comprehensive Plan amendments; and,

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Use Map designation from **Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) single-family residential dwelling units** for approximately 39 acres of land as described and shown on the attached **EXHIBITS A, B and C.**

SECTION 2. The 2050 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

(a) The Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.

(b) The Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2026-8, as amended, the Northeast Florida Strategic Regional Policy Plan, the Community Planning Act and Land Development Regulation Act (Chapter 163, Florida Statutes).

(c) The Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of the Land Development Code.

(d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2026-8, as amended and the 2050 Future Land Use Map, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. 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 6. Small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small-scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

SECTION 7. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS_____DAY OF_____2026.

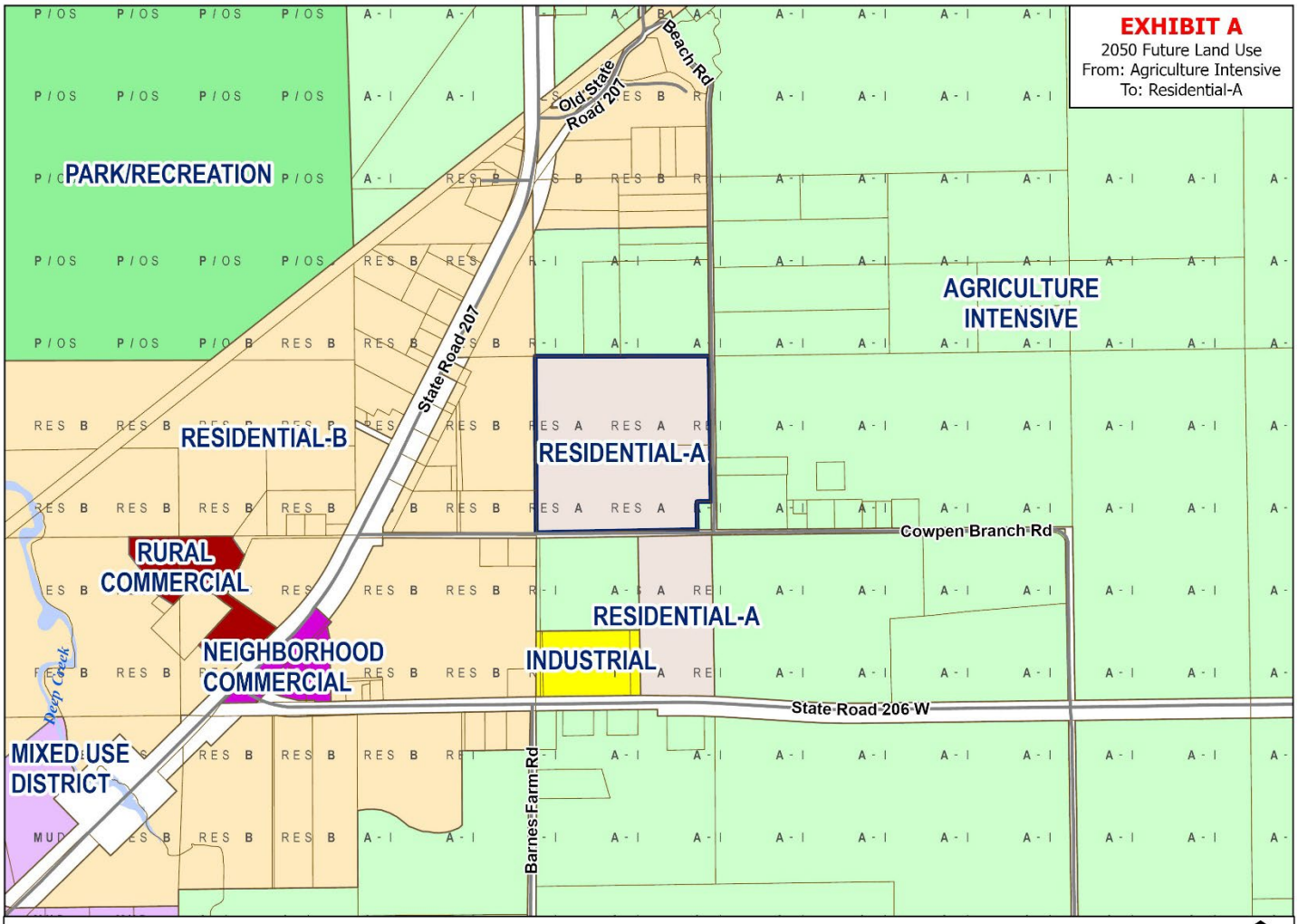
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Ann Taylor, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____



Proposed FLU Map

CPA(SS) 2026-02
Lee Family Property

Exhibit "B"
Legal Description

PARCEL A –
THE NORTHERLY 20 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST BEING MORE PARTICULARLY DESCRIBED AS:

THE POINT OF REFERENCE AND ALSO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 48' 18" E, ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1310.36 FEET TO A POINT WHICH INTERSECTS SAID NORTH SECTION LINE AND THE WESTERLY RIGHT OF WAY LINE OF BEACH RD (RIGHT OF WAY WIDTH AS NOW ESTABLISHED); THENCE SOUTH 00°47'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 663.00 FEET; THENCE SOUTH 89°48'12" WEST, A DISTANCE OF 1317.38 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SAID QUARTER SECTION; THENCE NORTH 00°10' 50" WEST, ALONG SAID WESTERLY LINE OF SAID QUARTER SECTION LINE, A DISTANCE OF 663.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 20.00 ACRES MORE OR LESS.
PARCEL ID: 038090-0020

PARCEL B- REMAINING PROPERTY PER ORB 6029 PG 1193:
THE SOUTHERLY ±19.90 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST, LESS AND EXCEPT THE WEST 105 FEET OF THE SOUTH 210 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 1823, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

FOR A POINT OF REFERENCE FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST, THENCE S 0° 10' 50" E, ALONG THE WESTERLY SECTION LINE OF SAID QUARTER SECTION A DISTANCE OF 663.00 FEET TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING NORTH 89° 48' 12" E, A DISTANCE OF 1317.38 FEET TO A POINT WHICH IS ON THE WESTERLY RIGHT OF WAY LINE OF BEACH RD (RIGHT OF WAY WIDTH AS NOW ESTABLISHED); THENCE SOUTH 00°47'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 454.49 FEET TO A POINT WHICH IS ON THE NORTH LINE OF SAID LESS AND EXCEPTING PARCEL RECORDED IN OFFICIAL RECORDS BOOK 6029, PAGE 1193; THENCE SOUTH 89°20'51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 85.00 FEET TO THE WESTERLY LINE OF SAID LESS AND EXCEPTING PARCEL; THENCE SOUTH 00°47'14" EAST, ALONG SAID WEST LINE A DISTANCE OF 210.00 FEET TO THE SOUTHERLY SECTION LINE OF SAID QUARTER SECTION; THENCE SOUTH 89°20'51" WEST ALONG SAID SOUTHERLY SECTION LINE, A DISTANCE OF 1239.46 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00°10'50" WEST, ALONG THE WESTERLY LINE OF SAID SECTION LINE, A DISTANCE OF 674.99 FEET TO THE POINT OF BEGINNING. CONTAINS 19.90 ACRES MORE OR LESS.
LESS AND EXCEPTING THE CURRENT RIGHT OF WAY, WIDTH AS CURRENTLY INSTITUTED OF COW PEN BRANCH ROAD
PARCEL ID: 038090-0000

EXHIBIT C

CPA(SS) 2026 -02 Lee Family Property

Small-Scale Comprehensive Plan Amendment

A.1.13.1(m)(1)(__) The Lee Family Property, approximately 39.49 acres, legally described in Ordinance No. 2026 - _____ is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of single-family residential dwelling units on the Lee Family Property shall be limited to a maximum of five (5). Proposed changes to increase the allowed development density are subject to provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

Comprehensive Plan Amendment Application
St. Johns County Growth Management Services Department
4040 Lewis Speedway
St. Augustine, Florida 32084

Phone (904) 209-0675 E-mail: plandept@sjcfl.us

This application, together with ALL REQUIRED EXHIBITS and application fee, should be completed and filed with the Development Review Division prior to the established filing deadline for the public hearings before the Planning and Zoning Agency and Board of County Commissioners. A COMPREHENSIVE PLAN AMENDMENT DOES NOT ENTITLE THE APPLICANT TO A DEVELOPMENT PERMIT OR CERTIFICATE OF CONCURRENCY.

File No. _____ Fee _____ Date July 28, 2026

Property Owner(s) Tyler & Mary Lee with Andrea & Gary Joseph Adams Phone _____

Address 7501 Cowpen Branch Road Fax _____

City Elkton State FL Zip Code 322033 Email _____

Are there any owners not listed ☒ No ☐ Yes If yes please list on separate sheet to be included with your application

Applicant DCCM Infrastructure, Inc. Phone 9045938692

Address 7 Waldo St Fax _____

City St Augustine State FL Zip Code 32084 Email nef.planning@dccm.com

Type of Request This is a request to amend the **St. Johns County Comprehensive Plan as follows:**

☒ Text Amendment (Sign certification statement and attach additional pages as necessary)

Element Land Use Goal, Objective or Policy # A.1.11.1(TBD) Page _____

☒ Future Land Use Map Amendment (Complete the following sections)

Existing Future Land Use Map Designation AI _____ Zoning OR _____

Proposed Future Land Use Map Designation RES-A _____ Zoning OR _____

Location/Description: Property Appraiser's Parcel Identification No. 038090-0000 and 038090-0020

Street Address/Location 7550 SR 207, Elkton, FL 32033 and 7525 Beach Rd, Elkton, FL 32033

Total Acreage 39.49 Overall Dimensions APPROXIMATELY 1,317' x 1,306' Flood Zone X

Adjacent Future Land Use Designation North: A-I South: A-I, RES-A East: A-I West: RES-B

Wetlands: Yes: ☒ No: ☐ Type: forested, freshwater wetlands Acres: 2.87

Soil Associations: Pompano fine sand, Adamsville fine sand

Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure.

This is a request to change the Future Land Use Map designation of 39.49-acres of Parcel ID: 038090-0000 from Agriculture-Intensive (A-I) to Residential-A (RES-A) with a Text Policy Amendment limiting development to five (5) dwelling units. The property is undeveloped residential land located on the north side of Cowpen Branch Road. The existing Future Land Use Map designation of the property is Agriculture-Intensive (A-I); the zoning is Open Rural (OR). The property is bordered by large-lot residential and agricultural uses.

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.

2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.

4. (a) The project will use: [ ]public sewer or [ ]private sewer or [X] septic tank.
(b) The project will use: [ ]public water or [ ]private water or [X]private well.

5. (a) Will the project build its own water plant? [ ] Yes [X] No
(b) Will the project build its own sewage plant? [ ] Yes [X] No

6. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

7.Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water	2026-2031	5 SF Homes	1400	
Sewage	2026-2031		1100	
Water Utility	Name: N/A		Address:	
Sewer Utility	Name: N/A		Address:	

8.Describe anticipated drainage system: N/A - each lot is over 1-acre in size

9. Estimate the Solid Waste Demand by 5.7 pounds per person per day or by use. Indicate methodology:

Phase (Years	Number of People or Use	Pounds per Day
2026-2031	5 du / 13 p	74.1

10. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.75 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.75 Persons Per Unit X 0.015
2026-2031	5 du x 2.75 pph x 0.015 = 0.206 TD Van Services Demand

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:
(a) Number of Dwelling Units X 2.75 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/ Community Park Recreation, by phase:
5 du x 2.75 pph x 5 ac/1,000 p = 0.069 ac Neighborhood/ Community Park Recreation

(b) Number of Units X 2.75 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.
4 du x 2.75 pph x 24 ac/1,000 p = 0.33 ac Regional/Open Space

12. Traffic – Estimate Average Weekday Peak Hour Trips by phase by number of dwelling units and square feet of each on-residential use using the trip generation rates from the latest edition of the Institute of Transportation Engineers *Trip Generation Manual*.

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips
2026-2031	5 single-family detached units	5

13. Estimate the area of impact using the *Traffic Impact Methodology and Procedures* contained in Appendix A of the ***Land Development Code*** and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak hour trips).

Phase Years)	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

1. Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
2. Proof of ownership (copy of deed or purchase agreement, and title opinion).
3. Legal description and tax identification number.
4. General location map with subject property clearly identified.
5. Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
6. Comprehensive Plan Future Land Use Map with subject property clearly identified.
7. Most recent aerial of site showing property boundaries.
8. Copy of soils map showing property boundaries.
9. Generalized site plan with uses, phases (Question 3).
10. Water and Sewer Utility letter, if applicable (Question 6).
11. One (1) copy of application and exhibits.

NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Stephanie Keyser

Signature(s): Stephanie Keyser

NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: DCCM Infrastructure, Inc.

Mailing Address: 7 Waldo St, St. Augustine, FL 32084

Phone: 904-593-8692 FAX: _____ E-mail: nef.planning@dccm.com

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence X or online notarization __ this 28th day of July, 20 26, by Stephanie Keyser as project manager for DCCM.

Notary Public, State of Florida St. Johns County

Name Kaeli Dickinson # HH 455579 Oath sworn: Yes X No ___

Notary Signature K. Dickinson

KAELI DICKINSON
Notary Public - State of Florida
Commission # HH 455579
My Comm. Expires Oct. 18, 2027
Bonded through National Notary Assn.

My Commission expires: Oct. 18, 2027

Lee Family Property
CPA(SS)

Statement of Facts

Request

To change the Future Land Use Map designation of 39.49-acres of Parcel ID: 038090-0000 and 038090-0020 from Agriculture-Intensive (A-I) to Residential-A (RES-A) with a Text Policy Amendment limiting development to five (5) dwelling units.

Consistency with the Comprehensive Plan

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.
   Response: Although the subject property is not located within a designated development area as defined by the Comprehensive Plan, the project would be consistent with the density within the vicinity and along State Road 207, which aligns with Comp Plan Policy A.1.2.5. The subject property is adjacent to a designated development area to the west. If approved, an amendment from Agriculture-Intensive (A-I) to Residential-A (RES-A) would create five (5) parcels, the lower four of which are comparable in size to the surrounding properties north of SR 206. The property is located between RES-B land use along SR 207 and A-I land use with large farms to the east. RES-A creates an appropriate transitional density between the two land uses and existing development. This project would not require the extension of infrastructure or adding new roads for access.

2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.
   Response: The proposed amendment is consistent with several goals, objectives, and policies of the SJC Comprehensive Plan as identified below.

   Goal A.1: To effectively manage growth and development by designating areas of future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.
   Response: The subject property is adjacent to RES-B and is in close proximity to State Road 207.

      Objective A.1.2 Control of Urban Sprawl: The County shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area.
      Response: The amendment is contiguous to RES-A and RES-B land uses and existing development.

         Policy A.1.2.5: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

(a) the extent to which the proposed amendment is contiguous to an existing Development Area that has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;
Response: While not located within a Development Area as defined by the Comprehensive Plan, the subject property does directly abut a Development Area, and if approved, the proposed use would be more consistent with in-fill development because the surrounding rural community has a contiguous development pattern and this proposed would not expand the current development limits. The project would create five (5) lots. While the northern lot would retain its approximate 20 acres, the southern four lot sizes would range from approximately 4.75 – 5.26 acres, which is comparable in acreage to the adjacent lots.

(b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
Response: The population and demand for housing in SJC continues to grow. Unbuilt entitlements are mainly found in dense subdivisions in overly congested and developed areas. This amendment would allow a small increase in residential units in a sparsely populated area.

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
Response: The small increase in units does not necessitate the large-scale improvement of roadway and utility infrastructure within SJC.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;
Response: No public funds for new infrastructure and services are required for this amendment. Each home will be served by private well and septic as the closest utility connections points are on E. St Johns Avenue, at least 1-mile southwest.

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries;
Response: The text amendment limiting development to 5 units. The amendment will infill a small, disjointed pocket of the Development Area along SR 207.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community; and

Response: The amendment is consistent with surrounding large lot development and compatible with nearby agricultural lands. It is a very low impact development.

(g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis, and fiscal impact analysis.
Response: The small increase in housing will add to the County's tax base without adding and increasing infrastructure demands on the County. The demand for housing in SJC continues to increase.

Policy A.1.2.7: The County shall encourage urban and suburban growth within the development areas where public facilities and services exist. Development Areas are those areas designated on the Future Land Use Map, which depict the overall future growth pattern of the County. Areas designated R/S and A-I are not Development Areas. Comprehensive Plan amendments to add development areas shall be discouraged unless the applicant demonstrates the amendment provides economic development, job creation, preservation of the natural environment, or other public benefit.
Response: This development encourages preservation of the natural environment while providing low impact housing by keeping the Open Rural (OR) zoning standards for 35% maximum lot coverage for buildings and 70% maximum impervious surface ratio. The parcels that have wetlands will adhere to the 25' wetland buffer requirement. Development does not require the extension of infrastructure or new roads. It provides housing for St. Johns County residents.

Policy A.1.2.8: The County shall encourage infill development. Infill development is development on a vacant parcel or parcels of land within Development Areas that are surrounded by an existing built area. Compatibility of the infill development shall be considered with the development review process. Infill development shall not be considered in R/S or A-I areas.
Response: The amendment is contiguous to RES-A and RES-B. The vacant land on the property will create a contiguous stretch of RES along Cowpen Branch.

Objective A.1.3 Surrounding Land Use: The County shall locate land uses so they are compatible and complementary.

Policy A.1.3.1: The County shall continue to implement its Land Development Code providing standards and procedures for adequate buffers between incompatible uses. To ensure adequate buffering between incompatible uses, the County shall review and update its standards and procedures as necessary to ensure adequate buffering between incompatible uses.
Response: The amendment is consistent with surrounding development and the large residential lots do not require incompatible use buffers.

Policy A.1.3.11: 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 which 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.
Response: The amendment is compatible with surrounding development in use, density/intensity, appearance and aesthetics. The property on the south side of Cowpen Branch Road was amended to RES-A land use. The proposal will not have negative impacts such as odors, noise, vibration or drainage on the surrounding area. Infrastructure extensions are not necessary. The increase in traffic is minimal and does not significantly increase maintenance. Surrounding residential development along Cowpen Branch Road has similar lot sizes/density.

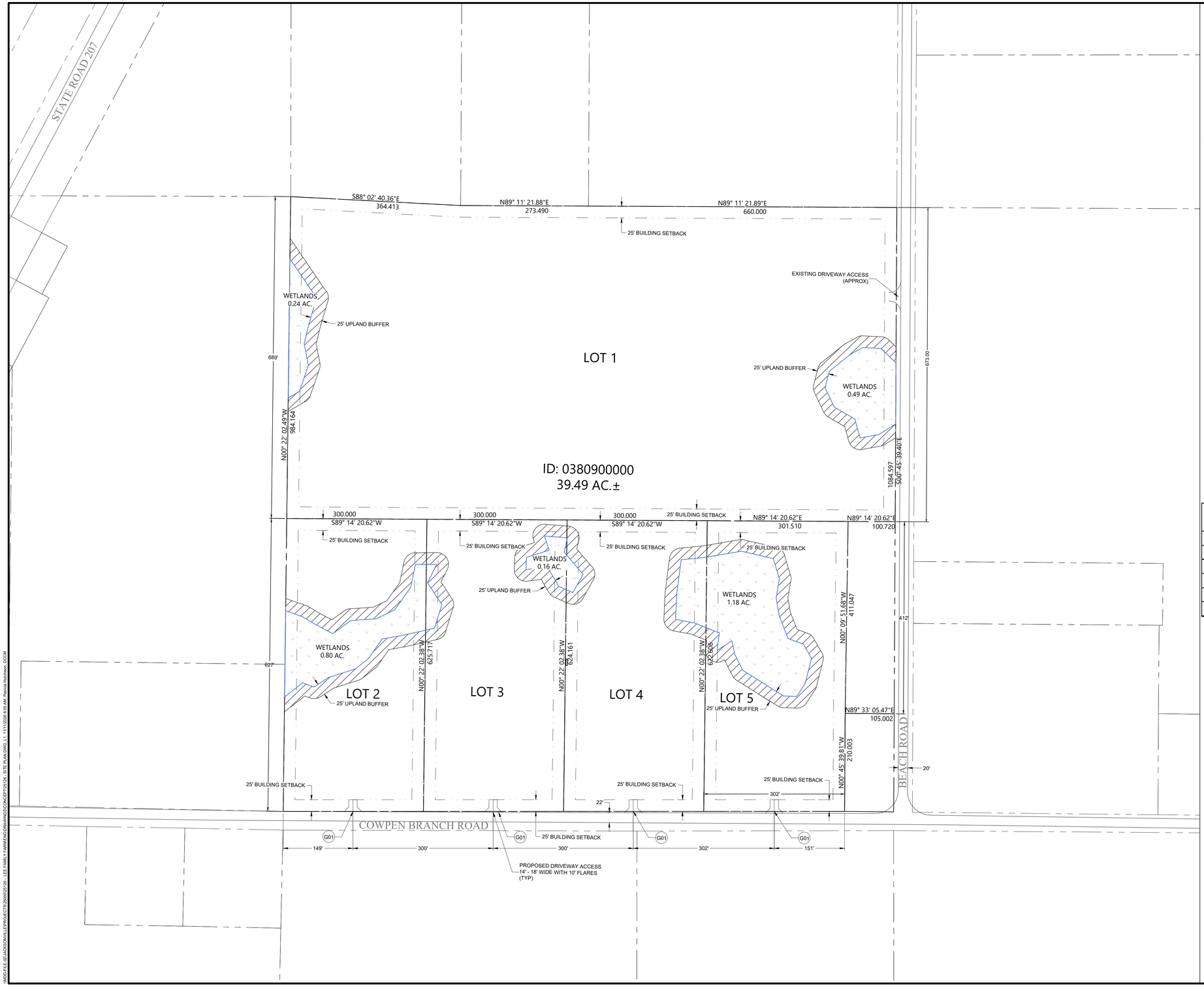
Policy A.1.6.6: The County shall continue its planning efforts for the Southwest Planning District. The Southwest portion of the County, from CR 208 south to the Flagler County line, east to I-95 and west to the St. Johns River/Putman County line contains large areas of active farm and crop land. The County shall continue to investigate programs to conserve and preserve this agricultural area from intense urban and suburban development.
Response: Given the surrounding properties residential uses, the proposed development matches adjacent uses. The property is not currently being used for agricultural uses, and is not a large piece of property relative to agricultural uses.

Estimated Impact of the Availability of Public Facilities

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.
Development will be completed in a single phase with the four (4) new homes complete by 2031.
   (a) Number and type of dwelling units;
   Response: There is 1 existing home and four (4) single-family detached homes will be constructed for a maximum of five (5) homes for the site.
   (b) Square feet and type of commercial/industrial uses;
   Response: N/A
   (c) Open space or recreational area;
   Response: None, based on the small number of homes and large lot sizes
   (d) Buffers;
   Response: None required, but large natural areas will remain on large lots
   (e) Wetlands
   Response: There are approximately 2.87 acres of wetlands on site.
   (f) Drainage and infrastructure areas;
   Response: Each home will be served by a private well and septic. A NZVAR has been requested to waive drainage/stormwater requirements for the four (4) +1-acre lots. A NZVAR has also been requested to allow the four (4) homes to be accessed directly from Cowpen Branch Road.
   (g) Other uses and sizes
   Response: N/A
   (h) Phasing
   Response: Development will be completed in a single five (5) year phase with complete in 2031

Transportation: Project classified as a Small Project estimated to generate less than 10 average weekday peak hour trips pursuant to Section 11.02.01.E of the Land Development Code. A formal concurrency review is not required. The determination of concurrency is made simultaneously with the processing of the applicant's development review application (clearance sheet).

Schools: A school concurrency determination by the St. Johns County School District is required prior to issuance of a Final Certificate



N

GRAPHIC SCALE

0 50' 75' 100'

100'

SITE & GRADING NOTES

G01 PROPOSED DRIVEWAYS SHALL COMPLY WITH RESIDENTIAL CONNECTIONS ON A MINOR COLLECTOR AND CONTRACTOR TO MATCH EXISTING GRADE.

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SJC PLANNING NOTES

1. LOCATION AND SCREENING OF MECHANICAL EQUIPMENT SHALL ADHERE TO SECTION 6.06.04.B.9 OF THE LDC.
2. DUMPSTERS AND SOLID WASTE SCREENING SHALL ADHERE TO SECTION 6.06.04.B.8 OF THE LDC.
3. OUTDOOR STORAGE SCREENING SHALL ADHERE TO SECTION 6.06.04.B.7 OF THE LDC.

LOT TABLE

NO.	SIZE(AC)	WIDTH(FT)	FLUM	ZONING
1	20.14	673	A-I	OR
2	4.29	300	RES-A	OR
3	4.29	300	RES-A	OR
4	4.29	300	RES-A	OR
5	4.29	301.51	RES-A	OR

HATCH LEGEND

WETLANDS	
UPLAND BUFFER	

REGISTERED ENGINEER
IVAN LAMOS, P.E.
CA#39656 FL#97659

REVISIONS

NO.	DATE	DESCRIPTION
1	08-13-26	REVISED PER COMMENTS FROM SJC
2	10-20-26	REVISED PER PLANNER UPDATE WETLANDS
3	11/11/26	REVISED PER PLANNER - DRIVEWAY ACCESS

DSGN BY: ZBE
DWG BY: ZBE
CHK BY: KDS
DATE: 1/13/2026
JOB No.: 25126

DCCM
7 Waldo Street St. Augustine, FL 32084
904.826.1334 | DCCM.com
Email: MDG.Info@DCCM.com

SITE PLAN

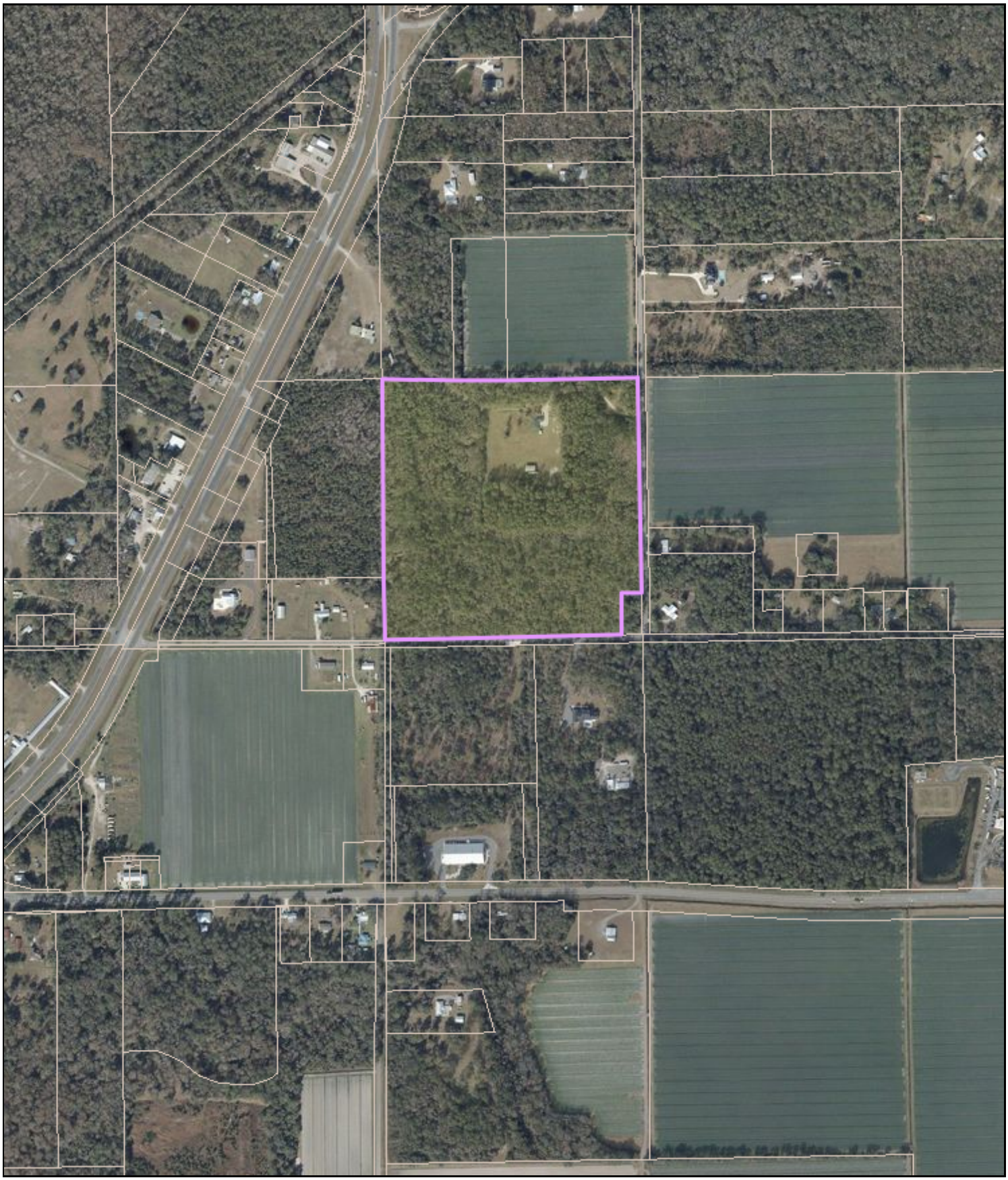
LEE FAMILY FARM

ST. JOHNS COUNTY

PREPARED FOR

TYLER LEE

SHEET No.: 01 OF 01

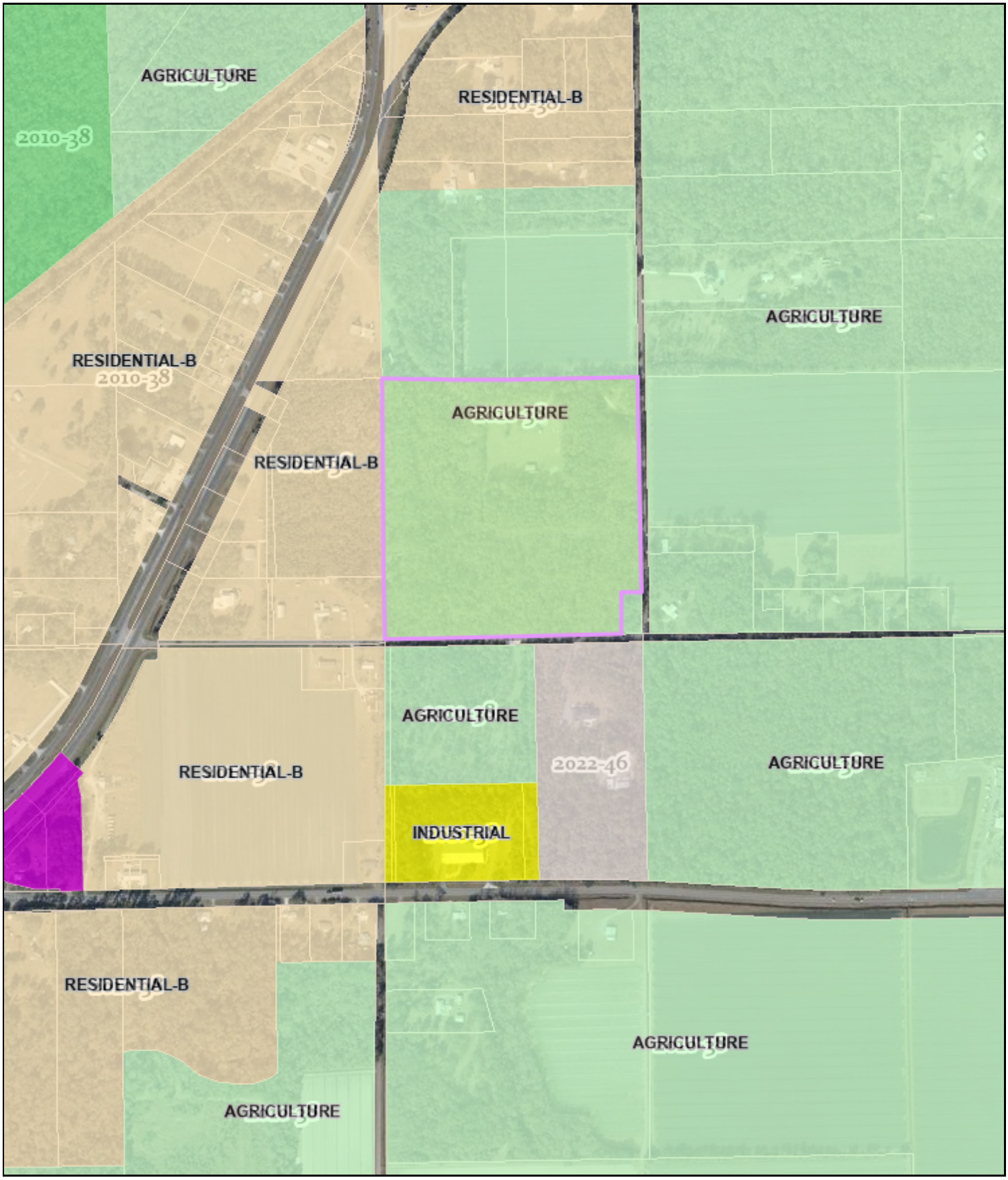


Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 7/14/2026

Aerial Map



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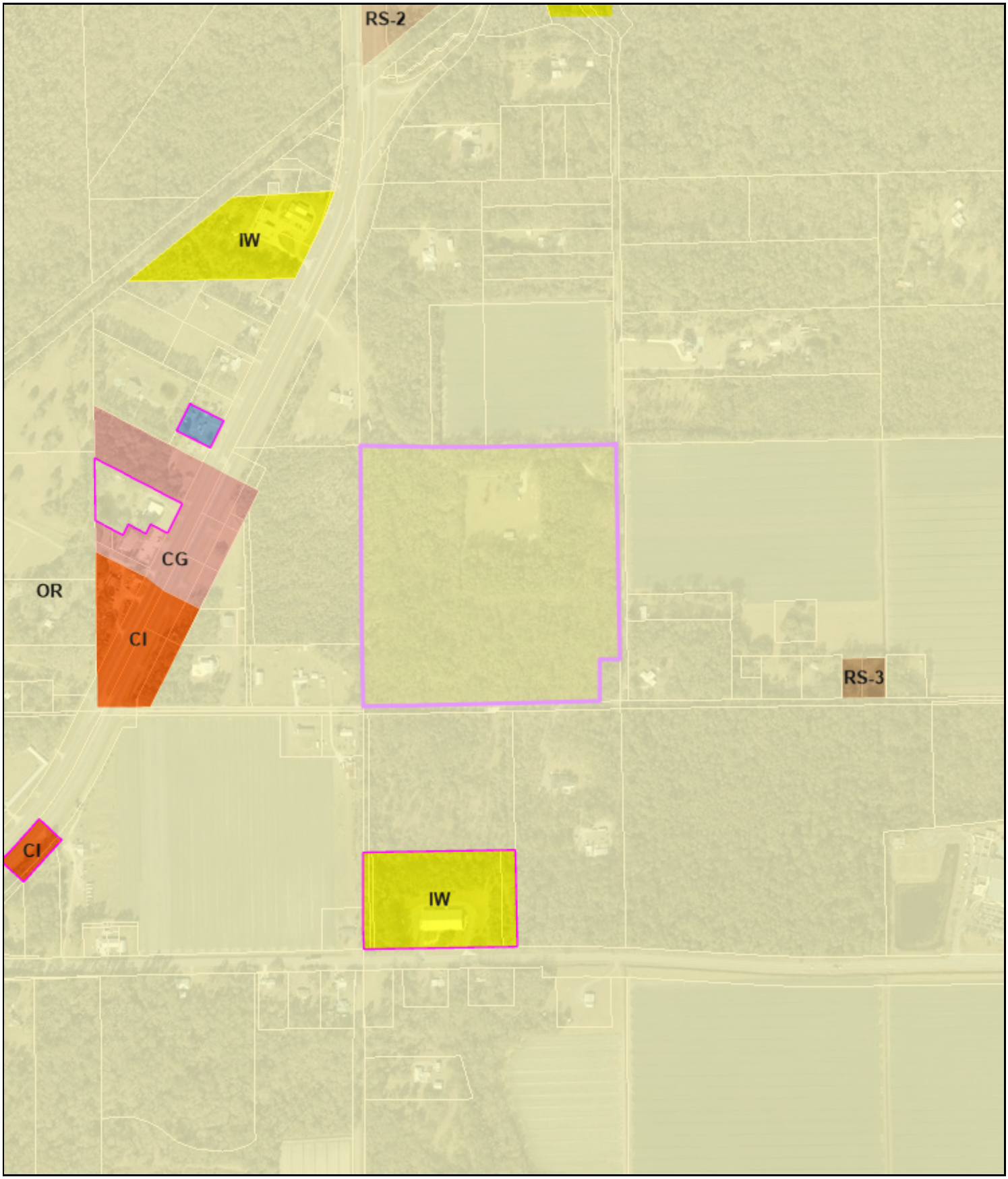
Date Created: 7/14/2026

Future Land Use Map



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Date Created: 7/15/2026

Zoning Map

Soil Map—St. Johns County, Florida



Map Scale: 1:3,470 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: St. Johns County, Florida
Survey Area Data: Version 24, Aug 28, 2025

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

Date(s) aerial images were photographed: Jan 6, 2022—Feb 10, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Adamsville fine sand, 0 to 2 percent slopes	1.0	2.4%
9	Pomona fine sand	0.6	1.5%
19	Pompano fine sand	40.1	96.1%
Totals for Area of Interest		**41.7**	**100.0%**

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

July 13, 2026

Via Email: Tblconstructionhomes@gmail.com

Tyler Lee
7750 State Road 207
Elkton, FL 32033

SUBJECT: Wetland Delineation Assessment
7550 State Road 207
Elkton, FL 32033
St. Johns County PID: 0380900000

Dear Tyler:

Thank you for contacting Carter Environmental Services, Inc. (CES). We appreciate the opportunity to assist you with this project. The purpose of this wetland delineation was to determine the extent, configuration, and acreage of jurisdictional wetlands on the subject property. CES conducted this wetland delineation following the methodologies outlined in the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, along with the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C.), as adopted by the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD).

RELIANCE

This report has been prepared exclusively for Tyler Lee and affiliated parties. Third-party reliance is not permitted without prior approval from CES.

WETLAND DELINEATION METHODOLOGY AND CRITERIA

Wetlands are defined by both state and federal regulations as *"areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."* The criteria that define jurisdictional wetlands include:

- Hydrophytic Vegetation (wetland plants)
- Hydric Soil
- Wetland Hydrology

The USACE requires all three criteria while the state agencies (SJRWMD and DEP) require only two of the three criteria to be present for wetland classification.

FINDINGS AND SITE CONDITIONS

The subject property is identified as St. Johns County Parcel: 0380900000 and is located along Cowpen Branch Road. CES reviewed site-specific maps and images prior to the site reconnaissance which included:

- The USGS Topographic Quadrangle (Figure 1)
- National Wetlands Inventory (NWI)
- Soil Survey of St. Johns County
- LiDAR Imagery
- Aerial Photography (Google Earth & 1984 NHAP Color Infrared Photography)

CES conducted the field review of the ± 39.49 -acre subject property on July 8th, 2026. The results of the wetland delineation assessment are illustrated in Figure 2 and summarized in the following section.

Wetlands

The subject property contains approximately ± 2.87-acres of forested, freshwater wetlands.

- **Vegetation:** Dominant species in the canopy include red maple (*Acer rubrum*), black gum (*Nyssa biflora*), slash pine (*Pinus elliottii*), sweet bay *(Magnolia virginiana)*, water oak (*Quercus nigra*), Chinese tallow *(Triadica sebifera)*, American elm *(Ulmus americana)*, pignut hickory *(Carya glabra)*, sweetgum *(Liquidambar styraciflua)*, and bald cypress *(Taxodium distichum)*. The lower strata are vegetated with royal fern (*Osmunda regalis*), Virginia chain fern (*Woodwardia virginica*), cinnamon fern *(Osmundastrum cinnamomeum)*, netted chain fern *(Woodwardia areolata)* and highbush blueberry *(Vaccinium corybosum).*
- **Soil:** Hydric soil conditions were confirmed through test pits which revealed indicators such as stripped matrix (S6) and dark surface (S7).
- **Hydrology:** Hydrologic indicators observed within the wetlands included elevated lichen lines, aquatic plants (i.e., sphagnum moss), and morphological plant adaptations.

Uplands

The subject property contains approximately ± 36.62-acres of forested uplands.

- **Vegetation:** Dominant species include Southern magnolia *(Magnolia grandiflora)*, camphor *(Camphora officinarum)*, slash pine, and water oak. The lower strata of the uplands consisted of Coral ardisia *(Ardisia crenata)*, poison ivy *(Toxicodendron radicans)*, gallberry *(Ilex glabra)* and grape vine *(Vitis rotundifolia).*
- **Soil:** Soil test pits verified the absence of hydric soil conditions within the onsite uplands.
- **Hydrology:** Wetland hydrology indicators were not observed.

REGULATORY CONSIDERATION AND RECOMMENDATIONS

This wetland delineation has not been reviewed or approved by any environmental agencies and the findings of this report are subject to change if reviewed by the FDEP, SJRWMD or USACE. Key recommendations include:

- **Wetland Survey:** The wetland data collected during this assessment has sub-meter accuracy due to the limitations of our global positioning system (GPS) units. A wetland survey conducted by a licensed surveyor may be required for permitting purposes.
- **Agency Coordination:** If any development activities are planned in wetlands or upland buffers, permits will be required from FDEP, SJRWMD, and/or USACE.
- **Upland Buffer and Setback Compliance:** Most local governments, including St. Johns County, require an upland buffer landward of the state jurisdictional wetland line with additional building setbacks. CES recommends contacting the St. Johns County Growth Management Department to confirm specific setback requirements for this property.
- **Mitigation for Impacts (if applicable):** Regulatory agencies may require compensatory mitigation should development of the subject property result in adverse wetland impacts. The most common method for mitigating wetland impacts involves purchasing UMAM credits from an approved mitigation bank.

CONCLUSION

This wetland delineation assessment identified ± 2.87-acres of jurisdictional wetlands and ± 36.62-acres of uplands within the assessment area (± 39.49-acres). Any proposed impacts to wetlands or upland buffers will require environmental permitting.

CES hopes that the information provided in this report will be of assistance during your due diligence, site planning and/or permitting efforts. Please contact CES if you have any questions regarding our findings or need additional information regarding wetland permitting.

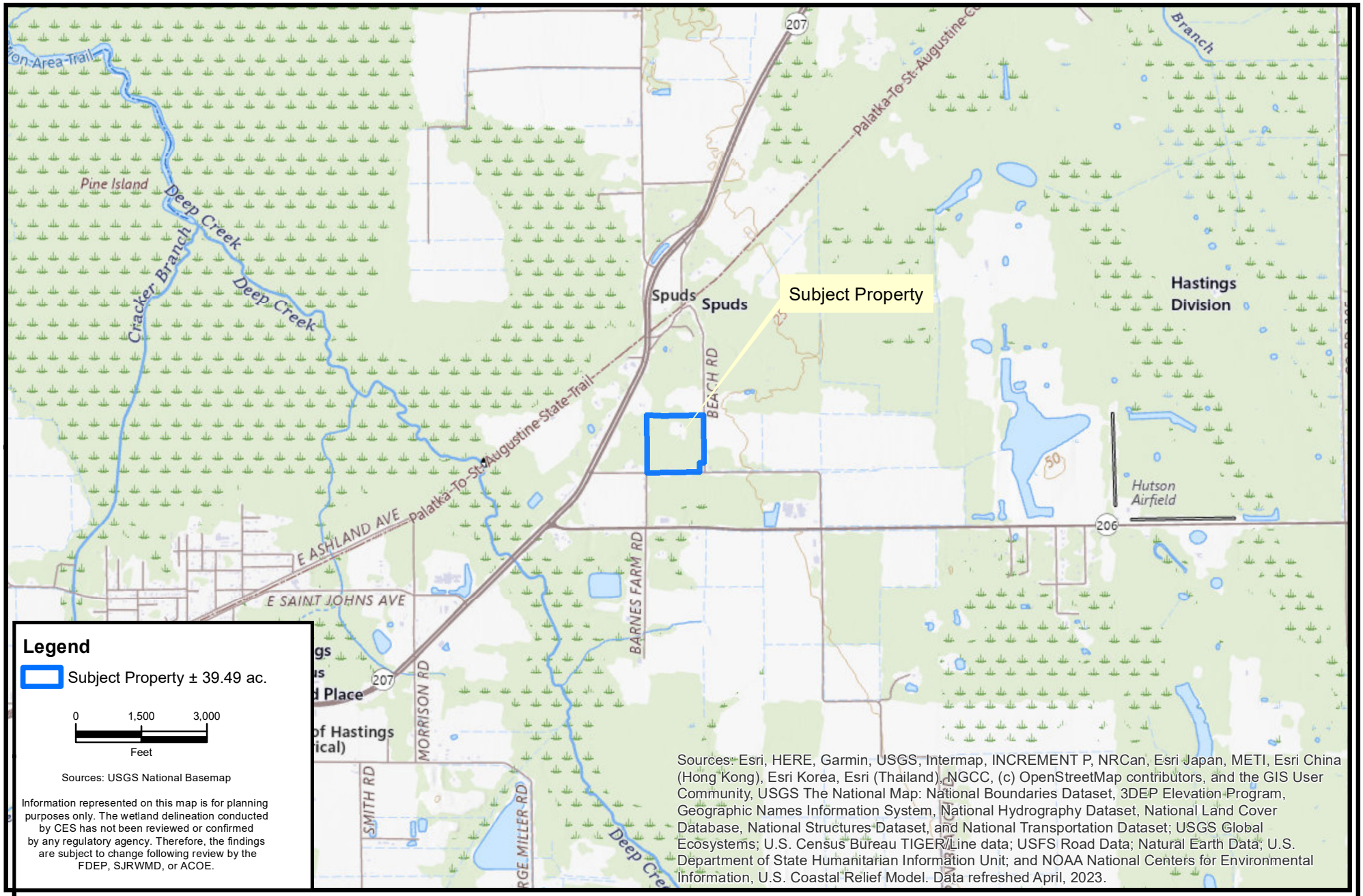
Sincerely,

Carter Environmental Services, Inc.



J.T. Condon
Project Scientist
(904) 540-1786

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



CARTER ENVIRONMENTAL SERVICES, INC.
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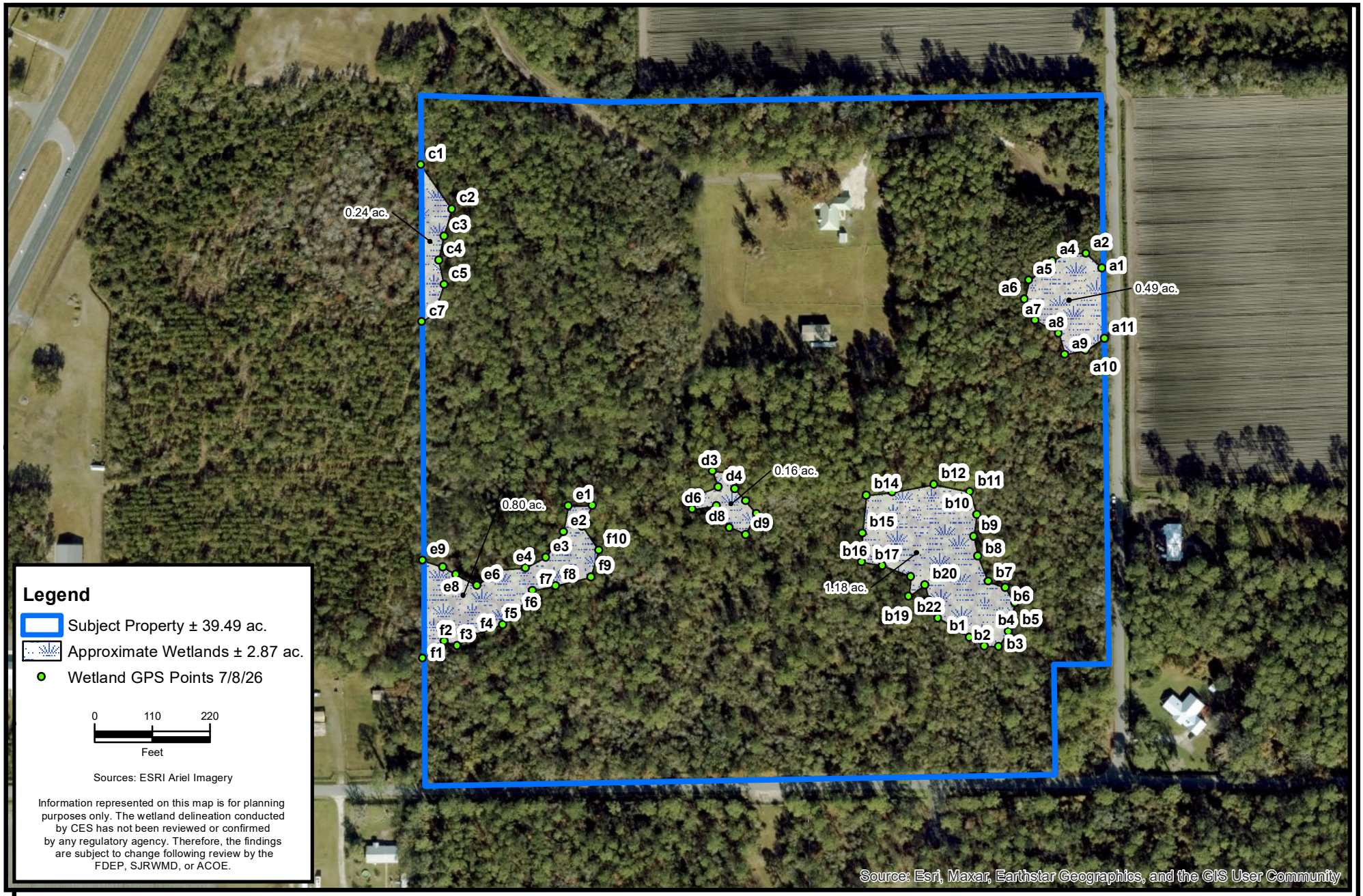
Location Map

Lee Family Farm

Project:	5.26254	Saint Johns County, FL	Date: Jul 13 2026	Figure:	1



Legend

- Subject Property ± 39.49 ac.
- Approximate Wetlands ± 2.87 ac.
- Wetland GPS Points 7/8/26

0 110 220
Feet

Sources: ESRI Ariel Imagery

Information represented on this map is for planning purposes only. The wetland delineation conducted by CES has not been reviewed or confirmed by any regulatory agency. Therefore, the findings are subject to change following review by the FDEP, SJRWMD, or ACOE.

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Wetland Delineation Assessment

Lee Family Farm

Project:	5.26254	Saint Johns County, FL	Date: Jul 14 2026	Figure: 2

Lee Family Farm - Photo Log

Date of Photos: July 8, 2026



Photo 1: Looking at the onsite wetlands.



Photo 2: Looking at the onsite uplands.

CARTER ENVIRONMENTAL SERVICES
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July 14, 2026

By Email: tblconstructionhomes@gmail.com

Tyler Lee
7550 State Road 207
Elkton, FL 32033

SUBJECT: Lee Family Farm
St. Johns County Environmental Assessment
7750 State Road 207, FL 32033

Dear Tyler,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. On July 8th , 2026, CES conducted a limited field survey of the proposed project area (± 39.49 acres) to assess the presence of, or potential utilization by, any threatened/endangered species or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included, but are not limited to, a literature review of the soil units mapped on-site, USFWS IPaC Threatened and Endangered Species List, Florida Natural Areas Inventory (FNAI) biodiversity matrix query results, and 2026 aerial photographs of the property. CES also examined the site for the potential presence of any wetlands.

Additionally, CES evaluated the property to determine if any of the six Significant Natural Communities regulated by the St. Johns County Land Development Code (Section 4.01.07(G)) were present. These communities include Beach Dune, Coastal Grassland/Coastal Strand, Xeric Hammock, Maritime Hammock, Sandhill, and Scrub. CES used the Florida Land Use Cover Form Classification System (FLUCFCS) to characterize the community types observed onsite.

The results of this assessment are listed below.

PROTECTED ANIMAL SPECIES

The following threatened, endangered and species of special concern were reviewed by CES in relation to the subject property (Figure 1) and the proposed project. CES evaluated the likelihood of each species utilizing the property and confirmed the absence or presence of the species during the limited field survey as applicable.

BIRDS

- **Bald Eagle** (*Haliaeetus leucocephalus*)

  Using the FWC Bald Eagle Nest Locator Database, CES did not locate any bald eagle nests on record within 1,500 feet of the subject property (Figure 4). The nearest nest on record is located approximately ± 2.03 miles to the northeast of the project area and no bald eagles nor their nests were observed by CES during the site reconnaissance. While the bald eagle is not listed as threatened, endangered or an SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). Additionally, certain activities proposed to take place within 1,500' of a bald eagle nest are regulated by the St. Johns County Land Development Code, Section 4.01.10. Federal regulation of bald eagle nests extends 660' outward from the nest tree, with more intense regulation pertaining to the zone within 330' of the nest. There are no current concerns relating to bald eagles and the proposed project due to the distance to the nearest eagle nest.

- **Listed Wading Birds**

  Using the FWC Wading Bird Rookery Locator, CES identified the nearest known active rookery to be located approximately ± 2.53-miles northwest of the subject property. Wading bird species listed as present within the rookery include the Anhinga (*Anhinga anhinga*) Great egret (*Ardae alba*), white ibis (*Eudocimus albus*) and cattle egret (*Bubulcus ibis*). The nearest wood stork (*Mycteria americana*) rookery is located approximately ± 15.20-miles to the northeast at the St. Augustine Alligator Farm and the subject property is not located within a Wood Stork Core Foraging Area. Additionally, the wetlands onsite have a dense canopy/subcanopy stratum and a short hydroperiod, which does not provide quality foraging habitat for wading birds. Lastly, no wading birds were observed during the CES site assessment. With all factors analyzed, there are no concerns with the proposed project impacting wading birds due to the lack of quality foraging habitat on the subject property.

- **Eastern Black Rail** (*Laterallus jamaicensis*)

  The eastern black rail is a small, secretive bird that inhabits fresh and saltwater marshes with dense vegetative cover. This species is listed as federally threatened by the USFWS. The subject property does not contain any marsh habitat and therefore is not suitable for the eastern black rail. The proposed project will have no effect on the eastern black rail.

- **Whooping Crane** (*Grus americana*)

  The whooping crane is the tallest bird in North America and currently only exists in the wild in three locations. The first population is located in Aransas-Wood Buffalo National Park, with nests in the park and surrounding areas in Canada, as well as in Texas during the Winter. A second small population of whooping cranes that are captive-raised are present in central Florida but are non-migratory. The third population is a small, introduced population that migrates between Wisconsin and Florida. This population is listed as an experimental population, non-essential and the likelihood that this population utilizes the subject property is extremely low

due to the migratory pattern of the population and low-quality foraging habitat. The development of this project will have no effect on the whooping crane.

REPTILES

- **Gopher Tortoise** (*Gopherus polyphemus*)

  The gopher tortoise is listed as threatened in the state because much of its native habitat has been lost to agriculture, forestry, mining, and urban/residential development. CES determined there was low potential for gopher tortoise habitat on the subject property due to a majority of onsite soils having poorly drained characteristics with an insufficient depth to water table to support tortoise burrowing. The site visit confirmed the habitat was unsuitable to support gopher tortoises and CES biologists did not observe gopher tortoises nor their burrows on the property. The likelihood of any tortoises inhabiting the property in the future is low. Therefore, the proposed development will not have any effect on the gopher tortoise.

- **Southern Hognose Snake** (*Herterodon simus*)

  The southern hognose snake is the smallest of the hognose snakes and is named after its upturned snout. Due to threats such as habitat loss and fragmentation, the snake is now only found in North Carolina, South Carolina, Georgia and Florida. The USFWS has proposed the southern hognose snake as a threatened species under the Endangered Species Act. This proposal is still under review, and no further assessment is warranted at this time for the southern hognose snake in relation to the proposed project.

- **Other Listed Reptiles**

  CES assessed the site for potential utilization by the Florida pine snake (*Pituophis melanoleucus*) and eastern indigo snake (*Drymarchon couperi*). Both of these snakes need large expanses (sometimes hundreds of acres) of contiguous habitat and require refugia to thermoregulate for survival. The landscape within this portion of St. Johns County is fragmented by single-family residential homes and roads. Based on the size of the site and the lack of gopher tortoise burrows, the landscape within the subject property is insufficient to support either of these snakes. Therefore, there are no concerns regarding eastern indigo or Florida pine snakes at this site.

MAMMALS

- **Florida Panther** (*Puma concolor coryi*)

  The Florida panther (*Puma concolor coryi*) is federally listed as endangered and was evaluated for potential occurrence within the project area. The species' breeding range is restricted to South Florida, primarily south of the Caloosahatchee River in Collier, Lee, Hendry, and portions of adjacent counties. While occasional dispersing males have been documented north of the Caloosahatchee River, there are no confirmed breeding populations in northeast Florida. The project area is located outside the established breeding range, as well as outside of the USFWS-designated primary and secondary habitat zones and outside the Florida Panther Consultation Area (FPCA). Additionally, the site does not contain large, contiguous habitat

necessary to support resident panthers. Based on project location and habitat characteristics, the Florida Panther Effect Determination Key yielded a "No Effect" determination; therefore, the proposed project will have no effect on the Florida panther, and no further evaluation is warranted.

- **Tricolored Bat** (*Perimyotis subflavus*)

  The tricolored bat is a small, wide-ranging bat that is easily identified by its unique yellow/orange fur. The bat population has drastically declined in numbers due to a deadly disease called white-nose syndrome and was proposed to be listed as endangered under the Endangered Species Act on September 13, 2022. This proposal is still under review and no further assessment is warranted at this time for the tricolored bat in relation to the proposed project.

INSECTS

- **Monarch Butterfly** (*Danaus plexippus*)

  Monarch butterflies are large and conspicuous, with bright orange wings surrounded by a black border and covered with black veins. During breeding season, monarchs lay their eggs on their obligate milkweed host plant. The monarch butterfly is proposed to be listed as threatened under the Endangered Species Act, however, it is not yet listed at this time. Primary concerns leading to the proposed listing of the monarch butterfly include loss of milkweed habitat due to herbicide usage and urban development, habitat fragmentation, and loss of native flowering food sources. Since the proposal for listing is still under review, no further assessment is warranted at this time for the monarch butterfly in relation to the proposed project.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

COMMUNITY TYPES

The following communities were observed onsite and are non-significant communities as defined by St. Johns County, Florida.

Uplands

Residential, Low Density (FLUCFCS 110) – This community consists of a single-family residence and its associated lawn and amenities (i.e., barn, septic field, well).

Hardwood-Conifer Mixed (FLUCFCS 434) – This community has a canopy of Southern magnolia *(Magnolia grandiflora)*, Camphor *(Camphora officinarum)*, slash pine *(Pinus elliottii)* and water oak *(Quercus nigra)*. The lower strata of the wetlands consisted of Coral ardisia *(Ardisia crenata)*, Poison ivy *(Toxicodendron rdicans)*, gallberry *(Ilex glabra)* and grape vine *(Vitis rotundifolia).*

Wetlands

Wetland Forested-Mixed (FLUCFCS 630) – This community has a mixed canopy of red maple (*Acer rubrum*), black gum (*Nyssa biflora*), slash pine, sweet bay *(Magnolia virginiana)*, water oak, Chinese tallow *(Triadica sebifera)*, American elm *(Ulmus americana)*, pignut hickory *(Carya glabra)*, sweetgum *(Liquidambar styraciflua)*, bald cypress *(Taxodium distichum)*. The understory and groundcover are vegetated with royal fern (*Osmunda regalis*), Virginia chain fern (*Woodwardia virginica*), cinnamon fern *(Osmundastrum cinnamomeum)*, netted chain fern *(Lorinseria areolata),* and highbush blueberry *(Vaccinium corybosum).*

CONCLUSION

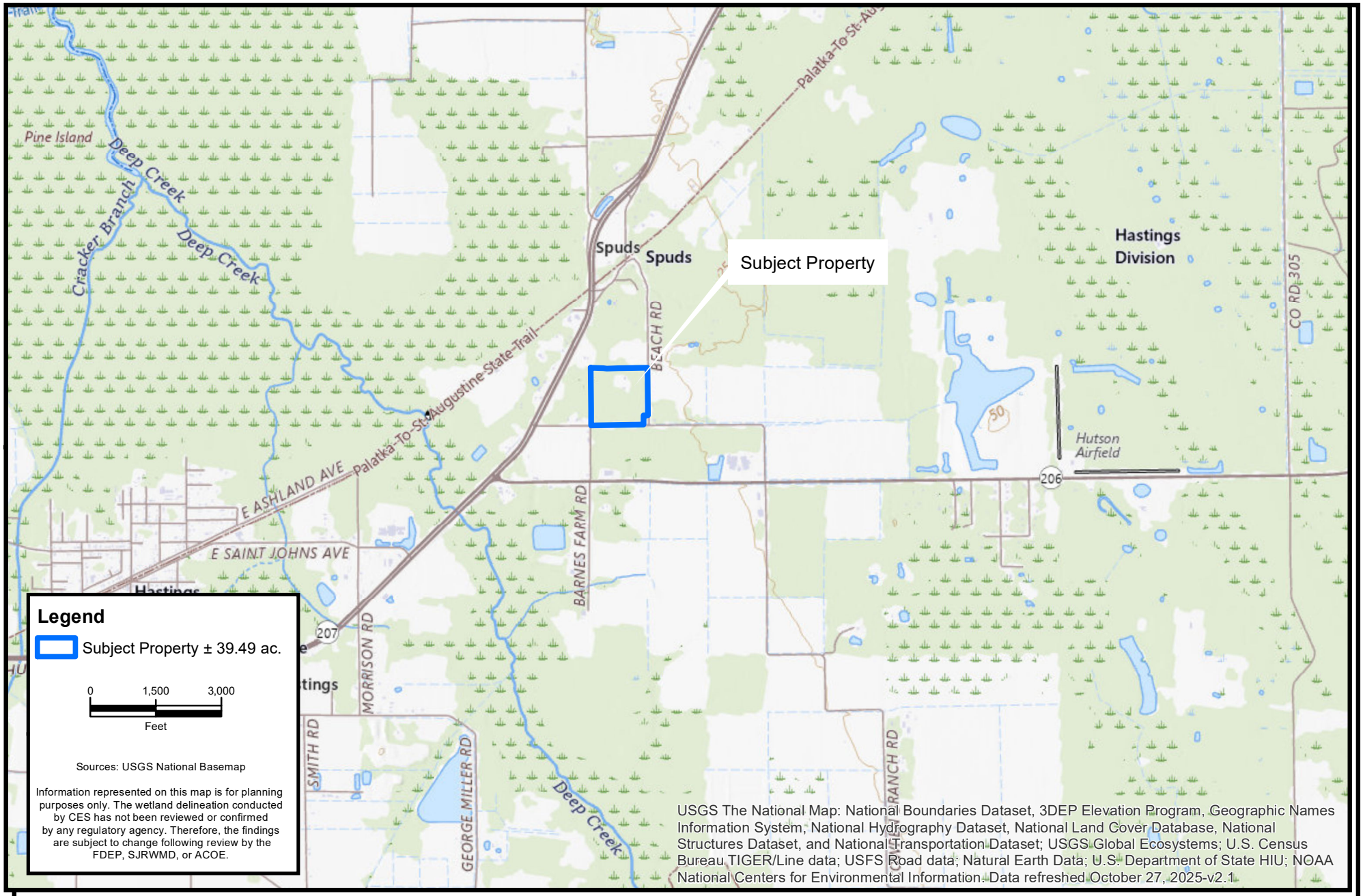
In conclusion, no endangered, threatened or species of special concern (SSC) or their habitats were observed by CES biologists during the site review. Additionally, there were no Significant Natural Communities present on the property based on our field review and analysis of vegetative communities described above. The development of this project will have no effect on any listed species or Significant Natural Communities.

Sincerely,

Carter Environmental Services

J.T. Condon
Project Scientist
(904) 540-1786

Enclosures: Figure 1 – Location Map
Figure 2 – Soils Map/NWI Map
Figure 3 – Existing Site Conditions (FLUCFCS) Map
Figure 4 – FWC Bald Eagle Nest Locator Map
Figure 5 – Audubon Eagle Watch Map
FNAI Biodiversity Matrix
USFWS Threatened and Endangered Species List



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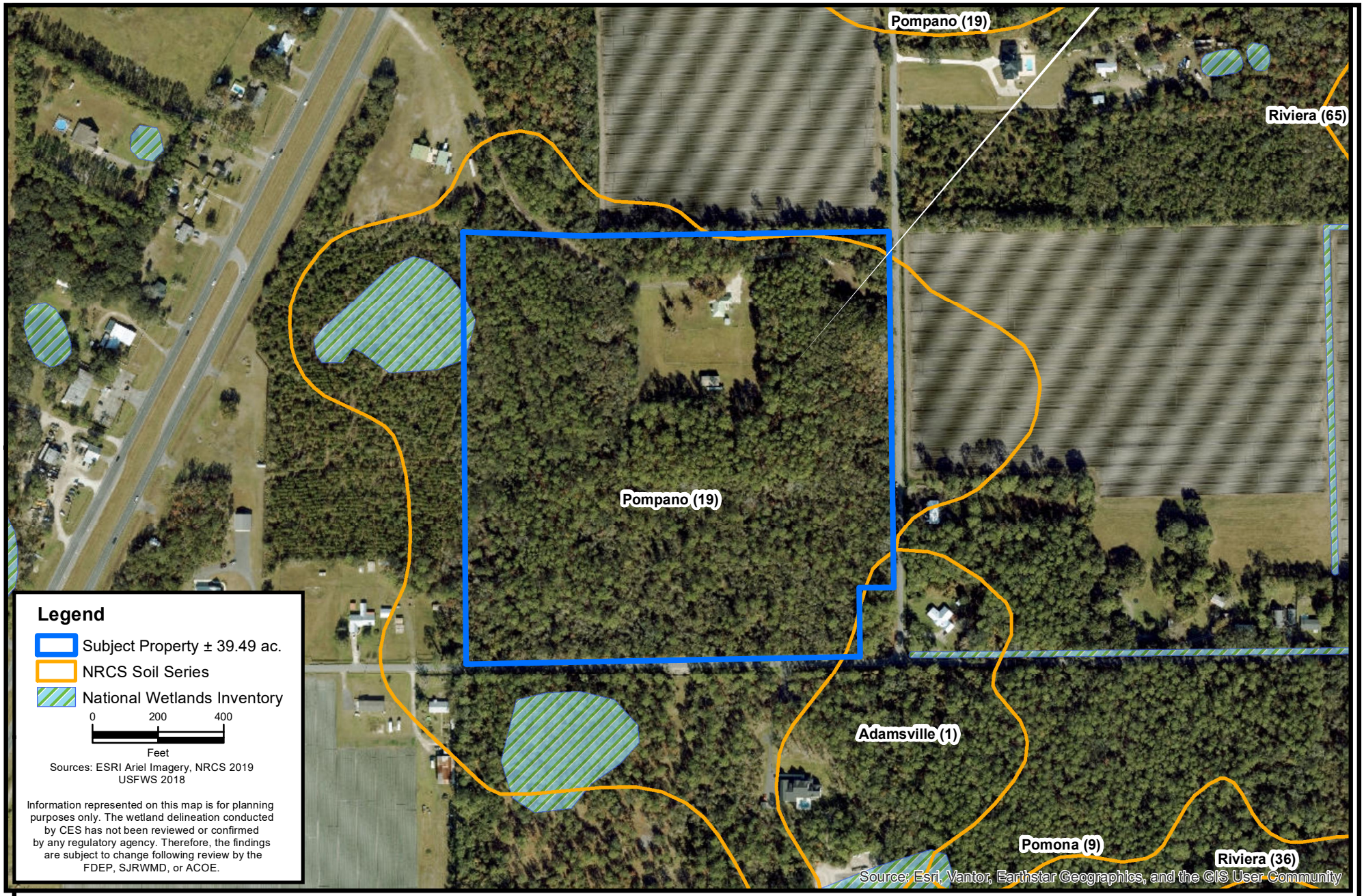
Location Map

Lee Family Farm

Project:	5.26254	Saint Johns County, FL	Date: Jul 07 2026	Figure:	1



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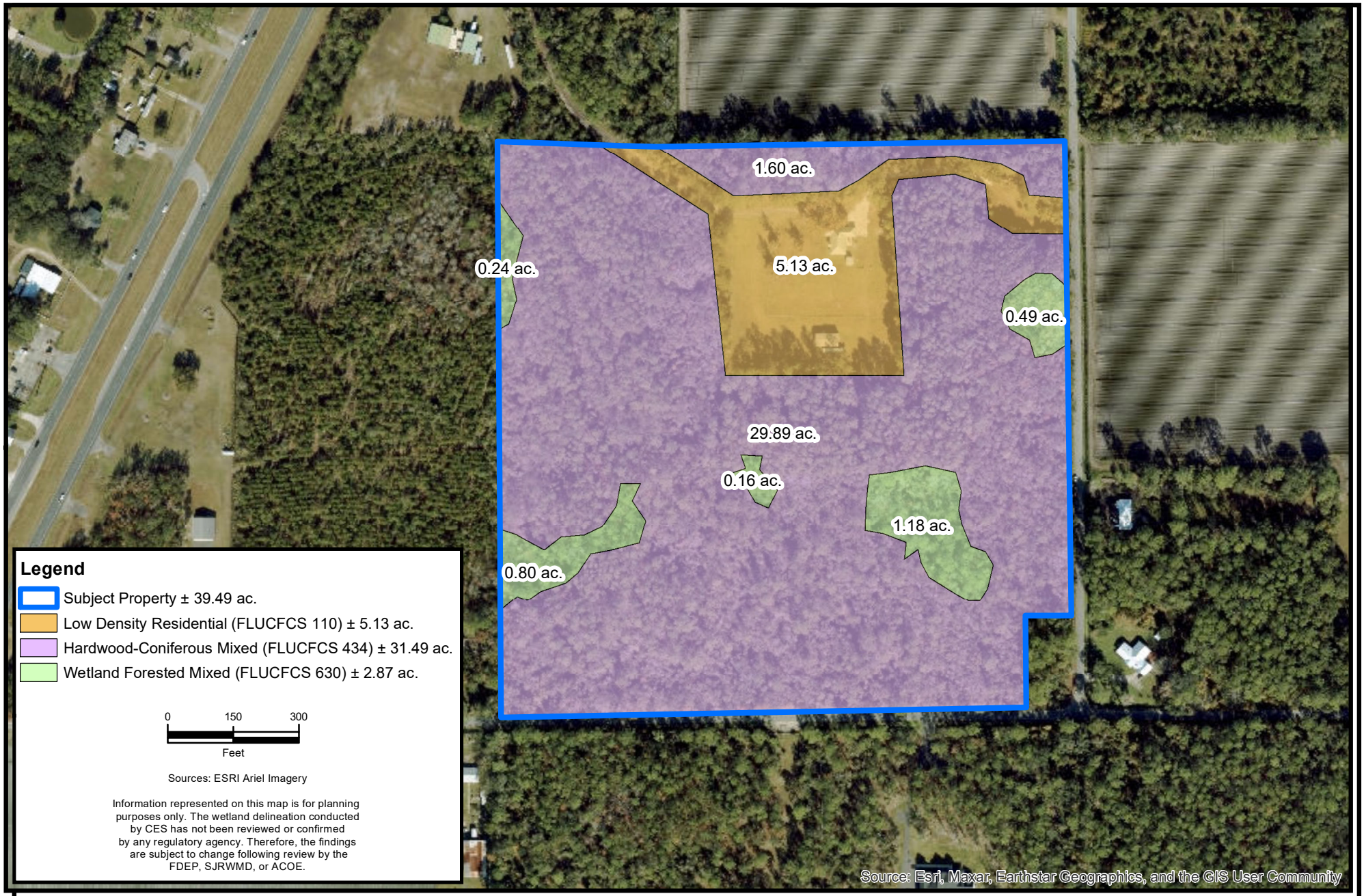
Location Map

Lee Farmily Farm

Project:	5.26254	Saint Johns County, FL	Date: Jul 07 2026

Figure: 2



Legend

- Subject Property ± 39.49 ac.
- Low Density Residential (FLUCFCS 110) ± 5.13 ac.
- Hardwood-Coniferous Mixed (FLUCFCS 434) ± 31.49 ac.
- Wetland Forested Mixed (FLUCFCS 630) ± 2.87 ac.

0 150 300
Feet

Sources: ESRI Ariel Imagery

Information represented on this map is for planning purposes only. The wetland delineation conducted by CES has not been reviewed or confirmed by any regulatory agency. Therefore, the findings are subject to change following review by the FDEP, SJRWMD, or ACOE.

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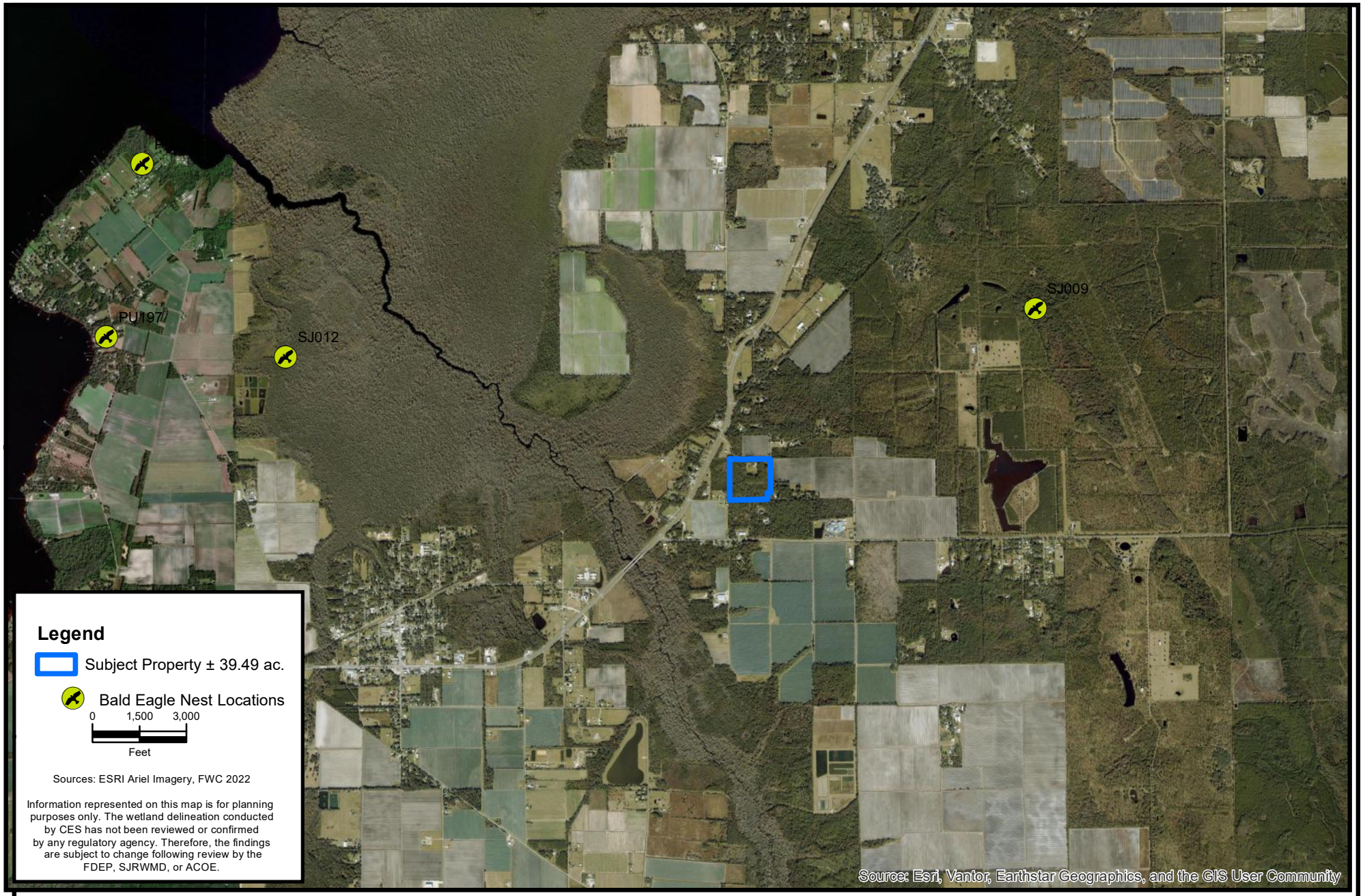
FLUCFCS

Lee Family Farm

Project:	5.26254	St. Johns County, FL	Date: Jul 14 2026

Figure: 3



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Location Map

Lee Family Farm

Project:	5.26254	Saint Johns County, FL	Date: Jul 07 2026

Figure: 4

Figure 5

EagleWatch Map



7/6/2026, 12:45:27 PM

Bald Eagle Nest Locations

- unmonitored
- Audubon

1:36,112

0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Google

ArcGIS Web AppBuilder

Google | Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

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Suite 200-C
Tallahassee, FL 32303
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www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 7/6/2026

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

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

Report for 1 Matrix Unit: 44499



Descriptions

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

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

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

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

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

Matrix Unit ID: 44499

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 44499

26 **Potential** Elements for Matrix Unit 44499

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Balduina atropurpurea purple honeycomb-head	G2	S1	N	E
Baptisia calycosa var. calycosa Canby's wild indigo	G3T1	S1	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Carex chapmannii Chapman's sedge	G3	S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Rhynchospora thornei Thorne's beaksedge	G3	S1S2	N	N
Rudbeckia nitida St. John's blackeyed susan	G3	S2	N	E
Salix floridana Florida willow	G2G3	S2S3	N	E

Disclaimer

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

Unofficial Report
These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

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Phone: (352) 448-9151 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov
https://www.fws.gov/office/florida-ecological-services

In Reply Refer To: 07/06/2026 14:56:54 UTC
Project Code: 2026-0111953
Project Name: Lee Family Farm

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

To Whom It May Concern:

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

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

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

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

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

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

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Florida bonneted bat: If the Florida bonneted bat or Florida bonneted bat Critical Habitat is on your Official Species List, please make sure you are using the 2024 Florida Bonneted Bat Guidelines and Key and submitting acoustic survey data to NABat if acoustic surveys are conducted.

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

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of

Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

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

This species list is provided by:

Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
(352) 448-9151

PROJECT SUMMARY

Project Code: 2026-0111953
Project Name: Lee Family Farm
Project Type: Residential Construction
Project Description: Residential development.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@29.731378550000002,-81.47312919181594,14z



Counties: St. Johns County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

MAMMALS

NAME	STATUS
Florida panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763 General project design guidelines: https://ipac.ecosphere.fws.gov/project/W2XF5HUEGZHGPAZULUMYUGCPTY/documents/generated/7123.pdf	Endangered
Tricolored bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Eastern Black rail *Laterallus jamaicensis jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Whooping crane *Grus americana* Population: Eastern Migratory NEP - U.S.A. (AL, AR, FL, GA, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, OH, SC, TN, VA, WI, WV) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

REPTILES

NAME	STATUS
Eastern indigo snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Southern hognose snake *Heterodon simus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3248	Proposed Threatened

INSECTS

NAME	STATUS
Monarch butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

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

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

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

Probability of Presence (■)

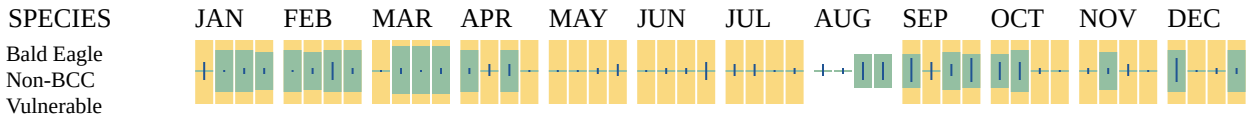
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

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



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

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

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Black Skimmer *Rynchops niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10590	Breeds Jan 1 to Dec 31
King Rail *Rallus elegans* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Painted Bunting *Passerina ciris* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9511	Breeds Apr 25 to Aug 15
Pectoral Sandpiper *Calidris melanotos* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Ruddy Turnstone *Arenaria interpres morinella* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10633	Breeds elsewhere

NAME	BREEDING SEASON
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10669	Breeds Apr 20 to Aug 5
Worthington's Marsh Wren *Cistothorus palustris griseus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9560	Breeds Apr 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

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

Probability of Presence (■)

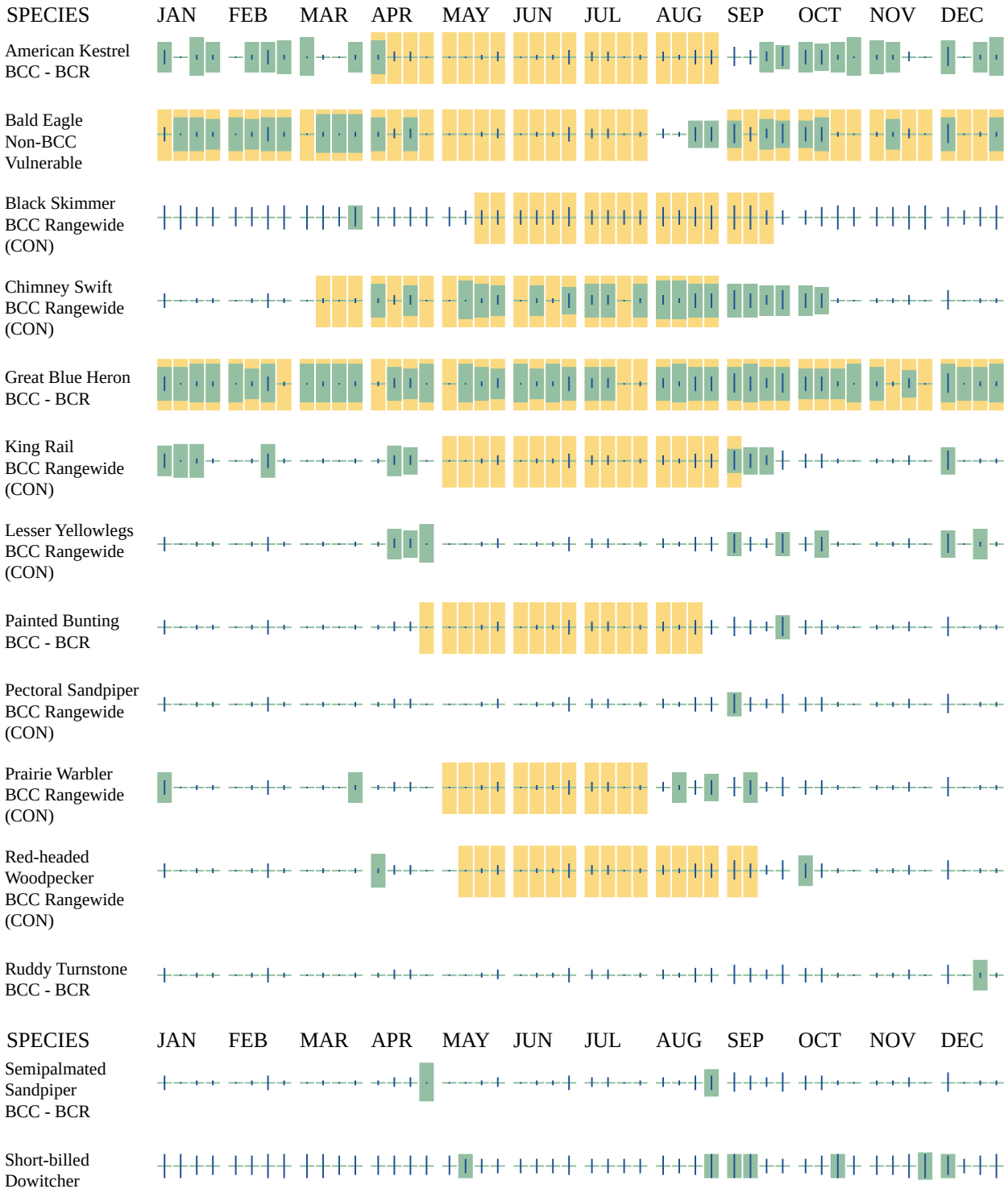
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

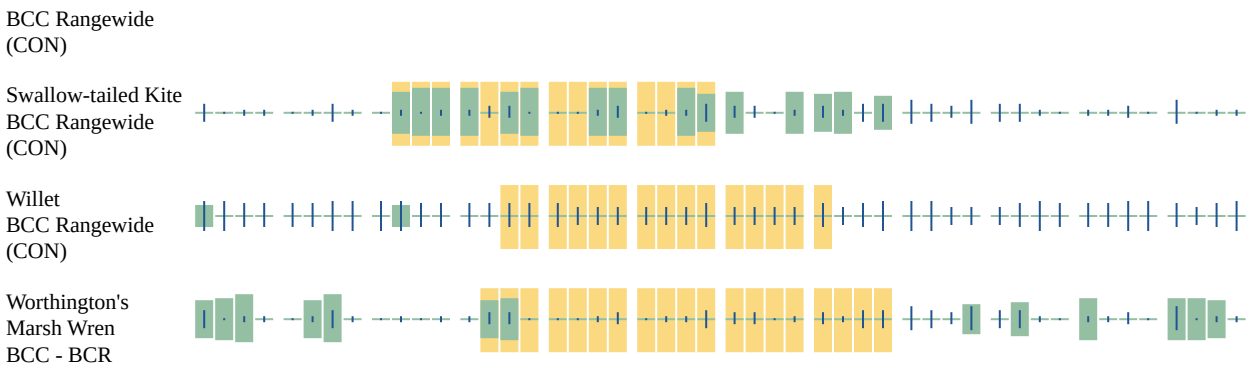
Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

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





Additional information can be found using the following links:

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- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

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

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

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

FRESHWATER FORESTED/SHRUB WETLAND

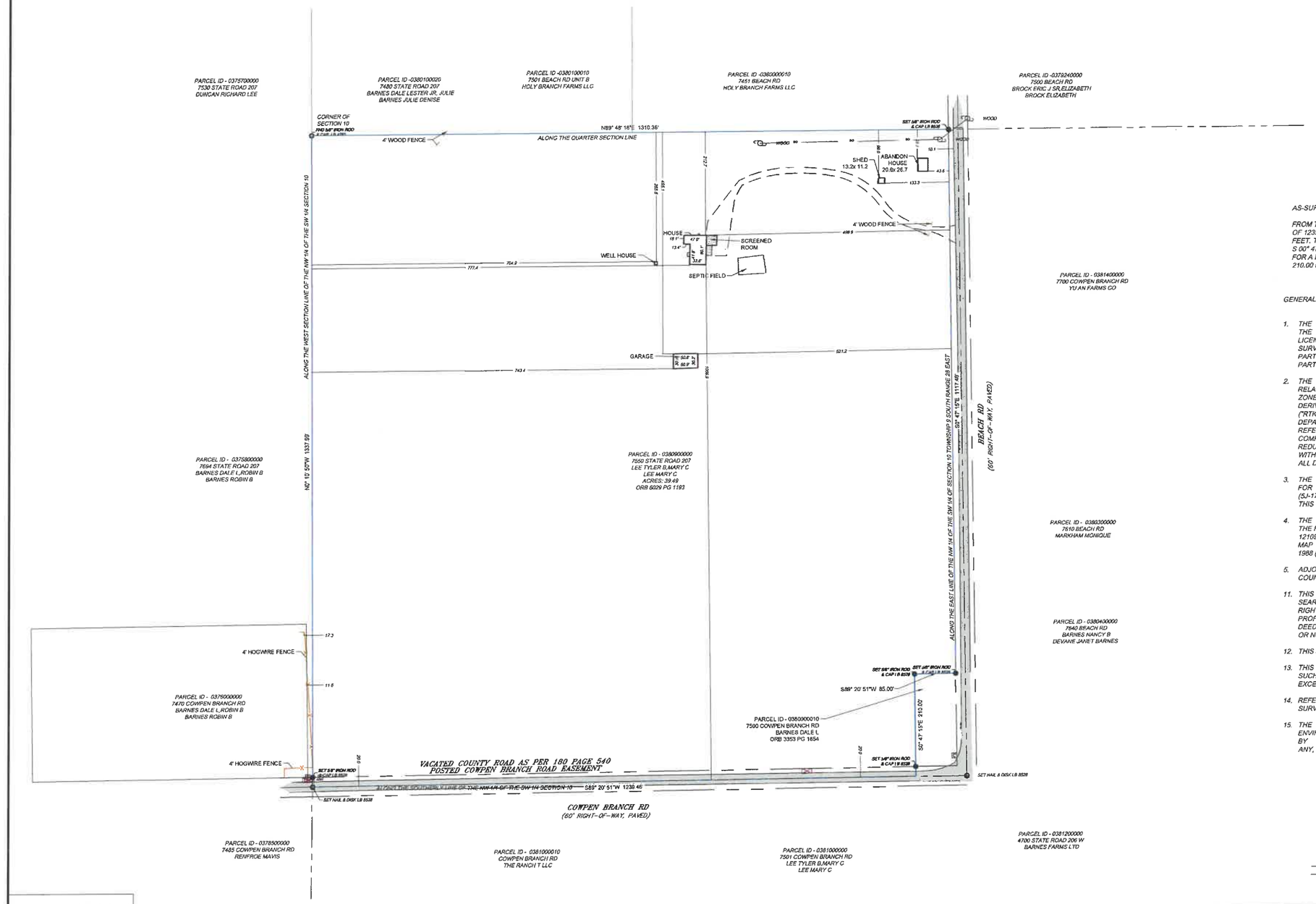
- PFO1C

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Justin Condon
Address: 42 Masters Dr.
City: St. Augustine
State: FL
Zip: 32084
Email justin@carterenv.com
Phone: 9045401786

A MAP SHOWING A BOUNDARY SURVEY SURVEY OF

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST, SAINT. JOHNS COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 105 FEET OF THE SOUTH 210 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 1823, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA.



AS-SURVEYED DESCRIPTION:

FROM THE POINT OF BEGINNING; THENCE, S 89° 20' 51" W FOR A DISTANCE OF 1239.46 FEET. THENCE, N 00° 10' 50" W FOR A DISTANCE OF 1337.99 FEET. THENCE, N 89° 48' 17" E FOR A DISTANCE OF 1310.36 FEET. THENCE, S 00° 47' 14" E FOR A DISTANCE OF 1117.49 FEET. THENCE, S 89° 20' 51" W FOR A DISTANCE OF 85.00 FEET. THENCE S 00° 47' 14" E A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

GENERAL NOTES

1. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC). THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0455J REVISED 12/7/2018 THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
11. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS, THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.
12. THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
13. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
14. REFERENCE WAS MADE TO A SURVEY, PERFORMED BY ANCIENT CITY SURVEYING , PROJ NO. 99-274, DATED: 05/04/1999
15. THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.

Symbol Legend

Symbol	Denotes
	BENCHMARK
○	FOUND IRON ROD / PIPE AS NOTED
●	SET 5/8" IRON ROD "LS 7324"
■	4" x 4" CONCRETE MONUMENT
	WOOD UTILITY POLE
	GUY ANCHOR
	MAILBOX
OHW	OVERHEAD UTILITY LINE
	WATER METER
	IRRIGATION VALVE
	COMMUNICATION UTILITY
	WOOD OR VINYL FENCE LINE
	CHAIN OR WIRE FENCE LINE

Abbreviation Legend

Symbol	Denotes
FND	FOUND
PID #	PROPERTY IDENTIFICATION NUMBER
PC	POINT OF CURVATURE
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
N,S,E,W	STATE PLANE COORDINATE SYSTEM
IRC/S	IRON ROD AND CAP SET

SHEET 1 OF 1

Digitally signed by Russell D Flint
Date: 2026.08.06 08:35:54 -04'00'

RUSSELL D. FLINT, Florida PSM LB # 8528
Not Valid Without the Digital Signature of A Florida Licensed Surveyor & Mapper

MATCH LEGEND: ASPHALT PAVEMENT, CONCRETE, DIRT ROAD, GRAVEL ROAD, WETLANDS

CERTIFY TO: TYLER LEE

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW AT TIME OF SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR

SURVEYOR'S CERTIFICATE

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION

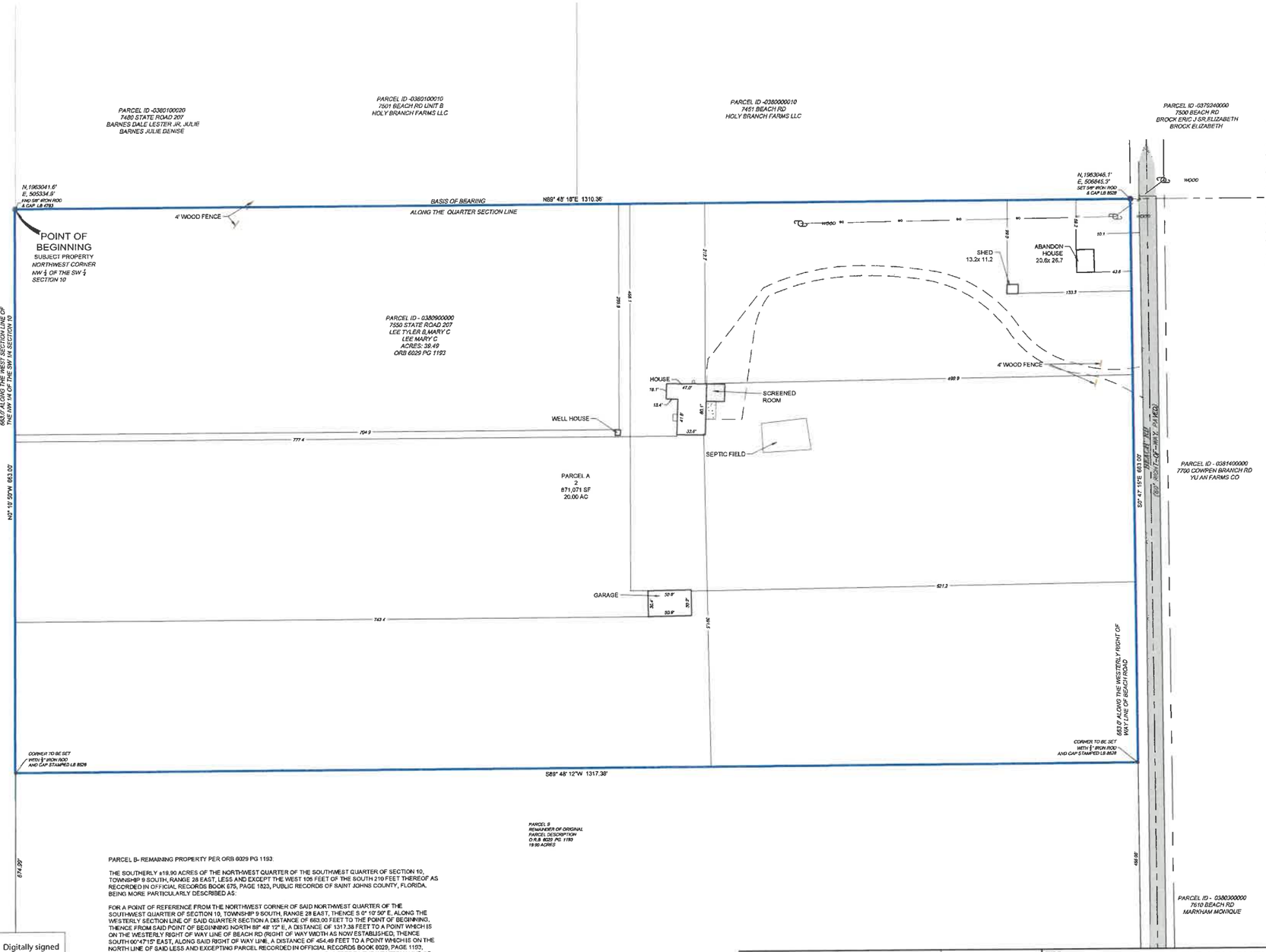
TITLE:	BOUNDARY SURVEY
PROJECT:	7501 COWPEN BRANCH RD
ADDRESS:	7501 COWPEN BRANCH RD, HASTINGS, FL
PROJECT NO.	26-0820
MAP DATE:	06/24/2026
SURVEY DATE:	06/18/2026
CHECKED BY:	RDF
DRAWN BY:	RDF
FIELD WORK:	CDF
P.I.D.:	0380900010

REV.	DATE	WHO	DESCRIPTION

Flint Surveying & Mapping, Inc.
111 NATURE WALK PKWY #102
ST JOHNS, FL 32092
PHONE (904) 382-5845
LICENSED PROFESSIONAL SURVEYOR & MAPPER

A MAP SHOWING A BOUNDARY SURVEY OF

THE NORTHERLY 20 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST, SAINT. JOHNS COUNTY, FLORIDA;



PARCEL B- REMAINING PROPERTY PER ORB 6029 PG 1193.

THE SOUTHERLY ±19.90 ACRES OF THE NORTH-WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST, LESS AND EXCEPT THE WEST 105 FEET OF THE SOUTH 210 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 1823, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

FOR A POINT OF REFERENCE FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST, THENCE S 0° 10' 50" E, ALONG THE WESTERLY SECTION LINE OF SAID QUARTER SECTION A DISTANCE OF 663.00 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING NORTH 89° 48' 12" E, A DISTANCE OF 1317.38 FEET TO A POINT WHICH IS ON THE WESTERLY RIGHT OF WAY LINE OF BEACH RD (RIGHT OF WAY WIDTH AS NOW ESTABLISHED, THENCE SOUTH 00°47'15" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 454.46 FEET TO A POINT WHICH IS ON THE NORTH LINE OF SAID LESS AND EXCEPTING PARCEL RECORDED IN OFFICIAL RECORDS BOOK 6029, PAGE 1193, THENCE SOUTH 89°20'51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 85.00 FEET TO THE WESTERLY LINE OF SAID LESS AND EXCEPTING PARCEL, THENCE SOUTH 00°47'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 210.00 FEET TO THE SOUTHERLY SECTION LINE OF SAID QUARTER SECTION; THENCE SOUTH 89°20'51" WEST ALONG SAID SOUTHERLY SECTION LINE, A DISTANCE OF 1239.46 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 00°10'50" WEST, ALONG THE WESTERLY LINE OF SAID SECTION LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINS 19.90 ACRES MORE OR LESS.

LESS AND EXCEPTING THE CURRENT RIGHT OF WAY, WIDTH AS CURRENTLY INSTITUTED OF COW PEN BRANCH ROAD

HATCH LEGEND

ASPHALT PAVEMENT · GRAVEL ROAD · CONCRETE · WETLANDS · DIRT ROAD

GRAPHIC SCALE

0 60 90 120

1"=60'

AS SURVEYED DESCRIPTION:

THE NORTHERLY 20 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST BEING MORE PARTICULARLY DESCRIBED AS:
THE POINT OF REFERENCE AND ALSO THE POINT OF BEGINNING , BEING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 48' 18" E, ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1310.36 FEET TO A POINT WHICH INTERSECTS SAID NORTH SECTION LINE AND THE WESTERLY RIGHT OF WAY LINE OF BEACH RD (RIGHT OF WAY WIDTH AS NOW ESTABLISHED); THENCE SOUTH 00°47'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 663.00 FEET; THENCE SOUTH 89°48'12" WEST, A DISTANCE OF 1317.38 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SAID QUARTER SECTION; THENCE NORTH 00°10'50" WEST, ALONG SAID WESTERLY LINE OF SAID QUARTER SECTION LINE, A DISTANCE OF 663.00 FEET TO THE POINT OF BEGINNING. CONTAINS 20.00 ACRES MORE OR LESS.

GENERAL NOTES

1. *THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.*
2. *THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.*
3. *THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC). THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.*
4. *THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0455J REVISED 12/7/2018 THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).*
5. *ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.*
11. *THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS, THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.*
12. *THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.*
13. *THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.*
14. *REFERENCE WAS MADE TO A SURVEY, PERFORMED BY ANCIENT CITY SURVEYING , PROJ NO. 99-274, DATED: 05/04/1999*
15. *THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.*

Symbol Legend

Symbol	Denotes
	BENCHMARK
○	FOUND IRON ROD / PIPE AS NOTED
●	SET 5/8" IRON ROD "LS 7324"
■	4"X 4" CONCRETE MONUMENT
	WOOD UTILITY POLE
	GUY ANCHOR
	MAILBOX
	OVERHEAD UTILITY LINE
	WATER METER
	IRRIGATION VALVE
	COMMUNICATION UTILITY
	WOOD OR VINYL FENCE LINE
	CHAIN OR WIRE FENCE LINE

Abbreviation Legend

Symbol	Denotes
FND	FOUND
PID #	PROPERTY IDENTIFICATION NUMBER
PC	POINT OF CURVATURE
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
N,E,E,W	STATE PLANE COORDINATE SYSTEM
IRCS	IRON ROD AND CAP SET

SHEET: 1
OF 1

Digitally signed by Russell D Flint
Date: 2026.08.11 14:15:05 -04'00'

RUSSELL D. FLINT, Florida PSM LB # 8528
Not Valid Without the Digital Signature of A Florida Licensed Surveyor & Mapper

CERTIFY TO: TYLER LEE

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW AT TIME OF SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND STATUTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER WITHOUT THIS WRITTEN CONSENT OF THE SIGNING SURVEYOR.

SURVEYOR'S CERTIFICATE

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION

TITLE:	NORTH 20-AC BOUNDARY SURVEY	PROJECT NO:	26-0820
PROJECT:	7501 COWPEN BRANCH RD NORTHERLY 20 ACRES	MAP DATE:	08/24/2026
ADDRESS:	7501 COWPEN BRANCH RD, HASTINGS, FL	SURVEY DATE:	08/18/2026
		CHECKED BY:	RDF
REV. / DATE / WHO / DESCRIPTION		DRAWN BY:	RDF
		FIELD WORK:	CDF
		P.I.D.:	0380900010

Flint Surveying & Mapping, Inc.
111 NATURE WALK PKWY #102
ST JOHNS, FL 32092
PHONE (904) 302-6948
LICENSED PROFESSIONAL
SURVEYOR & MAPPER

USA TODAY CO.

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Tyler Lee
Tyler Lee
Tyler Lee
7550 SR 207
Elkton FL 32033

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 10/15/2026

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 10/15/2026

D. Roberts

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2050 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 11/5/2026 at 1:30 pm**, and the St. Johns County Board of County Commissioners on **Tuesday, 12/1/2026 at 9:00 am**, will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the approval of a proposed Small Scale Comprehensive Plan amendment to the St. Johns County Future Land Use Map of the 2050 Comprehensive Plan and the Board of County Commissioners will consider whether or not to approve the same proposed Small Scale Comprehensive Plan amendment to the St. Johns County Future Land Use Map of the 2050 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN, ORDINANCE NO. 2026-8, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF FIVE (5) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, FOR APPROXIMATELY 39.49 ACRES OF LAND LOCATED AT 7550 STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes 39.49 acres and is located on 7550 SR 207; north of Cowpen Branch Road and west of Beach Road., within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). ***A complete description is available in the St. Johns County Planning and Zoning Office.***

The proposed change is known as File Number CPA(SS)-2026000002, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

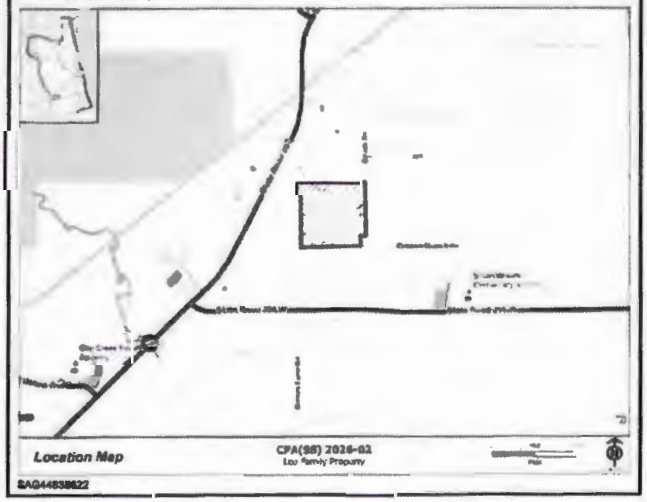
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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
File Number: CPA(SS)-2026000002,
Lee Family Property

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

Order# 12703888, 10/15/2026



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