8	**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 3, 2026**

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

SUBJECT OR TITLE: **CPA(SS) 2026-07 1245 Pine Island Road**

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

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.01 acres of land from Rural Commercial (RC) to Residential-A (RES-A) to allow for one (1) residential dwelling unit. This is a companion application to REZ 2026-15 1245 Pine Island Road. This item was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 5, 2026, and was recommended for approval by a vote of 6-0.

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 the adoption of CPA(SS) 2026-07 1245 Pine Island Road based upon four (4) findings of fact as provided in the Staff Report.
DENY: Motion to deny CPA(SS) 2026-07 1245 Pine Island Road based upon four (4) findings of fact as provided in the Staff Report.

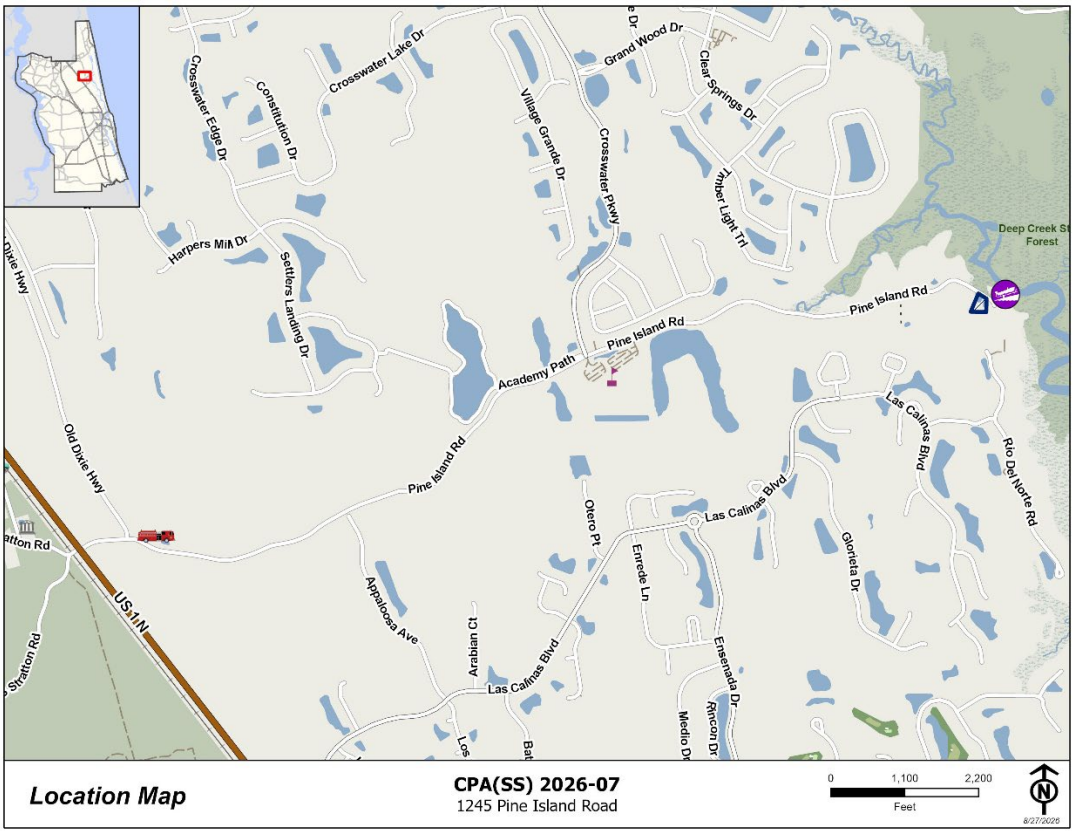
For Administration Use Only:
Legal: Kealey West 11/13/2026 **OMB: LF 11/13/2026** **Admin: JDD 11/17/2026**

Growth Management Department
Planning Division Report
Application for Small Scale
Comprehensive Plan Amendment
CPA(SS) 2026-07 1245 Pine Island Road

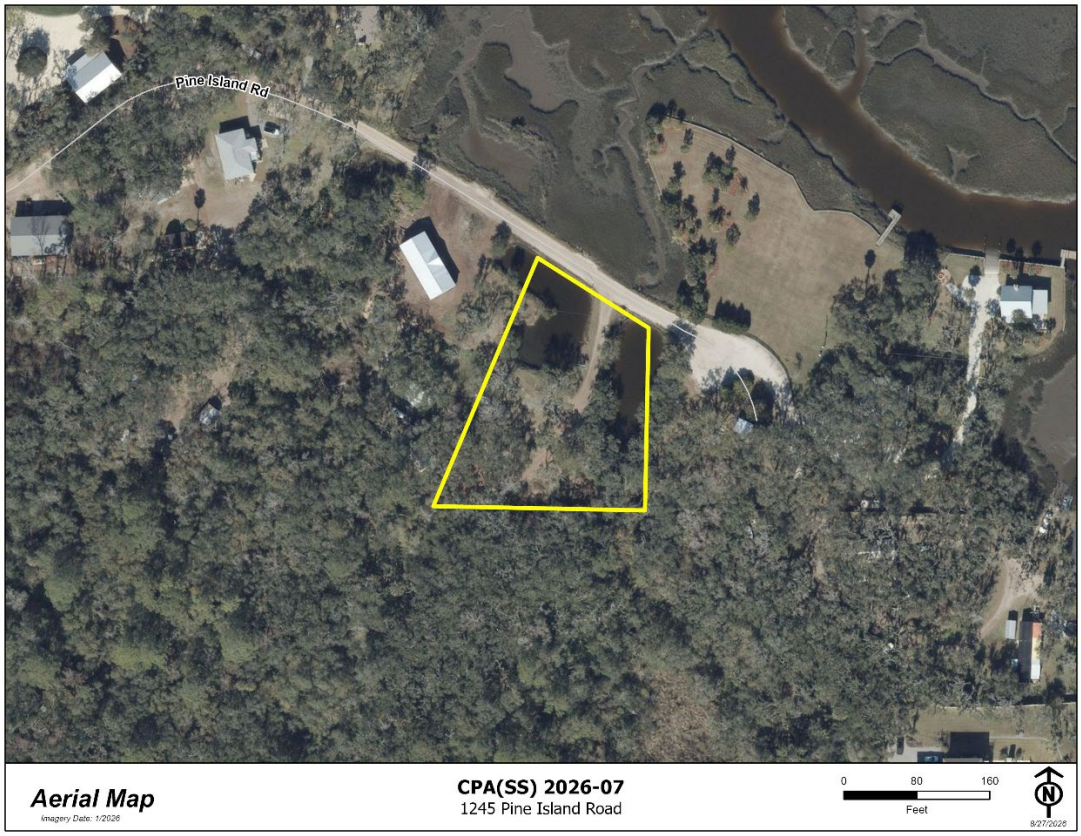
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Trevor Steven, Planner
Date:	November 9, 2026
Subject:	**CPA(SS) 2026-07 1245 Pine Island Road,** a request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.01 acres of land from Rural Commercial (RC) to Residential-A to allow for one (1) residential dwelling unit, specifically located at 1245 Pine Island Road. This is a companion application to REZ 2026-15 1245 Pine Island Road.
Applicant:	Geoffrey Batteiger
Owner:	Grant and Caleigh Pilcher
Hearing Dates:	Planning and Zoning Agency – November 5, 2026 Board of County Commissioners – December 1, 2026
Commissioner District:	District 4

MAP SERIES

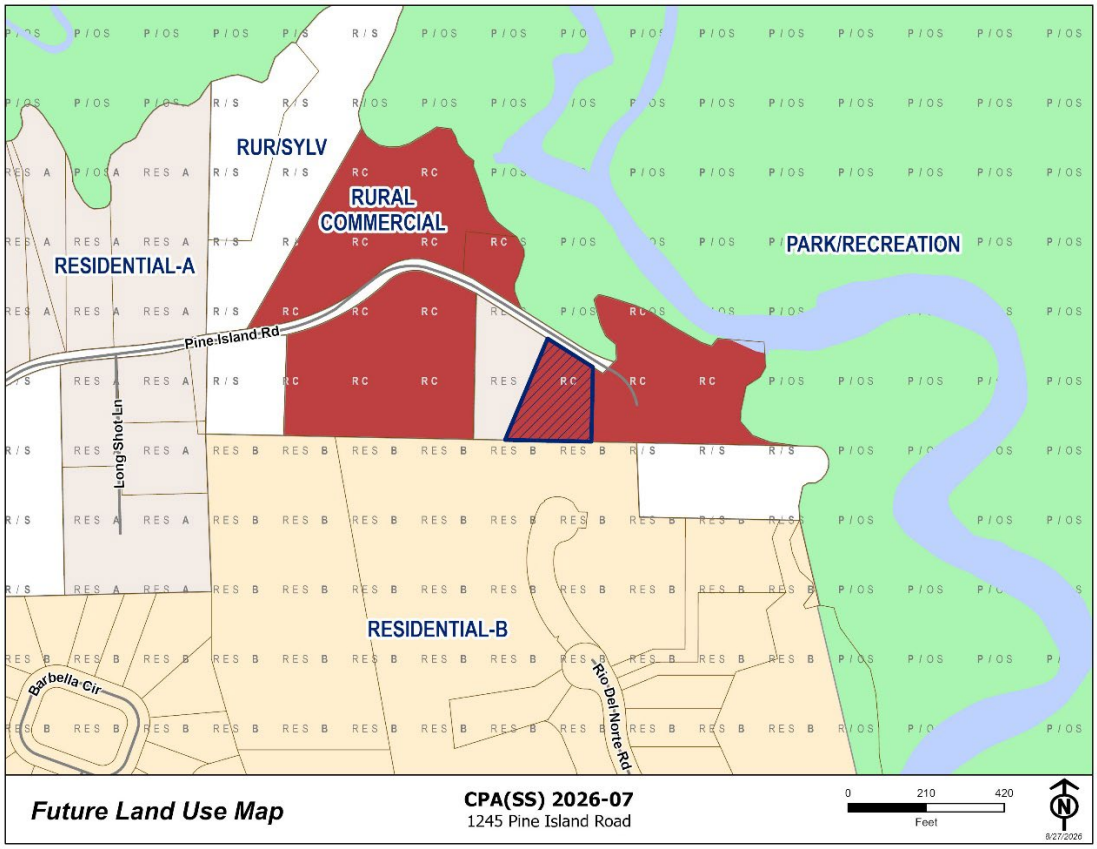
Location: The subject property is located at the eastern terminus of Pine Island Road, specifically at 1245 Pine Island Road.



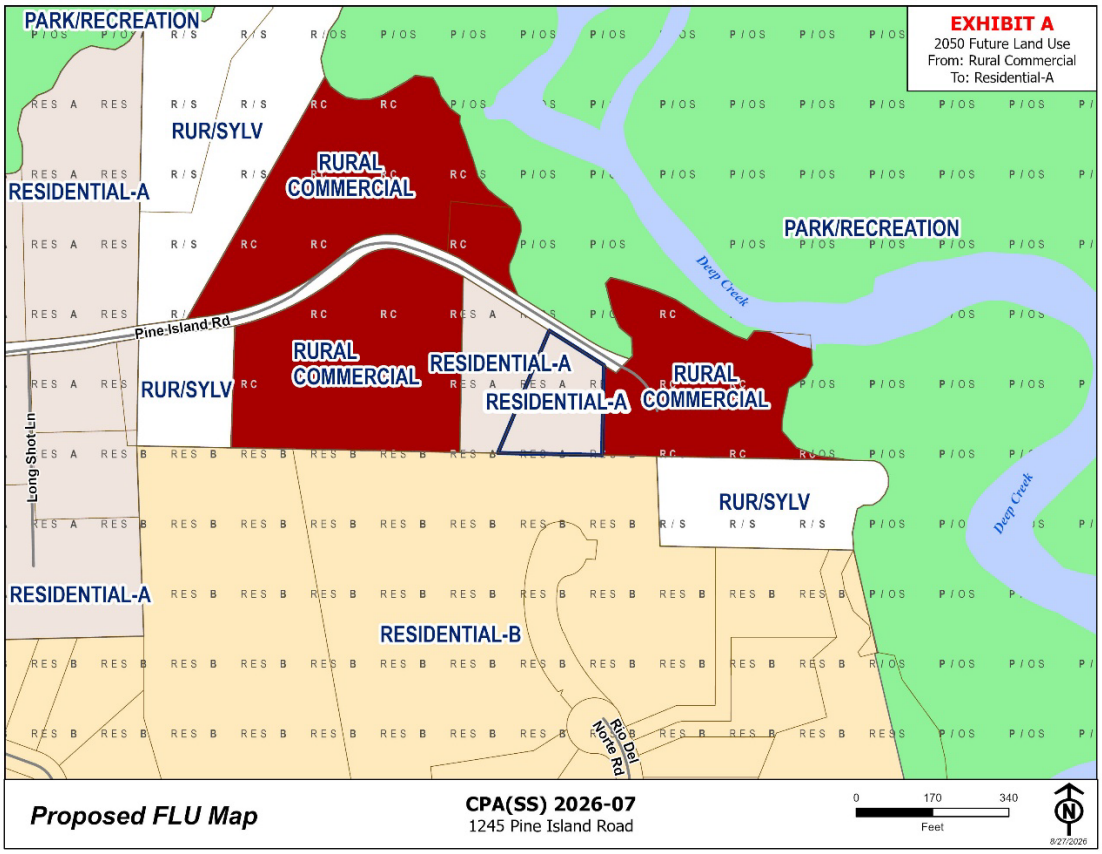
Aerial Imagery: The subject property is approximately 1.01 acres in size and is undeveloped.



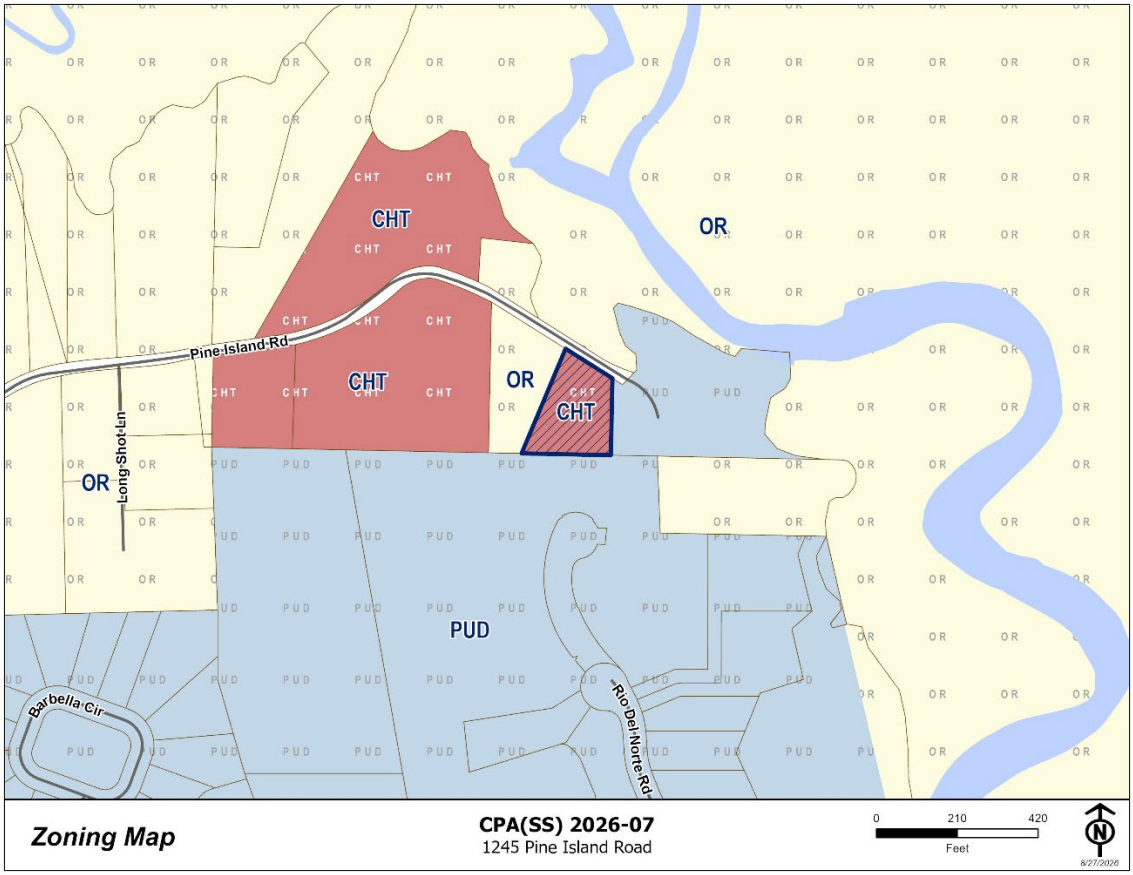
Existing Future Land Use: The subject property is currently designated Rural Commercial (RC) on the Future Land Use Map. Other properties in the area are designated as Rural Commercial (RC), Parks/Recreation, Residential-B, Residential-A and Rural/Silviculture (R/S).



Proposed Future Land Use: The applicant is requesting a Future Land Use designation of Residential-A.



Zoning District: The subject property and surrounding properties are zoned Commercial Highway Tourist (CHT). The Palencia North PUD is located directly adjacent to the south. Open Rural (OR) zoned properties are also located in the nearby vicinity. There is a companion Rezoning request to change to the property to Open Rural (OR) zoning (REZ 2026-15).

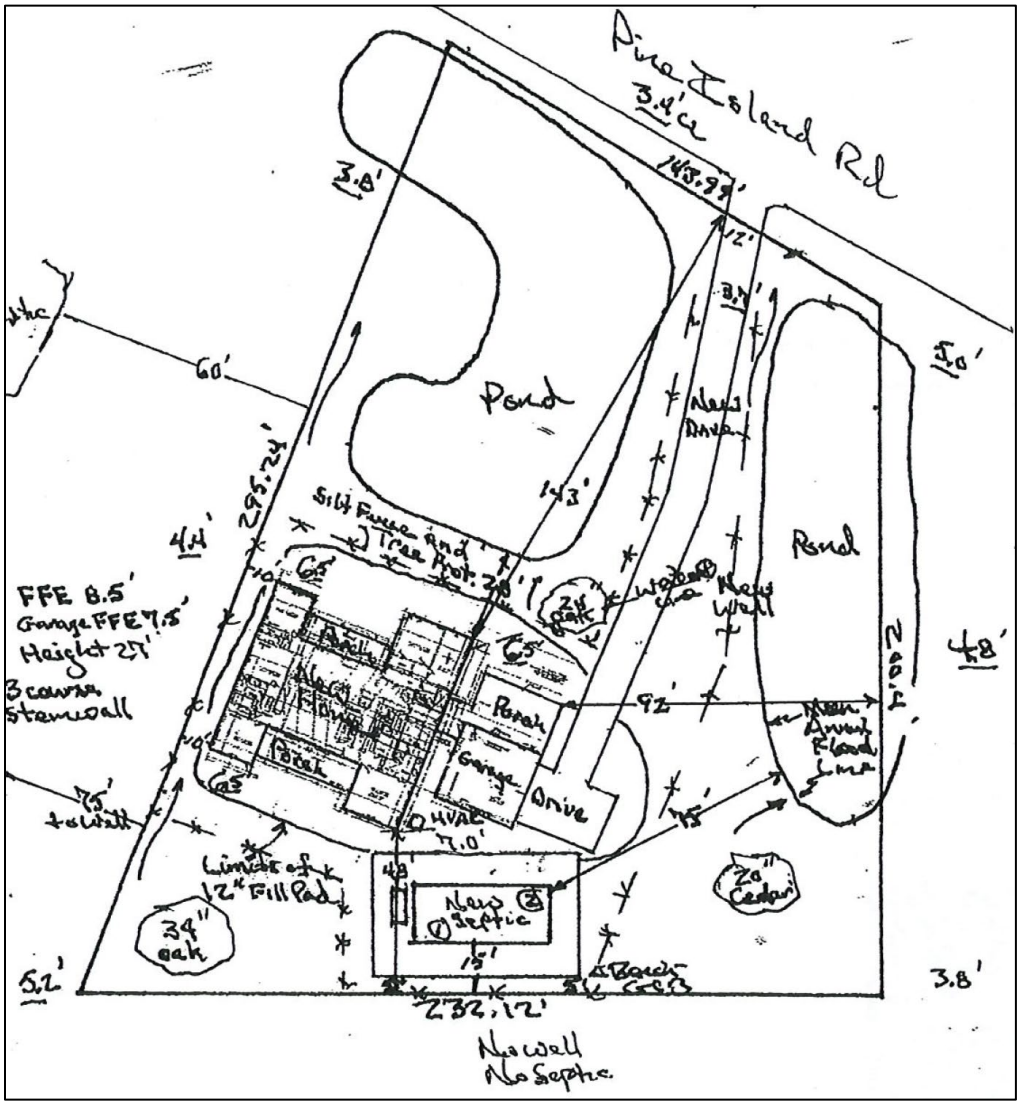


APPLICATION SUMMARY

This is a request to amend the Future Land Use Map (FLUM) designation from Rural Commercial (RC) to Residential-A (RES-A) for property located at 1245 Pine Island Road. The property is approximately 1.01 acres in size. The property owner intends to develop a single-family residence on the property if the Comprehensive Plan Amendment is approved. The applicant states within their narrative that *"The current commercial designation does not align with our intended use of the established rural nature of the area".* The applicant also mentions that the property adjacent to the west (1235 Pine Island Road) underwent the same process in 2025 and received approval.

The full narrative and supporting documents provided by the applicant are included in the **Supporting Documents Section.**

Proposed Site Plan submitted by applicant:



APPLICABLE REGULATIONS

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 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 well and septic tank.

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, 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 #072200-0041, as well as the current primary fire station location at 220 Pine Island Rd. 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:

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

Planning and Zoning Division Review:

The property currently has a zoning designation of Commercial Highway and Tourist (CHT) with a Future Land Use designation of Rural Commercial (RC). According to the applicant's submitted narrative, amending the Future Land Use designation of the property to Residential-A is necessary to facilitate the construction of a new single-family home.

According to records from the St. Johns County Property Appraiser, the subject property (Parcel 072200-0041) was established on February 12, 2025, and was originally part of the adjacent property to the west (Parcel 072200-0040). The western parcel underwent a rezoning (REZ 2025-07) and a Comprehensive Plan Amendment (CPA(SS) 2025-04) in 2025, changing its classification to Open Rural (OR) and Residential-A (Res-A) respectively, to facilitate the installation of a replacement modular home. Both applications received approval from the Board of County Commissioners with votes of 5-0. The new modular home on the western parcel is visible in the aerial image on page 2 of the staff report.

Per St. Johns County Comprehensive Plan Policy A.1.13.1(g), residential uses are only allowed on Rural Commercial (RC) designated properties when it is accessory to a business, as outlined in Land Development Code Section 2.02.04.C. The applicant is therefore requesting to amend the designation to RES-A to be able

to facilitate a new home construction on the property. The requested designation of RES-A, per St. Johns County Comprehensive Plan Policy A.1.11.1(m)(1), has an allowed residential density of one (1) dwelling unit per net acre, which would allow for a maximum of one (1) dwelling unit on the subject property based on the approximate size of 1.01 acres.

The applicant has also submitted a companion Rezoning request to change the zoning designation of the property from OR to CHT (REZ 2026-15). According to LDC Table 6.01, Open Rural has a one (1) acre minimum lot size requirement, which is in line with the previously listed density requirement for the RES-A Future Land Use designation. The proposed site plan on page 5 appears to meet all Open Rural Zoning standards regarding home placement.

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)**	**Rural Commercial (RC) (current)**
Residential	X	X*
Rural Commercial		X
Neighborhood Business and Commercial		X
Cultural/Institutional	X	X
Neighborhood Public Service	X	X
*may be allowed as an Accessory Use within the County land development regulations		

Figure 2 below provides a compatibility map labeling nearby properties, while **Figure 3** on the following page shows a compatibility table of the subject property in comparison to adjacent properties.

Figure 2: Compatibility Map (with conceptual site plan included)

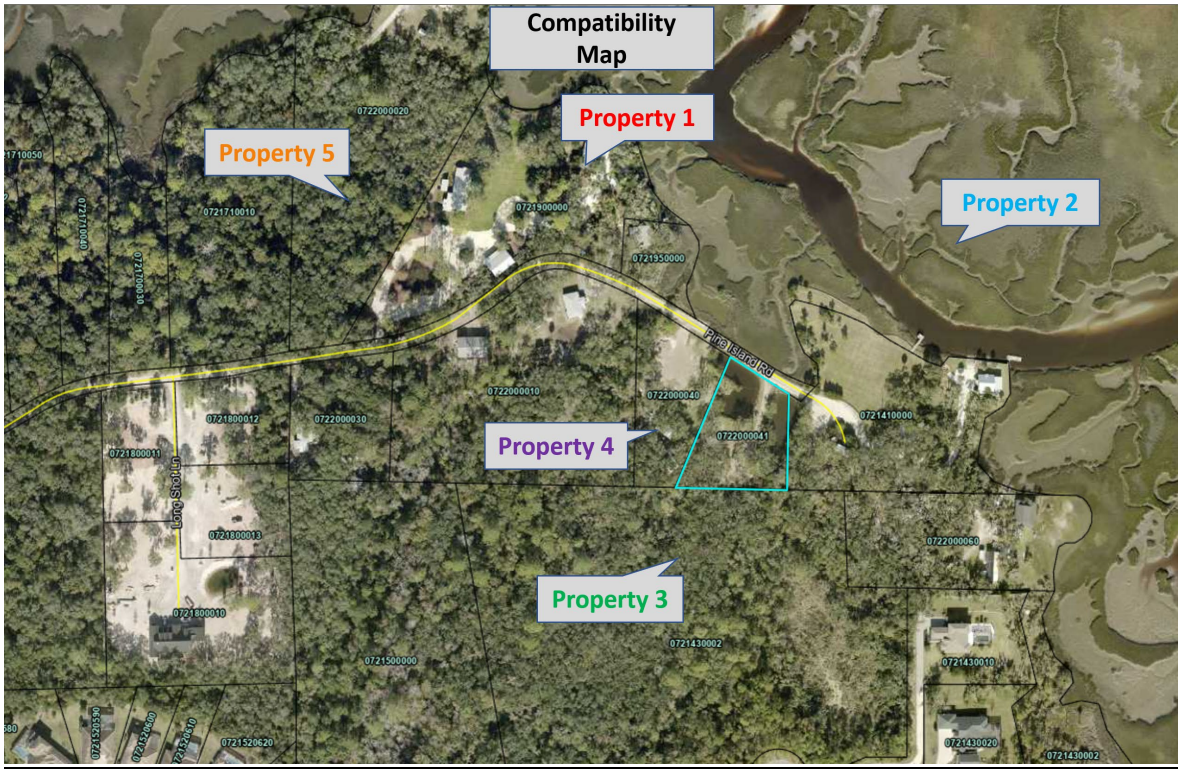


Figure 3: Compatibility Analysis

Criteria	Subject Property	Property 1	Property 2	Property 3	Property 4	Property 5
Current / Proposed FLUM	Currently: Rural Commercial (RC) Proposed: RES-A	Rural Commercial	Parks and Recreation	Residential-B	Residential-A (Ord. 2025-28)	Rural/Silviculture
Current / Proposed Zoning	Currently: CHT Proposed: Open Rural (OR)	Commercial Highway and Tourist (CHT)	Open Rural (OR)	Palencia North PUD (Ord. 2005-108, as amended)	Open Rural (OR) (Ord. 2025-29)	Open Rural (OR)
Current / Proposed Use	Proposed maximum of 1 (one) dwelling unit	Designated as Office usage per the SJC Property Appraiser	State owned conservation land	CDD Owned – Platted conservation area	Single Family	Single Family
Acreage	1.01	3.77	N/A	N/A	1.2 acres	5 acres
Density	Maximum 1 dwelling unit allowed (1 unit/net acre)	N/A	N/A	N/A	1 dwelling unit allowed with current Res-A designation	1 dwelling unit allowed with current R/S designation (exempt parcel)

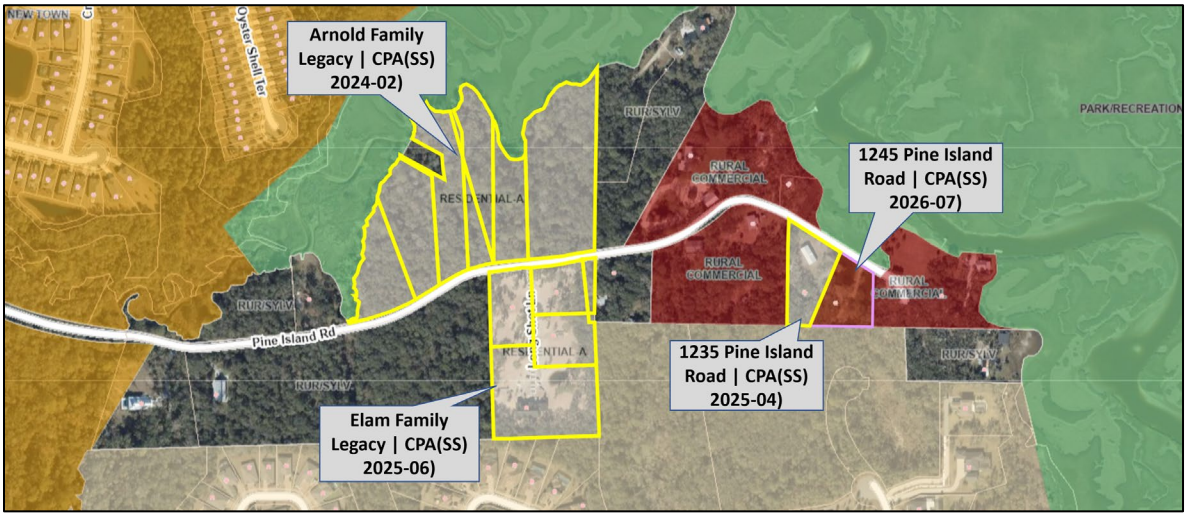
Properties in the immediate area are primarily residential in nature with minimal commercial and office uses existing near the terminus of Pine Island Road. Staff research through the Property Appraiser's database has found that the property located at 1210 Pine Island Road has a property use code of "Office Buildings," and the property at 1215 Pine Island Road has a property use code of "Mixed Use (Store/Office/Residential Combo)." All other uses west of Pine Island Academy, located at 805 Pine Island Road, appear to be residential in nature.

Pine Island Road historically existed as a dirt road until 2021, when it was paved from the intersection of US 1 N to the intersection of Crosswater Parkway. The road remains a county-maintained dirt road past Crosswater Parkway all the way to its terminus near the location of the subject property. There are no plans to pave the remainder of Pine Island Road. Recently, intersection improvements were completed at the intersection of US 1 N and Pine Island Road, which included a traffic signal and turn lanes.

Picture taken on 10/15/2026 of subject property:



Staff finds the proposal to be generally compatible with the immediate surrounding area and would be in line with approvals in recent years of other properties on Pine Island Road undergoing Comprehensive Plan Amendments to Residential-A (RES-A). These recent approvals can be seen below:



Application #	Acreage	Proposed Dwelling Units	BCC Date & Vote
CPA(SS) 2024-02 Arnold Family Legacy	11.29 acres	Seven (7) dwelling units	9/17/2024 | 5-0 approval vote
CPA(SS) 2025-04 1235 Pine Island Road	1.2 acres	One (1) dwelling unit	8/19/2025 | 5-0 approval vote
CPA(SS) 2025-06 Elam Family Legacy	5.74 acres	Four (4) dwelling units	10/7/2025 | 5-0 approval vote
CPA(SS) 2026-07 1245 Pine Island Road	1.01 acres	One (1) dwelling unit	Set for 12/1/2026 BCC

PLANNING AND ZONING AGENCY (PZA) NOVEMBER 5, 2026

This request was heard by the PZA at their regularly scheduled public hearing on Thursday, November 5, 2026. There were no comments from the Agency members or members of the public. A motion to recommend approval was made by Agency Member, Mr. Labanowski, and seconded by Ms. Perkins. That motion passed, 6-0.

CORRESPONDENCE/PHONE CALLS

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

ACTION

Staff has provided four (4) Findings of Fact to approve adoption of the proposed amendment, 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) 2026-07 1245 Pine Island Road	
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.

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 RURAL COMMERCIAL (RC) TO RESIDENTIAL-A (RES-A), FOR APPROXIMATELY 1.01 ACRES OF LAND LOCATED AT 1245 PINE ISLAND ROAD; 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 **Rural Commercial (RC) to Residential-A (RES-A)** for approximately 1.01 acres of land as described and shown on the attached **EXHIBITS A and B.**

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.

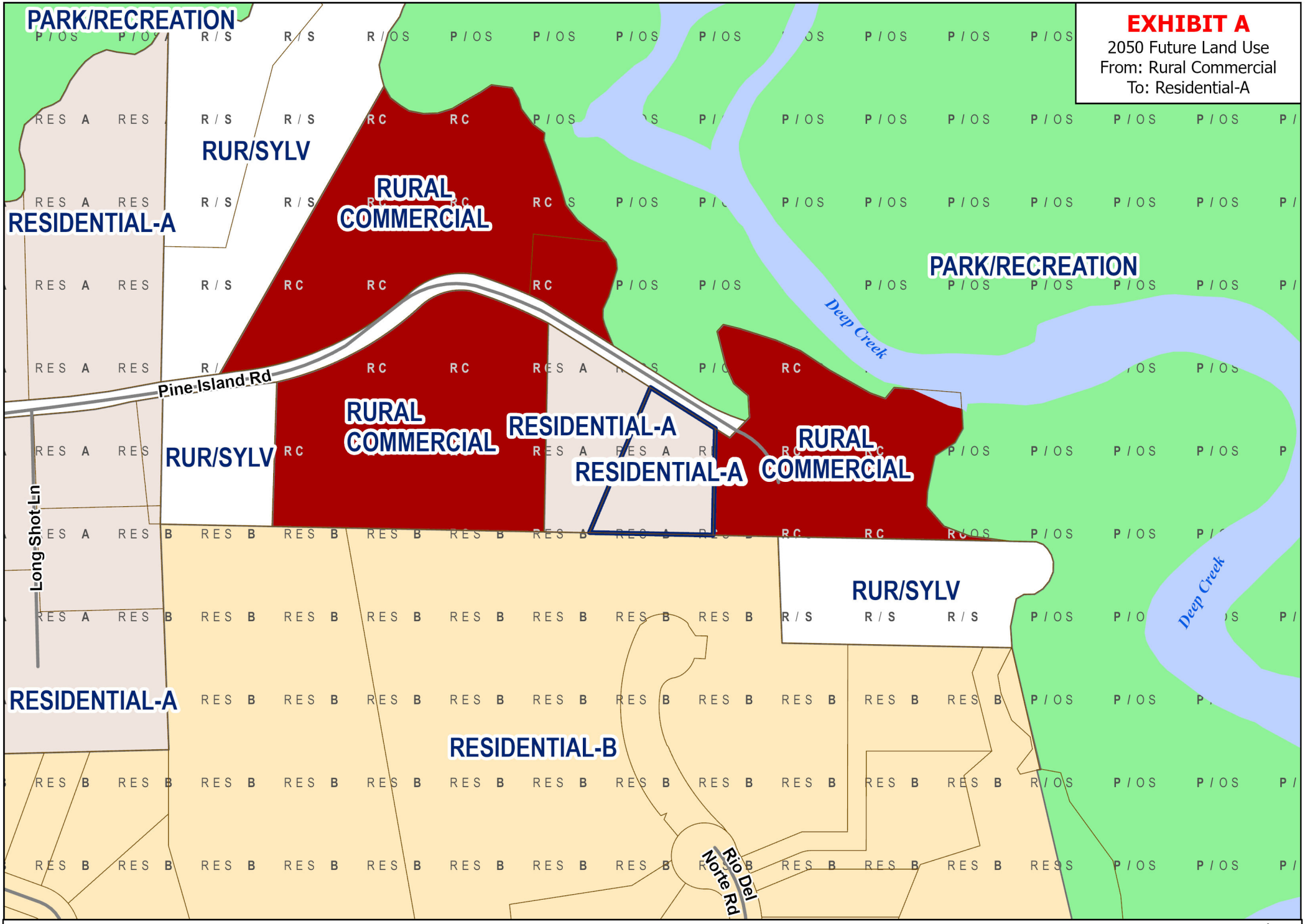
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Ann Taylor, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____



Proposed FLU Map

CPA(SS) 2026-07
1245 Pine Island Road

0 170 340
Feet

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8/27/2026

EXHIBIT B

A PARCEL OF LAND IN SECTION 61 TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT ON THE NORTHERLY SIDE OF PINE ISLAND ROAD WHERE IT INTERSECTS WITH TH SOUTHEAST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO DAVID L ARNOLD AND THESE G ARNOLD, HIS WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 448 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN S02'02'47" W A DISTANCE OF 292.47 FEET TO A POINT; THENCE RUN S88'50'53" E, A DISTANCE OF 805.88 FEET TO THE POINT OF BEGINNING; THENCE RUN N22'47"06E, A DISTANCE 295.24 FEET TO THE SOUTH RIGHT OF WAY LINE OF PINE ISLAND ROAD; THENCE RUN S57'44'12" E A DISTANCE OF 143.99 FEET; THENCE DEPARTING THE SOUTH RIGHT OF WAY OF PINE ISLAND ROAD, RUN S01'09'07" W A DISTANCE OF 200.04 FEET MORE OR LESS TO THE NORTH LINE OF LANDS DESCRIBED IN ORB 4312, PAGE 690; THENCE RUN ALONG THE NORTH LANDS DESCRIBED IN ORB 4312, PAGE 690 N88'50'53"W, A DISTANCE OF 232.12 FEET TO THE POINT OF BEGINNING TO CLOSE

PARCEL # 072200-0041

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 Planning and Zoning 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 6/24/2026

Property Owner(s) Grant and Caleigh Pilcher Phone _____

Address 1245 Pine Island Fax _____

City St Augustine State FL Zip Code 32095 Email _____

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

Applicant Grant and Caleigh Pilcher Phone _____

Address 96 Windsor Ln Fax _____

City St Augustine State FL Zip Code 32084 Email _____

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 _____ Goal, Objective or Policy # _____ Page _____

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

Existing Future Land Use Map Designation RC Zoning CHT

Proposed Future Land Use Map Designation RA Zoning OR

Location/Description: Property Appraiser's Parcel Identification No. 072200-0041

Street Address/Location 1245 Pine Island Rd, St Augustine FL 32095

Total Acreage 1.01 Overall Dimensions N/A Flood Zone A

Adjacent Future Land Use Designation North: RC South: RS East: RC West: RC

Wetlands: Yes: ☐ No: ☒ Type: Marsh Front Acres: N/A

Soil Associations: N/A

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

This is a vacant parcel of land that was recently split from the lot to the west, 1245 Pine Island Road. The owner of 1235 Pine Island Road went through this exact ReZoning process, but failed to inform us of this requirement when we purchased this land.

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	1	N/A	N/A	N/A
Sewage	1	N/A	N/A	N/A
Water Utility	Name: N/A		Address:	
Sewer Utility	Name: N/A		Address:	

8. Describe anticipated drainage system: N/A

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
1	3	17.1

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
1	0.04125

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:

N/A

(b) Number of Units X 2.75 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.

N/A

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
1	1	N/A

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
N/A				

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 as described in Question 13.
10. Water and Sewer Utility letter, if applicable (Question 16).
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): Geoffrey C Battaiger

Signature(s): [signature]

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

Name: Geoffrey C Battaiger

Mailing Address: PO Box 988 E. Palatka, FL 32131

Phone: (386) 937-3128 FAX: N/A E-mail: Peremanz@gmail.com

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence ✓ or online notarization__ this 6th day of July, 2026, by Geoffrey Battaiger as _____

for _____ Notary Public, State of Florida

Name Traci Smith # HH 383887 Oath sworn: Yes ✓ No

Notary Signature [signature] My Commission expires: Expires 4/18/2027

Notary Public State of Florida
Traci Joy Smith
My Commission HH 383887

Owner's Authorization Form

Geoffrey C Batteiger, RS - Septic Services Inc is hereby authorized TO ACT ON BEHALF OF

Grant and Caleigh Pilcher

the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: 1245 Pine Island Rd, St Augustine FL 32095

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

(Identify what document)

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

Signature of Owner Caleigh Pilcher

Print Name Caleigh Pilcher

Signature of Owner

Print Name

Telephone Number 904 735 5292

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of June, 2026, by Caleigh Pilcher as Owner for property.

Notary Public State of Florida
Nancy McKinney
My Commission HH 594029
Expires 9/16/2028

Notary Public, State of Florida
Name: Nancy McKinney
My Commission Expires: 9/16/28
My Commission Number is: HH594029

Personally Known ____ OR Produced Identification ☒

Type of Identification Produced DL

Instr #2026023264 BK: 6326 PG: 416, Filed & Recorded: 3/18/2026 2:26 PM #Pgs:2 Doc. D $2,625.00
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $18.50

Prepared By and Return To:
Carl Dennis Luettich Jr
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 13th day of March, 2026, by Golf Asset Advisors, LLC, a Florida Limited Liability Company, hereinafter called the Grantor, whose address is 7845 Baymeadows Way, Jacksonville, FL 32256 to Grant Layne Pilcher and Caleigh Deeb Pilcher, a married couple, whose post office address is: 96 Windsor Lane, St. Augustine, FL 32084, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, more particularly described as follows:

A PARCEL OF LAND IN SECTION 61 TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT ON THE NORTHERLY SIDE OF PINE ISLAND ROAD WHERE IT INTERSECTS WITH TH SOUTHEAST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO DAVID L ARNOLD AND THESE G ARNOLD, HIS WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 448 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN S02'02'47" W A DISTANCE OF 292.47 FEET TO A POINT; THENCE RUN S88'50'53" E, A DISTANCE OF 805.88 FEET TO THE POINT OF BEGINNING; THENCE RUN N22'47"06E, A DISTANCE 295.24 FEET TO THE SOUTH RIGHT OF WAY LINE OF PINE ISLAND ROAD; THENCE RUN S57'44'12" E A DISTANCE OF 143.99 FEET; THENCE DEPARTING THE SOUTH RIGHT OF WAY OF PINE ISLAND ROAD, RUN S01'09'07" W A DISTANCE OF 200.04 FEET MORE OR LESS TO THE NORTH LINE OF LANDS DESCRIBED IN ORB 4312, PAGE 690; THENCE RUN ALONG THE NORTH LANDS DESCRIBED IN ORB 4312, PAGE 690 N88'50'53"W, A DISTANCE OF 232.12 FEET TO THE POINT OF BEGINNING TO CLOSE

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 072200-0041

Subject to taxes accruing subsequent to December 31, 2025.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Witness 1 Signature

John B Brooks
Witness 1 Printed Name

Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256

Witness 2 Signature

Victoria Rubino
Witness 2 Printed Name

Witness 2 Address: 7220 Financial Way
Jacksonville, FL 32256

Golf Asset Advisors, LLC, a Florida Limited Liability Company

By: MG Orender, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or (__) online notarization, this 13th day of March, 2026, by MG Orender, Manager of Golf Asset Advisors, LLC, a FL Limited Liability Company, on behalf of the company, (__) who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Signature of Notary Public

John B Brooks
Print, Type/Stamp Name of Notary

JOHN B. BROOKS
Notary Public - State of Florida
Commission # HH 466412
My Comm. Expires Dec 19, 2027

COPY

To whom it may concern,

My husband and I are writing to request a rezoning of our 1-acre property located at 1245 Pine Island Rd from commercial to residential.

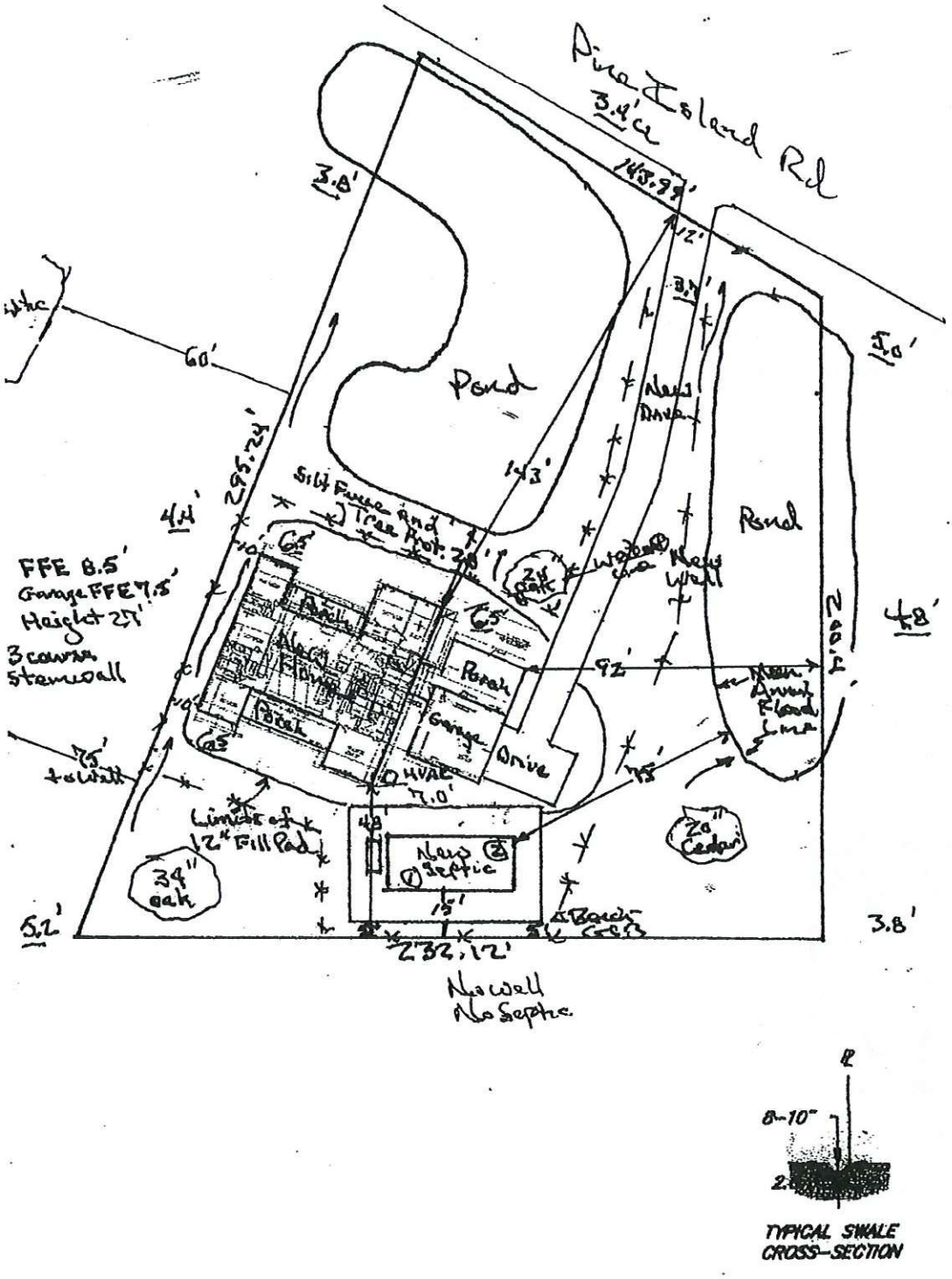
We are currently raising ~~two~~ young children - a 3 year old and a 1 year old - and our goal is to build a single-family home on this parcel where our family can grow and thrive. The current commercial designation does not align with our intended use or the established residential rural nature of the area.

Our direct neighbor at 1235 Pine Island Rd recently completed a successful rezoning from commercial to residential. Granting this change for 1245 Pine Island Rd would preserve the rural residential character of the road and ensure land use consistency among neighboring lots.

Thank you for your time, consideration, and service to our community. We look forward to working with the department on the next steps of our application.

Sincerely,
Caleigh Pilcher

0722000041



TYPICAL SWALE CROSS-SECTION

SETBACKS MEASURED TO FURTHEST PROJECTION
Setbacks shall be measured per SJC 6.01.00, LDC and in accordance with the definition of "yard" (Article XII). Per section 6.01.03.H.1 certain architectural features project no more than 3' in front and rear yards and 3' in side yards a minimum of 8' in width.

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

Flood Zone: AE
Base Flood: 7.0' NAVD 88
FFE: 8.5'
Garage FFE: 7.5'
HVAC FFE: 7.0'

Surface Calculations:
Lot Area: 44,000 s.f.
Home: 3396 s.f. 8 %
HVAC: 16 s.f.
Driveway: 2560 s.f.
Existing Structures: 0 s.f.
Total Cov. Area: 6572 s.f.
Total ISR: 15 %

Tree Calculations:
1.01 acres x 40"
41 " required
78 " existing trees to remain

Type "A" Drainage 1% minimum slope from structure per 6.04.06(H), LDC

Driveway culvert will be installed per 6.04.07.L.3, LDC, or swale per SJC Road & Bridge.

Driveway will have a minimum 5' paved apron with 5' flares.

Provide gutters and swales as necessary to convey run-off to right-of-way.

Retaining walls, roof gutters with underground piping and pop-ups may be required based on actual field conditions, the contractor should coordinate with St. Johns County Lot Grading Staff.

Performance-based erosion and sediment control BMPs shall be installed immediately prior to, and be maintained during and after construction as needed to prevent adverse impacts to the water resources and adjacent lands.

If archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Historic Resource Management Office shall be contacted immediately at (904) 209-0623, Objective A.1.4.6, St. Johns County Comp Plan.

St. Johns County Board of County Commissioners

Utility Department

Certification of
Public Water and/or Sewer

Issuance Date: June 24, 2026

Parcel Description

Type of development: ☒ Residential ☐ Commercial

Service location: (911 address): 1245 Pine Island Rd

Subdivision Name: _____

Lot: _____ Block: _____ Parcel ID # (pin): 072200 0041

Parcel: _____ Section: _____ Township: _____ Range: _____

Location of Public Water Main:

☐ Water service is **Not** Available

☐ Existing water main is within _____ ft of the subject property line.

☐ Service shall be available upon completion of an active construction project. No Certificate of Occupancy will be issued without clearance of completion of the current construction project

Location of Public Sewer Main:

☒ Sewer service is **Not** Available

☐ Existing gravity main is within _____ ft of the property line.

☐ Existing pressure force main is within _____ ft of the property line.

☐ Service shall be available upon completion of an active construction project. No Certificate of Occupancy will be issued without clearance of completion of the current construction project

Comments: _____

Notes:

- **This form is valid for (90) days from the issue date of this letter.**
- **All necessary fees must be paid to guarantee a specific number of equivalent residential connections (erc's) pursuant to section 19 of county ordinance 01-25.**
- **This form is intended for use by Environmental Health Dept. and Building Dept. of St. Johns County. This form does not suggest availability for Concurrency.**

Clare Dold

Signed for the Utility Department

Clare Dold, Construction Tech III.
Type or print name & title

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

September 16, 2026

By Email: nmckinney@jleeconstruction.com
Nancy McKinney

SUBJECT: **S**t. Johns County Environmental Assessment
1245 Pine Island Road
St. Augustine, FL 32095

Dear Nancy,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you. On September 10th, 2026, CES conducted a limited field survey of the proposed project area (± 1.01 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.

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 September 2026 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 ± 0.74 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 USFWS 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 ± 9.58-miles north of the subject property. Wading bird species listed as present within the rookery include the anhinga (*Anhinga anhinga*), great egret (*Ardae alba*), snowy egret *(Egretta thula)*, little blue heron *(Egretta caerulea)*, tricolored heron *(Egretta tricolor)*, and cattle egret *(Bubulcus ibis)*. The nearest wood stork (*Mycteria americana*) rookery is located approximately ± 11.89-miles to the north-northwest at Dee Rot Ranch, and the subject property is located within a wood stork core foraging area.

  The subject property contains two ponds totaling approximately 0.40-acre. The onsite ponds may provide opportunistic foraging habitat for wading birds; however, no wading birds, nesting activity was observed during the September 2026 site assessment. The proposed project is to occur entirely outside of the onsite ponds, and no direct impacts to potential wading bird foraging habitat are proposed. The ponds will remain in their existing condition and continue to provide functions following development. With all factors analyzed, the proposed project is not anticipated to adversely impact wading birds or result in a loss of availability foraging habitat.

- **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. Although the subject property does not contain any marsh habitat, suitable emergent marsh habitat is present directly north of the subject property, across the dirt roadway. However, this habitat is located offsite and outside of the proposed development footprint. No eastern black rails were observed during the CES site assessment and the proposed project will not result is any impacts, directly or indirectly, to marsh habitat. Therefore, no adverse impacts to the eastern black rail are anticipated as a result of the proposed project.

- **Rufa Red Knot** (*Calidris canutus rufa*)

  The rufa red knot is a migratory shorebird that is listed as threatened by USFWS under the Endangered Species Act. This bird generally inhabits coastal marine and estuarine areas with large expanses of exposed intertidal sediments where it forages for mollusks and other invertebrates. The rufa red knot generally nests in elevated environments near freshwater wetlands. The subject property does not contain appropriate foraging or nesting habitat for the rufa red knot, and therefore, the proposed project should not have any effect on this species.

- **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. Therefore, the proposed development will not have any effect on the gopher tortoise. In the event that gopher tortoises or their burrows are located on the subject property in the future, notification would be necessary so that a gopher tortoise survey could be completed.

- **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.

- **West Indian Manatee** (*Trichechus manatus*)

  The West Indian manatee is listed as federally threatened by the USFWS and is protected by both the Endangered Species Act and the Marine Mammal Protection Act. Due to habitat fragmentation and hunting, the population of manatees found from the southeastern United States to as far south as Brazil has decreased significantly from their historic abundance. Since 1991, manatees have begun to rebound in population size due to conservation and management efforts. The proposed project area does not contain suitable marine habitat and the project area does not overlap with final critical habitat for the West Indian manatee as designated by the USFWS. The proposed project will not adversely affectthe West Indian manatee.

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.

CONCLUSION

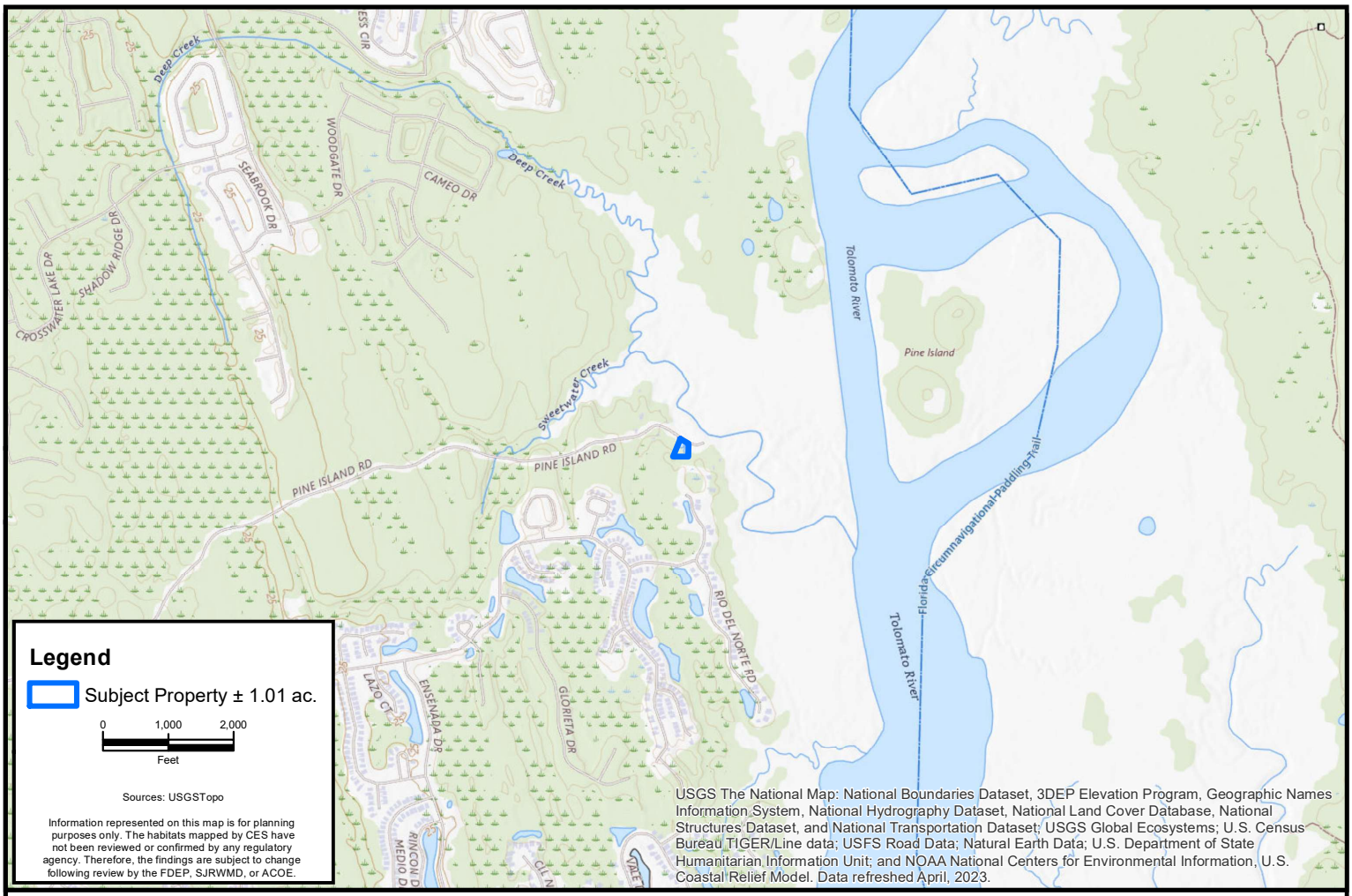
In conclusion, no endangered, threatened or species of special concern (SSC) or their habitats were observed by CES biologists during the site review. The development of this project will not adversely impact any listed species

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
FNAI Biodiversity Matrix
USFWS Threatened and Endangered Species List
Gopher Tortoise Burrowing Suitability Report

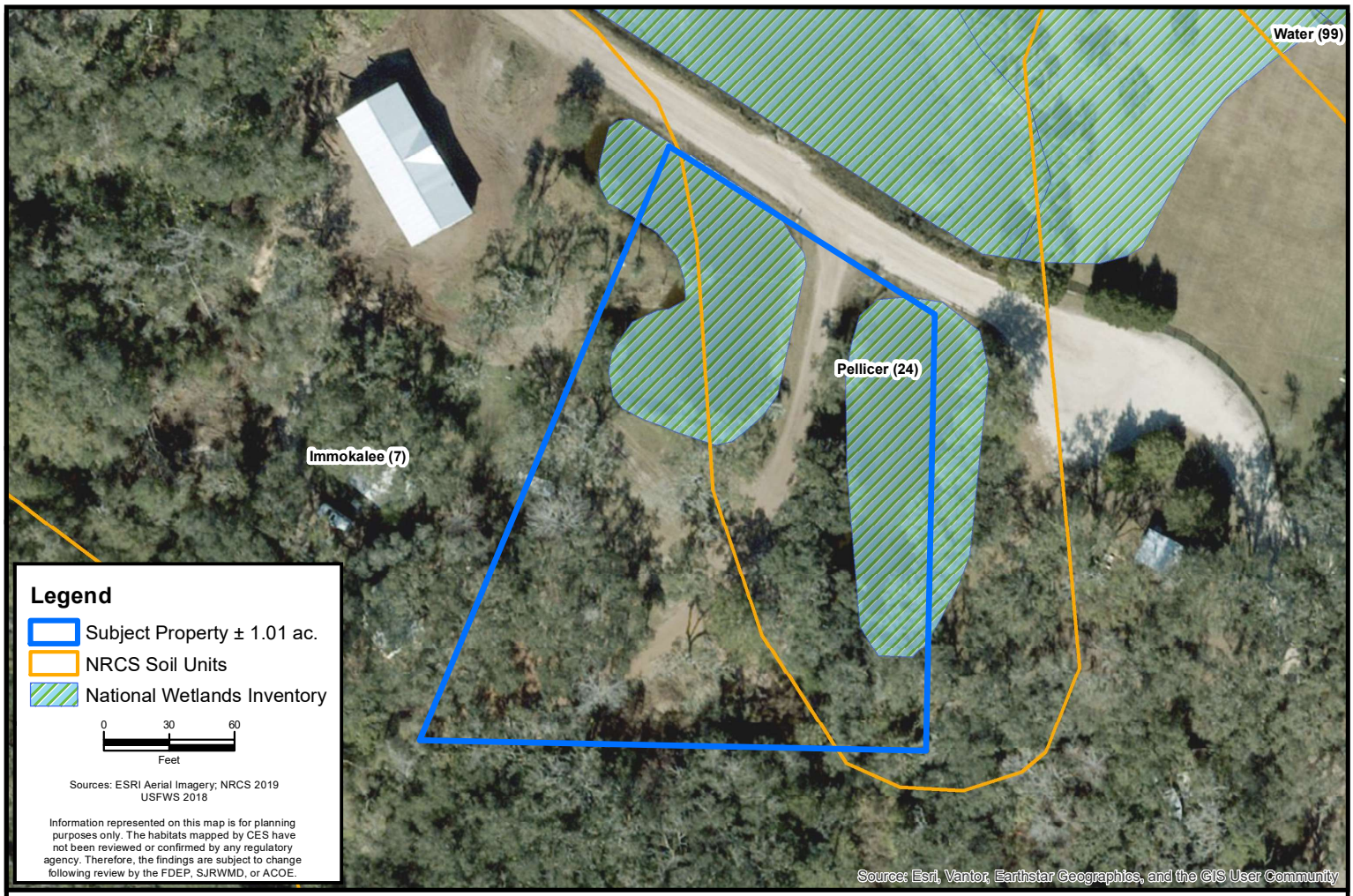


CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location

1245 Pine Island Road

Project:	5.26402	St. Johns County, FL	Date: Sep 16 2026	Figure: 1



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NRCS Soils and NWI Wetlands

1245 Pine Island Road

Project:	5.26402	St. Johns County, FL	Date: Sep 16 2026	Figure: 2



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42 Masters Drive
St. Augustine, FL 32084
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FLUCFCS

1245 Pine Island Road

Project:	5.26402	St. Johns County, FL	Date: Sep 16 2026	Figure: 3



CARTER ENVIRONMENTAL SERVICES, INC.
CES
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St. Augustine, FL 32084
904-540-1786
www.carterenv.com

FWC Bald Eagle Nest Locator

1245 Pine Island Road

Project:	5.26402	St. Johns County, FL	Date: Sep 16 2026	Figure:	4

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 9/16/2026

(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: 46387



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: 46387

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
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: 46387

19 **Potential** Elements for Matrix Unit 46387

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus oxyrinchus Atlantic Sturgeon	G3T3	S1	E	FE
Asclepias viridula southern milkweed	G2	S2	N	T
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
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
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
Salix floridana Florida willow	G2G3	S2S3	N	E
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N

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

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
Phone: (352) 448-9151 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov

In Reply Refer To: 09/16/2026 16:08:02 UTC
Project Code: 2026-0146913 Project
Name: 1245 Pine Island Road

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
- Marine Mammals
- 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: 2026-0146913
Project Name: 1245 Pine Island Road
Project Type: Residential Construction
Project Description: Proposed 1.01-acre development in St. Johns County, Florida.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@30.05336515,-81.37744325968865,14z



Counties: St. Johns County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 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/NXFRGXLV2RFHNBP7XAHHAUJJ3U/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
West Indian Manatee *Trichechus manatus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. ***This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.*** Species profile: https://ecos.fws.gov/ecp/species/4469 General project design guidelines: https://ipac.ecosphere.fws.gov/project/NXFRGXLV2RFHNBP7XAHHAUJJ3U/documents/generated/7281.pdf	Threatened

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
rufa red knot *Calidris canutus rufa* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

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 (■)

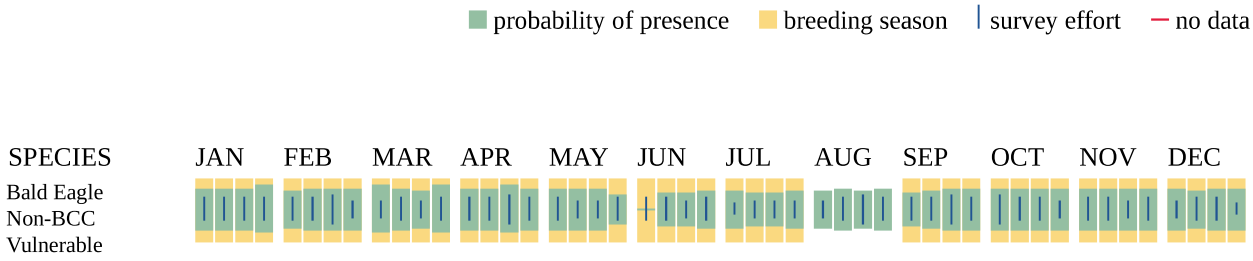
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

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.



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).

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
American Oystercatcher *Haematopus palliatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31
Bachman's Sparrow *Peucaea aestivalis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30
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
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
Gull-billed Tern *Gelochelidon nilotica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501	Breeds May 1 to Jul 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
Least Tern *Sternula antillarum antillarum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5

NAME	BREEDING SEASON
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
Magnificent Frigatebird *Fregata magnificens* 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/9588	Breeds Oct 1 to Apr 30
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
Reddish Egret *Egretta rufescens* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
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
Saltmarsh Sparrow *Ammospiza caudacuta* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9719	Breeds May 15 to Sep 5
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

NAME	BREEDING SEASON
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
Whimbrel *Numenius phaeopus hudsonicus* 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/11991	Breeds elsewhere
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
Wilson's Plover *Charadrius wilsonia* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9722	Breeds Apr 1 to Aug 20
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 (■)

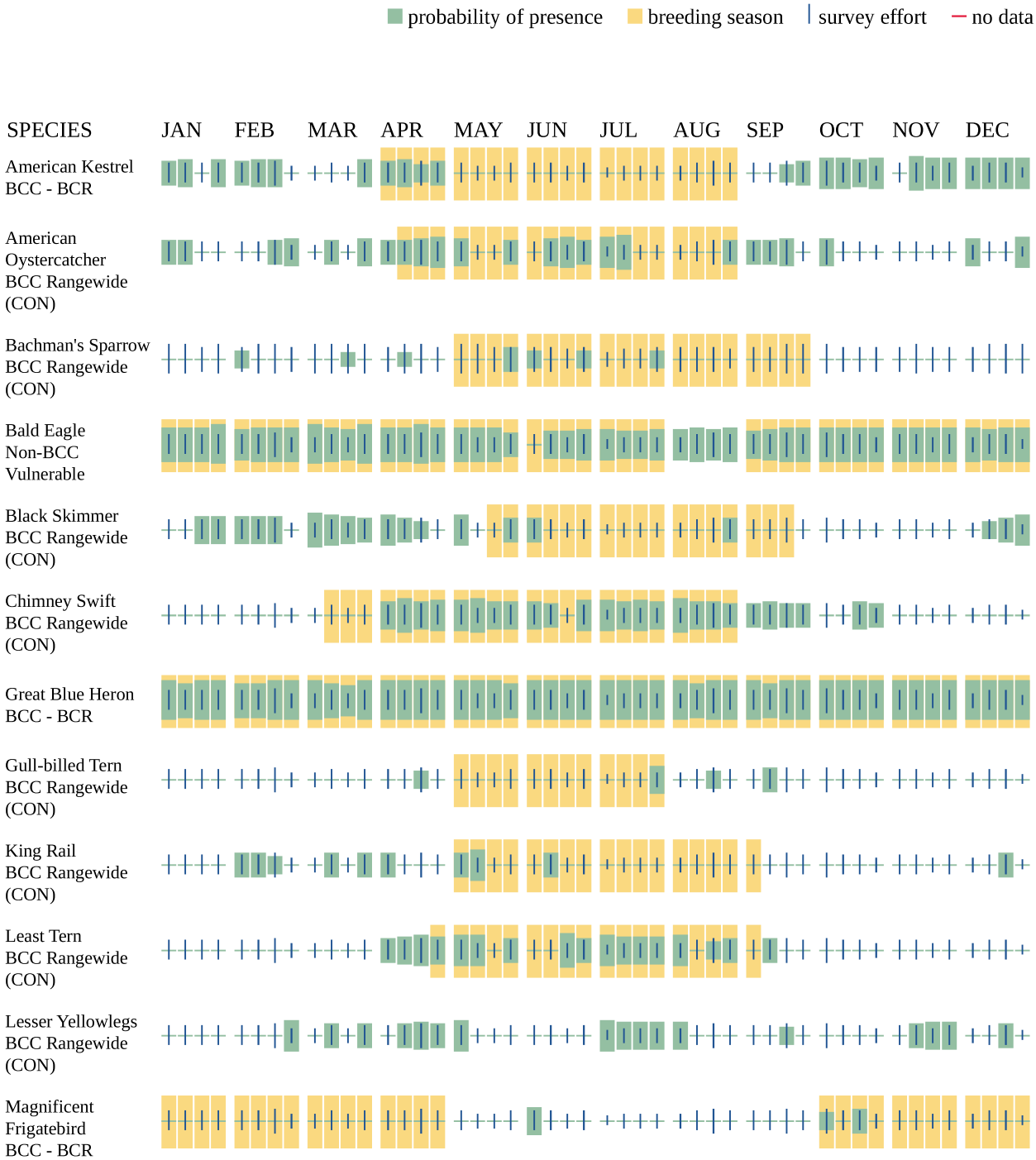
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

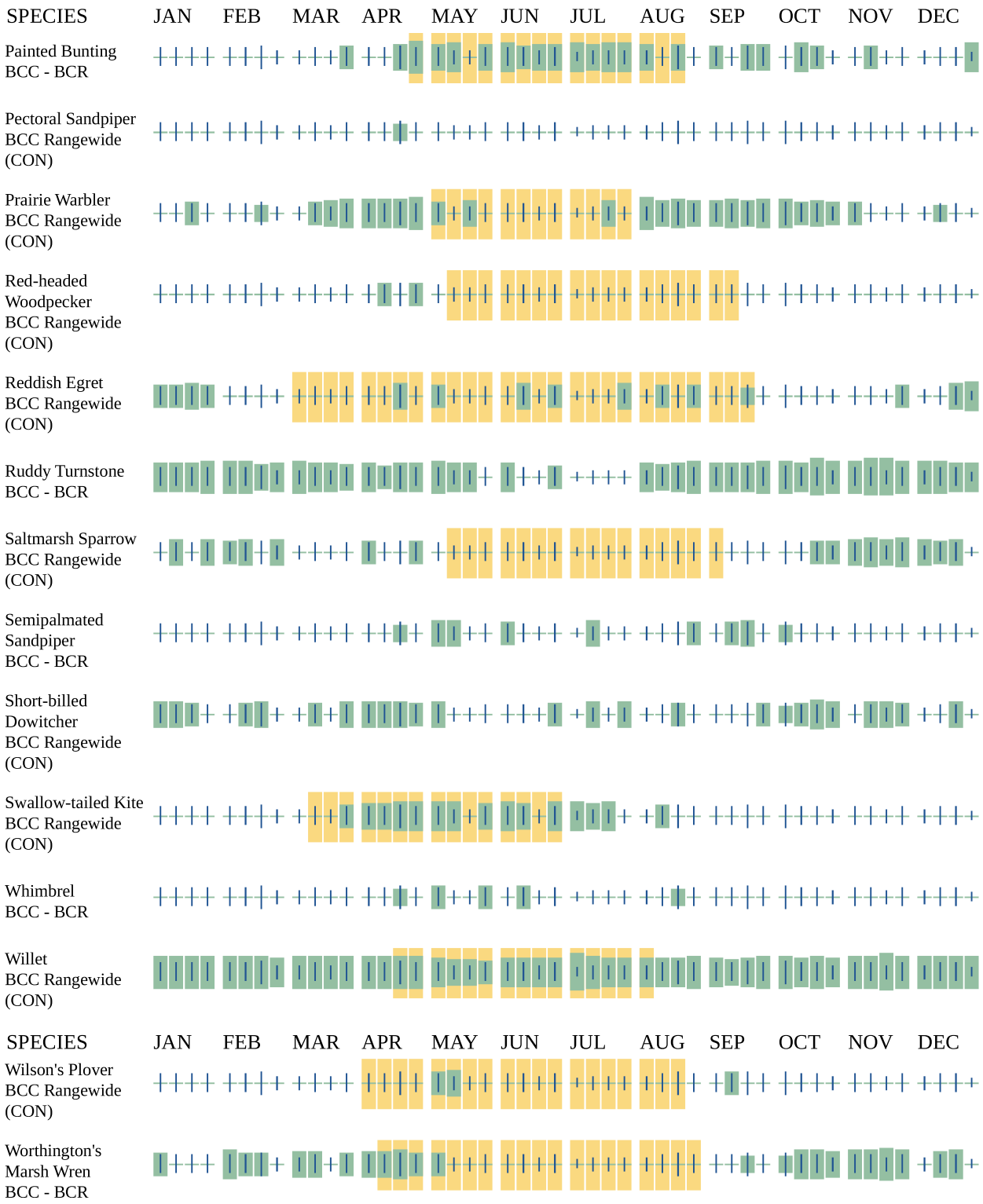
Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

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.





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
- 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

MARINE MAMMALS

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

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1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. 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.

NAME

West Indian Manatee *Trichechus manatus*
Species profile: https://ecos.fws.gov/ecp/species/4469

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 POND

- PUBHx

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Caitlin Baker
Address: 42 Masters Drive
City: St. Augustine
State: FL
Zip: 32084
Email caitlin@carterenv.com
Phone: 9045401786

Gopher Tortoise Burrowing Suitability

The soils of the survey area are rated in this table according to features that affect their suitability for gopher tortoise burrowing. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are suited taking into account the soil features that affect the suitability of the soil for burrows. *Highly suited* indicates that the soil has features that are very favorable for the excavation of burrows by the tortoise. These soils have no restrictions to use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.*Moderately suited* indicates that the soil has features that are moderately favorable for burrowing. These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met. *Less suited* indicates that the soil has features that are not generally favorable for burrowing but do not totally preclude use by the tortoise. These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.*Unsuitable* indicates that the soil has one or more features that are very unfavorable for the burrowing. The tortoise will not use these areas if more favorable ones are available. These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise.

Numerical ratings in the table indicate the degree of unsuitability of individual features. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest positive impact on the use (1.00) and the point at which the soil feature is not suitable (0.00).

The ratings are based on soil features, such as wetness, soil depth, rock fragment content, slope, and texture of the surface layer. Susceptibility to flooding and ponding are considered. Not considered in the ratings, but important in evaluating a site, are the location and accessibility of the area, human land uses, and human population density.

The information in this table can be supplemented by other information, for example, mapping of roads, houses, and existing vegetation.

Gopher tortoise burrowing requires a thick, sandy soil surface. The depth to seasonal high water can vary based on some geographic factors. The slopes are typically gentle. The soil must be generally free of rock fragments and deep to a restrictive layer. Flooding and ponding are detrimental.

Report—Gopher Tortoise Burrowing Suitability

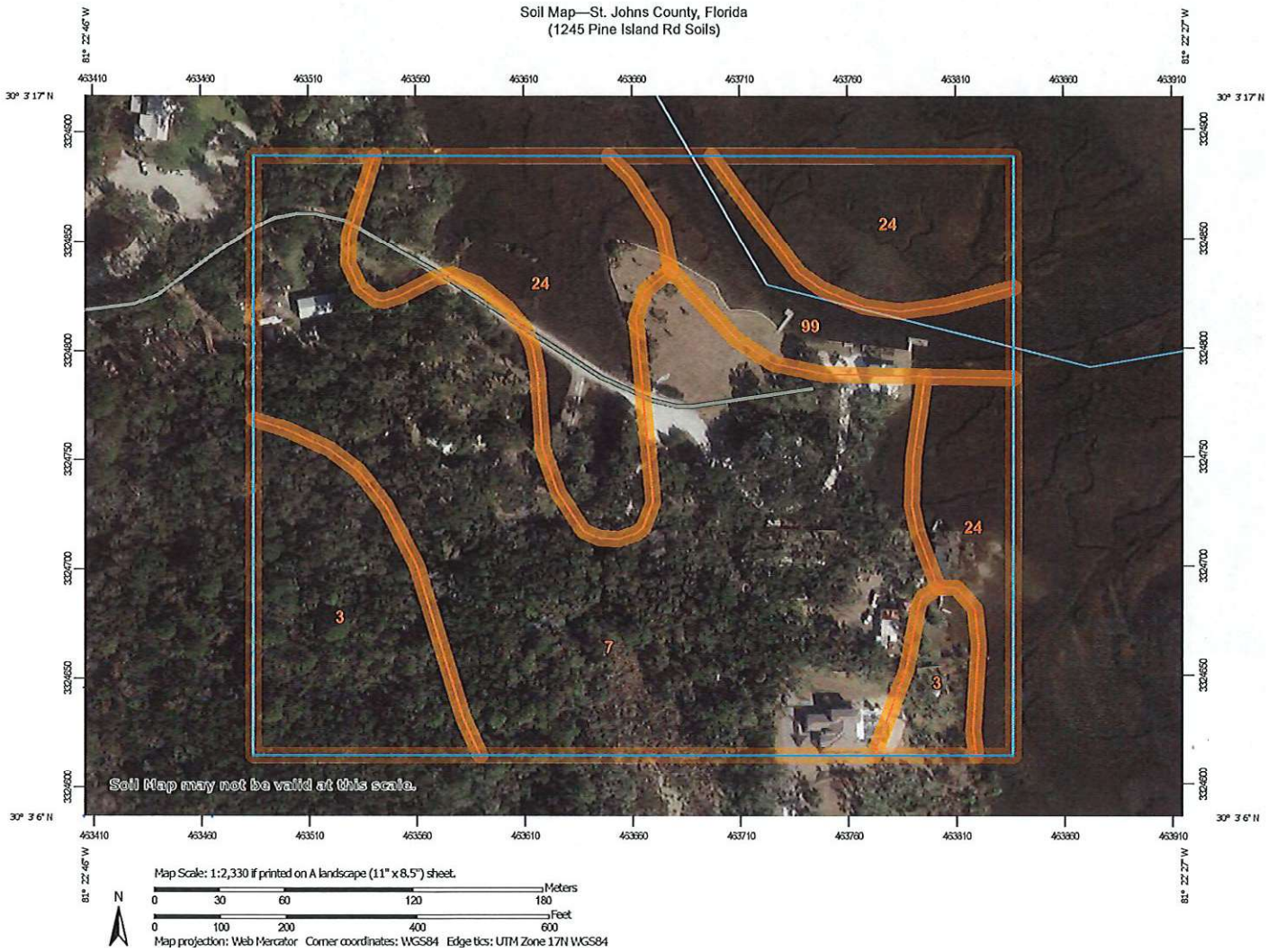
[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the suitability of the soil for the land use. The table shows only the top five features that are lee than well suited. The soil may have additional features affecting suitability.]

Gopher Tortoise Burrowing Suitability–St. Johns County, Florida			
Map symbol and soil name	Pct. of map unit	Gopher Tortoise Burrowing Suitability	
		Rating class and limiting features	Value
7—Immokalee fine sand			
Immokalee, nonhydric	70	Less suited	
		Water table	0.22
Immokalee, hydric	20	Unsuitable	
		Water table	0.00
24—Pellicer silty clay loam, frequently flooded			
Pellicer	90	Unsuitable	
		Soil depth	0.00
		Water table	0.00
		Flooding	0.00
		Texture	0.02

Data Source Information

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

Soil Map—St. Johns County, Florida
(1245 Pine Island Rd Soils)



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 7, 2022—Feb 14, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	3.4	14.3%
7	Immokalee fine sand	12.0	50.1%
24	Pellicer silty clay loam, frequently flooded	6.7	27.8%
99	Water	1.9	7.9%
Totals for Area of Interest		**24.0**	**100.0%**

CARTER ENVIRONMENTAL SERVICES

42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

September 11, 2026

BY EMAIL:
jlee@jleeconstruction.com
James Lee

RE: 1235 Pine Island Rd
Saint Augustine, FL 32095 (PID No. 0722000041)

Dear James,

Thank you for contacting Carter Environmental Services (CES). We appreciate the opportunity to be of service to you.

At your request, CES visited the referenced property on September 10, 2026, to evaluate the site for potential specimen trees. The evaluated area is predominantly characterized by live oak (*Quercus virginiana*) and cabbage palm (*Sabal palmetto*), with few other native tree species observed. All trees located within the project site were visually evaluated for potential specimen tree status. Based on this evaluation, no trees were observed to meet the minimum size threshold requiring measurement or further evaluation as specimen trees.

Conclusion:

Based on our field evaluation, no specimen trees were identified within the evaluated area. In accordance with Article IV, Section 4.01.05.D. of the St. Johns County Land Development Code, specimen trees are identified based on species-specific minimum diameter at breast height (DBH) thresholds established in Table 4.01.05.D.3.a. None of the trees observed met the applicable DBH threshold for specimen tree designation.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Chris Walls
ISA Certified Arborist® FL-9985A

CERTIFIED ARBORIST ISA



F:\CES Projects\Project Files\Active\Projects\Project Files\2026\5.26402 J Lee 1235 PINE ISLAND RD\GIS\MXD\J Lee 1235 pine Island Rd Specimen Tree Assessment.mxd

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

Specimen Tree Assessment Map

1235 Pine Island Rd

Project:	5.26402	St. Augustine, FL	Date: Sep 11 2026	Figure: 1

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AFFIDAVIT OF PUBLICATION

Geoffrey Batteiger
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Po Box 988
East Palatka FL 32131-0988

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

SAG St Augustine Record 10/14/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/14/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

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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 RURAL COMMERCIAL (RC) TO RESIDENTIAL-A (RES-A), FOR APPROXIMATELY 1.01 ACRES OF LAND LOCATED AT 1245 PINE ISLAND ROAD; 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 1 acres and is located on 1245 Pine Island Rd, St Augustine, FL, 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)-2026000007, 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
BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
ST. JOHNS COUNTY, FLORIDA RICHARD HILSENBECK, CHAIR
CLAY MURPHYCHAIR
File Number: CPA(SS)-2026000007, 1245 Pine Island Road

