9	**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: **REZ 2026-15 1245 Pine Island Road**

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

BACKGROUND INFORMATION:

Request to rezone approximately 1.01 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) to allow for one (1) residential dwelling unit. This is a companion application to CPA(SS) 2026-07 1435 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 REZ 2026-15 1245 Pine Island Road upon four (4) findings of fact as provided in the Staff Report.
DENY: Motion to deny REZ 2026-15 1245 Pine Island Road based upon five (5) findings of fact as provided in the Staff Report.

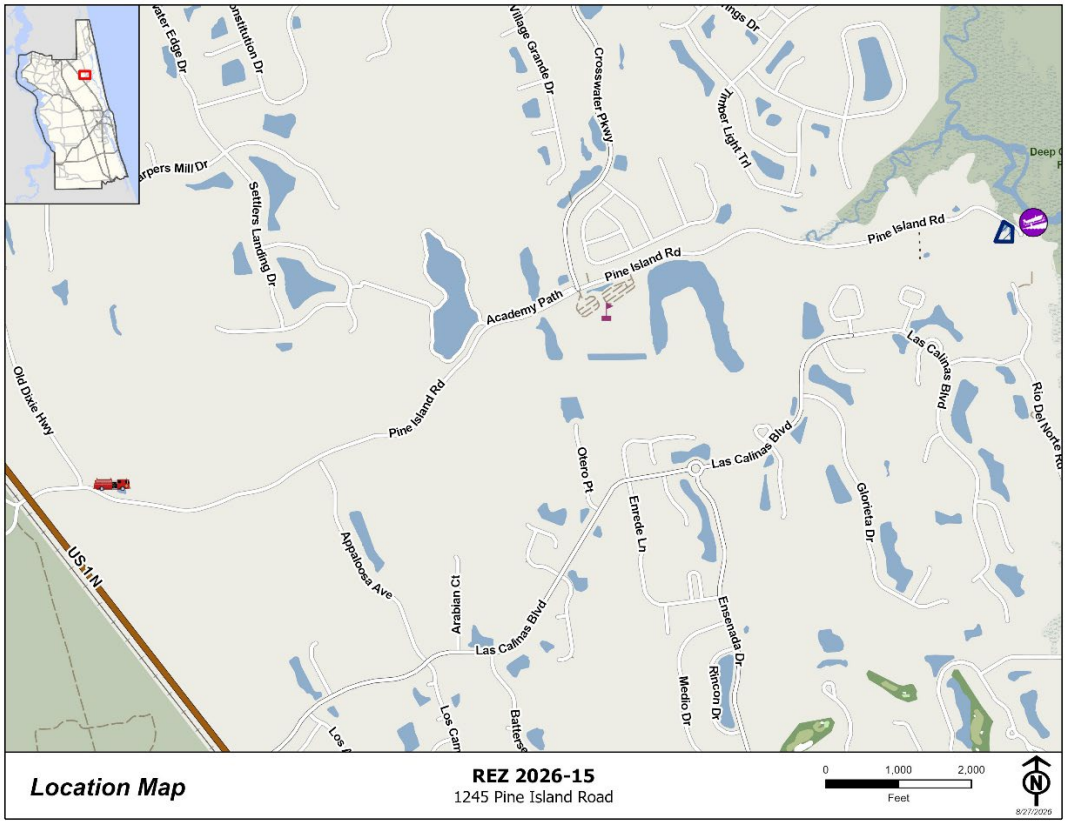
For Administration Use Only:
Legal: Kealey West 11/13/2026 **OMB: LF 11/13/2026** **Admin: JDD 11/17/2026**

Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2026-15 1245 Pine Island Road

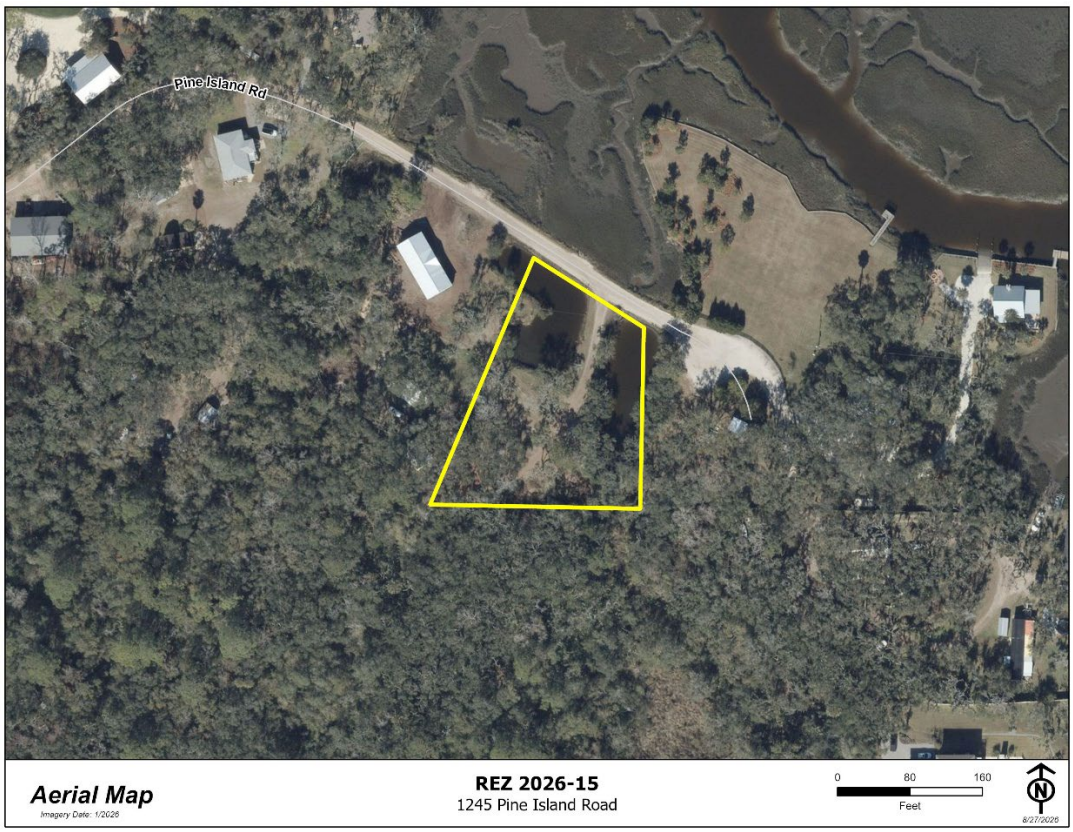
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Trevor Steven, Planner
Date:	November 9, 2026
Subject:	**REZ 2026-15 1245 Pine Island Road,** a request to rezone approximately 1.01 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) to allow for one (1) residential dwelling unit. This is a companion application to CPA(SS) 2026-07 1435 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

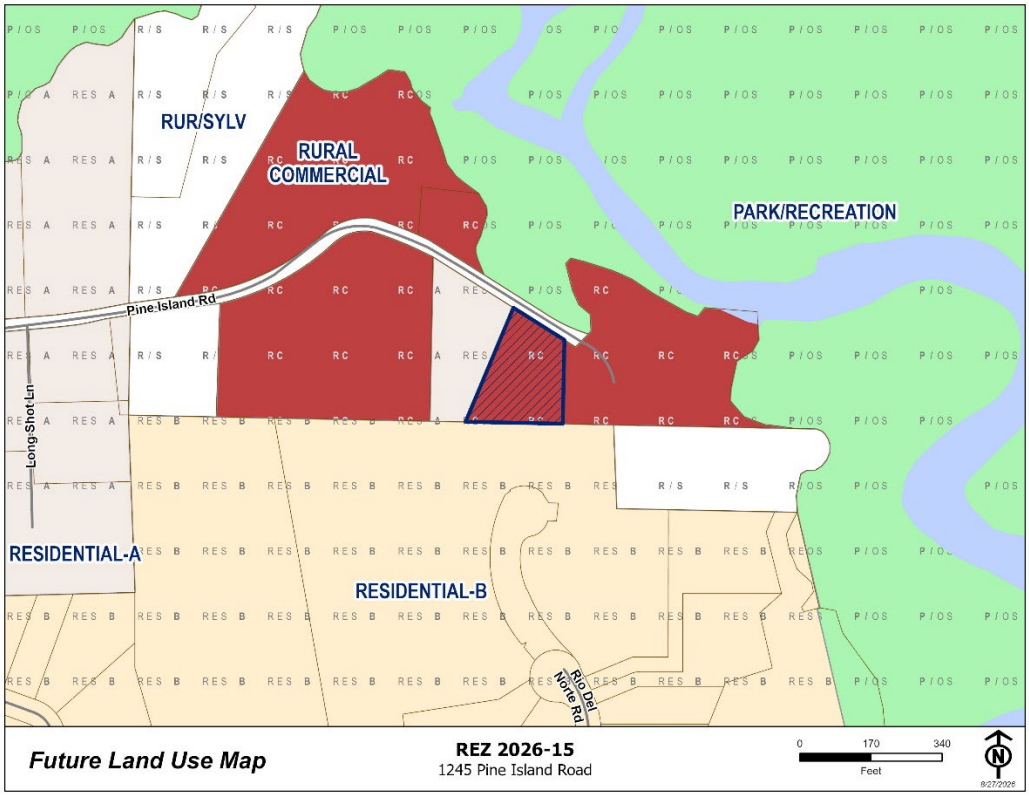
Location: The subject property is located at the eastern terminus of Pine Island Road, specifically at 1245 Pine Island Road.



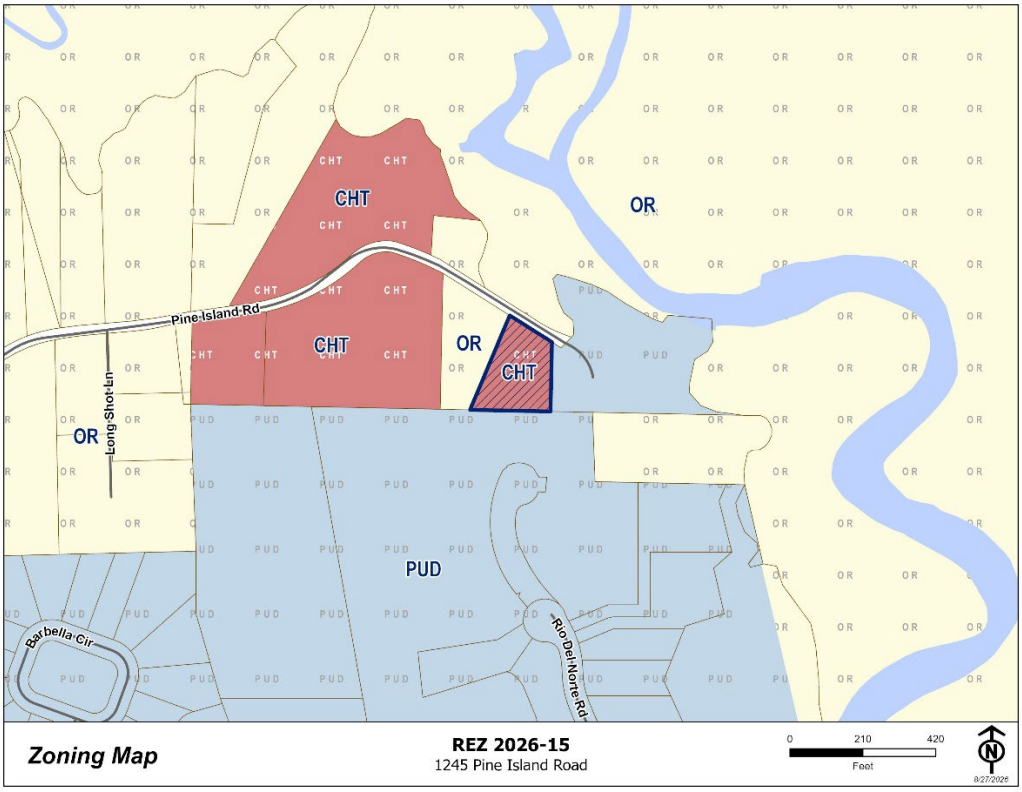
Aerial Imagery: The subject property is approximately 1.01 acres in size and is undeveloped.



Future Land Use: The subject property is currently designated Rural Commercial (RC) on the Future Land Use Map. This is being proposed to change to Residential-A (RES-A) with companion application CPA(SS) 2026-07. Surrounding properties to the east Rural Commercial (RC). Other properties in the area are Parks/Recreation, Residential-B, Residential-A and Rural/Silviculture (R/S).



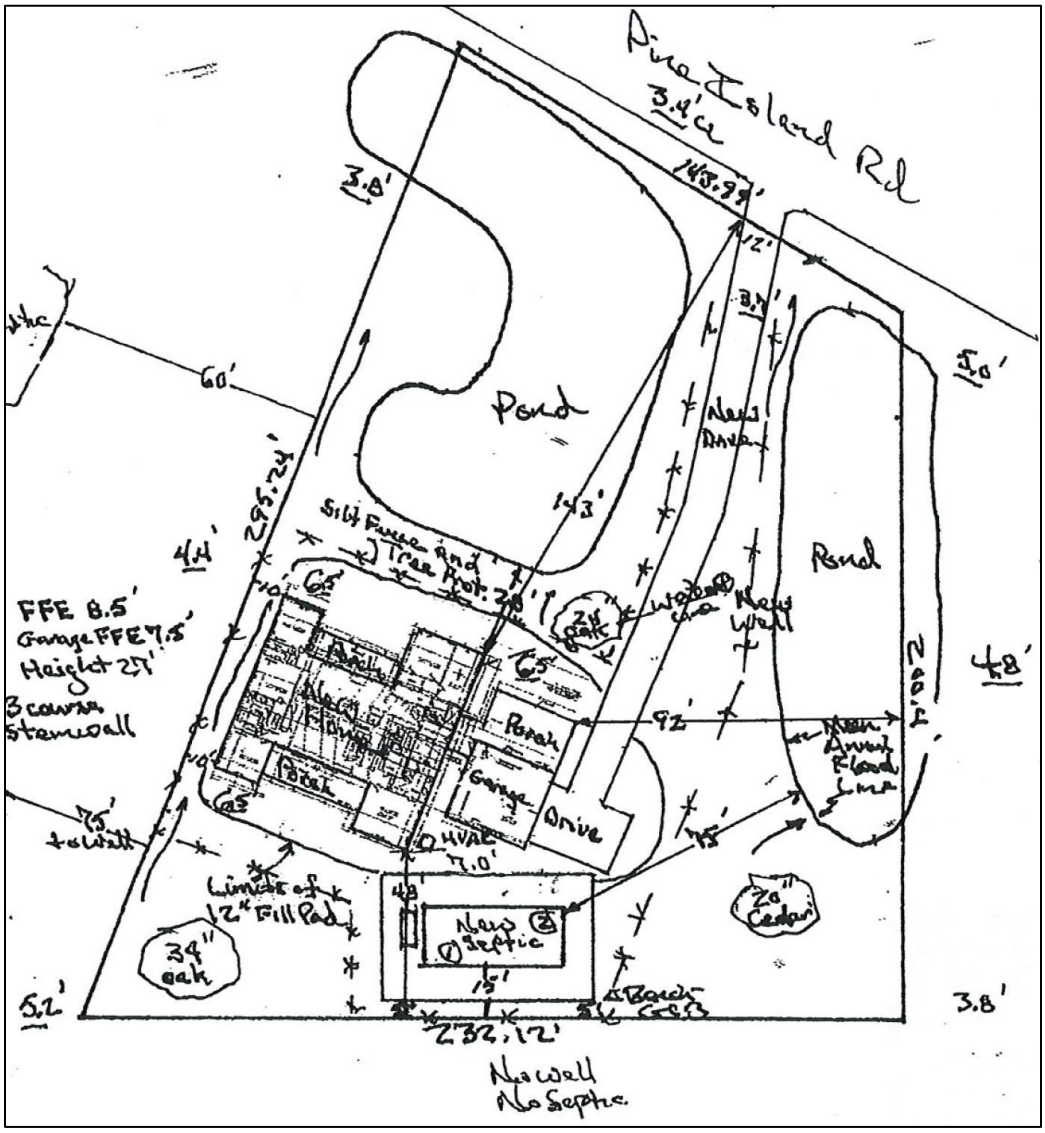
Zoning District: The subject property is zoned Commercial Highway Tourist (CHT) with a requested change to Open Rural (OR). The Palencia North PUD is located directly adjacent to the south. Open Rural (OR) zoned properties are also located in the nearby vicinity.



APPLICATION SUMMARY

The Applicant is requesting to rezone approximately 1.01 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) for property located at 1245 Pine Island Road. The applicant intends to develop a single-family residence on the property. 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 provided by the applicant can be seen in the **Application & Supporting Documents** section.

Proposed Site Plan submitted by applicant:



APPLICABLE REGULATIONS

Comprehensive Plan, Policy A.1.4.11

When a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses include, but are not limited to, permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean "the same as." Compatibility refers to the sensitivity of development proposals

in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer, and other necessary public services and nuisances.

In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD, Special Use request, or other application showing development of the property. Amendments that result in unreasonable negative impacts and do not provide sufficient compatibility measures should not be approved. A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties.

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

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

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

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

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

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

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

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

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review:

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

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

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

Technical Division Review:

The site will need to comply with lot grading and finish floor elevation (FFE) requirements of the Land Development Code, these include but are not limited to: Providing a minimum slope of not less than one foot per hundred feet (one-percent) from the main structure to the point of approved drainage discharge for the site and ensuring the existing drainage patterns are maintained as to not direct drainage to adjacent properties or block drainage from adjacent properties due to the placement of fill material on site. [LDC 6.04.06.H]

The site driveway location and construction will be required to comply with section 6.04.05 and 6.04.07 of the Land Development Code.

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, rezoning the property to Open Rural (OR) is necessary to facilitate the construction of a new single-family home. As outlined in the Land Development Code (LDC) Table 2.03.01, residential uses on properties with a commercial zoning designation are permitted only as an accessory use, in accordance with the requirements specified in LDC Section 2.02.04.C.

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 parcel to the west is visible in the aerial image on page 2 of the staff report.

The requested OR zoning designation requires a minimum lot size of 1 acre and a minimum lot frontage of 100 feet, in accordance with the development standards specified in LDC Table 6.01. The lot dimensions illustrated on the submitted site plan demonstrate compliance with these requirements. Figure 1 below provides a comprehensive overview of the development standards for OR zoning:

Figure 1: Zoning Designation Development Standards for Residential, Open Rural (OR)

TABLE 6.01

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS

Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. ⊗ Front/ Side/Rear	Maximum Height of Structures ⊕
OR - Single Family Dwelling or Mobile Home	100 feet ☼	1 acre ☼	35%	N/A	70%	25/10/10 feet	35 feet

Figures 2 and 3 on the following page provide a compatibility map labeling nearby properties, along with a compatibility table comparing the properties.

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

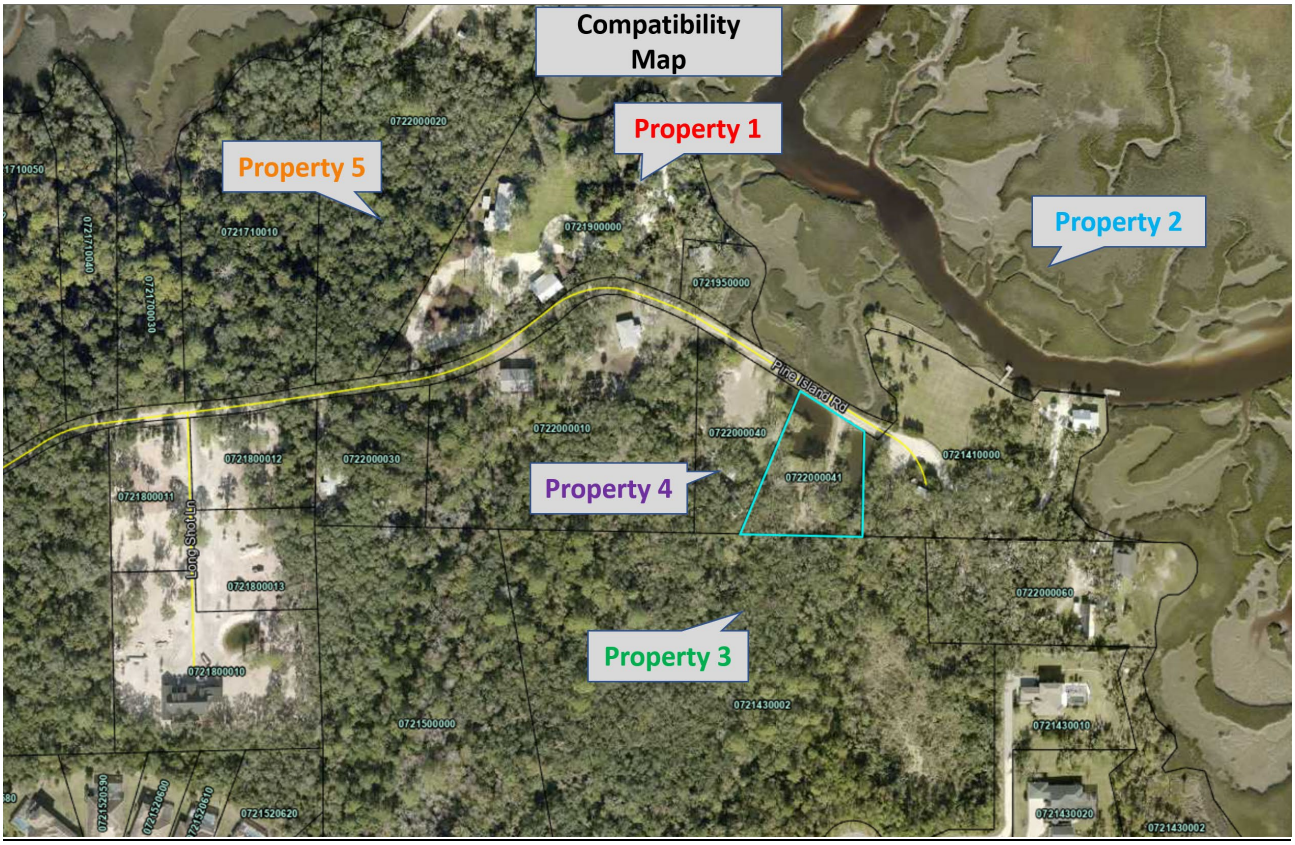


Figure 3: Compatibility Analysis

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)

Figure 3 below compares the allowable uses in the zoning designations of CHT and OR.

Figure 3: Zoning Designation Allowable Use Comparison

Permitted Use Categories	CHT (current)	OR (proposed)
Residential	X*	X
Agricultural		X
Cultural / Institutional	X	X
Neighborhood Business		
Highway Commercial	X	
Mining & Extraction	X	X
Outdoor / Passive		X
Neighborhood Public Service	X	X
Solid Waste and Correctional Facilities		X

* Allowed as an accessory use through LDC 2.02.04.C

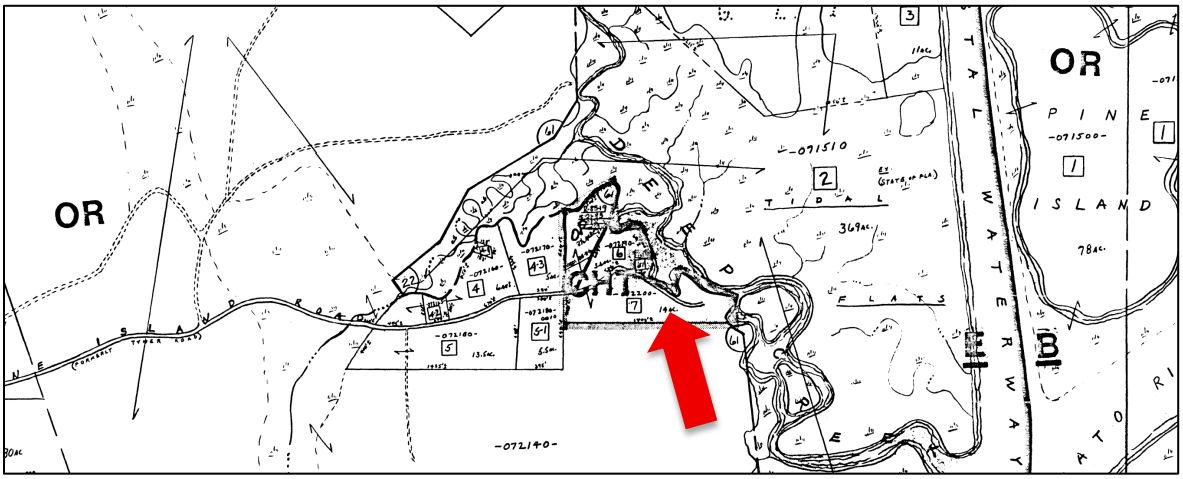
Background & Analysis:

The five (5) acres of land with the address of 1200 Pine Island Road shown as "Property 5" on the Compatibility Map was rezoned from CHT to OR in 1985 (Ordinance 1985-36). This property is currently being used as Single Family Residential per the Property Appraiser. A companion Comprehensive Plan Amendment application was not necessary at the time for this property, due to the request being 5 years before the implementation of Future Land Use in the Comprehensive Plan by St. Johns County in 1990.

The 3.3 acres of land located at the end of Pine Island Road with the address of 1257 (not labeled on Compatibility Map) was rezoned from CHT to PUD in 2005 and incorporated into the Palencia North PUD (Ordinance 2005-108, as amended). The intent was to incorporate the existing Pine Island Fish Camp site into the PUD. The corresponding MDP Text for the PUD has specific standards for the property. The Property Appraiser currently lists this property as "Multi-Family", with two dwelling units constructed in 1985 being shown.

In general, the proposed Open Rural (OR) zoning and residential development of the property would appear to be compatible with the predominant residential nature of the area. Furthermore, the property will continue to be used for residential purposes as it appears to have been since at least the 1980's before the property was divided.

Zoning Map dated 10/20/1980, with the general location of the subject property indicated (indicated with red arrow):



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



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 or phone calls regarding this request.

ACTION

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

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents

PROPOSED FINDINGS OF FACT REZ 2026-15 1245 Pine Island Road	
APPROVE	**DENY**
1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Open Rural (OR)** is consistent with the Comprehensive Plan, in that: a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13) c) The proposed project is consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.	2. The rezoning to **Open Rural (OR)** is not consistent with the Comprehensive Plan, in that: a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.13) c) The proposed project is not consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.
3. The rezoning to **Open Rural (OR)** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Open Rural (OR)** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Open Rural (OR)** is consistent with the land uses allowed in the land use designation of **Residential-A (Res-A)** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Open Rural (OR)**is not consistent with the land uses allowed in the land use designation of **Residential-A (Res-A)** as depicted on the 2050 Future Land Use Map.
	5. Consistent with *Board of County Commissioners of Brevard County v. Snyder*, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NUMBER: 2026 - _____

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

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

WHEREAS the development of the lands within this rezoning shall proceed in accordance with the application, dated July 8, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-15 1245 Pine Island Road**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

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

2. The rezoning to **Open Rural (OR)** is consistent with the Comprehensive Plan, in that:

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

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

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

3. The rezoning to **Open Rural (OR)** is consistent with the St. Johns County Land Development Code.

4. The zone district of **Open Rural (OR)** is consistent with the land uses allowed in the Future Land Use Map designation of Residential-A (RES-A), as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2026-15 1245 Pine Island Road** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Residential, Open Rural (OR).

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

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

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

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

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____DAY OF _____2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Ann Taylor, Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT A

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 1

RECORDED DOCUMENTS SECTION

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.

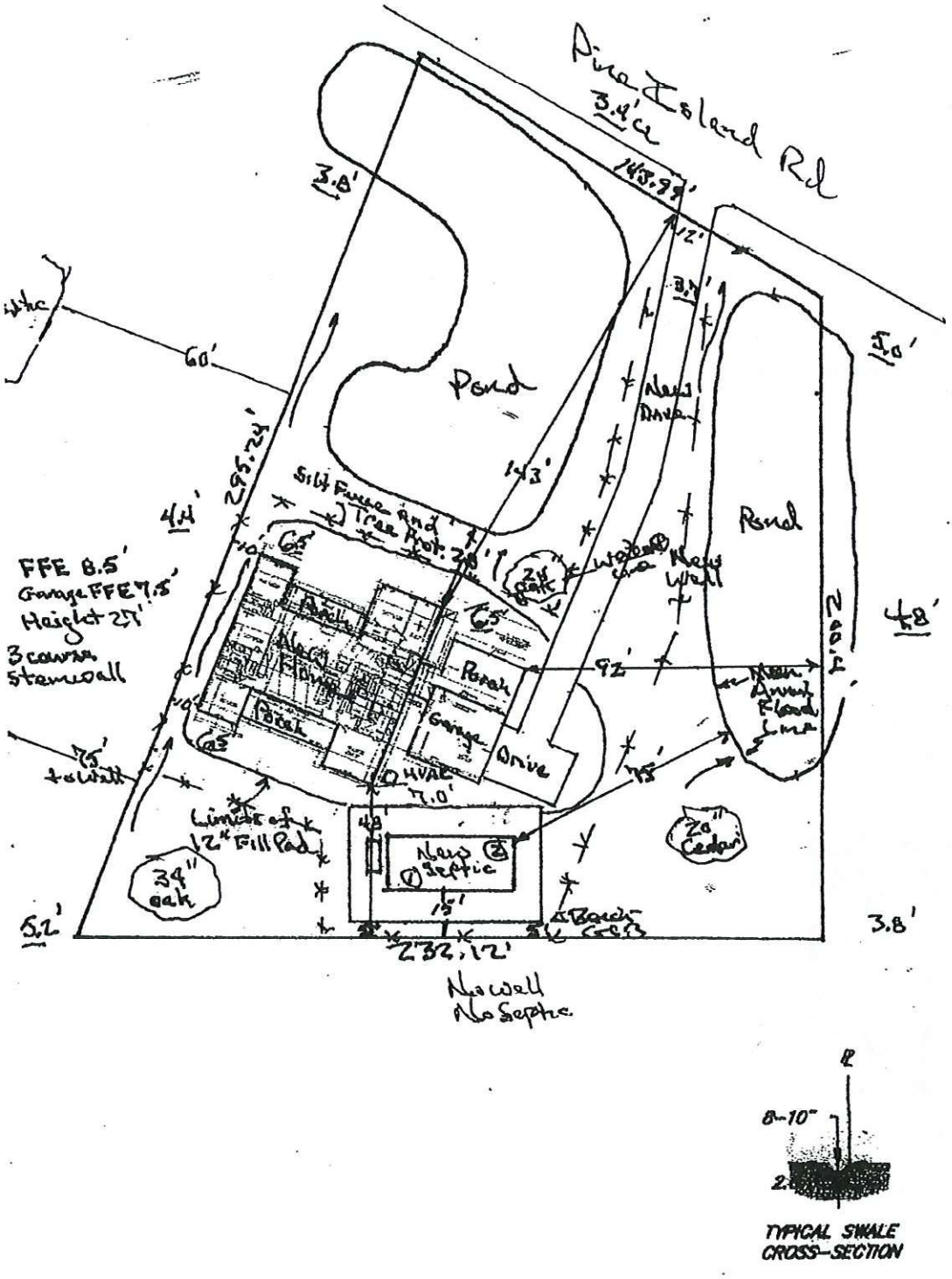
We are currently raising ~~two~~ young children - a 3 year old and a 1 year old - and our goal is to build a single-family home on this parcel where our family can grow and thrive. The current commercial designation does not align with our intended use or the established residential rural nature of the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

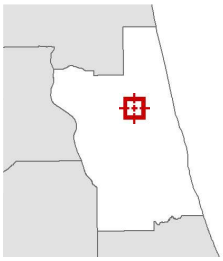
Retaining walls, roof gutters with underground piping and pop-ups may be required based on actual field conditions, the contractor should coordinate with St. Johns County Lot Grading Staff.

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, FL





Parcel ID	0722000041	**Physical Address**	1235 PINE ISLAND RD SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0000 - Vacant Residential			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	PILCHER GRANT LAYNE,CALEIGH DEEB 96 WINDSOR LN SAINT AUGUSTINE FL 32084-0000			3/13/2026	$375000	01	Q
Acres	1.01			**Total Land Value**	$280,700	2/10/2025	$325000	01	Q
				Just Value	$280,700				
				Total Deferred	N/A				
				Assessed Value	$280,700				
				Total Exemptions	N/A				
				Taxable Value	$280,700				

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 7/3/2026
Last Data Uploaded: 7/3/2026 3:54:38 AM

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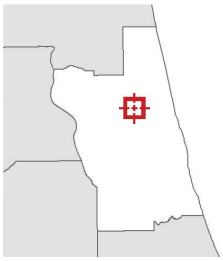
St. Johns County, FL





Legend

Parcels

Parcel ID	0722000041	**Physical Address**	1235 PINE ISLAND RD SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0000 - Vacant Residential			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
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Date created: 7/3/2026
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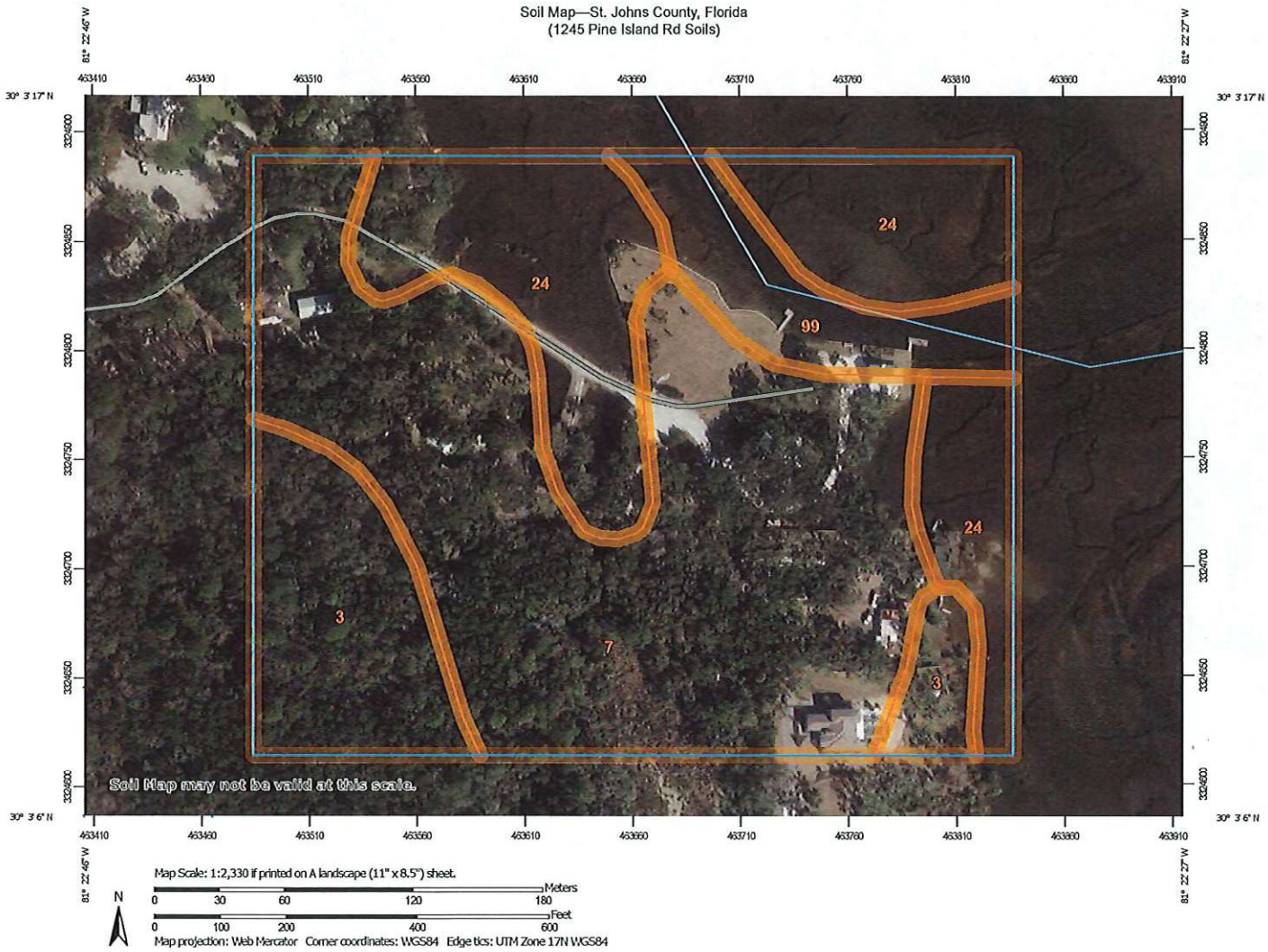
Developed by SCHNEIDER GEOSPATIAL

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%**

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

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

Geoffrey Batteiger
Geoffrey Batteiger
Po Box 988
East Palatka FL 32131-0988

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 10/14/2026

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

Legal Clerk

Notary, State of WI, County of Brown

8-25-30

My commission expires

Publication Cost:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12700849	# of Copies:
Customer No:	830408	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/5/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 12/1/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 1.01 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) to allow for one (1) residential dwelling unit. This is a companion application to CPA(SS) 2026-07 1245 Pine Island Road.

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

The subject property is located at 1245 Pine Island Rd, St Augustine, FL 32095 See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

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

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR
FILE NUMBER: REZ-2026000015
PROJECT NAME: 1245 Pine Island Road

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



Order# 12700849 Published: 10/14/2026